

Wokingham Borough Council

Authority Monitoring Report

01/04/2018 – 31/03/2020



**WOKINGHAM
BOROUGH COUNCIL**

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1 Background

Local planning authorities (LPA) are required to produce Authority Monitoring Reports (AMRs)¹. AMRs should contain²:

- 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 produce an overarching AMR which is supplemented by a separate Five Year Housing Land Supply Statement which specifically assessed the deliverable housing land supply position as of 31 March each year. Separate statements will also be produced regarding co-operation in plan making.

This AMR covers the period from 1 April 2018 to 31 March 2020. 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.

¹ Section 35 of the Planning and Compulsory Purchase Act 2004.

² 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 January 2020³. It sets out a programme for preparing the new Local Plan, known as the Local Plan Update as well as the programme for preparing a Joint Central and East Berkshire Minerals and Waste Local Plan.⁴

During the period covered by this monitoring report (1 April 2018 to 31 March 2020) the council has undertaken the following activities:

Table 1 – Activities undertaken on Local Plan Update and Minerals and Waste Local Plan in 2018-20

Local Plan Update	Extensive work was undertaken in progressing the plan and resource documents: Statement of Community Involvement (March 2019) Local Development Scheme (January 2020) Draft Local Plan Consultation (February 2020)
Joint Central and East Berkshire Minerals and Waste Local Plan	Extensive work was undertaken in progressing the plan: Two Call for Sites exercises (2019) Regulation 18 Consultation: Sand and Gravel Provision and Operator Performance (March 2020) Regulation 19 Consultation in September to October 2020.

³ <https://www.wokingham.gov.uk/EasySiteWeb/GatewayLink.aspx?allId=504297>

⁴ The Joint Central and East Berkshire Minerals and Waste Local Plan is being prepared by Reading Borough Council, Wokingham Borough Council, Bracknell Forest Council and the Royal Borough of Windsor and Maidenhead.

	Submitted for examination in February 2021
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Looking ahead, the key milestones for the plans are set out below.

Table 2 – Local Development Scheme 2020 Timetable

Stage	Joint Central and East Berkshire Minerals and Waste Local Plan	Wokingham Local Plan Update
Draft Plan Consultation	June - November 2018	February – March 2020
Focussed consultation: Sand and Gravel Provision and Operator Performance	January – March 2020	Not applicable
Consultation on Proposed Submission Document	June – September 2020	September – October 2020
Submit to Secretary of State	Winter 2020	Winter 2020
Pre Hearing Meeting	Winter 2020	Winter 2020
Examination	Spring 2021	Spring 2021
Inspector's Report received	Autumn 2021	Autumn 2021
Adoption	Winter 2021	Winter 2021

Subsequent to consultation on the Wokingham Draft Local Plan (February 2020), emergency planning arrangements around AWE Burghfield were extended impacting the proposed strategy. A further update to the LDS will be published in due course to reflect the necessary additional plan-making steps which arise as a consequence.

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 simply as Neighbourhood Plans) which set out specific, non-strategic planning policies to help shape and guide development in their area. Neighbourhood Plans sit alongside Local Plans 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.

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

- Shinfield Parish – neighbourhood plan made (adopted) in February 2017.
- Remenham Parish – designated as a neighbourhood area in July 2013.
- Arborfield and Newland, and Barkham Parishes – neighbourhood plan made (adopted) in April 2020.
- 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 Parish – designated as a neighbourhood area in August 2018.
- Finchampstead Parish – designated as a neighbourhood area in March 2019.
- Sonning Parish – designated as a neighbourhood area in October 2019.

3 Housing delivery

Core Strategy and MDD local plan 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 1,250 net additional dwellings were completed between 1 April 2018 and 31 March 2019 and a further 1,555 net additional dwellings were completed between 1 April 2019 and 31 March 2020⁵. A further 2,101 were under construction at 31 March 2020. This high completion record is primarily the result of delivery across the four Strategic Development Locations (SDLs) reaching its peak 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. The number of completions exceed that required by the Core Strategy.

