

TOWN & COUNTRY PLANNING ACT 1990 (As Amended)
TOWN & COUNTRY PLANNING (INQUIRIES PROCEDURE) (ENGLAND) RULES
2000

CIL COMPLIANCE STATEMENT

APPELLANT: **DANDARA SOUTHERN LTD & ELSTREE LAND LTD**

APPEAL SITE: **LAND NORTH OF READING ROAD, ARBORFIELD**

DEVELOPMENT: **OUTLINE APPLICATION FOR THE PROPOSED ERECTION OF UP TO 111 NO. DWELLINGS WITH ASSOCIATED WORKS, PARKING, LANDSCAPING, PUBLICLY ACCESSIBLE OPEN SPACE AND ACCESS FROM READING ROAD. (ALL MATTERS RESERVED EXCEPT FOR MEANS OF ACCESS).**

LPA REFERENCE: **243099**

PINS REFERENCE: **APP/X0360/W/25/3371069**

6th March 2026



WOKINGHAM
BOROUGH COUNCIL

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1. INTRODUCTION

1.1 This statement provides justification for the planning obligations contained in the draft Section 106 (“S106”) legal agreement associated with the appeal scheme.

1.2 Paragraph 56 of the NPPF explains that Local Planning Authority (“LPA”) should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition. Paragraph 58 continues by stating that planning obligations should only be sought if the obligation meets all of the following tests:

- a) necessary to make the development acceptable in planning terms;
- b) directly related to the development; and
- c) fairly and reasonably related in scale and kind to the development.

1.3 These tests are also set out in Regulation 122(2) of the Community Infrastructure Levy Regulations 2010 (as amended) (“CIL Regs”). The purpose of this statement is to confirm how each obligation in the draft S106 legal agreement complies with Regulation 122(2) of the CIL Regs and paragraph 58 of the NPPF.

1.4 The draft S106 Agreement makes provision for the following:

- 1.4.1 Affordable Housing
- 1.4.2 Bus Service Contribution
- 1.4.3 Healthcare Contribution
- 1.4.4 My Journey Contribution
- 1.4.5 Employment Skills Plan or Contribution

- 1.4.6 Strategic Access Management and Monitoring Contribution
- 1.4.7 Estate Roads
- 1.4.8 Travel Plan
- 1.4.9 Open Space, Sport and Leisure:
 - (a) Outdoor Sports Facilities Contribution (off-site contribution)
 - (b) Parks and Gardens Contribution (off-site contribution)
 - (c) Allotments Contribution (off-site contribution)
 - (d) Cemeteries/Burial Grounds Contribution (off-site contribution)
 - (e) Amenity Greenspace (on-site provision and maintenance contribution)
 - (f) Natural/Semi-Natural Greenspace (on-site provision and maintenance contribution)
 - (g) Play Space (on-site provision and maintenance contribution)
- 1.4.10 Biodiversity Net Gain
- 1.4.11 Establishment of Management Company

2. AFFORDABLE HOUSING

Policy Context

- 2.1 CS Policy CP5 requires development of 5 or more dwellings to provide 40% of homes as affordable housing. The Affordable Housing SPD supplements CS Policy CP5 and sets out the Council's approach to Affordable Housing tenure and mix, including the default position of on-site provision.
- 2.2 The appeal scheme proposed to deliver 40% of homes as affordable housing with tenure split 70% Social Rent and 30% Shared Ownership. The proposed tenure reflects that included in the Affordable Housing SPD (Appendix 11).
- 2.3 The proposed housing mix is as follows and reflects the housing mix in the Affordable Housing SPD.

Dwelling Size	Number of Affordable Housing Dwellings
1 bedroom apartment	20%
2 bedroom apartment	15%
2 bedroom house	30%
3 bedroom house	20%
4+ bedroom house	15%
Total:	100%

Regulation 122 Assessment

- 2.4 Necessary to make the development acceptable in planning terms: The provision of a wide range of housing is necessary to achieve well-balanced communities and to help meet needs of all households in the Borough. It is, therefore, necessary to make the development acceptable in planning terms.
- 2.5 Directly related to the development: The requirement to deliver affordable housing on site arises because the scheme is for residential development. The proportion, tenure and mix are all based on the quantum of development proposed. The obligation is, therefore, directly related to the development.
- 2.6 The appeal scheme would provide 40% of affordable homes on-site, therefore, matching the requirements of CS Policy CP5. Both the mix and tenure set out in the Affordable Housing SPD are reflected in the proposed scheme. The obligation is, therefore, reasonably related in scale and kind to the development.

3. BUS SERVICE CONTRIBUTION

Policy Context

- 3.1 CS Policies CP1, CP4 and CP6 require development to reduce the need to travel by car, provide choices in transport, and contribute to improvements to public transport where necessary.

Regulation 122 Assessment

- 3.2 Necessary to make the development acceptable in planning terms: The existing bus service serving Reading Road meets the definition of “good” service. A financial contribution is necessary to ensure that the current level of service can be maintained to serve future residents.
- 3.3 Directly related to the development: the need to maintain the service is directly related to the future demand and travel patterns of the residents of the appeal scheme.
- 3.4 Fairly and reasonably related in scale and kind to the development: The contribution is calculated on a per-dwelling basis (£914.29 per dwelling) The nearest bus service is the Leopard/Bus Route 3 operated by Reading Buses. If approved, the site would be expected to provide a proportionate contribution for the purpose of maintaining the existing local bus service. A proportionate contribution has been calculated as follows:

Arborfield SDL = £3.2m bus contribution for 3,500 new homes, which was agreed in 2015. Arborfield per home contribution = £914.29.
CPI = £914.29 * 0.344 = £314.52
Per dwelling cost in 2025 = £1,228.81

4. HEALTHCARE CONTRIBUTION

Policy Context

- 4.1 CS Policy CP2 requires development to contribute to sustainable and inclusive communities by addressing the need for essential community facilities, including healthcare. The planning obligation would secure contribution towards commissioning of a detailed pre-project study and an identified project, which would comprise the potential extension project of Shinfield Medical Centre of South Reading and Shinfield Group Medical Practice or a proposed project to either reconfigure the existing non-clinical space or to extend the premise of Swallowfield Medical Practice.

