

Wokingham Borough Council

Authority Monitoring Report

1/4/2017 – 31/3/2018

Published November 2019



WOKINGHAM
BOROUGH COUNCIL

Executive Summary

This Authority Monitoring Report covers the period from 1 April 2017 to 31 March 2018. The purpose of the report is to consider the performance of the council's existing planning policies contained in the Core Strategy and Managing Development Delivery local plans and to outline progress against the Local Development Scheme (LDS), which provides the programme for producing and adopting new planning policies¹.

Progress includes:

- The Wokingham Borough Council Local Development Scheme (LDS) was updated in October 2018
- The Local Plan Update: Homes for the Future consultation was held from November 2018 – February 2019
- The Joint Minerals and Waste Plan Draft Plan consultation was held from August – October 2018
- The council published an updated Statement of Community Involvement in March 2019
- Wokingham Borough Council published its Brownfield Register in Autumn 2017
- The council received a total of £11,231,644 from CIL receipts from 1st April 2017 to 31st March 2018
- The council spent £1,258,240 from CIL receipts on infrastructure, this included funding towards the Ryeish Green Sports Hub and phase 2 of the Winnersh Relief Road.

¹ Policies are measured against various indicators but there is no requirement to use national core output indicators previously prescribed by Central Government. The report looks at changes in performance and any progress with actions proposed in earlier Annual Monitoring Reports (AMRs). Due to changes introduced through the Localism Act 2011, the monitoring requirements prescribed for local planning authorities have altered.

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1 Background

Local planning authorities (LPA) are required to produce Authority Monitoring Reports (AMRs)². AMRs should contain³:

- details of documents referred to in the Local Development Scheme (LDS), and the timetable and stage that each document has reached in its preparation - if behind schedule, the reasons for this should be given.
- reasons why any Local Plan policy is not being effectively implemented and the steps that will be taken to address the situation.
- progress on achieving Local Plan annual dwelling numbers.
- details of any Neighbourhood Development Order or Neighbourhood Development Plan made by a local planning authority (LPA).
- information in relation to the Community Infrastructure Levy (CIL).
- details in relation to any co-operation that has been undertaken within another LPA in relation to the 'duty to co-operate'.

Whilst AMRs were introduced as an annual requirement, the Localism Act allows local authorities to choose when they are produced. Wokingham Borough Council has chosen to an overarching AMR which is supplemented by a separate Five Year Housing Land Supply Statement. Separate statements will also be produced on the co-operation in plan making alongside formal stages of the plan-making.

This AMR covers the period from 1 April 2017 to 31 March 2018. With regards to policy, it considers the performance of the council's adopted planning policies contained in the Core Strategy and Managing Development Delivery local plans.

² Section 35 of the Planning and Compulsory Purchase Act 2004.

³ Part 8 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

2 Progress report on plans

a) Local Plans

One of the purposes of the AMR is to set out how the council has performed in achieving the milestones for preparing the various plans that make up the Development Plan. These milestones are set out in the Local Development Scheme (LDS).

The LDS was last updated in October 2018⁴. It sets out a programme for preparing the new Local Plan, known as the Local Plan Update and the programme for preparing a Joint Central and East Berkshire Minerals and Waste Local Plan.

During the period covered by this monitoring report (1/4/2017 – 31/3/2018) the council has undertaken the following activities:

Table 1 – Activities undertaken on Local Plan Update and Minerals and Waste Local Plan in 2017/18

Local Plan Update	Extensive work was undertaken progressing the following evidence base studies: Strategic Flood Risk Assessment. Landscape Character Assessment. Gypsy and Traveller Accommodation Assessment
Joint Central and East Berkshire Minerals and Waste Local Plan	Issues and options consultation was conducted in summer 2017 Local Aggregate Assessment was published in November 2017 A call for sites was undertaken in Spring 2017

⁴ <https://www.wokingham.gov.uk/EasySiteWeb/GatewayLink.aspx?allId=467554>

Looking ahead, the key milestones for the plans are set out below.

