



Woodley Town Council

The Oakwood Centre
Headley Road
Woodley
Berkshire RG5 4JZ
Tel: 0118 969 0356

To: **Members of the Planning Committee**

Councillors T. Barker (Chairman); S. Brindley; J. Cheng; R. Dolinski; M. Forrer;
B. Franklin; J. MacNaught; D. Mills; S. Rahmouni; M. Walker; P. Wicks; M. Willson

NOTICE IS HEREBY GIVEN that a meeting of the Planning Committee will be held at The Oakwood Centre at 7:45 pm on Tuesday 20 September 2016, at which your attendance is requested.

Deborah Mander
Town Clerk

A G E N D A

1. **APOLOGIES**
2. **DECLARATIONS OF INTEREST**
To receive any declarations of interest from Members on agenda items.
3. **MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 23 AUGUST 2016** Page 5
To approve the minutes of the Planning Committee meeting held on 23 August 2016 and for the Chairman to sign them as a true record.
4. **CURRENT PLANNING APPLICATIONS**
To consider current planning applications and agree comments to be forwarded to the planning authority. **(Appendix 4)** Page 13
5. **PLANNING DECISIONS**
To note information on decision notices received from the planning authority since the last meeting. **(Appendix 5)** Page 16

6. **TREE PRESERVATION ORDERS**

TPO 109/1976: Woodley Rectory, 6 Denmark Avenue, Woodley, RG5 4RS.
To note consent for the selective pruning of an oak.

7. **BUDGETARY CONTROL**

To note **Report No. P 7/16**.

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8. **HIGHWAYS**

Road Works/Street Works Major Project Co-ordination meetings

To note the minutes of the Wokingham Borough Council Road Works/Street Works Major Project Co-ordination meeting held on 23 August 2016.
(Appendix 8)

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9. **WOKINGHAM BOROUGH COUNCIL CONSULTATION: SUSTAINABLE DRAINAGE SYSTEM STRATEGY**

To note that Councillor Barker reviewed the Wokingham Borough Council Sustainable Drainage System Strategy consultation document and circulated his report to Committee members, as agreed at the last meeting (Planning Committee, 23 August 2016, minute number 90). A "no comment" response was subsequently sent to Wokingham Borough Council before the deadline of 16 September 2016.

10. **WOKINGHAM BOROUGH COUNCIL LOCAL PLAN UPDATE – ISSUES AND OPTIONS CONSULTATION**

To receive a report from Councillors Cheng and Walker on the Wokingham Borough Council Local Plan Update: Issues and Options consultation, as agreed at the meeting of the Planning Committee held on 23 August 2016 (minute number 91).

To consider a response to the consultation. Responses are required by 30 September 2016.

11. **APPLICATION FOR A MINOR VARIATION OF PREMISES LICENCE UNDER THE LICENSING ACT 2003: THATCHERS TAVERN, FAIRWATER DRIVE, WOODLEY**

To note that an application for a minor variation to the premises licence has been made for Thatchers Tavern, Fairwater Drive, Woodley.

The proposed variation is as follows:

- Amendments to the layout shown on the licensing plan.
- To amend the opening hours of the premises to 08:00 daily for non-licensable activities e.g. sale of tea, coffee, breakfast.
- To change the name of the premises to Waterside Pub & Kitchen.

The Town Council's comments were requested by Wokingham Borough Council and were required by 19 September 2016. Details of the proposed variation were therefore circulated to the Committee and Members views sought prior to this meeting. A response was subsequently sent stating that the Town Council had no objections to the proposal.

12. **WOKINGHAM BOROUGH COUNCIL DRAFT COMMUNITY INFRASTRUCTURE LEVY (CIL) REGULATION 123 LIST CONSULTATION**
To note information received from Wokingham Borough Council regarding the draft CIL Regulation 123 List consultation, attached at **Appendix 12**, and to consider a response. Responses are required by 13 October 2016.
13. **FUTURE AGENDA ITEMS**
To consider suggestions for future agenda items.
14. **PUBLICITY/WEBSITE**
To consider suggestions for items to be publicised.
15. **EXCLUSION OF PUBLIC AND PRESS**
To resolve that, in view of the confidential nature of the business about to be transacted in relation to legal matters, it is advisable in the public interest that the public and press are temporarily excluded and they are asked to withdraw for item 16 on the agenda.
16. **ENFORCEMENT ISSUES**
To note any enforcement issues.

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**Minutes of a Meeting of the Planning Committee held at the Oakwood Centre
on Tuesday 23 August 2016 at 7:45 pm**

Present: *Councillors: T. Barker (Chairman); J. Cheng; R. Dolinski; M. Forrer;
J. MacNaught; D. Mills; M. Walker; P. Wicks*

Also present: *Councillors K. Baker; W. Soane
3 members of the public*

Officer present: *L. Matthews, Committee Officer*

80. **APOLOGIES**

Apologies for absence were received from Councillors S. Brindley, B. Franklin and S. Rahmouni.

81. **DECLARATIONS OF INTEREST**

There were no declarations of interest made by Members.

82. **MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 26 JULY 2016**

RESOLVED:

- ◆ That the minutes of the Planning Committee meeting held on 26 July 2016 be approved and signed by the Chairman as a true and accurate record.

83. **CURRENT PLANNING APPLICATIONS**

RESOLVED:

- ◆ To forward comments to the planning authority as detailed in **Appendix A**.

84. **PLANNING DECISIONS**

RESOLVED:

- ◆ To note information on decision notices received from the planning authority since the last meeting. (**Appendix B**)

85. **NEIGHBOUR CONSULTATION SCHEME**

RESOLVED:

- ◆ To note application 162168
Location: Unit 9, Loddon Vale Centre, Hurricane Way, Woodley, RG5 4UX.
Proposal: Prior approval submission for the conversion of existing first floor office (use class B1) to two residential dwellings (use class C3).

86. **PLANNING APPEAL**

RESOLVED:

- ◆ To note the following appeal decision:
Application: 160128
Location: 17 Master Close, Woodley, RG5 4UB
Proposal: Proposed two storey side extension.
Decision: The appeal was dismissed.

87. **TREE PRESERVATION ORDERS**

RESOLVED:

- ◆ To note the following:

TPO 141/1977: 72 Western Avenue, Woodley, RG5 3BH.
Consent for the selective pruning of two oaks.

88. **BUDGETARY CONTROL**

RESOLVED:

- ◆ To note Report No. P 6/16.

89. **HIGHWAYS**

Road Works/Street Works Major Projects Co-ordination meeting

Members noted the minutes of the Wokingham Borough Council Road Works/Street Works Major Projects Co-ordination meeting held on 19 July 2016.

90. **WOKINGHAM BOROUGH COUNCIL CONSULTATION: SUSTAINABLE DRAINAGE SYSTEM STRATEGY**

Councillor Barker apologised to the meeting for not having completed his report on the proposed Sustainable Drainage System Strategy and it was agreed that the report would be circulated to the Committee when it was available.

RESOLVED:

- ◆ That a response to the consultation would be agreed by Members before the next meeting and sent to Wokingham Borough Council before the deadline of 16 September 2016. The agreed response would be reported at the next meeting of the Planning Committee, on 20 September 2016.

91. **WOKINGHAM BOROUGH COUNCIL LOCAL PLAN UPDATE – ISSUES AND OPTIONS CONSULTATION**

Members noted the information received from Wokingham Borough Council regarding the Local Plan update and the Issues and Options consultation, which was the first stage of the Local Plan update process and for which responses were required by 30 September 2016.