- 4.2 A response by BOB ICB (Appendix 12) has been received, which demonstrates that there is a funding gap in terms of provision of infrastructure. It also confirms that the contribution sought is not towards the provision of services, rather, it is towards capital costs of primary healthcare, including pre-project study. As set out in Haddenham appeal (Appendix 13), where funding gap is identified and the contribution sought is towards capital funding rather than the provision of healthcare services, such contribution is capable of being found CIL-compliant. Since then, Inspectors have found in appeals (3350170 and 3354667) within Wokingham Borough that such contribution meets the Regulation 122 CIL tests (Appendices 14 and 15).

Regulation 122 Assessment

- 4.3 Necessary to make the development acceptable in planning terms: the response from BOB ICB (Appendix 12) demonstrates that local GP practices (Shinfield Health Centre and Swallowfield Medical Practice) are already in significant floorspace deficit, unable to accommodate additional patients generated by growth. The proposed development is forecast to generate a new population of approximately 267 residents, creating additional demand for primary care capacity. The contribution sought by BOB ICB does not seek to resolve existing capacity issues, rather looks to secure mitigation to provide necessary additional clinical space to accommodate any new patients from the proposed development.
- 4.4 Directly related to the development: The proposed development would result in increased population that would need to access primary health care provision. As healthcare facilities in the area are already over-capacity, a contribution would be required to ensure the resultant increase in population can readily access the services required.
- 4.5 Fairly and reasonably related in scale and kind to the development: The requested contribution is based upon the number of dwellings forming part of the proposed development to define an additional patient yield. The cost per dwelling is based upon expected average occupancy of the development (2.4 persons). However, as this is an Outline application, a formula-based approach (linked to the number of dwellings to be approved pursuant to

Reserved Matters application) is required to ensure that it is fairly and reasonably related in scale and kind. The calculation is set out below and incorporates a formula adopted by the former Oxfordshire Clinical Commissioning Group:

Proposed number of dwellings (A)
Projected average population per dwelling (B)
Patient Yield (C) = (A) x (B)
Multiplier (D) = £360
Contribution sought = (C) x (D)

5. EMPLOYMENT SKILLS

Policy Context

- 5.1 MDD LP Policy TB12 requires planning applications for all major development (both commercial and residential) in Wokingham Borough to submit an Employment Skills Plan (ESP) or pay an Employment Skills Contribution (ESC) in lieu. This is intended to encourage both the training and use of local labour in the construction phase of major developments.
- 5.2 ESPs are worked out using the Construction Industry Training Board (CITB) benchmarks which are based on the value of construction. Planning applicants will need to submit an estimated construction value for the development, or this value can be calculated using the proposed floor space in the planning application and applying BCIS industry standard build costs (£1,025 m²). In this instance, the appeal scheme is in Outline, therefore, the final floor space will be calculated at reserved matters stage. The WBC Guidance for Developers (refer to Appendix 01) and WBC note from Skills and Employment Service Manager (Appendix 02) set out the full details of how employment skills plans are to be calculated.
- 5.3 The developer may elect to make an in lieu financial contribution in place of delivering an employment and skills plan. The amount of ESC is based on the National Skills Academy for Construction targets and the cost to Wokingham Borough Council of delivering skills and employment support

equivalent to the ESP. The cost to WBC to produce an employment outcome (apprenticeship starts or jobs created) as specified in the benchmarks is £3,750. Therefore, the financial contribution is calculated by the number of outcomes (apprenticeship starts and jobs created) multiplied by £3,750.

Regulation 122 Assessment

- 5.4 Necessary to make the development acceptable in planning terms: MDD LP Policy TB12 requires major development proposals to delivery training, apprenticeships and vocational initiatives during construction phase to encourage training and use of local labour. The obligation securing the ESP/ESC is, therefore, necessary to make the development acceptable.
- 5.5 Directly related to the development: The ESP targets are calculated using the CITB benchmarks based on the construction value of the specific development. The contribution or plan is, therefore, proportionate to, and directly generated by, the scale and nature of the proposal. The table of required outcomes (Band 1–10) is directly linked to the value of the construction for the proposed development. This ensures that the obligations correspond only to the workforce demand generated by this specific scheme. Should the developer elect not to deliver an ESP, a defined Employment Skills Contribution is payable instead. The contribution is calculated using the number of outcomes (apprenticeships and jobs) multiplied by £3,750 per outcome, which represents the Council's cost of supporting and delivering these outcomes. This means the contribution is directly linked to the requirements of the development.
- 5.6 Fairly and reasonably related in scale and kind to the development: The ESP requirements follow CITB (a nationally recognised benchmark) and apply a consistent BCIS construction cost metric to determine outcome bands. This ensures that the scale of obligations (i.e. the number and type of outcomes) is objectively measured and linked to the value of the project. The ESC is calculated by multiplying the number of outcomes by £3,750 which represents the Council's cost of supporting and delivering these outcomes. The scale of required outputs and financial contribution are proportionate to

the actual construction value and, therefore, reasonably related in scale and kind to the development.

6. STRATEGIC ACCESS MANAGEMENT AND MONITORING (SAMM)

Policy Context

- 6.1 The proposed development lies within the 5km Zone of Influence of the Thames Basin Heaths Special Protection Area ("TBH SPA"). CS Policies CP7 and CP8 any development within the zone of influence must secure adequate avoidance and mitigation measures to ensure that recreational pressure generated by new residential units does not adversely affect the integrity of the SPA. This includes securing Strategic Access Management and Monitoring ("SAMM") measures. Policy CP8 embeds the requirement for avoidance and mitigation based on the Thames Basin Heaths Delivery Framework (CD16.01), which establishes a borough-wide mechanism requiring all qualifying developments to contribute towards strategic access management and monitoring across the SPA network.