Table 2 – Local Development Scheme Timetable

Stage	Minerals and Waste Local Plan	Local Plan Update
Draft Plan Consultation	August - October 2018	Autumn 2019
Consultation on Proposed Submission Document	January – May 2019	Summer 2020
Submit to Secretary of State	Winter 2019	Spring 2021
Pre Hearing Meeting	Spring 2020	Summer 2021
Examination	Spring 2020	Summer 2021
Inspector's Report received	Summer 2020	Winter 2021/2022
Adoption	Winter 2020	Spring 2022

b) Neighbourhood Plans

Neighbourhood planning was introduced through the Localism Act 2011 and is a means for local communities to take the lead on shaping how their area is developed. Communities can prepare Neighbourhood Development Plans (often referred to as Neighbourhood Plans) which set out specific, non-strategic planning policies to help shape and guide development in their area. Neighbourhood Plans sit alongside the Local Plan in being the starting point for considering planning applications.

Communities can also prepare Neighbourhood Development Orders (including community right to build orders). Through these, certain types of development, which is supported by the community, are automatically granted planning permission without the need to go through the usual process.

No Neighbourhood Plan was made (adopted) in the period 01/04/2017 – 31/03/2018. The Shinfield Parish Neighbourhood Plan was made in the preceding year.

A number of communities are progressing neighbourhood plans. Progress by those communities to date is set out below.

- Shinfield Parish – designated as a neighbourhood area in 2012 and formally adopted its neighbourhood plan in February 2017
- Remenham Parish – designated as a neighbourhood area in July 2013
- Arborfield and Newland, and Barkham Parishes – designated as a neighbourhood area in July 2014, the parish undertook pre-submission consultation in summer 2018
- Ruscombe Parish – designated as a neighbourhood area in January 2018
- St Nicholas Hurst Parish – designated as a neighbourhood area in April 2018
- Twyford Parish – designated as a neighbourhood area in August 2018
- Wokingham Without – designated as a neighbourhood area in August 2018

3 Housing delivery

Core Strategy and MDD policies aim to ensure residential development provides a mix and balance of densities, dwelling types, tenures and sizes. This includes affordable housing that must meet the proven needs of people unable to compete in the general housing market.

Core Strategy Policies

CP2 Inclusive communities
CP5 Housing mix, density and affordability
CP17 Housing Delivery
CP18 Arborfield Garrison SDL
CP19 South of the M4 SDL
CP20 North Wokingham SDL
CP21 South Wokingham SDL

MDD Policies

TB05 Housing mix
TB09 Residential accommodation for vulnerable groups
TB10 Traveller sites
SAL01 Allocated housing development sites (Sites identified through Wokingham District Local Plan)
SAL02 Allocated housing development sites
SAL03 Allocated reserve housing sites

Housing delivery against requirements

A total of 1,509 net additional dwellings were completed between 01/04/2017 and 31/03/2018. A further 1,931 were under construction at 31/03/2018. This high completion record is primarily the result of increased delivery across the four SDLs as well as a number of large sites across the borough delivering above the average delivery rates for the borough.

In terms of overall delivery against the Core Strategy, the following table shows the number of completions and projected completions against the Core Strategy targets.

Table 3 - Housing Completions 2006/7 to 2017/18 compared to the Core Strategy Policy CP17

Year	Completions	Completions	Core Strategy CP17 (Annual requirement)	Core Strategy CP17 (Cumulative requirement)
2006/7	1,011	1,011	600	600
2007/8	482	1,493	600	1,200
2008/9	369	1,862	600	1,800
2009/10	226	2,088	600	2,400
2010/11	217	2,305	600	3,000
2011/12	267	2,572	700	3,700
2012/13	390	2,962	700	4,400
2013/14	488	3,450	700	5,100
2014/15	454	3,904	700	5,800
2015/16	638	4,542	700	6,500
2016/17	933	5,475	723	7,223
2017/18	1,509	6,984	723	7,946

Since the adopted of the Core Strategy in 2010 and the MDD in 2014, the government has introduced a new standard method of calculating housing need.

Further information about housing supply can be found in the Wokingham Borough Five Year Housing Land Supply Statement at 31 March 2018 via the following link

<https://www.wokingham.gov.uk/resources/assets/attachment/full/0/463207.pdf>

Site allocation

At the time of publication, the majority of housing allocations have either full or outline planning permission with further reserved matters being consented. All four strategic development locations have active planning permissions across a range of the sites, with 8,751 homes with planning permission as of 31st March 2018. A further 1,840 homes in the South Wokingham strategic development location (south of the railway line) are currently being planned for and a number of planning applications are being progressed by the consortium and the council.