RESOLVED:

- ◆ That Councillors Cheng and Walker would review the Issues and Options consultation document and report back to Members at the next meeting of the Planning Committee, on 20 September 2016, so that a response could be agreed.

92. **WOKINGHAM BOROUGH COUNCIL CONSULTATION: PROHIBITION OF WAITING ORDER**

Members considered the proposal from Wokingham Borough Council to introduce no waiting at any time restrictions (double yellow lines) on Nightingale Road, on both sides of its north-western turning head, and no waiting at any time restrictions on the south-west side of Nightingale Road, adjacent to the electricity sub-station. A letter of concern had been received from a local resident and the points raised in the letter were considered by Members.

RESOLVED:

- ◆ To respond with no objections to the proposal to introduce no waiting at any time restrictions at the suggested locations in Nightingale Road.

93. **APPLICATION FOR A PREMISES LICENCE UNDER THE LICENSING ACT 2003: PREZZO, 61-63 CROCKHAMWELL ROAD**

Members considered the application for a premises licence under the Licencing Act 2003 that had been made by Prezzo for the premises at 61-63 Crockhamwell Road.

RESOLVED:

- ◆ To send a response to Wokingham Borough Council with no objections to the application for a premises licence at 61-63 Crockhamwell Road.

94. **PUBLICATIONS/INFORMATION**

RESOLVED:

- ◆ To note receipt of the following:
 - *TCMI Newsletter – August 2016*
 - *Swan Lifeline Newsletter – Autumn 2016*
 - *Me2 Club Newsletter – August 2016*

95. **FUTURE AGENDA ITEMS**

There were no suggestions for future agenda items.

96. **PUBLICITY/WEBSITE**

There were no suggestions for items to be publicised.

97. **EXCLUSION OF PUBLIC AND PRESS**

RESOLVED:

- ◆ That in view of the confidential nature of the business about to be transacted in relation to legal matters, it was advisable in the public interest that the public and press were temporarily excluded and asked to withdraw for the following agenda item.

98. **ENFORCEMENT ISSUES**

The Chairman informed the meeting of one ongoing enforcement matter and four enforcement investigation closure notices.

The meeting closed at 9:15 pm

Chairman

Woodley Town Council

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Date :- 24/08/2016

Observations on the following Planning Applications

<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
Approved on the following applications;				
161814	08/08/2016	Stephen Thwaites	N P Codling & G Stein	33 Butts Hill Road Butts Hill Road Woodley RG5 4NJ
	Proposal : Householder application for the proposed conversion of existing garage to habitable accommodation.			
	Observations : No objections.			
161951	22/07/2016	Dariusz Kusyk	Mr & Mrs Mansi	9 Ravensbourne Drive Ravensbourne Drive Woodley RG5 4LH
	Proposal : Householder application for the proposed erection of a single storey side and rear extension to dwelling and creation of disabled ramp via side access.			
	Observations : No objections.			
161953	26/07/2016	Graham Vaughan	Antler Homes	The Courtyard Offices Sandford Farm Woodley RG5 4TE
	Proposal : Reserved matters application pursuant to outline planning permission (O/2012/1863) for the proposed residential development of 27 dwellings. (Appearance, Landscaping and Scale to be considered.)			
	Observations : One letter of concern had been received for this application.			
	The Committee discussed this Reserved Matters application and noted that the only aspects to be considered were appearance, landscape and scale. The Committee had no objections to the proposals.			
161997	22/07/2016	Stephen Thwaites	Unknown	4 High Tree Drive High Tree Drive Earley RG6 1EU
	Proposal : ADJOINING PARISH CONSULTATION			
	Householder application for the proposed erection of a single storey rear extension to dwelling plus internal alterations.			
	Observations : No comment.			
162002	16/08/2016	Christine Phillips	Mrs Clawley	27 Hanwood Close Hanwood Close Woodley RG5 3AB
	Proposal : Householder application for the proposed erection of a single storey rear extension to form a conservatory.			
	Observations : No objections.			

Date :- 24/08/2016

Observations on the following Planning Applications

<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
162034	08/08/2016	Charlie Snell	Mr Standfeild	110 Wheble Drive Wheble Drive Woodley RG5 3DU
Proposal : Householder application for proposed erection of single storey rear extension to dwelling.				
Observations : No objections.				
162111	08/08/2016	Stefan Fludger	Mr Andrew Muir	15 Reading Road Reading Road Woodley RG5 3DA
Proposal : Householder application for the proposed erection of a two storey side extension to include two rear Juliet balconies, plus replacement single storey garage extension with habitable accommodation to roof above.				
Observations : One letter of concern had been received for this application. The applicant was present at the meeting.				
The Committee discussed the application and had no objections to the proposal.				
162118	11/08/2016	Christine Phillips	Mr Ben Setchell	8 Bibury Close Bibury Close Woodley RG5 3PE
Proposal : Householder application for the proposed erection of a single storey rear extension and two storey side extension with single storey front element to dwelling following removal of garage.				
Observations : No objections.				
162121	27/07/2016	Brett Beswetherick	Just Tiles Limited	86-88 Headley Road Headlet Road Woodley RG5 4JE
Proposal : Full application for the replacement of a single glazed door with display window and door.				
Observations : No objections.				
162183	09/08/2016	Stefan Fludger	Mr Richard Little	21 Copse Mead Copse Mead Woodley RG5 4RP
Proposal : Householder application for the proposed erection of a two storey side extension, single storey rear extension and a front extension to form an entrance porch.				
Observations : No objections.				
162204	11/08/2016	Rosie Rogers	Mr Adam Lewis	31 Victor Way Victor Way Woodley RG5 4UZ
Proposal : Householder application for the proposed single storey rear extension to existing dwelling.				
Observations : No objections.				

Date :- 24/08/2016

Observations on the following Planning Applications

<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
162205	08/08/2016	Jane Burton	Mrs Z Lindsay	104 Antrim Road Antrim Road Woodley RG5 3NY
Proposal : Householder application for the proposed erection of a single storey rear extension following the demolition of existing extension.				
Observations : No objections.				
162246	17/08/2016	Daniel Ray	Unknown	198 Crockhamwell Road Crockhamwell Road Woodley RG5 3JH
Proposal : Full planning application for the proposed placement of three benches to be used in connection with The Chequers Public House.				
Observations : No objections.				
162252	16/08/2016	Jane Burton	Mr & Mrs Andrews	7 Malvern Close Malvern Close Woodley RG5 4HL
Proposal : Householder application for the proposed erection of a single storey front extension to dwelling.				
Observations : No objections.				
162257	16/08/2016	Stefan Fludger	Mr Moazam Quaisir	32 Cottesmore Road Cottesmore Road Woodley RG5 3NX
Proposal : Householder application for the proposed erection of a single storey rear extension and the conversion of an existing garage.				
Observations : No objections.				
162277	16/08/2016	Pooja Kumar	Mrs Sharon Tanner	14 Hudson Road Hudson Road Woodley RG5 4EW
Proposal : Householder application for the proposed alterations to the front porch incorporating a new pitched roof. Alterations to the first floor bedrooms to soffit.				
Observations : No objections.				