⁵ Note that figures exclude the allowed adjustment for communal accommodation under the Housing Delivery Test. Including the adjustment, completions total 1,284 in 2018/19 and 1,555 in 2019/20.

Table 3 - Housing Completions (excluding communal accommodation adjustment) 2006/7 to 2019/20 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
2018/19	1,250	8,234	723	8,669
2019/20	1,555	9,789	723	9,392

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 land supply can be found in the Wokingham Borough Five Year Housing Land Supply Statement at 31 March 2020 via the following link

<https://www.wokingham.gov.uk/EasySiteWeb/GatewayLink.aspx?allId=544080>

Site allocation

At the time of publication, the majority of housing allocations have either full or outline planning permission with further reserved matters having been consented. All four SDLs have active planning permissions across a range of the sites, with 8,823 homes with planning permission as of 31 March 2020. A further 1,840 homes in the South Wokingham SDL (south of the railway line) are currently being planned for and a number of planning applications have been submitted by the development consortium and are currently under consideration by 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 31 March 2020.

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

Policy	Number of dwellings allocated ⁶	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	2,900	+400
CP20 – North Wokingham Strategic Development Location	1,500	1,895 ⁷	+395
CP21 – South Wokingham Strategic Development Location	2,500	638 ⁸	-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)	845	Major: 734 Modest: 131 Total: 860	+25
SAL03 – Allocated Reserve Housing Sites	140	56	-79

Affordable Housing Supply

A total of 365 net additional affordable dwellings were completed between 1 April 2018 and 31 March 2019, a further 446 net additional affordable dwellings were completed between 1 April 2019 and 31 March 2020. These figures include affordable housing delivered as a result of planning policy requirement and other forms of delivery.

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

⁶ The allocating policies allow for flexibility with the allocated number of dwellings

⁷ Full application (201515) for 153 dwellings recommended for approval at the Planning Committee

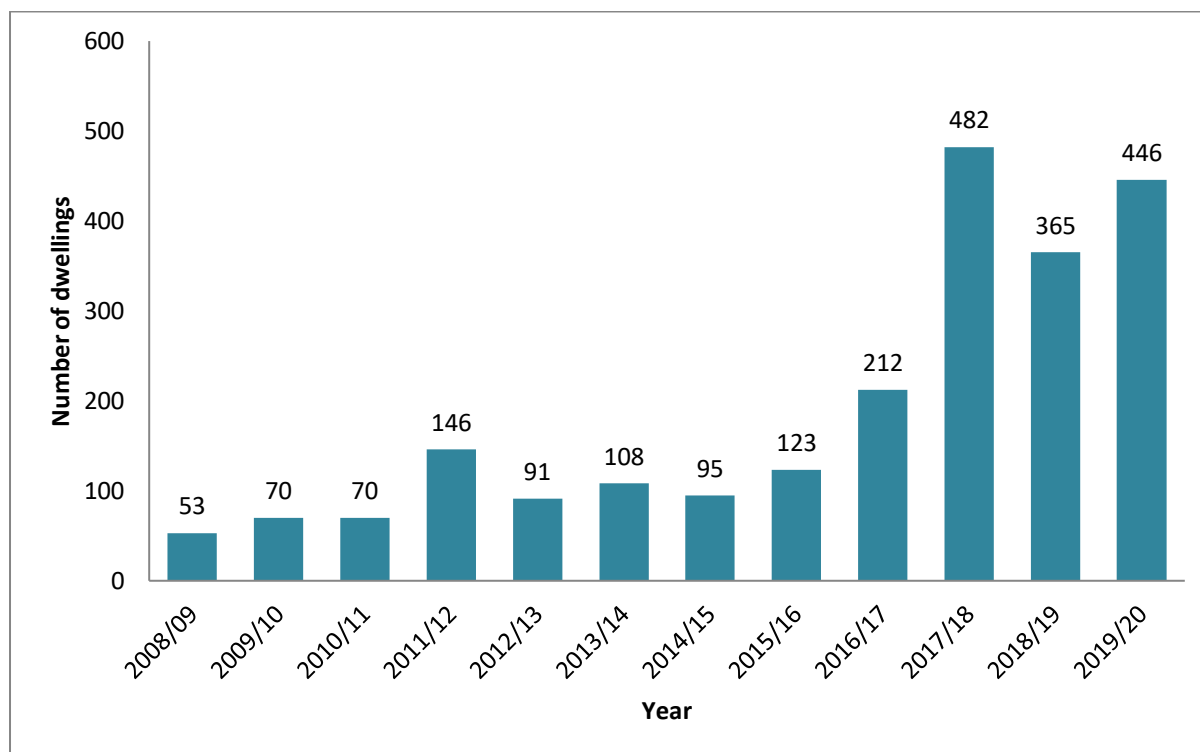
⁸ Hybrid application (191068) for 1,495 dwellings currently under consideration

