

Supplemental Items for Special Council

Thursday, 6 June, 2013 at 7.00pm
in Council Chamber Council Offices
Market Street Newbury

Part I

	Page No.
4. Community Infrastructure Levy - Draft Charging Schedule (C2585) To: (a) consider the outcome of the public consultation on the Preliminary Draft Charging Schedule (PDCS); (b) seek approval for the publication of the Draft Charging Schedule (DCS) and supplemental documents for public consultation and subsequent submission for Examination in Public; (c) confirm authority for minor changes to the Draft Charging Schedule and supplemental documents prior to submission.	1 - 456
5. Adoption of Supplementary Planning Document for Developer Contributions (C2586) To seek Full Council approval for the adoption of the Supplementary Planning Document (SPD) for Developer Contributions.	457 - 608

Andy Day
Head of Strategic Support

For further information about these items, or to inspect any background documents referred to in Part I reports, please contact mfraser@westberks.gov.uk

Further information and Minutes are also available on the Council's website at www.westberks.gov.uk

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WEST BERKSHIRE DISTRICT COUNCIL

Community Infrastructure Levy - Preliminary Draft Charging Schedule

STATEMENT OF CONSULTATION – MAY 2013

Details of Consultation

The Preliminary Draft Charging Schedule (PDCS) was published for consultation as the first step in the adoption of a CIL for West Berkshire (in accordance with Regulation 15 of the CIL Regulations 2010). It provided the background to the proposed levy and was the public's first opportunity to comment on the charging schedule. The six week consultation process took place from Friday 15th February to Tuesday 2nd April 2013.

A total of 36 comments were received from 31 contributing consultees, and have been considered, and amendments made to the Draft Charging Schedule (DCS) as appropriate. This statement firstly provides a summary of the changes that have been made between the PDCS and the DCS, and secondly sets out the comments received together with the Council's response. Some comments are summarised, with the detail saved as separate documents, these are highlighted within the document.

Summary of Changes Made between PDCS and DCS

- Removal of information pertaining to the PDCS and explanation of approval process for DCS, within the document
- Inclusion of a demonstrable funding gap within the DCS, within the document
- No changes to the level of CIL, or to the differential rate zones
- No changes to the instalment policy
- Addition of information about mandatory and discretionary relief, within the document
- Addition of use classes to the retail rate to provide clarity, within the document
- Additional clarification to show that the differential rate maps relate to residential development, not to retail or other types of development, within the document
- Inclusion of the refreshed Infrastructure Delivery Plan showing total gross infrastructure requirements, external funding available and net infrastructure requirements, as a supporting document to the DCS
- Inclusion of a statement of S106 receipts as a supporting document to the DCS
- Inclusion of a draft Regulation 123 list as a supporting document to the DCS
- Explanation of the residual use of S106 in the DCS and in the draft Reg 123 list
- Inclusion of a document setting out the procedures for making representation, as a supporting document to the DCS

STATEMENT OF CONSULTATION

Community Infrastructure Levy - Preliminary Draft Charging Schedule

Public Consultation from 15th February 2013 to 2nd April 2013

Total of 36 comments from 31 contributing consultees

Consultee / Agent		On Behalf of	Consultation Response	Council's Response	Proposed Action
Full Name	Company / Organisation				
Responses Received on the overall document:					
Mr Mark Knight			Formalising this and bringing some clarity is a very good idea. Needed for a long time.	Thank you for responding, your comments are noted	No changes
Mrs Jayne Kirk	Stratfield Mortimer Parish Council		<p>Stratfield Mortimer Parish council have thoroughly examined WBC's proposals with regard to CIL and make the following observations:</p> <ol style="list-style-type: none"> 1. There is no evidence that the funding gap between CIL and the resources needed for necessary infrastructure has been examined in any rational way. 2. The consultant's report (Para 2.11.3) makes it quite clear that CIL is a minor factor in the viability of housing sites. 3. The consultant's report appendix makes it clear that in general and in Mortimer in particular, that even within the terms of reference of the consultant's report viability for housing at the CIL levels proposed is not threatened. 4. Not to have any CIL on developments other than housing and retail does not seem logical. 	<p>The levels proposed have had due regard to the viability study to ensure that the level does not threaten delivery of development overall. An appropriate balance must be struck between the need to secure investment for infrastructure and the economic effects upon development as a result.</p> <p>The viability study has shown that it is not possible to levy a CIL on development other than residential and retail development.</p>	No changes

