

Town & Country Planning Act 1990 (as amended)

Appeal by Dandara Southern Ltd & Elstree Land Ltd

Land North of Reading Road, Arborfield

PINS Ref: App/X0360/W/25/3371069

LPA Ref: 243099

Addendum Note in respect of Vision-Led Package & Highway Off-Site Improvement Works

9 March 2026

- 1.1 This addendum note has been prepared as an update to the Inspector on the agreement reached between the Appellant and the Council in respect of the NPPF 115(d) vision-led mitigation package, as reflected in the current versions of the draft List of Conditions (CD05.09) and Section 106 Agreement (CD13.17).
- 1.2 For ease, I have cross-referenced paragraph numbers and Appendices, as set out within my Proof of Evidence (CD13.04.01) and Rebuttal Proof of Evidence (CD13.14), where applicable.

Paragraph 3.19 Rebuttal Proof of Evidence (CD13.14)

- 1.3 The current version of the S106 Agreement (CD13.17) between parties includes a higher, index-linked Bus Service Contribution, updated My Journey Contribution, and appropriate WBC Travel Monitoring Fee that is consistent with contributions secured from other applications by the Council. It also includes for an enhanced Travel Plan Monitor & Manage package. Based on the agreement reached between the Appellant and the Council, there is no requirement for a further contribution towards the South of M4 Bus Strategy.

Paragraph 4.3 Rebuttal Proof of Evidence (CD13.14)

- 1.4 The updated total value of the vision-led package is £984,634, equivalent to £8,871 per dwelling, a full breakdown of which is provided as **Appendix MS20** to this Addendum Note.

Paragraph 4.4 Rebuttal Proof of Evidence (CD13.14)

1.5 The updated vision-led package, as reflected in the current versions of the draft List of Conditions (CD05.09) and Section 106 Agreement (CD13.17) now comprises:

- Bus Service Contribution
- MyJourney Contribution
- WBC Travel Plan Monitoring Fee
- Cycle Hire / e-bikes
- E-Bike lease
- Cycle Purchase Vouchers
- Bus Taster Tickets
- Mobility Hub
- Bi-annual Travel Plan SAM-surveys and Monitoring Report
- Travel Plan Bond
- Enhanced active travel linkages to local facilities and services on Reading Road to include the provision of footway widening, lighting, bus stop upgrades and associated works, traffic calming features and new pedestrian crossings on Reading Road (extending from Church Lane to Arborfield Cross)
- Church Lane 'Quiet Lane' proposals to include the provision of a pedestrian / cycle access from the Appeal Site to Church Lane, upgrade of Public Footpath ARB01 to Bridleway status, including appropriate wayfinding signage, removal of the existing kissing gate, and provision of a Kent Carriage Gap-style restriction.

Paragraph 5.21 Proof of Evidence (CD13.04.01)

1.6 The final bullet point references upgrades to Public Footpath ARB01 to be secured by S106 Agreement. As agreed with the Council, these works are now to be delivered by the Appellant as part of the Highway Off-Site Improvement Works, as referenced in the current version of the draft List of Conditions (CD05.09).

Paragraph 5.24 Proof of Evidence (CD13.04.01)

1.7 The Bus Service Contribution has been amended from £914 per dwelling to £1,228.81 per dwelling, index linked, as agreed between the Appellant and the Council in the current version of the Section 106 Agreement (CD13.17).

Paragraph 5.31 Proof of Evidence (CD13.04.01)

- 1.8 The MyJourney Contribution has been amended from £612 per dwelling to £450 per dwelling, index linked, as agreed between the Appellant and the Council in the current version of the Section 106 Agreement (CD13.17).

Paragraph 5.32 Proof of Evidence (CD13.04.01)

- 1.9 The schedule of measures and incentives set out therein is superseded by that now set out in the current versions of the draft List of Conditions (CD05.09) and Section 106 Agreement (CD#.#) and summarised in this Addendum Note, including **Appendix MS20**.

Paragraph 5.51 Proof of Evidence (CD13.04.01)

- 1.10 This paragraph is no longer applicable for the reasons as set out above.

Paragraph 5.53 Proof of Evidence (CD13.04.01)

- 1.11 The MyJourney Contribution has been amended, as set out above.

