



Email to: steve.moore@wokingham.gov.uk

Mr. Steve Moore,
Director of Place and Growth,
Wokingham Borough Council,
Shute End,
Wokingham,
Berks.,
RG41 1BN

15th June 2021

Dear Mr Moore

The Council's Core Strategy Policies and The Housing Requirement and The Councils' Ability to demonstrate and deliver a minimum five -year Land Supply

Hurst Village Society (HVS), as I am sure you are aware, is committed to preserving and enhancing the Parish of Hurst as a living community. In so doing, our members and indeed other residents of Hurst, ask our views or advice as to how they might respond to major planning applications within the community as part of the Planning Authority's consultation process. HVS is non-political and therefore seeks to provide accurate and consistent information to those that directly ask our advice and to ensure our responses as a Society are also accurate and consistent. We have noticed that a number of applicants are now questioning what "weight" certain of the Council's core strategies can be seen to have when the Council appears to be dependent on the development of housing sites in breach of its' own countryside policies beyond currently defined settlement edges. The comments of Planning Inspectors and Case Law would seem to suggest this may be considered to be a valid argument being put forward by applicants and developers.

Can you therefore assist our understanding by providing definitive statements and explanations to the following questions, which going back to my original comments will ensure we can properly advise local residents;

- Do you agree that Wokingham Borough Council's Core Strategies CP9, CP11, and CC02 are so restrictive that they are not considered as being consistent with the National Planning Policy Framework ?
- Should that be the case, then would Core Strategy Policies CP9,CP11, and CC02 be properly considered to have become out of date ?

- Are there any plans, in the light of the above to redraft Core Strategies CP9, CP11, and CC02 ?
- Is Wokingham Borough Council's ability to demonstrate and maintain a minimum five year land supply dependent upon sites being approved which are in breach of countryside policies beyond defined settlement edges?
- Is the emerging Draft Local Plan reliant on future housing needs being met by development on the edge of settlement sites?
- Is the emerging Draft Local Plan not meeting the level of housing need established by the standard methodology and therefore more sites will be needed?

Any assistance you can give in relation to these matters will be greatly appreciated. Whilst appreciating how busy you must be please could you or one of your colleagues also provide some information in relation to the Community Infrastructure Levy (CIL)

- Does the Council have a published list of priorities for spending CIL monies?
- In your CIL Charging Schedule Twyford village centre seems to be specifically mentioned but not the Parish of St Nicholas Hurst? Is this an oversight on my behalf as HVS would like to clarify the procedure for transferring to Hurst Parish Council the appropriate amount of any CIL monies paid in relation to development in Hurst, and is the Parish Council also required to publish its priorities for using such funds to the benefit of the local community and the Borough as a whole?

Thank you again for any assistance you may be able to give.

Yours sincerely,

John Osborne on behalf of Hurst Village Society