The table below outlines the amount of housing that has been allocated in both the Core Strategy and Managing Development Delivery (MDD) against the amount of housing that has been permitted as of 31st March 2018.

Table 4 – Number of houses allocated compared to number of permissions

Policy	Number of dwellings allocated ⁵	Number of dwellings permitted to date	Difference
<u>Core Strategy</u>			
CP18 – Arborfield Garrison Strategic Development Location	3,500	3,500	0
CP19 – South of the M4 Strategic Development Location	2,500	2,718	+218
CP20 – North Wokingham Strategic Development Location	1,500	1,895	+395
CP21 – South Wokingham Strategic Development Location	2,500	638	-1,862
<u>Managing Development Delivery (MDD)</u>			
SAL01 – Allocated Housing Development Sites (Sites identified through the former Wokingham District Local Plan)	999	999	0
SAL02 – Allocated housing development sites (725 dwellings in Major Development Locations and 115 dwellings in Modest Development Locations)	840	Major: 729 Modest: 131 Total: 860	+20
SAL03 – Allocated Reserve Housing Sites	135	51	-84

Affordable Housing Supply

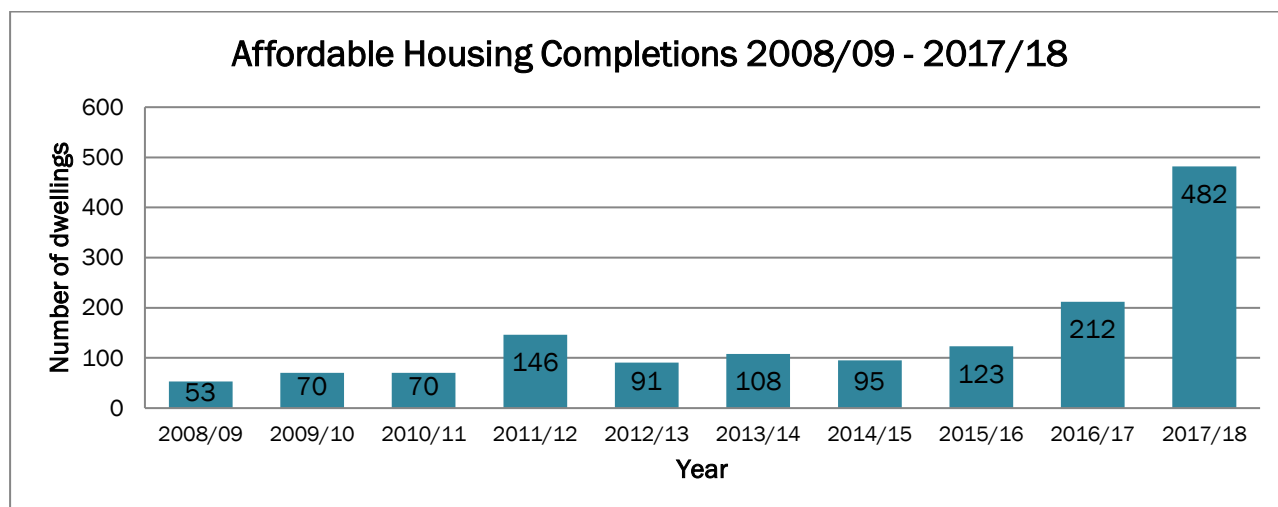
A total of **482 net additional affordable dwellings** were completed between 01/04/2017 and 31/03/2018.

Figure 2 below shows affordable dwelling completions since 2008. These are completed through partnership with Registered Providers (i.e. housing associations). Most new supply is secured through Section 106 negotiations with developers. The council also delivers affordable homes directly through its housing companies.

The increase in the number of affordable dwelling completions is primarily linked to both increased delivery of all dwellings across the borough.

⁵ The allocating policies allow for flexibility with the allocated number of dwellings

Figure 1 - Affordable Housing Completions 2008/09 – 2017/18



The New Homes Resident's Survey

The council undertakes an annual survey to ascertain how satisfied new home owners are with the property they have purchased and their new community.