Date :- 24/08/2016

Observations on the following Planning Applications

<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
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Concerns on the following applications;**162076**

08/08/2016	Charlie Snell	Mr Tim Zimmer	185 Hurricane Way Hurricane Way Woodley RG5 4UH
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Proposal : Householder application for the proposed erection of a first floor side extension to dwelling, plus the erection of a single detached garage.

Observations : The Committee had no objections to the proposals in principle, but were concerned that the garage may breach the building line.

162226

09/08/2016	Pooja Kumar	Mr Philip Siveter	191 Hurricane Way Hurricane Way Woodley RG5 4UH
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Proposal : Householder application for the proposed erection of a first floor side extension, a single storey front extension to form porch, a detached garage and conversion of loft to create habitable accommodation to dwelling.

Observations : The Committee had the following concerns about this application:

- The proposed flat roof dormer to the front of the property is visually unacceptable and out of character with the surrounding properties.
- Concern that the building line may not be in the position indicated on the drawing, and that the proposed garage may breach the building line.

162301

16/08/2016	Christine Phillips	Miss Justine Thompson	58 Beechwood Avenue Beechwood Avenue Woodley RG5 3DG
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Proposal : Householder application for the proposed erection of a single storey front/side extension.

Observations : The Committee were concerned that the proposed extension to the front of the property may breach the building line.

NOTIFICATIONS OF PLANNING DECISIONS FROM Wokingham Borough CouncilMinute Ref

Thu 18 August 2016

District Ref

' C ' Contrary to District 'CD' Contrary Delegated
 ' D ' Delegated
 ' E ' Endorsed by District 'ED' Endorsed Delegated

Page No : 1

GRANTED PLANNING PERMISSIONS

E 152651	Approved	Land at Sandford Farm
160549	Approved	297 Loddon Bridge Road
E 161138	Approved	8 Highcliffe Close
E 161296	Approved	15 Mitchell Way
E 161478	Approved	77 Haddon Drive
E 161525	Approved	35 Haddon Drive
C 161601 District COMMENT	Approved	8 Armstrong Way Local COMMENT The Committee recommended that this application be refused on the following grounds: - There would be a significant increase in the footprint of the dwelling. - Massing effect. - Out of character with the rest of the terrace. - Concern about the proposed parking in the front garden as it would not be possible to access the 2 spaces shown without driving across the neighbour's allocated parking space.
E 161660	Approved	24 Fitzroy Crescent
E 161674	Approved	90 Vauxhall Drive
E 161734	Approved	330 Headley Road East
E 161745	Approved	92 Walmer Road
E 161773	Approved	8 Arundel Road
E 161826	Approved	26 Marathon Close

REFUSED PLANNING PERMISSIONS

161605	Refused	Land to rear of 9 Station Road
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New Applications Received Between 19/08/2016 and 15/09/2016

Item No :

Ref No :

<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
New Application				
162297	19/08/2016	Stefan Fludger	Mr & Mrs M Hamilton	1 Frimley Close Frimley Close Woodley RG5 3AU
	Proposal : Householder application for the proposed erection of a part two storey part single storey side/rear extension following demolition of existing side extension and existing detached garage.			
	Observations :			
162309	22/08/2016	Brett Beswetherick	Mr Mark Seagrove	53 Haddon Drive Haddon Drive Woodley RG5 4LX
	Proposal : Householder application for the proposed erection of a two storey side and rear extension with two rear dormers at first floor level and a front porch.			
	Observations :			
162322	06/09/2016	Jane Burton	Mr M Miller	15 Harris Close Harris Close Woodley RG5 4XH
	Proposal : Householder application for the proposed single storey rear extension to existing dwelling plus conversion of garage to habitable accommodation.			
	Observations :			
162378	14/09/2016	Katie Herrington	Unknown	65 Crockhamwell Road Crockhamwell Road Woodley RG5 3JP
	Proposal : Full planning application for the proposed change of use from Class A1 (retail) to a mixed Class A1/A3 (coffee shop) use plus external shopfront alterations.			
	Observations :			
162379	14/09/2016	Katie Herrington	Unknown	65 Crockhamwell Road Crockhamwell Road Woodley RG5 3JP
	Proposal : Application for advertisement consent for 1 No. halo illuminated fascia sign and 1 No. non-illuminated projecting sign.			
	Observations :			
162381	25/08/2016	Katie Herrington	Star Pubs	Thatchers Tavern Fairwater Drive Woodley RG5 3EZ
	Proposal : Advertisement application for 2 proposed externally illuminated fascia signs, 7 illuminated and non illuminated hoarding signs plus 2 other illuminated signs.			

New Applications Received Between 19/08/2016 and 15/09/2016

Item No :

Ref No :

<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
Observations :				
162388	22/08/2016	Dariusz Kusyk	Unknown	16 Lambourne Gardens Earley RG6 7EG
Proposal : ADJOINING PARISH CONSULTATION Householder application for the proposed two storey side extension to existing dwelling.				
Observations :				
162391	13/09/2016	Rosie Rogers	Mrs Heather Ashby-Kinge	11 Fairwater Drive Fairwater Drive Woodley RG5 3JG
Proposal : Householder application for proposed single storey side and rear extension plus front porch extension to dwelling.				
Observations :				
162398	31/08/2016	Katie Herrington	Mr Bennett	Land Rear Of 6 Phillips Close Beggars Hill Road Woodley RG5 4XD
Proposal : Full planning application for proposed erection of 1No. detached dwelling.				
Observations :				
162441	26/08/2016	Brett Beswetherick	Mr & Mrs Brearley	60 Arundel Road Arundel Road Woodley RG5 4JT
Proposal : Householder application for the proposed erection of a single storey rear extension, and part conversion of existing garage to additional habitable accommodation.				
Observations :				
162455	14/09/2016	Dariusz Kusyk	Ms Penny Edgington	82 Haddon Drive Haddon Drive Woodley RG5 4LT
Proposal : Householder application for the proposed erection of a two storey side extension following the demolition of existing garage.				
Observations :				
162486	06/09/2016	Stefan Fludger	Mr & Mrs Lattimer	7 Sycamore Close Sycamore Close Woodley RG5 3RY
Proposal : Householder application for proposed erection of single storey rear extension to dwelling.				
Observations :				

New Applications Received Between 19/08/2016 and 15/09/2016

Item No :

Ref No :

<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
162549	08/09/2016	Dariusz Kusyk	Mr Keith Chappell	15 Nightingale Road Nightingale Road Woodley RG5 3LS

Proposal : Householder application for the proposed erection of a single storey rear extension.
Observations :

162582	14/09/2016	Christine Phillips	Mr & Mrs Northcote	44 Lunds Farm Road Lunds Farm Road Woodley RG5 4PY
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Proposal : Householder application for erection of single storey rear extension to dwelling plus conversion of garage to habitable accommodation.
Observations :

Applications Received :- 14

NOTIFICATIONS OF PLANNING DECISIONS FROM Wokingham Borough CouncilMinute Ref

Thu 15 September 2016

District Ref

' C ' Contrary to District 'CD' Contrary Delegated
 ' D ' Delegated
 ' E ' Endorsed by District 'ED' Endorsed Delegated