Regulation 122 Assessment

- 6.2 Necessary to make the development acceptable in planning terms: The development lies within the 5km Zone of Influence and, therefore, will generate additional recreational pressure on the SPA. Without SAMM, it cannot be concluded that the project would not adversely affect the SPA under Regulation 63 of the Habitats Regulations. Planning obligation securing SAMM is, therefore, necessary to make development acceptable.
- 6.3 Directly related to the development: The SAMM tariff is calculated per dwelling and per bedroom size (Appendix 03), therefore, it is directly linked to the expected occupancy arising from a proposal to construct residential units. It is, therefore, directly related to the development.
- 6.4 Fairly and reasonably related in scale and kind to the development: SAMM figure is calculated using the formula shown below:

	No of bedrooms	SAMM Contribution	Aggregate SAMM Contribution
A	1	£582	<u>Ax£582=V</u>
B	2	£810	<u>Bx£810=W</u>
C	3	£1077	<u>Cx£1077=X</u>
D	4	£1267	<u>Dx£1267=Y</u>
E	5+	£1447	<u>Ex£1447=Z</u>
Total SAMM Contribution = <u>V+W+X+Y+Z</u>			

6.5 Given that the application is in outline, it is necessary to secure the contribution by reference to a formula linking to the number of units at Reserved Matters stage. As it is directly linked to the scale of development (number of units) and expected number of residents (number of bedrooms), the obligation is fairly and reasonably related in scale and kind to the development.

7. TRAVEL PLAN

Policy Context

7.1 CS Policy CP6 requires that development proposals actively manage travel demand, promote modal shift and encourage the use of sustainable transport modes. The appeal scheme would secure a bespoke Travel Plan via planning obligation. The Travel Plan contains a package of measures, incentives and monitoring arrangements intended to manage travel demand and support modal shift.

Regulation 122 Assessment

7.2 Necessary to make the development acceptable in planning terms: The scale and location of the appeal scheme will generate additional travel demand and dependency on car use. The Travel Plan is necessary in order to secure the provision of on site infrastructure that enables modal shift and measures to embed long-term behaviour change, including the provision of alternatives to private car use. Given the distance from key destinations, the

Travel Plan forms a necessary element of the transport mitigation strategy, delivering measures that could not be achieved through My Journey (see below) alone. The Travel Plan is, therefore, necessary to make the development acceptable, including an obligation to monitor its performance.

- 7.3 Directly related to the development: The Travel Plan measures are required because of the travel demand generated by the appeal scheme. The Mobility Hub, the incentives package and the monitoring arrangements are designed specifically around projected trip patterns for the new dwellings delivered by the scheme and would directly serve its residents. The obligation is, therefore, directly related to the development.
- 7.4 Fairly and reasonably related in scale and kind to the development: The Travel Plan measures are proportionate to the size of the scheme, the number of dwellings and the anticipated level of trip generation.

8. MY JOURNEY

Policy Context

- 8.1 CS Policy CP6 requires that development proposals actively manage travel demand, promote modal shift, and encourage the use of sustainable transport modes. My Journey Wokingham is a borough-wide, long-established sustainable travel behaviour-change programme details of which are provided at Appendix 04. It is a sustainable travel campaign that aims to help and inspire Wokingham residents, employees and students to travel by alternative modes. The initiative began under the Department for Transport's Local Sustainable Transport Fund in 2012 and continues as WBC's principal mechanism for delivering strategic, cross-borough behaviour-change programmes.

Regulation 122 Assessment

- 8.2 Necessary to make the development acceptable in planning terms: The development will generate additional trips and associated travel demand.

The My Journey programme encourages the behavioural change through delivering, for example:

- behaviour-change initiatives and community engagement;
- cycle training, led walks, active-travel events;
- personalised travel packs for new residents;
- borough-wide travel information and mapping.

- 8.3 Given the site's location, the appeal scheme generates a need for additional measures over and above those included in My Journey programme, as set out in the section above. As such, My Journey cannot substitute the need for the delivery of sustainable travel measures identified. However, the obligation is necessary in order to encourage the behavioural change.
- 8.4 Directly related to the development: The scheme introduces new households whose travel patterns will contribute to local transport demand. My Journey contribution is calculated on a per dwelling, proportionate to the number of new residents. It provides services directly used by occupants and addresses development-generated travel behaviour at the point of occupation.
- 8.5 Fairly and reasonably related in scale and kind to the development: The contribution is based on an established per dwelling tariff adopted across the Borough. This ensures proportionality relative to the number of units secured at Reserved Matters stage and aligns with the scale of the demand the development will generate. The level of contribution also reflects the fact that the My Journey programme is a borough wide strategic service, enabling efficiencies and continuity of approach across multiple developments, while still benefiting residents of the appeal site. Recognising that the appeal scheme would deliver additional measures via Travel Plan, My Journey contribution is reduced by 30% from £643 per dwelling (page 16 of Appendix 05) to £450 per dwelling to ensure it is fairly and reasonably related to the development.