The results of the survey published in 2017 show that 84% of residents either agree (53.1%) or strongly agree (30.9%) that they are satisfied with their new home. 97.5% of residents who took the survey either agree (35.8%) or strongly agree (61.7%) that there is sufficient room in their new homes to undertake normal living activities (such as cooking, eating etc.). The survey also shows that new residents feel safe within their new neighbourhood with a combined total of 96.3% agreeing that they feel safe during the day and 88.9% agreeing that they feel safe at night in their neighbourhood.

The results of the survey suggest that satisfaction levels are high for residents who have purchased new homes within the borough. This is a key indicator in showing that the overall objectives of the plan, and the policies associated with the plan are working as desired.

The results published in 2017 and can be found at;

<http://www.wokingham.gov.uk/resources/assets/attachment/full/0/435361.pdf>

4 Employment

Core Strategy and MDD policies aim to ensure development continues to meet local needs through the development of new business, industrial, distribution and storage facilities.

Local needs will also be met by the retention and creation of job opportunities in locations that have regard to environment issues and minimizing the need to travel.

Core Strategy Policies

CP9 Scale and location of development proposals CP13

Town Centres and Shopping

CP14 Growth and Renaissance of Wokingham town centre CP15

Employment Development

CP16 Science Park

MDD Policies

TB11 Core Employment Areas and Defined Bad Neighbour Uses TB13

Science and Innovation Park

TB14 Whiteknights Campus

TB15 Major Town and Small Town/District Centre development TB16

Development for Town Centre Uses

TB17 Local Centres and Neighbourhood and Village Shops

TB18 Garden Centres and other small rural units outside Development Limits SAL07 Sites within Development Limits allocated for employment/commercial development

The Town and Country Planning (Use Classes) Order 1987 (as amended) puts uses of land and buildings into various categories known as use classes. The table below shows B1 Business uses; B2 general industrial and B8 Storage or Distribution. B1 Business uses are broken down further into B1 (a) Offices; B1 (b) Research and development, studios, laboratories, high technology and B1(c) Light industry.

In April 2016 the Government made Prior Approval Consents (PACs) for the change of use of offices (Class B1 (a, b, c), B2 and B8) to residential (Class C3) a permanent change⁶. C3 uses consented prior to the permanent implementation of the amendment lapsed on 30th May 2016 unless the use had begun by this time. For PACs granted after the amendments came into force, the development must be completed within three years of the approval date. PACs are considered against a list of set criteria such as flood risk.

The borough has experienced a large volume of prior approval permissions since the government introduced the scheme, there were 9 prior approval applications approved from 1st April 2017 – 31st March 2018 which saw a potential gain of 83 residential units and a potential loss of 4,382m² of employment floorspace.

⁶ see Class O of Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 as amended by a Further Order that came into force on 6th April 2016

The table below shows the amount of employment floorspace developed in Wokingham Borough from 2006/07 to present. It shows the amount for the various business use classes, annual total change and cumulative total change.

Table 5 - Completed B Uses in the Borough by year

Year (1 st April to 31 st March)	Use Class			Annual total change of all B use classes combined (m ²)	Cumulative total change of all B use classes combined (m ²)
	B1 (m ²)	B2 (m ²)	B8 (m ²)		
2006/07	10,120	-5,260	-5,260	-6,200	-6,200
2007/08	4,170	-10,210	-10,210	-1,070	-7,270
2008/09	-1,032	131	131	839	-6,431
2009/10	26,760	-460	-460	26,200	19,769
2010/11	-1,851	1,996	1,996	-2,962	16,807
2011/12	-10,829	3,078	3,078	12,021	28,828
2012/13	-132	2,156	2,156	19,218	48,046
2013/14	-22,726	1,442	1,442	-18,289	29,757
2014/15	-1,390	419	419	3,452	33,209
2015/16	8,150	1,008	1,008	11,667	44,876
2016/17	-714	-1,775	-1,775	-2,813	42,063
2017/18	46,358 ⁷	-6,683	-6,683	47,108	89,170
Total	56,884	-14,158	46,445		

Table 5 shows a breakdown of large permissions (1,000m² +) that were completed in the monitoring year of 2017/18⁸. There has been a significant increase in overall B use classes over the monitoring year, in particular, phase 1b of the Thames Valley Science Park has provided 16,096m² of new B use floorspace. A further application for phase 2 of the development has also been approved, this will provide 57,110m² of new floorspace (sui generis use). A part of the former MOD site at Arborfield Garrison has received temporary planning permission for 10 years for 34,492m² of B1 use floorspace (film studio) which is now fully operational. Given that this planning permission is temporary for 10 years, the figures in table 6 should be read with this in mind. Sutton Business Park continues to expand with the redevelopment of a number of different buildings.

