

WBCIR:20978

1. Can you please provide me with the following:

- a) the list of all SANG (Suitable Alternative Natural Greenspace) in Wokingham Borough**
- b) what the approved area of the SANG is**
- c) what is the agreed catchment area of the SANG (with respect to residential schemes of 10 or more dwellings as i recognise that proposals for less than this do not need to be within a specified distance of a SANG.**
- d) what area of each SANG has been assigned as part of the overall avoidance strategy for residential development**
- e) what is the remaining capacity in terms of area (hectares) of the SANG as part of the overall avoidance solution**

Please find the table below which has all the info requested in points a) to e).

SANG Name	Area (Ha)	Remaining Capacity* (Ha)	Catchment
Buckhurst Meadows	12.48		4km
Parklands	1.56		400m
Mays Farm Meadow	8.26		5km
Langley Mead	18.31		4km
Five Acre Field	2.78		400m
Clares Green Field	3.42		2km
Old Forest Road Meadows	14.32		400m
Kentwood Meadows	2.66		400m
Keephatch Park	2.12		400m
Keephatch Meadows	7.91		5km
Ashridge Meadows	8.71		400m
Eldridge Park to Kentwood Meadows Connection	3.2		400m
Hazebrouck Meadows	14.29		4km
Hazebrouck Meadows Extension	2.83		400m
Finchwood Park	29.7		5km
Oakham Woods	5.12		400m
Piglittle Field	9.9	Contact Bracknell Forest council	2km
Rooks Nest Wood	18.32	1.13	4km
The Ridge Reserve	2.77	1.74	400m
The Ridge	11.71	1.18	2km
Oakwood Park (Stanbury House)	9.7	8.61	2km
		* Blank means 100% allocated or no mechanism in place to allocate any remaining capacity	

f) can you also confirm what the SANG requirements for residential development is depending upon whether the dwelling is within 5km of the Thames Basin Heaths Special Protection Area or lies in the 5-7km zone. I recognise that SANG requirements various according to the number of bedrooms. Can you response please confirm the current standards by distance and dwelling size? I recognise that the Council could also treat this request as one pursuant to the Environment Information Regulations given its subject matter.

The answer to f) is as follows, taken from the WBC policy page regarding SANGs:

"Proposed developments that are located within one of our four Strategic Development Locations (see the [major developments](#) page for more info) will have to provide new SANG at a minimum of

8ha per 1,000 new residents for any dwellings within 5km of the TBH SPA, or SANG between 1.73 - 2.16ha per 1,000 new residents for any dwellings between 5 - 7km from the TBH SPA.

Proposed developments outside of the SDLs that cannot provide SANG to the required standard as part of the development will need to make a payment contribution towards strategic SANG."

Further info can be found here: <https://www.wokingham.gov.uk/planning-policy/advice-developers/thames-basin-heath-special-protection-area>

WBCIR:20977

1. Can you please provide me with the:

a) the total number of households on the Council's housing register; 1358

b) the number of homeless households in the register 184

c) what band the households on the register are in;

Band 1: 51 applicants in total

Band 2: 148 applicants in total

Band 3: 528 applicants in total

Band 4: 525 applicants in total

d) what size of dwelling by number of bedrooms the household is seeking (if available);

Band 1: 26 applicants need a 1 bed / 17 need a 2 bed / 5 need a 3 bed / 3 need a 4 bed

Band 2: 52 applicants need a 1 bed / 36 need a 2 bed / 37 need a 3 bed / 17 need a 4 bed

Band 3: 143 applicants need a 1 bed / 161 need a 2 bed / 280 need a 3 bed / 42 need a 4 bed

Band 4: 338 applicants need a 1 bed / 144 need a 2 bed / 55 need a 3 bed / 8 need a 4 bed

e) the town and/or village preference of the household on the register (I recognise that those on the register can express more than one preference and so that could be duplication); Those applicants in Bands 1 and 2 are unable to select areas in which they wish to live and have all areas selected so there will be duplication. Below are all the areas WBC cover, bedrooms required and number of applications

Lettings Area	Beds	No of Applications
Arborfield	1	320
	2	206
	3	211
	4	46
	5	5
	6	1
Arborfield	Sum:	789

