

Agenda Item IMD1

INDIVIDUAL EXECUTIVE MEMBER DECISION

REFERENCE IMD: 2017/01

TITLE	Response of Wokingham Borough Council to the consultation on the Final Draft Bracknell Forest Strategic Housing and Economic Land Availability Assessment (SHELAA) and the Draft Site Selection Methodology
DECISION TO BE MADE BY	Executive Member for Planning and Regeneration, Cllr Mark Ashwell
DATE AND TIME	12pm 5 January 2017
WARD	None specific
DIRECTOR	Director of Environment, Josie Wragg
REPORT TO BE PUBLISHED ON	23 December 2016
VENUE	SF2

OUTCOME / BENEFITS TO THE COMMUNITY

To ensure that Bracknell Forest Council's Strategic Housing and Economic Land Availability Assessment and the Draft Site Selection Methodology has minimal negative impacts upon Wokingham Borough and that any positive benefits are maximised.

RECOMMENDATION

The Executive Member for Planning and Regeneration

- 1) approves the comments outlined in this report
- 2) approves that they be submitted as a formal response to the consultation from Bracknell Forest Council on their final draft of the Strategic Housing and Economic Land Availability Assessment and the Draft Site Selection Methodology

SUMMARY OF REPORT

This report details the proposed response of Wokingham Borough Council to the consultation on the final draft of the Strategic Housing and Economic Land Availability Assessment and the Draft Site Selection Methodology

The content of this report includes the following:

- Considering the impact of the Strategic Housing and Economic Land Availability Assessment and the Draft Site Selection Methodology on Wokingham Borough.

Background

Bracknell Forest Council is consulting on its final draft of the Strategic Housing and Economic Land Availability Assessment (SHELAA) and the Draft Site Selection Methodology between 21 November – 19 December 2016. Due to tight timescales, it has not been possible to gain executive member sign off by the deadline and this report has therefore been sent as a holding response subject to official sign off.

Local Planning Authorities, county councils and some other bodies have a legal duty to co-operate on planning for sustainable development. This 'duty to co-operate' comprises a major consideration in the plan-making process. To satisfy the Duty to Co-operate, local planning authorities must work together and actively engage with each other on cross-boundary strategic matters, such as potential housing and economic land allocations in future local plans that may lie close to or straddle a local authority boundary.

The SHELAA identifies a future supply of land which is suitable, available and achievable for housing and economic development uses up until 2036; it does not allocate sites for development and it is just an initial first stage assessment of working out which sites will be potentially allocated through the Local Plan. The sites included in the SHELAA are those that have been submitted through the 'Call for Sites' consultations. Part One of the assessment outlines the overall proposed methodology for assessing land availability. Part Two of the assessment sets out the results of the SHELAA, where the methodology outlined in Part One of the assessment has been applied to sites that have been submitted through the 'Call for Sites' consultations for Bracknell Forest Council's Comprehensive Local Plan.

The Draft Site Selection Methodology sets out how Bracknell Forest Council intends on selecting sites through their Local Plan process in order to meet their needs for housing, employment and retail uses.

Analysis of Issues

Part One of the SHELAA is broadly in line with the methodology for the Berkshire Housing and Economic Land Availability Assessment (HELAA) which all of the other Berkshire Authorities have adopted and now published.

At this stage, Wokingham Borough Council only has one comment relating to Part One of the study, and that is in relation to the exclusion of sites that contain high pressure gas pipelines, oil pipelines, national grid transmission lines and immovable communication links (e.g. high speed fibre optic cables). It is recommended that Bracknell Forest Council reconsider the immediate exclusion of sites that include these forms of infrastructure, and instead consider whether mitigation measures could be taken which may mean these sites then become appropriate for development.

It is also noted that the Bracknell SHELAA intends on not focusing on sites which have already been allocated, those with planning permission, or those with a resolution to approve, subject to the completion of a section 106 agreement. Although Wokingham BC understands that the reason for this approach is to avoid duplication of information in Bracknell Forest Council's housing commitments, Bracknell Forest may want to consider adding those sites where permission has expired within the SHELAA.

Part Two of the SHELAA demonstrates the results of applying the methodology in Part One to the submitted sites. A number of sites have been identified that are either partially within the Wokingham Borough boundary or are within close proximity. A list of these sites is provided below and the outcomes of the SHELAA:

Site Ref	Site Address	Suitability	Availability	Achievability	Deliverability/ Developability
BIN13	Western Field, land south of London Road	Potentially suitable	available	achievable	developable
SAND5	Land east of Wokingham Road, and south of Duke's Ride (Derby Field)	Potentially suitable	Potentially available	Potentially achievable	Potentially developable
CLUSTER 1 (BIN7, BIN8, BIN9, BIN10 & BIN11)	Land west of Murrell Hill Lane, and south of Foxley Lane (comprising Foxley Fields, Whitehouse Farm, Murrell Hill Grange, Popes Manor and Popes Farm)	Potentially suitable	Potentially available	Potentially achievable	Potentially developable
BIN8	Land south of Foxley Lane and west of Murrell Hill Lane (Foxley Fields)	Potentially suitable	available	achievable	developable
SAND1	Silverdene, Ambarrow Lane	Suitability unknown	Potentially available	Potentially achievable	Not develop- Able within Next 15 years
SAND2	Land to south of Sandhurst Lodge, Wokingham Road	Potentially suitable	Potentially available	Potentially achievable	Potentially developable
CLUSTER 3 (BRA3 AND BRA4)	Land at the Hideout and Beaufont Park, Nine Mile Ride	Potentially suitable	Potentially available	Potentially achievable	Potentially developable
BIN12	Eastern Field, land south of London Road	Potentially suitable	available	achievable	developable
BIN14	Land at Bigwood, Peacock Lane	Potentially suitable	available	achievable	developable

Wokingham BC has already been provided with details of the above sites and we have also provided details of sites in Wokingham Borough to Bracknell Forest Council to make sure there is an awareness of cross boundary issues as part of the Duty to Co-operate. Furthermore, the West of Berkshire Spatial Planning Framework published on 13 December 2016 demonstrates the strategic priorities and projects that the authorities will work on collaboratively, which includes consideration of sites on the Wokingham Borough / Bracknell Forest boundary as part of the Duty to Co-operate.

There are no comments from Wokingham BC on the Draft Site Selection Methodology.

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

N/A

SUMMARY OF CONSULTATION RESPONSES

Director – Finance and Resources	No comments
Monitoring Officer	No comments
Leader of the Council	No comments

List of Background Papers

Bracknell Forest Strategic Housing and Economic Land Availability Assessment (Final Draft and Site Selection Methodology
http://consult.bracknell-forest.gov.uk/portal/planning/clp/shelaa_2016/strategic_housing_and_economic_land_availability_assessment_final_draft_and_site_selection_methodology_2016

West of Berkshire Spatial Planning Framework – Delivering sustainable new communities to 2036

www.bracknell-forest.gov.uk/west-of-berkshire-spatial-planning-framework-final.pdf

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