GRANTED PLANNING PERMISSIONS

E 161269	Approved	19 Henley Wood Road
E 161684	Approved	6 Rose Close
C 161723 District COMMENT	Approved	123 Loddon Bridge Road Local COMMENT Two residents were present at the meeting to voice their concerns and one letter of concern had been received. After listening to the residents' concerns, the Committee considered the proposal and recommended that the application be refused on the following grounds: <ul style="list-style-type: none"> - Loss of light and privacy to the neighbouring property - both to the living space and to the garden. - The proposed house is very large and would be overbearing. - Out of character with other dwellings in the road in terms of size. - Concern that there is insufficient parking provision for a 6 bedroom house. - The application form indicates that the house is to be used as social rented housing and if it is to be a house of multiple occupation there could be an even greater impact on the parking in the area - Concern that the mature copper beech tree in the front garden will be felled. This tree is an important element in the local environment and should be protected.
E 161758	Approved	2 Mannock Way
E 161875	Approved	Units 1 & 6, E Reading Retail
E 161921	Approved	33 Bingley Grove
E 161929	Approved	97 Howth Drive
E 161951	Approved	9 Ravensbourne Drive
E 161958	Approved	100 Butts Hill Road
E 161959	Approved	65 Lunds Farm Road
E 161980	Approved	96 Haddon Drive
E 161991	Approved	146 Howth Drive

PLANNING COMMITTEE

BUDGETARY CONTROL 2016/17

Report No. P 7/16

EXPENDITURE	Budget 2016/17	Actual Exp as at 31/08/2015	Actual Exp as at 31/08/2016	Actual Exp as % of Budget	
Annual grants	30481	18000	17741	58.2	Grant payments made in May and October
Total	30481	18000	17741	58.2	Grant to ARC paid in full in May - at the same time that rent charges for the year are invoiced
INCOME	Budget 2016/17	Actual Inc as at 31/07/2015	Actual Inc as at 31/07/2016	Actual Inc as % of Budget	
Total	0	0	0	0	
Net	30481	18000	17741	58.2	

WOKINGHAM BOROUGH COUNCIL
Street Works Major Project Co-ordination Meeting
Held on the 23 August 2016 in the Council Chamber, Shute End

Attendees:

Vinny Murphy	BBLP	Ed Day (Chair)	WBC
David Booth	CCN	Jason Archer	WBC / WSP
Sam Wells	CCN	Joyce Stoner	WBC
Kevin Barnwell	Options	Tony Jackman	WBC / WSP
Neil Scott	Reading Buses	Rebecca Brooks	WBC / WSP
David Smith	SGN	Dexter Pereira	WBC / WSP
Liam Coyle	SEW	Nesan Suppiah	WBC/ WSP
Richard Kingston	SSE	Jeremy Pinington	WBC
Ted Henderson	SSE	Cllr Clive Jones	WBC
Tony Humphreys	Thames Valley Police	Cllr Shepherd-Dubey	WBC
Jonathan Wickens	Thames Water	Cllr Malcolm Richards	WBC
Mohamed Amin	Virgin Media	Steve Bromley	Finchampstead Parish Council
Amber Thompson	Virgin Media	Mike Dunstan	Wokingham Town Council
Hema Khunti	Virgin Media	Mary Walker	Woodley Town Council
Graham Holman	Virgin Media		

*as per sign in sheet

Ed Day (ED) covered house-keeping, welcomed all attendees and opened the meeting.

1. Minutes from the last meeting held on the 19 July 2016 were discussed

1.1. In relation to the Wokingham Winter Carnival, the date should read 12.02.2017

2. Southern Gas Networks renewal of Gas Mains and Services

Dave Smith (DS) presented the dates for SGN's Major Works.

2.1. Shinfield

- | | |
|-----------------------------------|-------------------------|
| • Askew Drive | On site |
| • Half Acre Close | On site |
| • Appletree Lane | On site |
| • Orchard Close | On site |
| • Salmon Close | On site |
| • Clares Green Road | On site |
| • Green End Close | On site |
| • Grazeley Road | 27.09.2016 – 16.10.2016 |
| • Great Lea | On site |
| • Hartley Court Road | On site |
| • School Green | On site |
| • (Completed replacement project) | |

DS confirmed that works in Shinfield are progressing to plan.

2.2. Twyford

Sen 29780 (*Paddock Heights project*)

- | | |
|-------------------|-------------------------|
| • Waltham Road | TBC |
| • Stanlake Road | TBC |
| • A321 Hurst Road | TBC |
| • Broadwater Lane | TBC |
| • Winchcombe Road | 18.07.2016 – 19.09.2016 |
| • Colleton Drive | 08.08.2016 – 26.09.2016 |

DS confirmed that Winchcombe and Colleton will be AMEC's final scheme in the Wokingham area, all further works shown on the programme will be undertaken by new contractors GPL.

2.3. Wokingham

*Sen 30517 (Murdoch Road Project)
Project to commence 14.11.2016*

- Andrew Close
- Duncan Drive
- Fairview Road
- Gipsy Lane
- Pages Croft
- Southlands Road
- Starmead Drive
- Wallner Way
- Murdoch Road
- Easthampstead Road

DS confirmed that this scheme is expected to commence on the 14th November 2016. However, considering Easthampstead Road and Murdoch Road are major routes, these will be planned in more detail. DS stated works will commence in side roads where disruption can be kept to a minimum.

2.4. Finchampstead

*SEN31007 (McCarthy Way Project)
Project to commence 05/12/2016*

- Tanglewood
- Ingle Glen
- Jerrymoor Hill
- Mornigton Avenue
- Wild Briar
- Mccarthy Way
- Kiln Ride

CLr Steve Bromley (SB) asked if Kiln Ride as shown was correct as it is a distance away from the other roads. DS confirmed that this was correct and offered to show SB the plans for the scheme after the meeting.

2.5. Wargrave

*Sen 30930 (Lanhams way project)
Project planned to commence 05.12.2016*

- Baylis Road
- Fidlers Walk
- Langhams Way
- Newalls Rise
- Purfield Drive

2.6. Arborfield

*SEN30498 (Barkham Road Project)
Planned to commence January 2017*

- Langley Common Road

2.7. Wokingham

*SEN 30498 (Barkham Road Project)
Project planned to commence January 2017*

- Barkham Road (Part 1 Insert section)
- Woosehill Lane
- Ormonde Road
- Limmerhill Road
- Doles Lane
- Sandy Lane

2.8. Barkham

SEN30498 (*Barkham Road project*)

- Barkham Road (open cut section) 17/07/2017
- Limmerhill Road
- Aggisters Lane
- Bearwood Road
- Barkham Street
- School Road

DS confirmed that SGN will undertake further in depth discussion with WBC Streetworks and that they will work with WBC in relation to all other major schemes currently taking place in Wokingham.

2.9. Earley

SEN331211 (*Byron Road Project*)

Project to commence 06/04/2017

- Culver Lane
- Erleigh Court Drive
- Whitegates Lane
- Byron Road
- Hilltop Road

2.10. Twyford

SEN31220 (*Sycamore Drive Project*)

Project planned to commence 15.05.2016

- London Road
- Springfield Park
- Sycamore Drive

2.11. Winnersh

Sen 30074 (*Churchill Drive project*)

Project planned to commence 08.05.2017

- King Street Lane
 - Azalea Close
 - Harman Court
 - Churchill Drive
 - Westfield Road
 - Chatsworth Avenue
- 08.05.2017

2.12. Winnersh

Dates to be confirmed

- Reading Road
- 2017 – 2018

DS confirmed this project has been passed to SGN's major projects team. He confirmed that thorough planning would take place with WBC Streetworks.