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			<p>5. Indeed it is clear that CIL levels could be considerably higher than those proposed and there would be no threat to viability,</p> <p>Bearing the above in mind the Parish Council would urge WBC to:</p> <ol style="list-style-type: none"> 1. Increase the CIL to more nearly cover the cost of provision of infrastructure. 2. Extend CIL, albeit at a lower rate, to other forms of development in addition to housing and retail. 		
Ms Cathy Harrison	Environment Agency		Thank you for your consultation, which we received on 15 February 2013. We have no comments to make on the preliminary draft charging schedule.	Thank you for responding, your comments are noted	No changes
Lorraine Kelly	Peacock and Smith	WM Morrison Supermarkets plc	<p>On behalf of our client, Wm Morrison Supermarkets Plc, we strongly object to the following proposed Community Infrastructure Levy rate for 'retail' in West Berkshire set out in the Preliminary Draft Charging Schedule (February 2013):</p> <ul style="list-style-type: none"> • £125/sq m across all zones <p>Whilst we acknowledge that the Preliminary Draft Charging Schedule has been informed by a Viability Study prepared by Dixon Searle Partnership (January 2013), our client is gravely concerned that the suggested charge will have a significant adverse impact on the overall viability of future retail development in West Berkshire. It is considered that a balance has not been found between infrastructure funding requirements and viability.</p> <p>The draft charge will put undue additional risk on the delivery of any such proposals and will be an 'unrealistic' financial burden. This, in turn, poses a significant threat to potential new investment and job creation in the local area at a time of economic recession and low levels of development activity.</p>	<p>The viability study has shown that in the West Berkshire area, retail development is able to support the rate of £125 per sqm. This is covered in part 3.4 of the viability study.</p> <p>The viability results show that the CIL charging rate for the larger retail types could certainly be taken up to match the £125 per sqm recommended retail charging rate. The report further states that the rate could be taken higher than this in theory, however was not recommended, or proposed by this council, due to the prospect that relatively high land values may be</p>	

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			<p>It should also be noted that the proposed charges for retail development are somewhat higher than those being proposed by other local authorities in the south:</p> <ul style="list-style-type: none"> • Oxford City Council: Charge of £100/sq m for A1 uses • Bracknell Forest Borough Council: Charge of £95/sq m for retail developments over 280sq m • Hertsmere District Council: £84/sq m for retail • Purbeck District Council: Charge of £75/sq m for A1 retail • Mid Devon District Council: No charges for retail <p>We should be grateful if you would take into account the above comments in progressing the CIL Charging Schedule. We look forward, with great interest, to the Council's response.</p> <p>Please acknowledge receipt of this objection and keep us informed with all progress.</p>	<p>associated with this form of development, together with the overall development costs. For this reason the rate was not set higher, although the study shows that a rate of up to £200 per sqm could be defended.</p> <p>In addition paragraph 3.3.2 details the position in West Berkshire, which is that no new retail space is needed in the District. This was set out in the retail study (Employment Land Assessment (2007) as updated by the West Berkshire Retail & Leisure Study 2010), which was used in support of the West Berkshire Local Plan Core Strategy.</p> <p>Thus a more than appropriate balance has been struck between the viability of retail development in particular, and the requirement for retail development in West Berkshire.</p> <p>The rate set is not based on rates already proposed in neighbouring authorities, or in authorities not geographically close to West Berkshire. It has due regard to the</p>	

