

which address these needs across all tenures. This will include the provision of “Lifetime Homes” and other accommodation for the elderly and the vulnerable. Lifetime Homes incorporates design features which help to make them more adaptable to meet the varying needs of different occupiers or changing needs through a family’s lifetime occupancy. This will assist the Council in meeting the needs of an ageing population in the Borough highlighted in the Council’s Housing Strategy for Older People.

The provision of Affordable Housing will normally be achieved through the involvement of a Registered Social Landlord nominated by the Council and registered with the Homes and Communities Agency, so that properties can be secured for successive occupiers. The affordable housing will need to be delivered to Homes and Communities Agency development standards current at the time of the planning decision. It is assumed that the affordable housing will be delivered grant free.

On larger sites the delivery of affordable housing units will be phased throughout the housing development and all of the affordable units should be in place before the first occupation of no more than 40% of the market units within that phase of the development.

Developers are expected to make provision for affordable housing on site. However, consideration will be given in exceptional circumstances, where there is sufficient justification, to a financial contribution towards provision of affordable housing elsewhere within the Borough. The methodology for calculating an in lieu payment is based on the difference in the residual development value of a scheme without on-site affordable housing and the same scheme with on-site affordable housing. Further details, including a template for the calculation, can be found in the Lewel’s Affordable Housing Viability Study Report (points 3.10 and 3.11).

(ii) EDUCATIONAL FACILITIES

Pupil Yields: The figures for pupils yielded by new housing in Wokingham are derived from a Pupil Yield Survey carried out on behalf of Wokingham and other Berkshire Unitary Authorities in 2010. This survey superseded a similar one carried out in 2005. The yields are as follows:

- Primary Education (4 – 10)
 - 0.26 pupils per 2 bedroomed dwelling
 - 0.49 pupils per 3 bedroomed dwelling
 - 0.38 pupils per dwelling with 4 or more bedrooms
- Secondary Education (11 – 16)
 - 0.17 pupils per 3 bedroomed dwelling
 - 0.27 pupils per dwelling with 4 or more bedrooms
- Post-16 Education
 - 0.17 pupils per 3 bedroomed dwelling
 - 0.27 pupils per dwelling with 4 or more bedrooms

NB For the calculation of the Post-16 contribution, the pupil yield is divided by five and multiplied by 2 to reflect the two years study at this level, and multiplied by 57% which is the current “stay on rate” from Year 11 to Year 12 across the Borough.

The DfE published its revised table of location factors in January 2009 on its website www.teachernet.gov.uk. This is designed to take account of the regional variations in building costs around the country, and it shows a location factor for Wokingham of +5%.

Special Educational Needs (SEN) Contributions: Building Bulletin 77, issued by the DfE, provides guidance on the provision of special schools and SEN space. It advises that an