9. BIODIVERSITY NET GAIN

Policy Context

- 9.1 The Environment Act 2021 and Schedule 7A to the Town and Country Planning Act 1990 establish a requirement for residential development to deliver a mandatory minimum 10% Biodiversity Net Gain which includes securing the management and monitoring of biodiversity enhancements for at least 30 years. Where on site habitat creation or enhancement is proposed, a Habitat Management and Monitoring Plan (“HMMP”) must be secured, which would be secured via condition. It must specify the type and location of habitat creation and enhancement, management measures to maintain the target habitat condition for the 30 year management period and sets the framework for ongoing monitoring and reporting.
- 9.2 In this case, certain areas of Public Open Space (POS) to be provided on-site may include habitat creation or enhancement forming part of the scheme’s BNG delivery. These areas are intended to be transferred to the Council for adoption. A planning obligation is sought to require the submission of the monitoring reports pursuant to HMMP (to be secured via condition) and payment of fees to cover the Council’s costs associated both with the production of monitoring reports by Countryside Services (for any areas of on-site BNG comprised within areas of open space to be transferred to the Council for adoption) and with the reviewing of such reports by the Council’s Ecology Team.
- 9.3 The contribution in respect of Countryside Services work would involve the production and submission for approval of a number of BNG monitoring reports over the 30 year period. The Council’s Countryside Service will need to undertake up to two visits in each reporting year and submit reports 8 times during the 30 years for the appeal site. The contribution will be based upon the following formula:

habitat: $(£3000 + £100/\text{ha}) \times 8 \text{ occurrences}$

hedgerow/linear $(£3000 + £100 / 100\text{m}) \times 8 \text{ occurrences}$

watercourse (£3000 + £100/100m) x 8 occurrences

- 9.4 The financial contribution is also required to cover the cost of monitoring of the submitted reports. It is estimated that each hectare of BNG habitat will take circa 10hrs of an ecologist's time to assess and respond to monitoring reports submitted for approval to the planning authority, and this is likely to be required 9 times over the 30 years (including assessing the initial Biodiversity Gain Plan). The contribution will be based upon the following formula:

£34 x 10hrs x 9 occasions = £3060 for up to 1ha; and £34 x 10hrs x 9 occasions = £3060 for each additional hectare pro rata
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Regulation 122 Assessment

- 9.5 Necessary to make the development acceptable in planning terms: The HMMP is required to demonstrate how biodiversity enhancements will be managed and maintained for the full statutory 30-year period and this is proposed to be secured by condition. This is required to ensure that the BNG will be delivered. The monitoring fee is necessary as it will cover the Council's costs in reviewing monitoring reports, undertaking verification site visits and condition assessments, which reflects the approach set out in PPG on Biodiversity Net Gain (paragraph 28). Where POS incorporating BNG habitats is to be adopted by the Council, the Council (Countryside Service) will be required to prepare and submit the scheduled monitoring reports. A monitoring fee is, therefore, necessary to fund the Council's preparation of monitoring reports, cover associated survey work and condition assessments and to fund the review of such reports by an Ecologist over the 30 year period.
- 9.6 Directly related to the development: The requirement for monitoring reports arises solely because BNG, as per the BNG Assessment, is to be intended to be delivered in part within the appeal site and transferred to the Council as part of the open-space adoption process. The Council's Countryside Service and Ecology Team will be responsible for monitoring those habitats,

production and submission of monitoring reports as well as their reviewing over the 30-year period. As such, the contribution towards the costs are directly related to the appeal scheme.

- 9.7 Fairly and reasonably related in scale and kind to the development: The scale of the monitoring obligations contributions are proportionate because they are limited to the specific habitat areas created by the development to achieve on-site BNG. The fee relates only to the Council's actual BNG-delivery responsibilities in respect of adopted POS and to the Council's expenses in monitoring those areas of habitat creation and enhancement. The cost is based on the expected officer time, ecological expertise and reporting work required over the statutory 30 year period.

10. ESTATE ROADS

Policy Context

- 10.1 CS Policies CP1 and CP3 require that development provides safe and functional schemes. S106 seeks to secure the delivery, construction and long-term management of estate roads, which is essential to ensuring safe and functional scheme and long-term management and maintenance, whether privately maintained or adopted as public highway. The s106 ensures that the estate roads are constructed to the appropriate standards – either as adoptable roads or private roads – and that the necessary bonds, approvals and inspection fees are secured upfront, together with commuted sums where appropriate (to cover future maintenance costs).

Regulation 122 Assessment

- 10.2 Necessary to make the development acceptable in planning terms: The planning obligation to enter into a Section 38(6) agreement ensures that new roads and highways infrastructure associated with the development are constructed to an adoptable standard and subsequently maintained by the highway authority. Without this obligation, there would be uncertainty over the long-term management and safety of the highway infrastructure,

potentially leading to an unacceptable impact on local transport networks. For the same reason, if the appellant elects not to enter into a Section 38(6) agreement, this cannot preclude roads being constructed to acceptable standards. As such, a planning obligation to construct roads to adoptable standards in the event that these would not be transferred to the Council is also necessary.

- 10.3 Directly related to the development: The estate roads are physically located within the appeal site to serve future residents of the scheme. The obligation is, therefore, directly related to the development. Commuted sums towards maintenance of roads relate only to the roads created as a result of the appeal scheme.
- 10.4 Fairly and reasonably related in scale and kind to the development: The obligations are proportionate because they only apply to roads within the development site. The nature of the obligation is dependent on the choice made, at Reserved Matters stage, as to whether to offer these for adoption. The bond amounts are tied to the actual cost of constructing those roads, which will be ascertained at Reserved Matters stage, once detailed design work has been undertaken. The obligation is therefore fairly and reasonably related in scale and kind.

11. MANAGEMENT COMPANY

Policy Context

- 11.1 CS Policies CP1, CP3 and CP6 require high-quality, safe and sustainable development that functions effectively for its lifetime. It is therefore important that where elements of the scheme are not to be adopted, an alternative mechanism exists capable of achieving these requirements.
- 11.2 The planning obligation requires establishment of Management Company which will be responsible for future management and maintenance of elements such as roads, should these remain private. It will therefore ensure

that unadopted elements are properly maintained for the lifetime of the development.