⁷ Includes temporary planning permission for 34,492m² of B1 use floorspace (film studio) at Arborfield Garrison.

⁸ A number of small permissions were also completed in the monitoring year which are included in the total figure in table 4, these have not been included in the table below.

Table 6 – Large employment planning permissions (1,000m²+) completed in 2017/18

Planning application reference	Site address	Planning application description	Use Class		
			B1 (m²)	B2 (m²)	B8 (m²)
162841	Thames Valley Science Park	Application for approval of Reserved Matters in relation to the development of Phase 1b of the proposed Thames Valley Science Park (TVSP) for a new cancer treatment centre, all associated landscaping, access and ancillary works.	18,358	0	2,262
170020	Kronos House, Finchampstead Road, Wokingham	Prior approval submission for the conversion of existing offices (use class B1) to 31 residential units (use class C3).	1,610	0	0
171461	Unit 27-28 Suttons Business Park, Earley	Application for prior notification of proposed demolition of existing office.	4,289	0	0
162736	Units 68 and 69 Suttons Business Park, Earley	Full application for the proposed erection of 1no class B2/B8 industrial unit with ancillary office space and associated car parking, landscaping and recycling building, following demolition of existing buildings.	0	6,342	8,783
162881	Former Hazebrouck Barracks, Arborfield	Full application for temporary planning permission for the use of land for filming, incorporating temporary change of use of existing former barracks buildings from Use Class Sui Generis to Use Class B1.	34,492	0	0

Town centres and shopping

Development Plan policy has defined certain areas within town centres as primary shopping areas. These are defined areas where retail development is concentrated. For monitoring purposes, the council regards that land within the following use classes as retail development:

- A1 Shops
- A2 Financial and professional services
- A3 Restaurants and cafes
- A4 Drinking establishments
- A5 Hot food takeaways

Wokingham Town Centre

Wokingham town centre is currently going through a regeneration process with a number of applications approved across the town;

- Carnival Pool redevelopment (172012) – full application for the redevelopment of the existing leisure centre to include an additional 448m² of A3 use, 1,600m² of D1 use and the redevelopment of the leisure centre which will see an overall loss of 511m² of D2 use. There is also a total of 916m² loss of B1(a) use as the existing office building will be demolished as part of the delivery of 55 residential dwellings.
- Peach Place (F/2014/2637) – full application for the part redevelopment and part retention and refurbishment of existing buildings to provide a mixed use development for town centre uses. The application will see an additional 1,912m² of A1 use and an additional 21 residential dwellings. The application is nearing completion with a number of new retail units being occupied, the residential dwellings are currently under construction.
- Elms Field (153125) – full application for the erection of a mixed use development for town centre uses. The development includes an additional 4,118m² of A1 use, 3,547m² of C1 (hotel) and 1,098m² of D2 use. The development will also see the delivery of 126 residential units. The development is currently under construction with a number of retail units being open shortly.

Further applications have come through for the Town Centre regeneration and more information can be found at <http://www.wokingham.gov.uk/major-developments/wokingham-town-centre-regeneration/>

5 Countryside, open spaces and biodiversity

Core Strategy Policies

CP3 General principles for development CP12

Green belt

CP13 Gaps

CP7 Biodiversity

CP8 Thames Basin Heath Special Protection Area

MDD Policies

TB01-3 Development within and adjoining the Green Belt

TB08 Open space, sport and recreational facilities standards for residential development

TB23 Biodiversity and Development

SAL04 New Public Open Space

SAL05 Delivery of avoidance measures for Thames Basin heaths Special Protection Area

SAL06 Allocated Country Parks

One of the principles set out in CP3 of the Core Strategy is to ensure planning proposals can provide a framework of open space together with recreational/sporting facilities and private amenity space.

