

Twyford Neighbourhood Development Plan

Wokingham Borough Council's response to the Examiner's points for clarification and observation

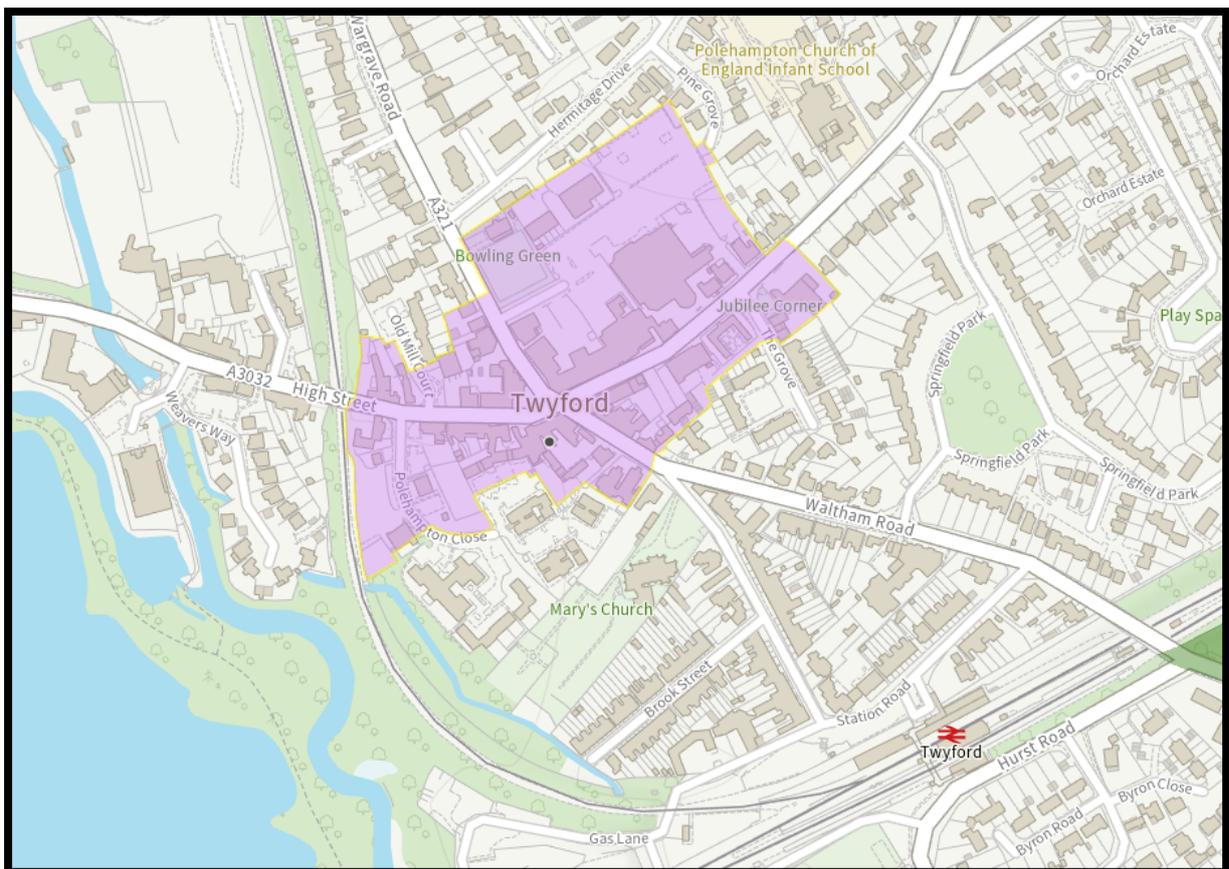
Policy TW4

This policy takes a positive approach to the future of the village

Does the Parish Council have any specific observations on the Borough Council's comments about the way in which village boundary has been defined?

Whilst this question was not directed to Wokingham Borough Council, the boundary of the Twyford village centre has been extracted from the adopted Policies Map and is provided below to assist the examination process.

Extract of Twyford Village Centre boundary from Wokingham Borough adopted Policies Map:



*Matters for clarification/updates from the Borough Council.
I note that the Council intends to update its Local Development Scheme in due course.
However please can I have an indicative timetable from the Borough Council's for the next stages in the Local plan-preparation process.*

The WBC Planning Policy Team are continuing to progress work to support the preparation for the Local Plan Update (LPU).

As you will be aware, the national government is consulting on changes to national planning policy which closes in March 2023. The government's response to the consultation is expected in the Spring.

It will be important for WBC to reflect on any changes in national policy before agreeing a revised programme for the LPU and publish the next stage. Notwithstanding this, further consultation on the LPU is anticipated this autumn.

Please can I have updates on the following planning applications:

- *Land north of New Bath Road (in the David Wilson Homes representation); and*
- *Land at Bridge Farm (as set out in the Croudace Homes representation).*

Please find below the requested update.

Land north of New Bath Road:

An application seeking outline planning permission (all matters reserved except access to the site) for the development of up to 230 dwellings, including open space, internal access, parking, drainage measures and landscaping following the demolition of all existing structures was validated in November 2022 (ref 223455).

Additionally, an application seeking outline planning permission (all matters reserved except access) for the change of use from agricultural land to the use of sports pitches (including associated works such as the installation of rugby goalposts, ball stop fencing and parking), including the creation of a new access road from the A4 New Bath Road was validated in December 2022.

Both planning applications are pending future recommendation and determination.

Land at Bridge Farm:

An application seeking outline planning permission (all matters reserved except access to the site) for the development of up to 200 dwellings, including 40% affordable housing and associated infrastructure, open space, biodiversity enhancements, landscaping and green infrastructure, following demolition of existing agricultural buildings was validated in August 2021 (ref: 212720).

The application was reported to the council's Planning Committee on 14 December 2022. The committee resolved to defer their decision on the application to request additional information on pedestrian/cycle arrangements, school place projections, traffic modelling, the form of contribution towards air quality improvements and energy performance of the proposed dwellings.

Full details of the committee meeting are available on the [council's website](#).