Regulation 122 Assessment

- 11.3 Necessary to make the development acceptable in planning terms: The development includes infrastructure that might not be adopted by the Council. Without legally enforceable long-term management, such infrastructure, e.g. private roads could deteriorate, leading to safety concerns or failure to function well. The Management Company obligation is therefore necessary to secure sustainable development.
- 11.4 Directly related to the development: The obligation applies solely to infrastructure within the appeal site, created specifically by this proposal. The obligation is, therefore, directly related to the development.
- 11.5 Fairly and reasonably related in scale and kind to the development: The obligation is proportionate because it relates to areas not offered for adoption. Management Company's responsibilities would relate only to those elements. It is therefore fairly and reasonably related to development in scale and kind.

12. OPEN SPACE

Policy Context

- 12.1 CS Policies CP1, CP3 and CP4 require high-quality environments and the adequate provision and maintenance of necessary infrastructure, including community facilities like play, leisure, and public open space. MDD LP Policy TB08: Open Space, sport and recreational facilities standards for residential development, sets out the specific standards for open space provision required from new development based on the expected population increase. An excerpt of MDD TB08 Open Space, sport and recreational facilities standards for residential development are as follows:

Type~	Standards (ha per 1,000 population)
Parks and public gardens	1.1
Natural/semi natural green space (excluding Country Parks*)	2.84
Amenity greenspace	0.98
Provision for children young people (Neighbourhood Equipped Areas of Play; Local Equipped Areas of Play; Local Areas of Play)	0.25
Civic Space	0.01
Outdoor sports facilities	1.66
Cemeteries/Burial Grounds#	14.4 plots per 1,000 population

- 12.2 MDD Policy TB08, Section 3.37 establishes that developments are expected to deliver public open space on-site consistent with the Open Space, Sport and Recreation Strategy (Appendix 06), unless it can be found that the site cannot physically or appropriately accommodate the open space, indoor or outdoor play or sport and recreational facilities. In such circumstances, the Council will seek a financial contribution to fund off-site provision or enhancement at existing facilities.
- 12.3 Off-site contributions can be pooled to enable the implementation of larger projects including the creation of additional open space, or will be used to improve the accessibility to, or quality of, open spaces, sport and recreation facilities, whatever is most appropriate in the locality.
- 12.4 The WBC Open Space, Sport and Recreation Strategy (Appendix 06) sets out the Council's guidance whether each of the typologies listed is to be provided on- or off-site.

Typology	MDD DPD Standard (ha or m ² /1000)	Minimum site size guidance (ha or m ²)	Off-site contribution required (net dwellings)	On site provision or off site contribution depending on site circumstances (net dwellings)	On site provision required (net dwellings)
Outdoor facilities					
Parks and gardens	1.1ha	2ha	non SDL developments	N/A	SDL and Wokingham Town Centre (WTC) only
Natural/semi natural greenspace (excluding country parks)	2.84ha	0.4ha ^{*1}	N/A	1-99	100+
Amenity greenspace	0.98ha	0.4ha ^{*1}	N/A	1-99	100+
Provision for children and young people	0.25ha	0.06ha [*]	1-79	80-99	100+
Civic space	0.01ha	0.4ha ^{*1}	N/A	N/A	SDL and WTC only
Outdoor sports facilities	1.65ha	N/A	non SDL developments	N/A	SDL only
Cemeteries/ Burial grounds	14.4 grave plots per 1,000 ^{*2}	0.2ha	SDL and non SDL developments	N/A	N/A
Allotments	0.52ha	0.4ha ^{*1}	non SDL developments	N/A	SDL only

- 12.5 The Open Space, Sport and Recreation Strategy establishes that developments must demonstrate that both on and off-site provision of public open space will be appropriately managed and maintained. All new facilities which are transferred to and adopted by the Council or Town or Parish, developers will be required to provide a commuted sum to cover the cost of the site's future maintenance.
- 12.6 WBC POS, Landscape Management Requirements document (Appendix 07) establishes the maintenance rates for public open space typologies. The commuted sums are calculated on a m² area basis using the Council's Public Open Space Maintenance Rates (applicable to all residential schemes). The maintenance costs cover a period of 20 years. Where Public Open Space is used to deliver BNG, the maintenance costs will be required to cover a period of 30 years. The formulae for determining maintenance

costs is *Quantity of POS typology proposed x Council's maintenance rate per hectare x 20 years*. Maintenance rates for each open space typology are as follows:

POS Typology	Maintenance Rate (per m2 per year)
Parks and public gardens	£2.65
Amenity greenspace	£0.51
Provision for children and young people (equipped)	£8.44
Allotments	n/a
Natural/semi-natural greenspace	£0.18

- 12.7 Based on the 111 dwelling units proposed by the appellant and using the established, policy compliant formulae set out in MDD TB08 (*Number of dwellings x 2.4 occupancy / 1,000 x TB08 standard*), the table below illustrates the amount of open space that is required to be provided for each Public Open Space typology:

POS Typology	TB08 Standard (ha per 1,000 population)	Application Requirement (in ha) (Number of dwellings x 2.4 occupancy / 1,000 x TB08 standard)
Parks and public gardens	1.1	0.2930
Amenity greenspace	0.98	0.2611
Provision for children and young people (equipped)	0.25	0.0667
Allotments	0.52	0.1385
Natural/semi-natural greenspace	2.84	0.7566
Outdoor sports facilities	1.66	0.4422
Cemeteries (in plots)	14.4	3.8362

- 12.8 Based on the correspondence between the Appellant with regard to Heads of Terms, the Appellant committed to the following POS typologies to be delivered on-site:

POS Typology	Application Requirement (in ha) (Number of dwellings x 2.4 occupancy / 1,000 x TB08 standard)	On-Site Provision (in ha)
Parks and public gardens	0.2930	0.000
Amenity greenspace	0.2611	0.261
Provision for children and young people (equipped)	0.0667	0.066
Allotments	0.1385	0.000
Natural/semi-natural greenspace	0.7566	0.756
Outdoor sports facilities	0.4422	0.000
Cemeteries (in plots)	3.8362	0.000

- 12.9 Based on guidance in the Open Space, Sport and Recreation Strategy (2013) (Appendix 06), the proposed development is not required to provide parks and public gardens, allotments, outdoor sports facilities and cemeteries on-site. In lieu of providing on-site, the development is required to contribute toward the off-site provision in respect of these typologies. The minimum size of facilities where provided on-site are set out within the Strategy.