Cllr Shepherd-Dubey (RSD) asked about the new surfacing along the extent of this route. DS confirmed that this would be one of the subjects discussed as part of planning.

Cllr Clive Jones (CJ) asked when this work is likely to start. DS confirmed that the project was still in forward planning stages and that no dates were known at this time. DS guessed that late 2017 may be appropriate but this would be subject to WBC coordination, ongoing major projects and other elements of the work such as the diversionary work at Old Forest Road/Reading Road junction could mean that elements could be brought forward.

3. Scottish & Southern Energy Renewal of Mains & Services

Richard Kingston (RK) and Mairi Campbell (MC) gave updates on Kentwood Farm and Buckhurst Farm Schemes.

3.1. Wokingham

HV reinforcement scheme

Richard Kingston (RK) presented ongoing SSE work.

Gang 1

- A321 Milton Road 31.08.2016 – 17.10.2016
- Milton Road 18.10.2016 – 10.12.2016

Gang 2

- Keephatch Road 31.08.2016 – 14.09.2016
- Warren House Road 15.09.2016 – 30.10.2016
- Wiltshire Road 31.10.2016 – 07.12.2016

Gang 3

- Elms Road (inc footpath) 31.08. 2016 – 26.10.2016
- A329 Broad Street 27.10.2016 – 16.11.2016
- A329 Rectory Road 17.11.2016 – 10.01.2016

RK explained that he will be overseeing the Kentwood Scheme, advanced planning of the scheme was going well, 2 PR days have taken place, SSE's media Team was in the process of engaging with 2 local newspapers, and have spoken with Emergency Services about the impact of their proposed works. RK confirmed SSE are looking at the Advanced warning boards, some have tape with writing on that is not visible to motorists, so SSE are looking to place Yellow & Black information boards out to resolve this. RK said SSE was speaking with the Toy Run event organisers.

Cllr Malcolm Richard (MR) asked what traffic management measures would be used during the work. RK confirmed that the majority of the work will be undertaken under temporary signals and a Footpath closure for the link from Broadstreet to Elms Road side of Clifton Ingram. SSE are also looking at extended working times where possible to further reduce the duration of works, and this has to be balanced with Environmental concerns.

RSD asked about Milton Road and access for road users. ED and RK confirmed Mobility Services (Keep Mobile), Bus Services (Courtney), Elderly/Less able and Venerable were considered in planning works along this and all sections of the works.

3.2. Wokingham

Proposed HV reinforcement scheme

- Waterloo Road TBC
- Clay Lane TBC

RK covered SSE proposed work on Waterloo & Clay Lane were now on Hold, Easement and Engineering reasons, ED confirmed the works would be left on the Project list.

Phil Milburn, (PM) said that there was a plan to construct a new Bridge for the Estate in Wokingham, and that this Bridge could offer SSE and alternative solution for the Water Loo/Clay Lane Project, RK asked for details.

3.3. Earley

Installation of new SSE HV Circuits

- Hilltop Road 03.10.2016 – 22.02.2017
- Gipsy Lane 03.10.2016 – 22.02.2017
- London Road 03.10.2016 – 22.02.2017
- Mill Lane 03.10.2016 – 22.02.2017
- Barbel Close 03.10.2016 – 22.02.2017
- Rosedale Crescent 03.10.2016 – 22.02.2017
- Pitts Lane 03.10.2016 – 22.02.2017
- Toseland Way 03.10.2016 – 22.02.2017
- Ilfracombe Way 03.10.2016 – 22.02.2017

ED covered SSE's Project in Early, dates at present were only Forward Planning, no contact from SSE to plan in detail at this time.

3.4. Woodley

Installation of new SSE HV Circuits

- Woodlands Avenue

03.10.2016 – 22.02.2017

Tony Jackman (TJ) asked what happened to SSE's major Project to remove the 33KV overhead lines, Ed confirmed SSE had not progressed with the project and WBC had no information at this time.

4. BT Openreach

Ed Day (ED) gave an update of works on behalf of BT as no representative present.

4.1. Barkham

- Bearwood Road
Cover replacement work – road closure required 24.10.2016 – 26.10.2016

ED confirmed that a road closure was required for this but that it would take place off peak.

4.2. Wargrave

- Blakes Road 17.10.2016 - 18.10.2016
- Victoria Road 17.10.2016 – 18.10.2016
Road closure overnight to allow access to chambers

4.3. Winnersh

- King Street Lane 11.09.2016 – 30.09.2016
Chambers and Installation ducting in Footway / Carriageway 7 day working extended hours

RSD asked about King St Lane diversionary works, had the schools been contacted. Ed asked Kevin Barnwell (KB) Options-Energy if he could check and if not done, to action, Kevin agreed he will Action.

Action – KB/Options – confirm information to schools and cc WBC Streetworks.

5. Network Rail

ED gave updates on Network Rail schemes as no representative present.

5.1. Twyford

- Hurst Road 03.12.2016 – 28.04.2017
Proposed work to lift in materials required to extend the current platform lengths at Twyford Station. Traffic management will be required on Hurst Road using traffic lights and manned stop and go boards, suitably positioned at pre agreed positions. Pedestrian diversions may be required. Weekdays and weekends 08:00 to 20:00 hrs

5.2. Wokingham

- Easthampstead Road 09.09.2016 – 12.09.2016
Maintenance of level crossing lights working 23:00 to 06:00
- Barkham Road 13.11.2016 – 14.11.2016
Level crossing barrier maintenance working 23:00 to 06:00

6. South East Water Renewal of Mains and Services

ED advised Major Projects renewal of water mains and services awaiting dates for 2017 /2018

7. Thames Water

7.1. Arborfield

- Princes Marina Drive 03.10.2016 09.12.2016
New main connectin – 3 way traffic signals

7.2. Barkham

- Barkham Road (Main Replacement) Works Package 4

7.3. Earley

- Toseland Way (Main Replacement) Works Package 4
- Station Road (Main Replacement) Works Package 4

7.4. Hurst

- Martineau Lane (Main Replacement) Works Package 6

7.5. Hare Hatch

- Milley Lane 03.10.2016 – 07.10.2016
Boundary Box Installation – road closure required

7.6. Ruscombe

- Waltham Road (Main Replacement) Works Package 6

7.7. Remenham

- A4130 White Hill (Main Replacement) Works Package 6

7.8. Shinfield

- Hyde End Road (Main Replacement) Works Package 4
- Monarch Drive 14.11.2016
Sewer cover replacement work – road closure

7.9. Sindlesham

- Mole Road (Main Replacement) Works Package 4

7.10. Twyford

- Hinton Hatch (Main Replacement) Works Package 6
- Broadwater Road (Main Replacement) Works Package 6

7.11. Wargrave

- Crazies Hill (Main Replacement) Works Package 6

7.12. Woodley

- Willowside Close (Main Replacement) Works Package 6
- Uppingham Drive (Main Replacement) Works Package 6
- Austin Road (Main Replacement) Works Package 6

Neil Scott (NS) asked if Bus movements for Arborfield project had been considered, ED confirmed there were no issues expected.

MR asked what the ref on the slide to Package 4 referred to, John said this was an indication the contractor for that particular job.

TJ raised the fact SSE and Thames Water were looking to work in the same location of a few projects, John said he had made note of those locations and collaborative working would be considered.