Appendix MS20

Land North of Reading Road, Arborfield

05 March 2026

S106 Planning Obligations (Highways) (to include S38 / S278 works) / On-Cost to Developers

Obligation	Delivery Mechanism	Amount	Description	Notes
S106 Financial Contribution*				
Bus Service Contribution	S106 Financial Contribution	£136,398	Contribution of £1,228.81 (Index Linked) per Dwelling.	As per Schedule 2 of draft S106 (04.03.26) to pay prior to 1st occupation of the development
MyJourney Contribution	S106 Financial Contribution	£49,950	Contribution of £450 per dwelling.	As per Schedule 2 of draft S106 (04.03.26) to pay 50% prior to 1st occupation and 50% prior to occupation of more than 50% of the dwellings (56th unit)
WBC Travel Plan Monitoring Fee	S106 Financial Contribution	£4,500	Index Linked towards monitoring of the Final Travel Plan	As per Schedule 6 of draft S106 (04.03.26) - Paid on or before Commencement of Development and not to commence development until it is paid
S106 TOTAL		£190,848		

Developer Cost / Build-Out (S278 / S38) - Necessary Access Works				
Reading Road Site Access	Developer Cost / Build-Out (S278 / S38)	Give-way priority junction on Reading Road.	Drawing No. 25103/002 Rev C	
Reading Road Pedestrian / Emergency Access		Provision of emergency access onto Reading Road as per PBA Emergency Access Plan No. 147.0017.0009 Rev P01 (CD1.28)	Drawing No. 25103/002 Rev C	
On-Site Areas For Adoption		Schedule 5, Part 1 - Prior to submission of 1st RMA to elect which estate roads are to be adopted, to submit plans for approval (Private & Adoptable Roads Specs) prior to or current to submission of 1st RMA and to not commence development until the Council has approved these	Schedule 5 of draft S106 (04.03.26)	
S278 / S38 ACCESS WORKS TOTAL				

Developer Cost / Build-Out (S278 / S38) - Off-Site Mitigation / Wider Community Benefits			As per Condition 8 of updated draft list of Conditions (04.03.26) to be completed prior to occupation of 40th dwelling	
Enhanced Active Travel Linkages to Local Facilities + Services on Reading Road	Developer Cost / Build-Out (S278)	£592,916	Provision of footway widening, lighting, bus stop boarders, traffic calming features, and new pedestrian crossings on Reading Road (extending from Church Lane to the Arborfield Cross roundabout).	Dwg. Nos. 25103/001/01 Rev D, 25103/001/02 Rev D, 25103/00 & 25103/004
Church Lane "Quiet Lane" Proposals	Developer Cost / Build-Out (S278)	£25,000	Provision of a pedestrian / cycleway access from the Site onto Church Lane, upgrade of Public Footpath ARB01 to Bridleway status including appropriate wayfinding signage, removal of the existing kissing gate, and provision of a Kent Carriage Gap-style restriction.	Dwg. No. 25103/005 Rev A
S278 / S38 OFF-SITE MITIGATION TOTAL		£617,916		

Travel Plan Monitor & Manage			Schedule 6 of the draft S106 (04.03.26)	
Final Travel Plan	Developer Cost / Build-Out			As per Schedule 6 of draft S106 (04.03.26) to be submitted prior to Commencement of Development based on 1st Travel Survey and to include recommendation from Council on Framework Travel Plan - updated annually for period of five years
Travel Plan Coordinator	Developer Cost / Build-Out			As per Schedule 6 of draft S106 (04.03.26) to be appointed not less than 3 months prior to first occupation
Travel Survey		£12,300	WBC Costs (02.03.26) refer to bi-annual surveys (£1,600 x 3) and bi-annual monitoring report (£2,500 x 3)	As per Schedule 6 of draft S106 (04.03.26) to be commissioned upon Occupation of 50% of the dwellings (56th unit) or 6 months after first occupatio, whichever is soonest. Further surveys annually for 5 years from date of initial survey
Monitoring Report				As per Schedule 6 of draft S106 (04.03.26) to report results to Council within 3 months of each travel survey
Travel Plan Objective - "8% reduction in single occupancy car trips from Year 1 survey"				As per Schedule 6 of draft S106 (04.03.26) to use "reasonable endeavours.." to achieve objective within 5 years of 1st travel survey
Handover				As per Schedule 6 of draft S106 (04.03.26), TPC to handover responsibility to residents' association or equivalent at the end of 5 years or after final travel survey
Travel Plan Bond	Developer Cost / Build-Out	£66,000		As per Schedule 6 of draft S106 (04.03.26), a bond or cash deposit for the implementation of the measures & incentives of the final Travel Plan - Costing as provided by WBC 02.03.26
Travel Plan Measures & Initiatives			As per Schedule 6 of draft S106 (04.03.26)	
Cycle Hire / e-bikes	Developer Cost / Build-Out	£4,500		E-Bike Docking Station incl. Installation
E-bike lease		£12,000	£2,000 per household for 5 years	Costing as provided by WBC 02.03.26
Cycle purchase vouchers		£11,110	£100 per household per year for 5 years - assumes 20% take up	Costing as provided by WBC 02.03.26
Bus Taster Tickets		£39,960	£20 per houshold per month for 5 years - assumes 30% take-up	Costing as provided by WBC 02.03.26
Mobility Hub		£30,000	£6,000 per year for 5 years to incl. Car Club, E-Bike Hire, Dr Bike & Hot-spot / Information	Costing as provided by WBC 02.03.26
(Total Cost for Travel Plan Measures & Incentives)		£97,570		
TRAVEL PLAN MONITOR & MANAGE TOTAL		£175,870		