Parks and Public Gardens

- 12.10 A summary of planning obligations with respect to the off-site contribution toward the enhancement and maintenance of existing Parks and Public Gardens infrastructure is listed in the table below.

Parks and Public Gardens Off-site	Refurbishment and Maintenance Costs (per m²) (20-year period)	Off-Site Contribution
Application Requirement: 0.2930 ha Provided on-site: n/a Provided off-site 0.2930 ha	£40.00	£117,200

Parks and Public Gardens	Contribution Totals
Off-site contribution	£117,200
Total Planning Obligation	£117,200

- 12.11 The above contributions will be used to cover enhancement and on-going maintenance costs at California Country Park, Finchampstead Baptist Centre and/or existing parks and gardens sites within Arborfield Parish which serve the development.

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- 12.12 Necessary to make the development acceptable in planning terms: The new residential population generated by the 111 dwellings would create additional demand for various types of open space, including Parks and Public Gardens. The provision of Parks and Public Gardens is necessary to

ensure the development does not place an unacceptable burden on existing facilities, in line with requirements of MDD LP TB08. The WBC Open Space and Recreation Strategy (Appendix 06) confirms that for non-SDL developments the provision of Parks and Gardens will be via off-site contribution and that the minimum on-site facility size is 2 hectares. The contribution is, therefore, necessary.

- 12.13 Directly related to the development: The quantum of required open space is calculated directly from the population generated by the 111 new dwellings, using the per-capita standards set out in MDD LP Policy TB08. The financial contributions will be used for enhancing and maintaining existing Parks and Gardens facilities in sites that serve the development. The obligation is required to meet the needs generated by the development that cannot be appropriately met on-site. The obligation is therefore directly related to the development as it mitigates a specific recreational need generated by the development within an appropriate location at California Country Park, Finchampstead Baptist Centre and/or existing parks and gardens sites within Arborfield Parish.
- 12.14 Fairly and reasonably related in scale and kind to the development: The quantum of Parks and Gardens is calculated based on the population generated by the 111 new dwellings, using the per-capita standards set out in MDD LP Policy TB08. The cost associated with enhancing and maintaining existing facilities is based on figures set out in Appendix 07, which, for Parks and Gardens, is £40 per m².

Amenity Greenspace

- 12.15 A summary of planning obligations with respect to contribution toward commuted sums for the maintenance of the Amenity Greenspace are listed in the tables below.

Amenity Greenspace Maintenance	Maintenance Rate (per m ²)	Maintenance Sum (20-years)
Quantity of POS: 2.61 ha	£0.51	£266,220.00

Amenity Greenspace	Contribution Totals
Off-site contribution	£0.00
Commuted Maintenance Sum	£266,220.00
Total Planning Obligation	£266,220.00

12.16 In any instance where Public Open Space is used to deliver BNG, the maintenance costs will be required to cover a period of 30 years.

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12.17 Necessary to make the development acceptable in planning terms: The new residential population generated by the 111 dwellings would create additional demand for various types of open space, including Amenity Greenspace. The provision of Amenity Greenspace is necessary to achieve amenity and visual quality of the development proposed, in line with requirements of MDD LP TB08. The development provides Amenity Greenspace on-site. The Open Space, Sport and Recreation Strategy (2013) (Appendix 06) establishes that developments must demonstrate that both on and off-site provision of public open space will be appropriately managed and maintained. An appropriate management mechanism is required to ensure the long-term usability, safety, and visual amenity of the on-site public open spaces for the lifetime of the development. As the open space is to be transferred to the Council for adoption, the maintenance contribution is, therefore, required.

12.18 Directly related to the development: The quantum of required open space is calculated directly from the population generated by the 111 new dwellings, using the per-capita standards set out in MDD LP Policy TB08. The obligation to secure management and maintenance contribution arises because of the need to cover the future costs of management and maintenance of the facilities to be delivered. It is, therefore, directly related to the appeal scheme.

12.19 Fairly and reasonably related in scale and kind to the development: The quantum of Amenity Greenspace is calculated based on the population

generated by the 111 new dwellings, using the per-capita standards set out in MDD LP Policy TB08. The maintenance cost covers the period of 20 years at £0.51 per m² per year for application requirement. Adoption of public open space by a Council is a well-established mechanism to ensure long-term maintenance, as set out in the Open Space, Sport and Recreation Facilities Strategy (Appendix 06). In any instance where Amenity Greenspace is used to deliver BNG, the maintenance costs will be required to cover a period of 30 years

Play Space

- 12.20 A summary of planning obligations with respect to the contribution toward commuted sums for the maintenance of Play Spaces for Children and youth are listed in the tables below.

Play Area Maintenance	Maintenance Rate (per m²)	Maintenance Sum (20-years)
Quantity of POS: 0.0667 ha	£8.44	£112,589.60

Play Area	Contribution Totals
Off-site contribution	£0.00
Commuted Maintenance Sum	£112,589.60
Total Planning Obligation	£112,589.60

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- 12.21 Necessary to make the development acceptable in planning terms: The development provides Play Areas for Children and Youth on-site. The Open Space, Sport and Recreation Strategy (2013) establishes that developments must demonstrate that both on and off-site provision of public open space will be appropriately managed and maintained. The new residential population generated by the 111 dwellings would create additional demand for various types of open space, including Play Space. The provision of Play Space is necessary to provide the necessary level of this type of leisure facilities, as set out in MDD LP Policy TB08. An appropriate management mechanism is required to ensure the long-term usability, safety and visual

amenity of the on-site public open spaces for the lifetime of the development. As the open space is to be transferred to the Council for adoption, the maintenance contribution is, therefore, required.