Country Parks and Open Spaces

The council has been able to secure a number of different nature parks, play areas and sports facilities alongside a number of the new housing developments that are currently being built out across the borough. A number of new facilities and open spaces opened in 2017/18, these included;

- Hazebrook Meadows Nature Park, Arborfield
- Ridge Nature Park, Shinfield
- Eldridge Park Nature Park, Wokingham
- All weather sports pitch, Floreat Montague Park Primary School, Wokingham
- Sports hub (includes gym and sports pitches), Ryeish Green Leisure Centre, Shinfield
- A number of new childrens play areas have opened across the borough, including within the four strategic development locations.

The Borough has four Sites of Special Scientific Interest, although there are no SPAs in the Borough, around 30% of the Borough lies within the 5km protection area for the Thames Basin Heath. There are also 117 Local Wildlife Sites and three Regionally Important Geological Sites (RIGS).

The council's Countryside Service manages 3 country parks totalling 233 hectares (ha) and 11 Nature reserves totalling over 110ha.

The council has a water-based Multi Activity Centre set within Dinton Pastures Country Park.

The service also manages one SANG (Suitable Alternative Natural Greenspace) of 18.5ha in Barkham.

The borough also contains 238 hectares of parks and open spaces which include:

- Local parks
- 35 outdoor sports pitches
- Tennis courts
- 4 pavilions
- 18.1 hectares of highway grass verges
- Sponsorship sites (e.g. roundabouts)
- Leisure centre grounds
- 100 play areas.

Open space

The MDD includes standards for open space and recreation facilities which new residential development proposals must adhere to. This includes parks and public gardens; natural and semi natural open space; play areas for children; burial grounds and cemeteries; indoor and outdoor sports facilities and activity halls. New development can bring opportunities to provide new areas of open space or enhance existing ones by onsite measures or contributions to offsite areas. The Wokingham Borough Council Open Space, Sports and Recreation Strategy was published in November 2013. The strategy can be found at:

<http://www.wokingham.gov.uk/planning-policy/planning-policy-information/evidence-topics/>

Delivery of avoidance measures to address impacts of residential development upon the Thames Basin Heaths SPA

In line with the approach of Core Strategy policy CP8, in order to address the impacts of residential development upon the Thames Basin Heaths Special Protection Area (the SPA), the authority needs to ensure that proposals deliver appropriate avoidance measures. These measures typically include delivery of Suitable Alternative Natural Green Space (SANG) together with a contributions towards pan-SPA wide Strategic Access Management & Monitoring (SAMM).

The information below details how developments within the borough have or will address their impacts upon the SPA through the delivery of these two measures.

Table 7 - Information on committed SANG use in Wokingham Borough at 31/3/18

SANG identified			SANG allocated			
Name of SANG site	Total discounted SANG area (ha)	Total SANG capacity (dwellings) (based on dwellings within 5km)	Dwellings allocated to SANG to date (dwellings) (inc. dwellings 5-7km)	Amount of SANG allocated (ha)	Remaining unallocated SANG area (ha)	Remaining unallocated capacity (dw) (*based on dwellings within 5km)
Rooks Nest Woods, Barkham Ride, Barkham	18.5	963	797	9.20	9.30	484*
Stanbury House SANG, Basingstoke Road, Spencers Wood	12.53	652	0	0.00	12.53	652
Extension to Keephatch Woods, Binfield Road, Wokingham	3.19	166	150	3.19	0.00	0
Kentwood Meadows, Warren House Rd, Wokingham	2.7	140	510	2.70	0.00	0
Buckhurst Meadows, London Road, Wokingham	12.48	650	650	12.48	0.00	0
Langley Mead (Loddon), Hyde End Road, Shinfield	18.31	953	1,097	18.31	0.00	0
Ridge SANG, Hyde End Lane/ Church Lane, Three Mile Cross	11.71	609	701	11.71	0.00	0

The information in the above table indicates that having regard to the SANG's approved and the residential proposals assigned to them, there are only 2 sites with remaining capacity to avoid impacts of additional dwellings upon the SPA. Of the two sites, Rooks Nest Woods is operated by the Council and can contribute towards the avoidance solution of relevant proposals.

