



WOKINGHAM BOROUGH COUNCIL

A Meeting of an **INDIVIDUAL EXECUTIVE MEMBER DECISION** will be held at LGF4, Civic Offices, Shute End, Wokingham, RG40 1BN on **FRIDAY 17 MARCH 2017 AT 12.45 PM**

A handwritten signature in black ink, appearing to read 'Andy Couldrick', written in a cursive style.

Andy Couldrick
Chief Executive
Published on 9 March 2017

This meeting may be filmed for inclusion on the Council's website.

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WOKINGHAM BOROUGH COUNCIL

Our Vision

A great place to live, an even better place to do business

Our Priorities

Improve educational attainment and focus on every child achieving their potential

Invest in regenerating towns and villages, support social and economic prosperity, whilst encouraging business growth

Ensure strong sustainable communities that are vibrant and supported by well designed development

Tackle traffic congestion in specific areas of the Borough

Improve the customer experience when accessing Council services

The Underpinning Principles

Offer excellent value for your Council Tax

Provide affordable homes

Look after the vulnerable

Improve health, wellbeing and quality of life

Maintain and improve the waste collection, recycling and fuel efficiency

Deliver quality in all that we do

For consideration by

Mark Ashwell, Executive Member for Planning and Regeneration

Officers Present

Ian Bellinger, Planning Officer

Sarah Hollamby, Head of Development Policy and Planning

Vanessa Rowell, Planning Officer

Arabella Yandle, Democratic Services

IMD NO.	WARD	SUBJECT
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1. IMD
2017/07

**RESPONSE TO EAST OF BASINGSTOKE
AND REDLANDS DEVELOPMENT**

5 - 8

Purpose: To give comments on the Draft East of Basingstoke and Redlands Development Brief Supplementary Planning Document (SPD)

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Agenda Item IMD7

INDIVIDUAL EXECUTIVE MEMBER DECISION

REFERENCE IMD: 2017/07

TITLE	Wokingham Borough Council response to the Draft East of Basingstoke and Redlands Development Brief Supplementary Planning Document (SPD)
DECISION TO BE MADE BY	Executive Member for Planning and Regeneration, Councillor Mark Ashwell
DATE AND TIME	17 March 2017 – 12:45PM
WARD	None specific
DIRECTOR	Director of Environment, Josie Wragg
REPORT TO BE PUBLISHED ON	10 March 2017
VENUE	LGF4

OUTCOME / BENEFITS TO THE COMMUNITY

To ensure that the Draft East Basingstoke and Redlands Development Brief Supplementary Planning Document has minimal negative impacts upon Wokingham Borough and that any positive benefits are maximised.

RECOMMENDATION

The Executive Member for Planning and Regeneration

- a) approves the comments outlined in this report
- b) approves that they be submitted as a formal response to the consultation from Basingstoke and Deane Borough Council on the Draft East Basingstoke and Redlands Development Brief Supplementary Planning Document

SUMMARY OF REPORT

This report details the proposed response of Wokingham Borough Council to the consultation on the Draft East Basingstoke and Redlands Development Brief Supplementary Planning Document

The content of this report includes the following:

- Considering the impact of the Draft East Basingstoke and Redlands Development Brief Supplementary Planning Document on Wokingham Borough.

Background

Basingstoke and Deane Borough Council is consulting on the Draft East of Basingstoke and Redlands Development Brief Supplementary Planning Document (SPD). It has not been possible to gain executive member sign off by the deadline of the consultation on 3rd March 2017 and this report has therefore been sent as a holding response subject to official sign off.

East Basingstoke and Redlands are two sites in close proximity to each other which have been allocated for a total of 615 dwellings through the Basingstoke and Deane Local Plan 2011 – 2029. The Basingstoke and Deane Local Plan was adopted in May 2016, and therefore the principle of development of the site has already been accepted. The sites lie just to the East of Basingstoke Town, and the principal access will be off the A33.

The East Basingstoke and Redlands Development Brief SPD essentially adds extra detail to the site allocation policy, and will be a guide for future development within the two sites.

Analysis of Issues

The SPD sets out development principles covering topics such as provision of a primary school on the sites, design principles of the sites, and the provision of green infrastructure. The matter that is of concern to Wokingham Borough Council is the effect that the new development will have on traffic on the north of the A33 (within the Wokingham Borough boundary) and on junction 11 of the M4. It is also unclear whether the Highways Authority has considered the impact of the East Basingstoke and Redlands site allocations on the Manage Motorways project on the M4 (hard shoulder as a running lane).

Paragraph 5.1.16 of the SPD states that in preparing planning applications for the sites, the planned improvements to the A33 and any other strategic improvements to the local highway network will need to be considered through liaison with the Local Highways Authority. Wokingham Borough Council endorses this approach and requests that the concerns regarding the impact of development on the A33, junction 11 of the M4 and the Manage motorways project are taken into consideration.

It is also noted that there is a potential later phase for 450 dwellings to be delivered on the site beyond the plan period which is up until 2029. As mentioned in the previous paragraph of this response, Wokingham Borough Council requests that the impact of this increase of development on the A33, junction 11 of the M4 and the Manage Motorways project is considered.

Joint working should continue between the Wokingham Borough Council and Basingstoke and Deane Borough Council and Hampshire County Council on strategic matters such as highways, as large strategic development proposals progress.

FINANCIAL IMPLICATIONS OF THE RECOMMENDATION

The Council faces severe financial challenges over the coming years as a result of the austerity measures implemented by the Government and subsequent reductions to public sector funding. It is estimated that Wokingham Borough Council will be required to make budget reductions in excess of £20m over the next three years and all Executive decisions should be made in this context.

	How much will it Cost/ (Save)	Is there sufficient funding – if not quantify the Shortfall	Revenue or Capital?
Current Financial Year (Year 1)	N/A	N/A	N/A

Next Financial Year (Year 2)	N/A	N/A	N/A
Following Financial Year (Year 3)	N/A	N/A	N/A

Other financial information relevant to the Recommendation/Decision
N/A

Cross-Council Implications (how does this decision impact on other Council services, including property and priorities?)
N/A

SUMMARY OF CONSULTATION RESPONSES	
Director – Finance and Resources	No comment
Monitoring Officer	No comment
Leader of the Council	No comment

List of Background Papers
Draft East of Basingstoke and Redlands Development Brief – Supplementary Planning Document https://www.basingstoke.gov.uk/EoBandRSPD

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Date 6/2/17	Version No. 2

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