- 12.22 Directly related to the development: The quantum of required open space is calculated directly from the population generated by the 111 new dwellings, using the per-capita standards set out in MDD LP Policy TB08. The obligation to secure management and maintenance contribution arises because of the need to cover the future costs of management and maintenance of the facilities to be delivered. It is, therefore, directly related to the appeal scheme.
- 12.23 Fairly and reasonably related in scale and kind to the development: The quantum of Play Space is calculated based on the population generated by the 111 new dwellings, using the per-capita standards set out in MDD LP Policy TB08. The maintenance cost covers the period of 20 years at £8.44 per m² per year for application requirement. Adoption of public open space by a Council is a well-established mechanism to ensure long-term maintenance, as set out in the Open Space, Sport and Recreation Facilities Strategy (Appendix 06).

Allotments

- 12.24 A summary of planning obligations with respect to the contribution toward the enhancement of Allotments is listed in the table below.

Allotments Off-site (provision or enhancement)	Refurbishment/ Construction Costs (per m ²)	Off-Site Contribution
Application Requirement: 0.1385 ha Provided on-site: 0.0000 ha Provided off-site: 0.1385 ha	£30.00	£41,550.00

Allotments	Contribution Totals
Off-site contribution	£41,550.00
Commuted Maintenance Sum	Not applicable
Total Planning Obligation	£41,550.00

- 12.25 The above contributions will be used toward the refurbishment/ construction and on-going maintenance of existing allotments within Arborfield Parish, Shinfield Parish and Winnerish which serve the development.

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- 12.26 Necessary to make the development acceptable in planning terms: The new residential population generated by the 111 dwellings would create additional demand for various types of open space, including Allotments. The provision of Allotments is necessary to ensure the development does not place an unacceptable burden on existing facilities and resources and provides a range of leisure facilities for future residents. To mitigate the direct impact of the additional demand for Allotments generated by the development and to ensure compliance with CS Policies CP1, CP3, CP4, and MDD LP Policy TB08, a contribution towards the enhancement and management and maintenance of existing Allotments in Arborfield Parish, Shinfield Parish and Winnerish is necessary
- 12.27 Directly related to the development: The quantum of required open space is calculated directly from the population generated by the 111 new dwellings, using the per-capita standards set out in MDD LP Policy TB08. The financial contributions will be used for enhancing, managing, and maintaining existing Allotments facilities in sites that serve the development. The obligation is required to meet the needs generated by the development that cannot be appropriately met on-site. The obligation is therefore directly related to the development as it mitigates a specific recreational need generated by the development within an appropriate location.
- 12.28 Fairly and reasonably related in scale and kind to the development: Due to the constrained nature and layout of the application site and scale of the proposal, providing policy-compliant Allotments on-site is not practical or desirable. It is more sustainable and efficient to enhance a larger, properly managed existing site. The quantum of Allotments is calculated based on the population generated by the 111 new dwellings, using the per-capita

standards set out in MDD LP Policy TB08. The cost associated with enhancing existing facilities is based on construction cost (£30 per m²). Therefore, requested contribution is fairly and reasonably related in scale and kind to the proposed scheme.

Outdoor Sports Facilities

- 12.29 A summary of planning obligations with respect to the contribution toward delivery of Outdoor Sports Facilities is listed in the table below.

Outdoor Sports Facilities Off-site (provision)	Indexed Value (per dwelling unit)	Off-Site Contribution
Dwelling Units: 111	£3,591.00	£398,601.00

Outdoor Sports Facilities	Contribution Totals
Off-site contribution	£398,601.00
Commuted Maintenance	Not applicable
Sum	
Total Planning Obligation	£398,601.00

- 12.30 The above contributions will be used toward the delivery of new outdoor borough-wide sports facilities at Gray's Farm. The contribution agreed is based on that first established for the Keeppatch Beech S106, signed on 25 March 2015 (£2,347) (Appendix 08). It has been agreed that to index (BCIS) from 25 March 2015 to date, using today's rate which is £3,591.00 per dwelling. The contribution is derived from work undertaken in respect of outdoor sports provision at Cantley (Appendix 09), details of the calculation are provided below:

Item	Estimated costs
Cost of works identified in Cantley Masterplan (Option 3a)	£2,426,125 – £2,669,100
Estimated cost of purchasing Bell Farm (6.275ha) *	£852,458.75
Total costs	£3,278,583.75 - £3,521,558.75
Per dwelling cost assuming around 1500 in SDL	£2,185.72 - £2,347.41

* Assuming an average Land value of £135,850 per hectare as indicated by an independent valuer secured by David Wilson Homes (Haslams) for the Buckhurst Farm application)

- 12.31 The Council did not secure Bell Farm for sports use and pivoted in 2014/15 to an alternative site at Grays Fruit Farm which could deliver sports facilities for both North and South Wokingham SDLs. The contribution calculation has been retained as it represented a reasonable scalable cost for the sports hub facility.

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- 12.32 Necessary to make the development acceptable in planning terms: The new residential population generated by the 111 dwellings would create additional demand for various types of open space, including Outdoor Sports Facilities. To mitigate the direct impact of the additional demand for outdoor sport facilities generated by the development and to ensure compliance with relevant policies, a contribution towards the cost of land acquisition at Gray's Farm, a borough-wide sports hub, is necessary to make the development acceptable in planning terms.
- 12.33 Directly related to the development: The contribution would secure mitigation for the pressure on the existing sports facilities created by the proposal. The sports hub at Gray's Farm is envisaged to be the main outdoor sports facility used by future residents of the scheme as well as the wider Borough. The obligation is therefore directly related to the appeal scheme.
- 12.34 Fairly and reasonably related in scale and kind to the development: The requirement to deliver outdoor sports facilities would be met by off-site contribution calculated on a per-dwelling basis. It would secure the cost of land acquisition as well as the delivery of the associated infrastructure, such as car parking and changing facilities. It is therefore fairly and reasonably related to the development.