8. Virgin Media

Ed provided an overview of VM Projects and introduced guests from VM present. Ed covered that although some of work to be undertaken was not really Major, the overall size of the Scheme in a given area was Major. Graham Holman (GH) and Amber Thompson (AT) gave an overview of the schemes in the Crowthorne and Wargrave areas, and asked if anyone wanted to look at plans after the meeting VM would be happy discuss. VM confirmed their Media Team will be engaging with Councillors.

8.1. Earley

- Kensington Close 30.08.2016 – 01.09.2016
- Conygree Close 30.08.2016 – 01.09.2016
- Strand Way 15.09.2016 – 26.10.2016

8.2. Woodley

- School Drive 15.09.2016 – 26.10.2016

8.3. Wokingham Without

- Crowthorne TBC

9. Wokingham Highways Alliance Major Highway Works

Tony Jackman (TJ) gave an updates on Wokingham Highway Alliance works.

9.1. Arborfield

- Biggs Lane Resurfacing Works 07.11.2016 – 25.11.2016
- Eversley Road Kerbing Improvements 28.11.2016 – 07.12.2016
- Swallowfield Road 08.12.2016 – 14.12.2016

NS asked what TM or Closures will be in place for the works on Biggs Lane, TJ confirmed there are two elements of work, for the Local Safety Scheme Temporary Signals will be used, for the Surfacing overnight closures

9.2. Earley

- Lower Earley Way- *junction of Mill Lane* Resurfacing works 20.02.2017 – 17.03.2017

TJ confirmed that closure of Mill Lane would be required to complete this scheme.

9.3. Finchampstead

- Wellingtonia Avenue Resurfacing 28.11.2016 – 27.01.2017
Lower Wokingham Road to The Ridges

TJ confirmed that closure of Wellingtonia Avenue would be required to complete this scheme.

9.4. Hurst

- Lodge Road 30.01.2017 – 17.02.2017

9.5. Swallowfield / Shinfield

- A33 Swallowfield By-Pass Resurfacing 15.08.2016 – 19.09.2016
Borough Boundary to Mere oak Lane – Night time road closures

9.6. Wargrave

- Wargrave Road Resurfacing TBC
Night time road closure
- Mumbery Hill 23.01.2016 – 27.01.2016

TJ confirmed that Wargrave scheme Wargrave Road was postponed due to water burst and gas leak, with new date pending, possibly Oct 10th or 17th 2016.

9.7. Wokingham

- London Road Resurfacing TBC

9.8. Wokingham

- Shute End Footway Replacement TBC
- Smiths Walk Cycle Works On site until 12.08.2016

TJ confirmed that the Shute End scheme has been deferred to Regeneration Team to implement.

NS asked if Sunday road closures would be required. TJ stated that full planning has not yet been undertaken but if required, closures would be used.

9.9. Earley

- Beeston Way *Cycleway and footway resurfacing* 15.08.2016 – 04.11.2016
- Rushey Way *Cycleway and footway resurfacing* 15.08.2016 – 04.11.2016

NS asked if there would be any effect on bus services. TJ confirmed that there would not.

10. Structures

Nesan Suppiah (NSu) gave update on the WBC Structures scheme and confirmed that Wargrave Hill was progressing as planned.

10.1. Wargrave

- Wargrave Hill *Embankment stabilisation – Road closure* 22.08.2016 – 14.09.2016

11. Major Projects

ED gave updates on WBC Major Projects ED briefed all on the Shinfield closure confirming HOCHIEFs works and collaborative working by COMMs, GAS and WATER Utility's all taking place within the Road Closure.

11.1. Shinfield

- Shinfield Eastern Relief Road *A327 Arborfield Road* On site until 30.08.2016

RSD raised concerns passed on to her about confusing signs on Lower Earley Way. ED was aware and agreed to Action.

Action – ED – ensure that diversion route signing for SERR works were not confusing to motorists.

NS said that the Black Boy Roundabout signs verses road markings were conflicting, TJ confirmed that the issue has been addressed.

ED welcomed the feedback due to the size and changes to TM throughout the scheme.

12. Highway Drainage

- Wellingtonia Avenue On site until 23.08.2016
- Lower Wokingham Road On site until 23.08.2016
- Dukes Ride On site until 23.08.2016

13. Developments

PM gave updates for developments

13.1. Arborfield

- Biggs Lane July – August 2016
- Commonfield Lane July – August 2016

SB said the Steering Group had asked for Crossing Points on the Arborfield Development, ED asked for the best contact for Steve, Richard Hudson was the suggested contact.

13.2. Earley

- Hatch Farm off Lower Earley Way (Bovis) *Winnersh Relief Road* Commences September 2016

Earley scheme Lower Earley Way, new retaining wall required, ED asked if there was a Section 50 applied for as Streetworks were not aware of this work, ED then requested a meeting to be arranged by PM, PM agreed to action.

Action – PM – arrange developer/WBC streetworks meeting to discuss ongoing work.

[UNCLASSIFIED]

13.3. Shinfield

S278/S38 Agreement – ongoing / pending

- | | | |
|---|--------------------------------|-------------------------|
| • Basingstoke Road / Tabby Drive | <i>BBLP junction amendment</i> | TBC |
| • Cutbush Lane (Bellway) | | On site |
| • Hyde End Road and Deardon Way (Lindon/Bovis/Bloor) | | On site |
| • Hyde End Road/ Basingstoke Road | <i>signalisation</i> | 25.07.2016 – 20.09.2016 |

PM covered that Deardon Way will now involve widening of the CW, ED also confirmed Clancy will be undertaking works for the Site. PM said that Temporary Signals for Basingstoke Road junction of Hyde End Road were causing long delays and that this was being monitored by him daily with changes to the light setup to find the best configuration, this will be ongoing.

13.4. Winnersh

- Old Forest Road/Reading Road (Bovis / Gracelands) TBC

PM confirmed that due to the large number of diversions and complications this junction scheme was under further review by WBC.

13.5. Wokingham

- Twyford Road / Toutley Road / Matthewsgreen Road (Bovis) TBC

PM advised the meeting that he was available afterwards to discuss any issues in further depth.

14. PUBLIC EVENTS

- | | |
|--------------------------------------|-------------------------|
| • Wokingham Festival | 26.08.2016 – 28.08.2016 |
| • Woodley Christmas Lights Switch On | 26.11.2016 |
| • Wokingham Winter Carnival | 27.11.2016 |
| • Woodley Christmas Extravaganza | 04.12.2016 |
| • Wokingham Half Marathon | 12.02.2017 |

15. A.O.B

TJ wished to add that the WBC Cycle way Scheme, next phase would require Night Time (FULL) hard closures for the CW resurfacing being undertaken as part of the scheme Jan 2017, this is due to the depth of surfacing being 100mm. TJ said he will be working with Services etc. in the same way as the previous hard closures, including emergency services as the road will be impassable.

NSu reminded all that the Suttons Flyover had an overnight closure on the 13th September.

ED closed the meeting, and will confirm the date time of next meeting with the circulation of the minutes.

Date of next meeting Tuesday 20 September 2016
Location TBC

Draft CIL Regulation 123 List Consultation

Deadline date for responses 13 October 2016

Deadline time for responses

5pm

Details of consultation

Draft CIL Regulation 123 List Consultation

We are consulting on a Draft Community Infrastructure Levy (CIL) Regulation 123 List from 01 September until 5pm, 13 October, 2016. When finalised, this will replace the original CIL Regulation 123 List, which was adopted by the Council in February 2015.