Outline application (190914) for 215 dwellings currently under consideration

Outline application (192325) for 190 dwellings currently under consideration

increased delivery of all dwellings across the borough.

Figure 1 - Affordable Housing Completions 2008/09 – 2019/20



The New Homes Residents' 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 2020 show that 83% of respondents were either satisfied or very satisfied with their new home. This is compared to an 86% satisfaction rate in 2019 and 89% in 2018. 94.5% of residents who took the survey agree 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 86% agreeing that they feel safe at night. 87% agreed that they have sufficient access to outdoor private or communal space.

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.

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. Until 1 September 2020 there were four classifications of use classes (A, B, C and D). The use classes were reformed in 2020 with the introduction of new classes E, F.1 and F.2. Use class E is of particular note as it brought together a number of previously separate classes covering commercial or employment activities.

The following table provides a summary of the recent changes.

Table 5: Changes to the Use Class Order as of 1 September 2020

Use	Use Class up to 31 August 2020	Use Class from 1 September 2020
Shop not more than 280sqm mostly selling essential goods, including food and at least 1km from another similar shop	A1	F.2
Shop	A1	E
Financial and professional services (not medical)	A2	E
Café or restaurant	A3	E
Pub or drinking establishment	A4	Sui generis
Take away	A5	Sui generis
Office other than a use within Class A2	B1a	E

Use	Use Class up to 31 August 2020	Use Class from 1 September 2020
Research and development of products or processes	B1b	E
For any industrial process (which can be carried out in any residential area without causing detriment to the amenity of the area)	B1c	E
Industrial	B2	B2
Storage or distribution	B8	B8
Hotels, boarding and guest houses	C1	C1
Residential institutions	C2	C2
Secure residential institutions	C2a	C2a
Dwelling houses	C3	C3
Use of a dwellinghouse by 3-6 residents as a 'house in multiple occupation'	C4	C4
Clinics, health centres, creches, day nurseries, day centre	D1	E
Schools, non-residential education and training centres, museums, public libraries, public halls, exhibition halls, places of worship, law courts	D1	F.1
Cinemas, concert halls, bingo halls and dance halls	D2	Sui generis
Gymnasiums, indoor recreations not involving motorised vehicles or firearms	D2	E
Hall or meeting place for the principal use of the local community	D2	F.2
Indoor or outdoor swimming baths, skating rinks, and outdoor sports or recreations not involving motorised vehicles or firearms	D2	F.2

For the purpose of this document, the use class order prior to 1 September 2020 has been used as to continue to useful distinguish between different types of employment activities. 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 change⁹. 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. In 2018/19, there were 8 prior approvals approved which

⁹ 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

has the potential to deliver 78 dwellings and the potential loss of 5,211m² of office space. In 2019/20, there were 6 prior approvals approved which has the potential to deliver 144 dwellings and the potential loss of 3,415m² office space.