Table 8 - Information on SAMM contributions received or anticipated at 31/3/18

SAMM payments	Amount received/expected
Received 1/4/10 – 31/3/11	£3,058.11
Received 1/4/11 – 31/3/12	£19,561.89
Received 1/4/12 – 31/3/13	£224,459.36
Received 1/4/13 – 31/3/14	£33,083.45
Received 1/4/14 – 31/3/15	£130,242.04
Received 1/4/15 – 31/3/16	£57,798.82
Received 1/4/16 – 31/3/17	£825,511.71
Received 1/4/17 – 31/3/18	£632,542.45
Total	£1,926,257.83

The above table summarises SAMM contributions which the authority has received to date (and forwarded to Hampshire County Council who co-ordinate this on behalf of the Thames Basin Heaths Joint Strategic Partnership Board). Once development commences on those schemes which also requires a contribution towards SAMM, the income received by the authority will also be forwarded to Hampshire County Council. The above table indicates that Wokingham BC by 31 March 2018 had collected £1,926,257.83 in SAMM payments.

Changes in areas of biodiversity importance (SPA, SAC, SSSI, LWS, LGS, LNR)

Thames Valley Environmental Records Centre (TVERC) published an updated Biodiversity Monitoring report in 2016 and a few key findings have been highlighted below.

There are 111 Local Wildlife Sites within Wokingham, with a further one overlapping with Bracknell Forest.

- The area of Local Wildlife Sites (LWS) has decreased by 1 ha since 2013. One site was selected (Barkham Iron Rich Streams) and two were deselected (Charvil Meadows, Bulmershe College).
- The area of Local Geological Sites (LGS) has remained the same as in 2013.

Table 9 - Area of sites designated for the intrinsic environmental value

Designated site	Areas in hectares (2013)	Area in hectares (2016)	As % of Wokingham	No. of sites
Local Wildlife Sites (LWS)	1,246	1,245	7%	111
Local Geological Sites (LGS)	35	35	<1%	5

Source: TVERC Biodiversity Annual Monitoring Report 2015/16 Wokingham

6 Sustainable development

Core Strategy Policies

CP1 Sustainable Development
CP9 Scale and location of development proposals
CP4 Infrastructure requirements
CP11 Proposals outside development limits

MDD Policies

CC04 Sustainable Design and Construction
CC09 Development and Flood Risk
CC10 Sustainable Drainage
TB06 Development of Private Residential Gardens

Duty to co-operate

The Localism Act 2011 inserted a “Duty to co-operate” clause into the Planning and Compulsory Purchase Act 2004. This is a duty to co-operate in relation to planning of sustainable development. Local authorities and other relevant bodies are required to cooperate on planning issues that cross administrative boundaries in a continuous and constructive process of engagement. This includes the homes and jobs needed in the area together with the provision of infrastructure for transport, water supply and wastewater and flood risk and health, community and cultural facilities.

To satisfy this requirement for ongoing collaboration, Wokingham Borough Council is engaged in a range of sub-regional groups on varying matters which are detailed in the councils Duty to Co-operate Statement;

<https://www.wokingham.gov.uk/EasySiteWeb/GatewayLink.aspx?allId=399196>

Since the publication of the councils Duty to Co-operate Statement, there have been a number of additional documents and groups created. These include the West of Berkshire Spatial Planning Framework and a recent employment study commissioned alongside Bracknell Forest Council West Berkshire Council.

Brownfield Development

Policy CP9 states that the scale of development proposals in the Borough must reflect existing or proposed levels of facilities and services at or in the location together with their accessibility. National planning guidance contained in Planning Policy Statement 3 (PPS3) had a target for 60% of new housing to be provided on previously developed land (brownfield) but this has since been superseded by the National Planning Policy Framework (NPPF), which does not have a target. In June 2010 a new PPS3 was released with an amended definition of

previously developed land which now excludes private residential gardens and this definition has been carried forward into the NPPF. Therefore all housing applications granted since 9 June 2010 that were developed on residential gardens are classed as Greenfield land.

Recent government legislation states that all local authorities must have a Brownfield Register in place by the end of 2017. The proposals came into force on 16th April 2017 and Wokingham Borough Council now has a register in place. At the time of publication, there are 50 sites on the councils brownfield register.