Summary			
S106 Financial Contributions		£190,848	Combined package equivalent to circa £8,870 per dwelling. WBC don't have a contribution / price per unit.
Developer Cost / Build-Out	Necessary Access Works	N/A	
	Wider Community Benefits / Off-Site Mitigation	£617,916	
	Travel Plan Monitor & Manage	£175,870	
TOTAL		£984,634	

Land North of Reading Road, Arborfield

09 March 2026

Comparable Site - S106 Planning Obligations (Highways) / Estimated On-Cost to Developers

Reference at para. 5.84 of WBC PoE

Site Address	Units	Status	S106 Financial Contribution	Off-Site Mitigation Measures (S278)	Notes	Total Cost of Mitigation Package	Cost per dwelling
Land north of Arborfield Road (SSH025)	191 (130 by 2032)	Full Application (Ref. 242484) - Decision Pending	• £612 per dwelling My Journey Contribution (instead of a Travel Plan) (WBC response 9th Jan 2025) £116,892 • £364 per dwelling to assist in delivering the South of the M4 Bus Strategy (WBC response 9th Jan 2025) £69,524 • WBC's CIL Charging Schedule (adopted February 2015) applies a rate of £300/sqm new residential floorspace within the South of M4 SDL (index linked). The indexed CIL rate for 2024 is £441.31/sqm		• Provision of a 3.0-metre footway / cycleway along the eastern frontage of the Site (S38 - as all within Red Line Boundary but would be improvement to overall accessibility). Total = c. £200k	£386,416	£2,023
Land east and west of Hyde End Road, Shinfield (SSH023, SSH027)	181 (140 by 2032)	Full Application (Ref. 252138) - Decision Pending	• f) In line with contributions sought from other housing sites nearby, a contribution of £866 per dwelling. The No. 600 is the bus which routes closest to the proposed development site. Therefore, the LHA would require a s106 contribution towards the frequency of the No.600 bus service. (WBC response 14th November 2025) - to be consistent it is assumed that this figure will increase to £1,222.81 per dwelling, as advised for the Appeal Site, making the total contribution £221,329	• New footpath link at Hyde End Road to connect to Shinfield Infant & Primary School. (Appendix J of submitted TA). • A new 2.0-metre wide pedestrian island crossing point is also proposed at the existing crossing at the southern end of the Langley Mead Sang car park. This will provide a safety enhancement for existing pedestrian movements crossing Hyde End Road to access the SANG. • Toucan crossing between the development parcels on Hyde End Road. • New gateway feature on Hyde End Road. • Carriageway widening at Hyde End Road Bends (one adjacent to the development parcels, one south of the Site). • A raised table priority crossing is provided at the proposed priority junction with Appleton Way to ensure pedestrians and cyclists have priority over vehicles. TOTAL = c. £423.7k	• Para. 4.59 of the submitted TA states <i>"As part of the scoping discussions, it has been agreed that, instead of preparing a new Travel Plan for the development, a S106 financial contribution will be provided instead given that matters relating to Travel Planning are now addressed through WBC's 'My Journey Wokingham' initiative."</i>	£645,029	£3,564
Land west of Trowes Lane (SSW019)	81	Full Application Refused (Ref. 230422) but Allowed at Appeal (APP/X0360/W/24/3340006)	From the S106: • £89.1k Bus Service Contribution. • £85.5k Bus Stop Contribution (The Street, The Grange, and on Basingstoke Road). • £85.5k towards pedestrian improvement works within Swallowfield. • £43.7k My Journey Contribution. • £49.1k for either improvement to the Basingstoke Road footway between Swallowfield Street and Lambs Lane (to include new crossing provision at the school) or towards sustainable home to school transport for the Site. • £11.3k for use to improve local cycle routes to Mortimer Arborfield and employment areas. • £4.5k Travel Plan monitoring. Total = c. £368.7k	• Improvement to the Trowes Lane footway between Foxborough and The Street. • Improvement to side road crossings on Foxborough and Curlys Way. • Provision of three pedestrian crossings on Trowes Lane, Curlys Way and The Street. Total = c. £120.8k		£489,251	£6,040