Cemeteries/Burial Grounds

- 12.35 A summary of planning obligations with respect to the contribution toward delivery of Cemeteries/Burial Grounds is listed in the table below.

Cemeteries/Burial Grounds Off-site (provision)	Indexed Value (per dwelling unit)	Off-Site Contribution
Dwelling Units: 111	£111.86	£12,416.46

- 12.36 The Briefing Note on Cemeteries (Appendix 10) sets out how the contribution has been arrived. The Council is currently exploring an option to deliver a 0.4 hectare site, which is estimated to serve 12,191 dwellings. This option is not at a stage where there is any certainty over the feasibility or costs of delivery and consequently the Council has decided to base required contribution on an indicative costing at this stage. The costings (£1,363,746) are based on the estimated construction costs for a new cemetery located in the neighbouring borough (Easthampstead Cemetery) on a pro-rata basis. The per dwelling figure is calculated as follows: $\text{£1,363,746} / 12191$ dwellings = £111.86 per dwelling.

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- 12.37 Necessary to make the development acceptable in planning terms: The development will generate additional population and associated long-term demand for burial space. MDD LP Policy TB08 states that proposals for residential development must demonstrate how they contribute to the delivery of cemeteries/burial grounds. Given the site cannot physically provide on-site cemetery space, an off-site contribution is necessary to mitigate impacts arising directly from the new dwellings associated with the appeal scheme.
- 12.38 Directly related to the development: The contribution is calculated using the additional population generated by the development (dwellings $\times$ 2.4 occupancy), the evidenced burial rate of 31 burials per 1,000 population and cost of delivering new cemetery capacity calculated on a per-dwelling basis. This formula directly relates the scale of burial demand to the scale of the development. The need arises solely because new residents will, over the lifetime of the development, create additional demand for burial provision. Therefore, the obligation is directly related to the development.

- 12.39 Fairly and reasonably related in scale and kind to the development: The contribution formula uses a per-dwelling cost model derived from the total cost of providing 907 burial spaces across in respect of 12,191 dwellings. The costs are based on costs associated with construction of Easthampstead Cemetery, in a neighbouring Local Authority (Bracknell Forest Borough Council). The contribution, therefore, reflects the cost of providing burial capacity associated with the increase in population as a result of the appeal scheme in a fair and reasonable way.

Natural/Semi-natural Greenspace

- 12.40 A summary of planning obligations with respect to the contribution toward the provision and enhancement of Natural/ semi-natural Greenspace and associated maintenance sums are listed in the tables below.

Natural/ semi-natural Greenspace	Maintenance Costs (per m²) (20-year period)	Maintenance Sum (20-years)
Application Requirement: 0.756 ha	£0.18	£27,216.00

Natural/ semi-natural Greenspace	Contribution Totals
Off-site contribution	£0.00
Commutated Maintenance Sum	£27,216.00
Total Planning Obligation	£27,216.00

- 12.41 In any instance where Natural/Semi-natural greenspace is used to deliver BNG, the maintenance costs will be required to cover a period of 30 years.

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- 12.42 Necessary to make the development acceptable in planning terms: The new residential population generated by the 111 dwellings would create additional demand for various types of open space, including Natural/semi-natural Greenspace. The provision of Natural/ semi-natural Greenspace is necessary to ensure the development does not place an unacceptable burden on existing facilities and resources and provides a good quality of life for future occupiers, making it an acceptable form of development. The Open Space, Sport and Recreation Strategy (2013) establishes that developments

must demonstrate that both on and off-site provision of public open space will be appropriately managed and maintained. An appropriate management mechanism is required to ensure the long-term usability, safety and visual amenity of the on-site public open spaces for the lifetime of the development. As the open space is to be transferred to the Council for adoption, the maintenance contribution is, therefore, required.

- 12.43 Directly related to the development: The quantum of required open space is calculated directly from the population generated by the 111 new dwellings, using the per-capita standards set out in MDD LP Policy TB08. The obligation is required to meet the needs generated by the development. The obligation is therefore directly related to the development as it mitigates a specific recreational need generated by the appeal scheme.
- 12.44 Fairly and reasonably related in scale and kind to the development: The quantum of Natural/Semi-natural Greenspace is calculated based on the population generated by the 111 new dwellings, using the per-capita standards set out in MDD LP Policy TB08. The cost of future maintenance is derived from WBC POS, Landscape Management Requirements (Appendix 07) and is calculated at £0.18 per m² per year. Adoption of public open space by a Council is a well-established mechanism to ensure long-term maintenance.

APPENDICES:

- Appendix 01 - WBC Employment and Skills Plan Guidance for Developers
- Appendix 02 - WBC ESP note
- Appendix 03 - SAMM figures (updated)
- Appendix 04 - My Journey
- Appendix 05 - Discretionary Fees and Charges
- Appendix 06 - WBC Open Space, Sport and Recreation Strategy
- Appendix 07 - WBC POS, Landscape Management Requirements
- Appendix 08 - Keephatch Beech S106
- Appendix 09 - WBC Cantley Park Masterplan
- Appendix 10 - Cemeteries External Briefing Note Summary V4 - 2026.02.13
- Appendix 11 - Affordable Housing SPD (adopted 2013)
- Appendix 12 - BOB ICB Response
- Appendix 13 - Appeal 3339126, Hadddenham
- Appendix 14 - Appeal 3350170, Land North of Bath Road
- Appendix 15 - Appeal 3354667, Blagrove Lane