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				viability study for West Berkshire only.	
Mr Jon Waite	South Oxfordshire District Council		<p>We note that your Preliminary Draft Charging Schedule rates are the same as those recommended in your viability study. South Oxfordshire District Council (SODC) considers this a sensible approach. We also note that you are proposing an instalment policy which SODC supports.</p> <p>It is unclear from the viability study whether a buffer has been applied to the rate. If not, West Berkshire may wish to consider a buffer allowance to the rate to cover any unexpected build costs to the developer. This is recommended in the CIL guidance.</p>	<p>Thank you for your comments regarding the rate proposed and the inclusion of a viability study.</p> <p>Appendices 11a and 11b of the viability study clearly shows the viability of schemes, both residential and commercial. For ease of interpretation, the results have been colour coded. Green indicates that a scheme is viable, and red indicates that a scheme is not viable. Testing has taken place of a substantial number of scheme types at different value levels using a test CIL rate in £25 bands. The tables show that the vast majority of scenarios are viable to a greater or lesser extent. The tables show that the rates proposed are entirely reasonable and concur with CIL Regulations.</p>	
Mr Ian Wheaton	Network Rail		<p>Network Rail has been consulted by West Berkshire Council on the Community Infrastructure Levy Preliminary Charging Schedule Consultation. Thank you for providing us with this opportunity to comment on this planning document. This email forms the basis of our response to this consultation request.</p> <p>Network Rail is a statutory undertaker responsible for maintaining and operating the country's railway infrastructure and associated estate. Network Rail owns,</p>	<p>CIL regulations specify that all development over 100m2 will be CIL chargeable. This includes development carried out under pd rights. However this Council is only proposing a levy rate above zero for residential and retail development.</p>	

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			<p>operates, maintains and develops the main rail network. This includes the railway tracks, stations, signalling systems, bridges, tunnels, level crossings and viaducts. The preparation of local policy is important in relation to the protection and enhancement of Network Rail's infrastructure. In this regard, please find our comments below.</p> <p>Paragraph 2.5 implies that some permitted developments may be liable for CIL. Although we understand that this relates to only those developments where the size / type means it is eligible to pay CIL, Network Rail would like confirmation that its developments over 100sqm undertaken using our Permitted Development Rights will not be CIL chargeable.</p> <p>Paragraph 3.3 notes that money raised through the CIL will be used to help pay for projects that will be set out in a "Regulation 123 list". We look forward to viewing this list and request that our comments below are taken into account. Network Rail would encourage the railways to be included in Regulation 123 list of the types of projects that will be funded through CIL which should also include Newbury Station / Newbury Racecourse / Sandford Park.</p> <p>As Network Rail is a publicly funded organisation with a regulated remit it would not be reasonable to require Network Rail to fund rail improvements necessitated by commercial development. It is therefore appropriate to require developer contributions to fund such improvements.</p> <p>Specifically, we request that a Policy is included within the document which requires developers to fund any qualitative improvements required in relation to existing facilities and infrastructure as a direct result of increased patronage resulting from new development.</p> <p>The likely impact and level of improvements required will be specific to each</p>	<p>The updated infrastructure delivery plan will be attached as supporting information to the draft charging schedule and includes details of improvements required for railway stations.</p> <p>The updated Infrastructure Delivery Plan (IDP) demonstrates a net funding requirement in excess of £163.5m. Given that 3,820 houses are still to be delivered in the remainder of the plan period to 2026, using the most optimistic estimate of CIL receipts would still result in a funding gap in excess of £121m.</p> <p>The governance of CIL receipts is to be drawn up by officers and members however it will have due regard to the IDP as mentioned above.</p>	