Further information can be found at:

<http://www.wokingham.gov.uk/planning-policy/planning-policy-information/evidence-topics/>

Annual monitoring figures for building on previously developed land (PDL) have been consistently high. Housing data for the monitoring year shows that 43% of housing development is still on brownfield land. This is a decrease from 48% in the previous monitoring year (2016/17).

7 Developer contributions

Development often brings the need for new and improved infrastructure typically as a result of additional population and their requirements or as a result, for example, of extra traffic and travel demands. Two mechanisms are available to secure infrastructure improvements: the Community Infrastructure Levy and Section 106 Agreements.

a) Community Infrastructure Levy.

The council adopted a Community Infrastructure Levy (CIL) Charging Schedule on 15 February 2015.

Funds are being used to provide infrastructure to support the development of the area. Parish and Town Councils receive 15% (rising to 25% in areas with adopted neighbourhood plans) of the CIL raised from developments in their areas.

The charges are dependent on the type and size of the new development. More information regarding CIL can be found at; <http://www.wokingham.gov.uk/planning-policy/community-infrastructure-levy/>

The following table summarises CIL contributions from 1st April 2017 – 31st March 2018, this includes CIL receipts received and CIL expenditure.

Table 10 - Summary of total CIL receipts received and expenditure in 2017/18

Total CIL summary 2017/18	
Total CIL receipts for 2017/18	£11,231,644
CIL Expenditure – Infrastructure Spending (regulation 123 list)	£1,258,240
CIL Expenditure – Transferred to Parish/Town Councils	£1,690,865
CIL Expenditure – Administration and Monitoring of CIL	£217,238
Total CIL Expenditure for 2017/18	£3,166,343
Total CIL retained at the end of 31 March 2017	£8,065,301

CIL receipts brought forward from previous financial year (2016/17)	£4,394,462
Total CIL receipts carried forward into next financial year (2018/19)	£12,459,763

b) Section 106 (S106) Contributions

From April 2015 the scope to collect developer contributions for infrastructure projects through the mechanism of Section 106 Agreements is much more limited. They are, however, still being used to secure affordable housing and for specific project based improvements such as Thames Basin Heath Special Protection Area.

The various categories for which S106 contributions have been achieved in 2017/18 is provided in the table below. Contributions for commuted sums in lieu of on-site affordable housing provision make up a significant proportion of the total sums negotiated.

Table 11 – Section 106 contributions received in 2017/18

Section 106 Contributions Received by Category in 2017/18	
Travel Plan (My Journey)	£441,737.68
Public Transport	£1,299,047.12
Transport Infrastructure	£6,523,109.42
Affordable Housing	£12,825,677.24
Biodiversity	£12,053.51
Play and sports facilities	£1,835,475.07
Country parks and countryside	£575,550.95
Open Space	£474,290.61
Libraries	£216,287.57

Monitoring fee	£211,349.85
Community facilities (allotments etc.)	£489,421.97
Education	£5,899,836.06
Special Protection Area	£627,123.74
Suitable Alternative Natural Greenspace (SANG)	£876,885.26
Flexible funding	£168,150.34
Total for 2017/18	£32,475,996.39

The table below summarises the amount of S106 monies that were spent in 2017/18.

Table 12 – Section 106 contributions expenditure in 2017/18

Section 106 Contributions Expenditure by Category in 2017/18	
Travel Plan (My Journey)	£294,136.72
Public Transport	£404,569.61
Transport Infrastructure	£5,541,496.70
Affordable Housing	£10,605,500.00
Biodiversity	£0
Play and sports facilities	£2,221,261.31
Country parks and countryside	£325,092.90

Open Space	£36,326.09
Libraries	£15,363.50
Monitoring fee	£176,649.73
Community facilities (allotments etc.)	£97,668.83
Education	£6,576,101.74
Special Protection Area	£633,035.06
Suitable Alternative Natural Greenspace (SANG)	£901,480.34
Total for 2017/18	£27,828,682.53

Glossary

A generalised glossary is available on the Wokingham Borough Council Local Plan Update webpage;

<https://www.wokingham.gov.uk/planning-policy/planning-policy-information/local-plan-update/>

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The Berkshire Strategic Housing Market Area (SHMA)

Census 2011

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