What is the Regulation 123 List?

The Regulation 123 List serves as a means of identifying those infrastructure needs which can or may be delivered through the use of CIL funds. Inclusion on the list does not imply priority, or that the Council will spend CIL on every item, or not spend CIL on other unlisted items. Prioritisation of CIL funds will be member-led, through the Councils Capital Programme. The main purpose of the Regulation 123 List (as set out in the CIL Regulations) is to prevent CIL expenditure and Section 106 planning obligations from overlapping, and hence prevent developers from being 'double charged' for the same. The Council adopted its current CIL Regulation 123 List alongside its Community Infrastructure Levy Charging Schedule at a meeting of Full Council in February 2015.

Why update the R123 List?

It was always the intention that the list would be subject to periodic review using the benefit of our experience in operating the system as initially adopted. It has come to light that the way in which some of the items and types of infrastructure are worded on the adopted Regulation 123 List could lead to a broader interpretation than was originally intended, thus restricting the Councils ability to negotiate S106 obligations.

In order to address any ambiguity in the wording of the 'Regulation 123 List', the Draft CIL Regulation 123 List Consultation Document proposes changes to clarify the original intention of the Regulation 123 List items or types of infrastructure and to avoid any misinterpretation as to their meaning in the future.

Proposed changes to the 'Regulation 123 List' and reasons for these changes are set out in the Draft Regulation 123 List Consultation Document. The proposed changes do not have any implications on the level at which CIL has been set in Wokingham as the changes are just to clarify the intention of the original List.

Appendix A

Wokingham Borough Council Community Infrastructure Levy (CIL)

Draft Regulation 123 List Consultation Document

Regulation 123 of the Community Infrastructure Levy Regulations 2010 (as amended) (CIL) prevents the local planning authority from taking into account as a reason for granting planning permission certain planning obligations for infrastructure that will be funded in whole or part by CIL.

The list does not signify a commitment by the Council to deliver the project, nor does it indicate any priority. The list will be subject to periodic review. Proposed insertions to the Council's adopted Regulation 123 List are underlined with red text. Proposed deletions are highlighted in red strikethrough text.

Infrastructure Type or Project	Exclusions*	Reason for change
<u>Suitable Alternative Natural Greenspace (SANG) - defined as:</u> Provision and ongoing maintenance in perpetuity of SANG (part of Thames Basin Heaths Special Protection Area (TBHSPA) Avoidance and Mitigation measures) at Rooks Nest Woods <u>and Clare's Green Wood.</u>	On-site and off-site delivery of SANG (in accordance with the TBHSPA Avoidance and Mitigation Strategy, necessary to meet the requirements of the Habitat Regulations) in connection with the following Strategic Development Location (SDL) sites: <ul style="list-style-type: none">• North Wokingham SDL• South Wokingham	This is to clarify that, apart from specified exclusions, CIL will be used to mitigate SANG in the catchment of Rooks Nest Woods and also in the catchment of Clare's Green Wood.

Infrastructure Type or Project	Exclusions*	Reason for change
	<p>SDL</p> <ul style="list-style-type: none"> • South of M4 SDL • Arborfield SDL <p>SPA-wide Strategic Access and Management Monitoring (SAMM) (N.B. This item is not considered to fall within the definition of infrastructure and will continue to be secured through legal agreements).</p>	
<p><u>Transport, defined as:</u></p> <p>The following Local Road Network capacity improvements:</p> <ul style="list-style-type: none"> • <u>Improvements along the A329 to deliver pedestrian and cycle facilities and junction capacity improvements not directly related, in part or in whole, to development sites between the Coppid Beech Roundabout to the junction of the B3350;</u> • <u>Winnersh Relief Road – a new road between Kings Street Lane and the A321 Reading Road (near the M4</u> 	<p>The delivery of enabling works, including site access junctions for a development and roads within an application phase red line.</p> <p><u>All other development-specific transport and highways improvements as identified in a development specific transport assessment.</u></p>	<p>Change to ‘Improvements along the A329’ – to provide an exact definition of what constitutes ‘Improvements along the A329’ for the purposes of CIL funds. This is to provide clarity as to the original intention of the Regulation 123 List scheme and to avoid any misinterpretation in the future.</p> <p>Change to Winnersh Relief Road – to provide an exact definition of what constitutes the ‘Winnersh Relief Road’ for the purposes of CIL funds. This is to provide clarity as to the original intention of the Regulation 123 List scheme and to avoid any misinterpretation in the future.</p> <p>Change to ‘North Wokingham Distributor Road’</p>

Infrastructure Type or Project	Exclusions*	Reason for change
<p><u>overbridge</u>);</p> <ul style="list-style-type: none"> • <u>North Wokingham Distributor Road (NWDR) – new sections of road through the North Wokingham SDL, between Warren House and Twyford Road, and, between Toutley Road (near Brimblecombe Close) and the A321 Reading Road;</u> • <u>Improvements to Coppid Beech Roundabout</u> • <u>South Wokingham Distributor Road including road over rail bridge (SWDR) – a new road through the South Wokingham SDL, from Montague Park (just south of the school access) to an improved junction on the A321 (near Tesco);</u> • <u>Replacement railway bridges on the A321 Finchampstead Road, specifically:</u> <ul style="list-style-type: none"> • <u>Southern underbridge, single span masonry arch bridge (bridge no. 1165 Network Rail reference 19/1375)</u> • <u>Northern underbridge, single span masonry arch bridge (bridge no. 1166 Network Rail reference 4/34);</u> • <u>Improvements along A321 - to deliver</u> 	<p>Travel Plans</p> <p><u>The delivery, commissioning, or subsidy of a new or existing expanded bus service.</u></p> <p><u>Land for provision- Provision of land for transport requirements on the SDLs</u></p> <p><u>Sections of the Greenways Network within the SDL's</u></p>	<p>- to provide an exact definition of what constitutes the 'North Wokingham Distributor Road' for the purposes of CIL funds. This is to provide clarity as to the original intention of the Regulation 123 List scheme and to avoid any misinterpretation in the future. The definition omits sections of the NWDR which were secured via S106 prior to the introduction of CIL in Wokingham. This is to provide assurance that there will be no 'double counting' of CIL and planning obligations.</p> <p>Change to 'Improvements to Coppid Beech Roundabout' – to be deleted as the scheme has been completed.</p> <p>Change to 'South Wokingham Distributor Road' - to provide an exact definition of what constitutes the 'South Wokingham Distributor Road' for the purposes of CIL funds. This is to provide clarity as to the original intention of the Regulation 123 List scheme and to avoid any misinterpretation in the future. The definition omits sections of the SWDR which were secured via S106 prior to the introduction of CIL in Wokingham. This is to provide assurance that there will be no 'double counting' of CIL and planning obligations.</p> <p>Change to 'Replacement railway bridges on the A321 Finchampstead Road' - to provide an exact definition of what constitutes 'Replacement railway bridges along the A321 Finchampstead Road' for</p>