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 6 - 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	46,396 ¹⁰	-6,683	-7,433	47,146	89,209
2018/19	-4,087	0	1,250	-2,837	86,372
2019/20	-7,854	-2,074	-350	-10,279	76,093
Total	44,981	-16,232	47,344		

Table 5 shows a breakdown of large permissions (1,000m² +) that were completed in the monitoring years of 2018/19 and 2019/20¹¹.

¹⁰ Includes temporary planning permission for 34,492m² of B1 use floorspace (film studio) at Arborfield Garrison.

¹¹ 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 7 – Large employment planning permissions (1,000m²+) completed in 2018-20

Planning application reference	Site address	Planning application description	Use Class		
			B1 (m ²)	B2 (m ²)	B8 (m ²)
181649	Whitehouse Farm Beech Hill Road Spencers Wood Wokingham RG7 1HR	Full planning application for the proposed erection of B1, B2, and B8 building and change of use of land to B8 (engineering storage and parking), including hardstanding and earth bund. (Part Retrospective).	276	0	1,250
192826	Headley Road East Woodley RG5 4SN	Full application for the Demolition of existing buildings (retrospectively) and redevelopment of the site to form 5 industrial units for uses within Use Classes B1 (b and c), B2 and B8; and erection of a building to be used as a builders merchant (Sui Generis) for the display, sale, storage of building, timber and plumbing supplies, plant and tool hire including outside display and storage racks, with associated access, car parking	1,611	2,074	918
161689	2 Cyber House Molly Millars Lane RG41 2PX	Prior approval submission for the conversion of existing offices (Use Class B1(a)) to 65no residential flats (10no studio and 55no one bedroom)(Use Class C3).	3,535	0	0
180184	81-109 Crockhamwell Road Woodley RG5 3JP	Prior approval submission for the conversion of part of first floor of existing offices (Use Class B1(a)) to 8no residential units (Use Class C3).	1,740	0	0

Town centres and shopping

Planning policy has defined certain areas within town centres as primary shopping areas.

These are defined areas where retail development is concentrated. The reform to the use classes order has seen changes to the classification of retail use classes. Table 5 highlights the overall changes to the order and the changes to retail are noted below. For consistency, the council has used the use class order prior to 1 September 2020. For monitoring purposes, the council regards that land within the following use classes as retail development:

- A1 Shops (E as of 1 September 2020)
- A2 Financial and professional services (E as of 1 September 2020)
- A3 Restaurants and cafes (E as of 1 September 2020)
- A4 Drinking establishments (sui generis as of 1 September 2020)
- A5 Hot food takeaways (sui generis as of 1 September 2020)

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 was 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 completed in 2019 with a number of new retail units opening and the residential dwellings completing.
- 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 having opened in the monitoring years including Aldi, Starbucks and a number of independent retailers.

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 were opened in 2018/19 and 2019/20, these included:

- All weather sports pitch, Floreat Montague Park Primary School, Wokingham
- Sports hub (includes gym and sports pitches), Arborfield Green, Arborfield
- Improvement works to California Country Park, Finchampstead
- A number of new children's play areas have opened across the borough, including within the four strategic development locations.

Wokingham Borough has four Sites of Special Scientific Interest, and although there are no Special Protection areas (SPAs) or Special Area of Conservation (SAC) in the borough, around 30% of the borough lies within the 5km of the Thames Basin Heath in which mitigation is required to address pressure to the heaths from recreation. There are 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 which is forms part of the mitigation arrangements required to address impacts on the Thames Basin Heaths SPA from recreational pressures.

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 8 - Information on committed SANG use in Wokingham Borough at 31 December 2020

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	905	11.27	7.21	375*
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 9 - Information on SAMM contributions received or anticipated at 31 March 2020

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
Received 1/4/18 – 31/3/19	£1,254,848.19
Received 1/4/19 – 31/3/20	£649,310.38
Total	£3,830,416.40

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 2020 had collected £3,830,416.40 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 SDL160 report in 2019 and a few key findings have been highlighted below.