Lettings Area	Beds	No of Applications
Barkham	1	320
	2	181
	3	203
	4	38
	5	5
	6	1
Barkham	Sum:	748

Lettings Area	Beds	No of Applications
Charvil	1	279
	2	138
	3	168
	4	29
	5	6
	6	1
Charvil	Sum:	621

Lettings Area	Beds	No of Applications
Crowthorne	1	295
	2	151
	3	149
	4	31
	5	5
	6	1
Crowthorne	Sum:	632

Lettings Area	Beds	No of Applications
Earley	1	406
	2	213
	3	230
	4	38
	5	7
	6	1
Earley	Sum:	895

Lettings Area	Beds	No of Applications
Finchampstead	1	325
	2	191
	3	195
	4	37
	5	5
	6	1
Finchampstead	Sum:	754

Lettings Area	Beds	No of Applications
Hurst	1	284
	2	149
	3	175
	4	32
	5	7
	6	1
Hurst	Sum:	648

Lettings Area	Beds	No of Applications
Remenham	1	230
	2	107
	3	117
	4	23
	5	5
	6	1
Remenham	Sum:	483

Lettings Area	Beds	No of Applications
Ruscombe	1	259
	2	120
	3	146
	4	25
	5	6
	6	1
Ruscombe	Sum:	557

Lettings Area	Beds	No of Applications
Shinfield	1	342
	2	201
	3	203
	4	43
	5	6
	6	1
Shinfield	Sum:	796

Lettings Area	Beds	No of Applications
Sonning	1	294
	2	156
	3	170
	4	28
	5	6
	6	1
Sonning	Sum:	655

Lettings Area	Beds	No of Applications
Spencers Wood	1	292
	2	162
	3	182
	4	36
	5	5
	6	1

Spencers Wood	Sum:	678
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Lettings Area	Beds	No of Applications
Swallowfield	1	269
	2	150
	3	166
	4	36
	5	5
	6	1
Swallowfield	Sum:	627

Lettings Area	Beds	No of Applications
Three Mile Cross	1	275
	2	154
	3	178
	4	35
	5	5
	6	1
Three Mile Cross	Sum:	648

Lettings Area	Beds	No of Applications
Twyford	1	327
	2	160
	3	179
	4	28
	5	6
	6	1
Twyford	Sum:	701

Lettings Area	Beds	No of Applications
Wargrave	1	277
	2	134
	3	157
	4	29
	5	6
	6	1
Wargrave	Sum:	604

Lettings Area	Beds	No of Applications
Whitley Wood	1	253
	2	118
	3	123

	4	26
	5	5
	6	1
Whitley Wood	Sum:	526

Lettings Area	Beds	No of Applications
Winnersh	1	421
	2	226
	3	228
	4	36
	5	8
	6	1
Winnersh	Sum:	920

Lettings Area	Beds	No of Applications
Wokingham	1	520
	2	267
	3	259
	4	43
	5	8
	6	1
Wokingham	Sum:	1098

Lettings Area	Beds	No of Applications
Wokingham Without	1	290
	2	165
	3	183
	4	35
	5	5
	6	1
Wokingham Without	Sum:	679

Lettings Area	Beds	No of Applications
Woodley	1	441
	2	225
	3	248
	4	36
	5	8
	6	1
Woodley	Sum:	959

f) the size of dwelling that the household is seeking in the town and/or village (if this information collated). See Q E

g) the length of time that those on the register have to wait before offered a dwelling; We cannot give an estimate on how long someone may be waiting for an offer – it depends on what properties become available, who is in priority need on the day that a property is available and any restrictions a landlord may impose – ie property may adapted, maybe a keyworker property, may be for over 50s, maybe for those with support need and a care package

h) if the information is available, the length of time by size of dwelling households have to wait.

Waiting times from being awarded Band to be nominated for a property

	Band 1	Band 2	Band 3
1 Bed	1 month	1 month	5 yrs
2 Bed	5 months	6 months	1 yr 2 months
3 Bed	2 months	4.5 months	4 months
4 bed	1 year	1yr 7 months	1yr 1 month