Land at Blagrove Lane (5WK028, 5WK032, 5WK034, 5WK039)	350 (180 by 2032)	Outline Application Refused (Ref. 222306) but Allowed at Appeal (APP/X0360/W/24/3354667)	From the S106: • £100k Barkham Bus Stop Contribution (each side of the road at Smalley Close & Ye Olde Leathern Bottel). • £914 per dwelling Bus Route 3 Contribution. • £6.5k TRO Contribution. • £512 per dwelling Monitoring Fee. • £612 per dwelling My Journey. Total = c. £819.8k	• Works at Finchampstead Road and Evendons Lane Junction including a hard and soft landscaping as shown illustratively on Plan 4. Total = c. £194.4k		£1,014,179	£2,898
School Road, Arborfield Cross	<70	Outline Application (Ref. 250735) - Conditional Approval subject to legal agreement.	• £612 per dwelling My Journey Contribution (WBC response 23rd April 2025) • £914 per dwelling Bus Route 3 Contribution (WBC response 23rd April 2025) • Travel Plan secured by Condition (may include additional Contributions to Car Club and E-Bike Vouchers TBC) • £50k for bus stop improvement works (The Swan) (WBC response 23rd April 2025) • Contribution towards upgrading the surface of a section of Cole Lane PROW (between the Site access and the Village) (value not specified) (60k estimated) • Scheme would be liable to pay a Community Infrastructure Levy (CIL) charge of £551.02/m2 (based on January 2025 figures) (WBC Committee Report dated 18th July 2025) Total = c. £216.8k	• Delivery of a Toucan crossing at Coombes Lane / Sandy Lane junction with Bearwood Road. • Delivery of refuge island / splitter islands on Eversley Road. • Replacement traffic calming measures on School Road. • Footway widening on School (associated with Site access / revised priority) Total = c. £125k	• <i>"...Together, these elements are considered to provide adequate measures to encourage more sustainable travel modes." (WBC Committee Report dated 18th July 2025)</i>	£341,800	£4,883
Land off Langley Common Road Arborfield Wokingham	<50	Outline Application (Ref. 232490) - Conditional Approval subject to legal agreement.	• £612 per dwelling My Journey Contribution (WBC response 15th November 2025) • £914 per dwelling Bus Service Contribution (WBC response 15th November 2025) Total = c. £76.3k	• Proposed to move the eastbound bus stop and shelter further east along Langley Common Road to remove it from the visibility splays (part of WBC works anyway?). Total c. £50k	• Submitted Travel Plan has very few measures. Para. 55 of the Highways TN states <i>"It is understood that the My Journey contribution [£540 per dwelling] is an option instead of the provision of a Travel Plan. On the basis that a site-specific TP has been prepared for the proposed development, this is not considered necessary."</i>	£126,300	£2,526
APPEAL SITE	111		Bus Service Contribution (£1,228.81 per dwelling) - £136.4k My Journey Contribution @ £450 per dwelling - £50.0k WBC Travel Plan Monitoring Fee - £4.5k Bi-annual Travel Surveys & Monitoring Reports - £12.3k Travel Plan Bond - £66.0k Cycle Hire / e-bikes - £4.5k E-bike lease - £12.0k Cycle purchase vouchers - £11.1k Bus Taster Tickets - £40.0k Mobility Hub - £30.0k Total = c. £366.7k	• Enhanced Active Travel Linkages to Local Facilities & Services on Reading Road and Church Lane - £817.9k		£984,634	£8,871