

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.

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Infrastructure Type or Project	Exclusions*	Reason for change
<p><u>Suitable Alternative Natural Greenspace (SANG) - defined as:</u></p> <p>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></p>	<p>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:</p> <ul style="list-style-type: none"> • North Wokingham SDL • South Wokingham SDL • South of M4 SDL • Arborfield SDL 	<p>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.</p>

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	<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"> Improvements along the A329 <u>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> Winnersh Relief Road <u>– a new road between Kings Street Lane and the A321 Reading Road (near the M4 overbridge);</u> North Wokingham Distributor Road 	<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>Travel Plans</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’ - to provide an exact definition of what constitutes the ‘North Wokingham Distributor Road’ for the</p>

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<p><u>(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></p> <ul style="list-style-type: none"> • <u>Improvements to Coppid Beech Roundabout</u> • South Wokingham Distributor Road including road over rail bridge <u>(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> • Replacement railway bridges on the A321 Finchampstead Road, <u>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> • Improvements along A321 <u>- to deliver pedestrian and cycle facilities and</u> 	<p><u>The delivery, commissioning, or subsidy of a new or existing expanded bus service.</u></p> <p>Land for provision <u>Provision of land for transport requirements</u> on the SDLs</p> <p><u>Sections of the Greenways Network within the SDL's</u></p>	<p>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 the purposes of CIL funds. This is to provide clarity</p>

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<p><u>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>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>

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<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> • Corridor Improvements <u>- 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 (<u>SRN</u>) 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</u> over the Waterloo Line <u>(Tanhouse / Gypsy Lane / Star Lane / Eastern Gateway);</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</p>

Infrastructure Type or Project	Exclusions*	Reason for change
<ul style="list-style-type: none"> <u>The</u> Greenways Network. <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 <u>infrastructure</u>):</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>what constitutes ‘PROW and Cycle Network 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 <u>for schools</u> on the SDLs <u>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 <u>of land for green infrastructure</u> on the SDLs</p>	<p>Change to the ‘exclusions’ column – To specify that ‘land for provision on SDLs’ relates to the provision of Green Infrastructure.</p>

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

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