There are 112 Local Wildlife Sites within Wokingham Borough, with a further one overlapping with Bracknell Forest.

- There are 7 proposed new Local Wildlife Sites within the borough.
- The area of Local Geological Sites (LGS) has remained the same as in 2013.

Table 10 - 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%	112
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 council’s duty to co-operate statement;

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

Since the publication of the council’s 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 an employment study commissioned alongside Bracknell Forest Council and West Berkshire District 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. In the past 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. Since June 2010 the definition of previously developed land has excluded

private residential gardens in built up areas. All housing applications granted since 9 June 2010 that were developed on residential gardens are classed as greenfield land.

National legislation states that all local authorities must have a Brownfield Register in place. At the time of publication, there are 50 sites on the council's 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 for 2019/20 have been consistently high. Housing data for the monitoring year shows that 46% of housing development is on previously developed land. This is an increase from 40% in the previous monitoring year (2018/19).

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 1 April 2017 – 31 March 2018, this includes CIL receipts received and CIL expenditure.

Table 11 - Summary of total CIL receipts received and expenditure in 2019/20

Total CIL summary 2019/20	
Total CIL receipts for 2019/20	£10,884,597
CIL Expenditure – Transferred to Parish/Town Councils	£1,258,661
CIL Expenditure – Administration and Monitoring of CIL	£239,666
Total CIL Expenditure for 2019/20	£9,507,328
Total CIL retained at the end of 31 March 2020	£9,575,304
Total CIL receipts carried forward into next financial year (2020/21)	£9,575,304

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.

Over £38 million was received in S106 contributions, this represents a decrease from the last financial year. Over £24 million was spent of transferred to committed projects during 2019/20, these included:

Table 12 – Section 106 contributions expenditure in 2019/20

Section 106 Contributions Expenditure by Category in 2019/20	
Affordable Housing	£11,202,306
Cemeteries	£1,120
Community Facilities	£167,871
Highways and Drainage	£14,649,851
Leisure	£786,867
Libraries	£123,447
Parks and Open Space	£2,059,658
Primary	£10,473,554
Public Transport	£1,945,105
Secondary / 6th Form	£721,600
Special Education needs	£507,415
Total	£42,638,794

The council is now required to publish an Infrastructure Funding Statement which outlines how the funds from planning obligations is collected and will be spent. The document can be found on the councils website:

<https://www.wokingham.gov.uk/planning-policy/community-infrastructure-levy/community-infrastructure-levy-explained/>

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/>

References

Wokingham Borough Council Local Development Scheme (LDS)

Wokingham Borough Council Core Strategy

Wokingham Borough Council Managing Development Delivery Local Plan (MDD)

Wokingham District Landscape Character Assessment

Wokingham Borough Council Five Year Housing Land Supply Statement at 31 March 2018

Wokingham Borough Council Parking Standards Study Report (2011)

Wokingham Borough Council Design Guide SPD (2012)

The New Homes Residents Survey

Wokingham Borough Council Community Infrastructure Levy (CIL) Charging Schedule

Wokingham Borough Council Open Space, Sports and Recreation Strategy

Wokingham Borough Council Strategic Flood Risk Assessment

Wokingham Borough Council Brownfield Register

Draft Joint Minerals and Waste Plan

The Berkshire Strategic Housing Market Area (SHMA)

Census 2011

Thames Valley Environmental Records Centre (TVERC) Biodiversity Monitoring Report

Economic Development Assessment (EDNA)

Functional Economic Market Area (FEMA)

Western Berkshire Commercial Leisure Assessment 2016

National Planning Policy Framework (NPPF)

National Planning Policy Guidance (NPPG)

Land Registry – House Price Index

Wokingham Borough Council Gypsy and Traveller Accommodation Needs Assessment Final Report

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