Infrastructure Type or Project	Exclusions*	Reason for change
<p><u>pedestrian and cycle facilities and junction capacity improvements not directly related, in part or in whole, to development sites along the A321 between the southern Borough boundary starting at Wokingham Road (Crowthorne) and the end of the A321 in Wargrave towards the north of the Borough;</u></p> <ul style="list-style-type: none"> • <u>Arborfield Cross Relief Road (ACRR) - a new road between a new junction on the A327 south of Langley Common Road and a new junction on the A327 West of Arborfield Cross;</u> • <u>Nine Mile Ride Extension – a new road through the Arborfield SDL between byway 18 and the Nine Mile Ride connection with Park Lane;</u> • <u>Barkham Bridge Improvement – widening to one lane each direction;</u> • <u>Improvements along the A327 to deliver pedestrian and cycle facilities and junction capacity improvements not directly related, in part or in whole, to development sites along the A327 between the Borough Boundary to the South and the Borough Boundary to the North which ends just south of Whitley Wood Road;</u> 		<p>the purposes of CIL funds. This is to provide clarity as to the original intention of the Regulation 123 List scheme and to avoid any misinterpretation in the future.</p> <p>Change to ‘Improvements along the A321’ - to provide an exact definition of what constitutes ‘Improvements along the A321’ for the purposes of CIL funds. This is to provide clarity as to the original intention of the Regulation 123 List scheme and to avoid any misinterpretation in the future.</p> <p>Change to ‘Arborfield Cross Relief Road’ - to provide an exact definition of what constitutes the ‘Arborfield Cross Relief Road’ for the purpose of CIL funds. This is to provide clarity as to the original intention of the Regulation 123 List scheme and to avoid any misinterpretation in the future.</p> <p>Change to ‘Nine Mile Ride Extension’ - to provide an exact definition of what constitutes the ‘Nine Mile Ride Extension’ for the purpose of CIL funds. This is to provide clarity as to the original intention of the Regulation 123 List scheme and to avoid any misinterpretation in the future.</p> <p>Change to ‘Barkham Bridge Improvement’ - to provide an exact definition of what constitutes ‘Barkham Bridge Improvement’ for the purpose of CIL funds. This is to provide clarity as to the original intention of the Regulation 123 List scheme and to avoid any misinterpretation in the future.</p>

Infrastructure Type or Project	Exclusions*	Reason for change
<ul style="list-style-type: none"> • Shinfield Eastern Relief Road; • <u>Capacity improvements on the A329(M) from M4 Junction 10 to Coppid Beech improvement;</u> • <u>Corridor Improvements - the delivery of sustainable transport measures that are not directly related, in part or in whole, to development sites, including:</u> <ul style="list-style-type: none"> • <u>Bus stop improvements;</u> • <u>Footpath / cycleway improvements.</u> <p>Strategic Road Network (SRN) improvements outside the Borough <u>within contiguous Local Authorities (The SRN is made up of motorways and trunk roads that are managed by Highways England).</u></p> <p>Public Rights of Way (PROW) and Cycle Network improvements including:</p> <ul style="list-style-type: none"> • Four <u>crossings footbridges over the Waterloo Line (Tanhouse / Gypsy Lane / Star Lane / Eastern Gateway);</u> • <u>The Greenways Network.</u> 		<p>Change to ‘Improvements along the A327’ - to provide an exact definition of what constitutes ‘Improvements along the A327’ for the purpose of CIL funds. This is to provide clarity as to the original intention of the Regulation 123 List scheme and to avoid any misinterpretation in the future.</p> <p>Change to ‘A329(M) – M4 J10 to Coppid Beech Improvement’ - to provide an exact definition of what constitutes ‘A329(M) – M4 J10 to Coppid Beech Improvement’ for the purpose of CIL funds. This is to provide clarity as to the original intention of the Regulation 123 List scheme and to avoid any misinterpretation in the future.</p> <p>Change to ‘Corridor Improvements’ - to provide an exact definition of what constitutes ‘Corridor Improvements’ for the purpose of CIL funds. This is to provide clarity as to the original intention of the Regulation 123 List scheme and to avoid any misinterpretation in the future.</p> <p>Change to ‘Strategic Road Network improvements outside the borough’ – to provide a definition of what constitutes the Strategic Road Network (SRN)</p> <p>Change to ‘PROW and Cycle Network Improvements’ - to provide an exact definition of what constitutes ‘PROW and Cycle Network</p>

Infrastructure Type or Project	Exclusions*	Reason for change
<p>Public Transport Network improvements including:</p> <ul style="list-style-type: none"> • Thames Valley Park, Eastern Expressway – <u>a new road to support public transport in Thames Valley Park</u> <p>The following improvements to Parking Provision (including Park and Ride infrastructure):</p> <ul style="list-style-type: none"> • Park & Ride near the Coppid Beech roundabout • Carnival Pool Car Park Expansion • Thames Valley Park, Park and Ride 		<p>Improvements' for the purpose of CIL funds. This is to provide clarity as to the original intention of the Regulation 123 List scheme and to avoid any misinterpretation in the future.</p> <p>Change to 'Thames Valley Park Eastern Expressway' - to provide an exact definition of what constitutes the 'Thames Valley Park, Eastern Expressway' for the purpose of CIL funds. This is to provide clarity as to the original intention of the Regulation 123 List scheme and to avoid any misinterpretation in the future.</p> <p>Changes to the 'exclusions**' column – to clarify that the exclusion from CIL applies to all other site-specific transport improvements that are identified in a site specific assessment whether they are within the red line boundary of a planning application or not.</p> <p>To clarify that 'Public Transport Network Improvements' does not, and was never intended to, include the provision of bus services.</p> <p>To specify that 'Land for provision on SDL's' relates to the provision of transport infrastructure.</p> <p>To specify that CIL will only be used to fund the Greenways Network outside of the SDL's.</p>

Infrastructure Type or Project	Exclusions*	Reason for change
<p><u>Education, defined as:</u></p> <p>Nursery Schools</p> <p>Primary and Secondary Education</p> <p>Further and Higher Education Special Educational Needs Provision</p>	<p>Land for Provision of land for <u>schools on the SDLs and service / utilities provision / pedestrian and vehicular access connections to the schools.</u></p>	<p>Change to the 'exclusions' column – To clarify that land for the provision of schools includes serviced sites</p>
<p><u>Green Infrastructure, defined as:</u></p> <p>Allotments and Community Gardens</p> <p>Biodiversity Projects</p> <p>Amenity Open Space and Play Areas</p> <p>Cemeteries and Churchyards Outdoor</p> <p>Sport Facilities</p> <p>Country Parks</p>	<p>Amenity open space and play areas in connection with the following Strategic Development Location (SDL) sites:</p> <ul style="list-style-type: none"> • North Wokingham SDL • South Wokingham SDL • South of M4 SDL • Arborfield SDL <p>Land for Provision of land for <u>green infrastructure on the SDLs</u></p>	<p>Change to the 'exclusions' column – To specify that 'land for provision on SDLs' relates to the provision of Green Infrastructure.</p>
<p><u>Community/Social Infrastructure, defined as:</u></p>		

Infrastructure Type or Project	Exclusions*	Reason for change
Community Centres/Halls Libraries Indoor Sports Facilities Culture and Heritage	<u>Land for Provision of land for community / social infrastructure on the SDLs</u>	Change to the 'exclusions' column – To specify that 'land for provision on SDLs' relates to the provision of community / social Infrastructure.
<u>Public Services, defined as:</u> Emergency Services facilities and equipment Health centres/GP surgeries	Fire Hydrants	

*Exclusions: projects identified in this column are expected to be delivered in kind or by developer contributions, secured through Section 106 agreements.