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			<p>station and each development meaning standard charges and formulae may not be appropriate. Therefore in order to fully assess the potential impacts, and the level of developer contribution required, it is essential that where a Transport Assessment is submitted in support of a planning application that this quantifies in detail the likely impact on the rail network.</p> <p>To ensure that developer contributions can deliver appropriate improvements to the rail network we would recommend that Developer Contributions should include provisions for rail and should include the following:</p> <ul style="list-style-type: none"> • Network Rail believes that developments on the railway infrastructure should be exempt from CIL or that its development should at least be classified as payments in-kind. • Network Rail believes that developments on the railway infrastructure should be exempt from CIL or that its development should at least be classified as payments in-kind. • We would encourage the railways to be included on the Regulation 123 list of the types of infrastructure projects that will be funded through CIL. Network Rail would like to seek a clear definition of buildings in the draft charging schedule. Railway stations are open-ended gateways to railway infrastructure and should not be treated as buildings. Likewise lineside infrastructure used to operate the railway (such as sheds, depot buildings etc) should be classed as railway infrastructure and not treated as buildings for the purposes of the charging schedule. • Network Rail would like confirmation that its developments over 100sqm undertaken using our Permitted Development Rights will not be CIL chargeable. • We consider that imposing a charge on one infrastructure project to pay for another in an inefficient way of securing funding. • A requirement for development contributions to deliver improvements to the rail network where appropriate. 		

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			<ul style="list-style-type: none"> • A requirement for Transport Assessments to take cognisance of impacts to existing rail infrastructure to allow any necessary developer contributions towards rail to be calculated. • A commitment to consult Network Rail where development may impact on the rail network and may require rail infrastructure improvements. In order to be reasonable these improvements would be restricted to a local level and would be necessary to make the development acceptable. We would not seek contributions towards major enhancement projects which are already programmed as part of Network Rail's remit. <p>Notwithstanding the above, I enclose a link to Network Rail's website; http://www.networkrail.co.uk/browseDirectory.aspx?dir=\RUS%20Documents&pageid=2895&root=</p> <p>This link provides access to Network Rail's Great Western Route Utilisation Strategy (March 2010) of which sets out the strategic vision for the future of the railway in this vital part of the railway network. It is hoped that this will be of use to the Council to keep you up to date with future aspirations for railway development in West Berkshire.</p> <p>I would be grateful if confirmation of receipt of these comments could be provided.</p>		
Mr Martin Small	English Heritage		<p>**SEE SEPARATE ENGLISH HERITAGE APPENDIX FOR FURTHER INFORMATION**</p> <p>Thank you for advising English Heritage of the consultation on the Preliminary draft Charging Schedule. As the Government's Statutory Advisor on the Historic</p>	The updated IDP will be attached as supporting information to the Draft Charging Schedule and includes within it references to maintenance and improvement to the Council's	

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			<p>Environment, English Heritage is pleased to comment on this document.</p> <p>English Heritage advises that CIL charging authorities identify the ways in which CIL, planning obligations and other funding streams can be used to implement the policies within the Local Plan aimed at and achieving the conservation and enhancement of the historic environment, heritage assets and their setting.</p> <p>The Community Infrastructure Levy covers a wide definition of infrastructure in terms of what can be funded by the levy and is needed for supporting the development of an area. This can include:</p> <ul style="list-style-type: none"> • Open space: as well as parks and green spaces, this might also include wider public realm improvements, possibly linked to a Heritage Lottery Fund scheme, conservation area appraisals and management plans, and green infrastructure; • 'In kind' payments, including land transfers: this could include the transfer of an 'at risk' building; • Repairs and improvements to and the maintenance of heritage assets where they are an infrastructure item as defined by the Planning Act 2008, such as cultural or recreational facilities. <p>The Localism Act 2011 also allows CIL to be used for maintenance and ongoing costs, which may be relevant for a range of heritage assets, for example, transport infrastructure such as historic bridges or green and social infrastructure such as parks and gardens.</p> <p>The Council should consider whether any heritage-related projects within West Berkshire would be appropriate for CIL funding.</p>	<p>heritage assets and open spaces.</p> <p>The viability study details the testing which has taken place for a substantial number of scheme types at different value levels, using a test CIL rate in £25 bands. The tables at appendices 11a and 11b of the viability study show that the vast majority of scenarios are viable to a greater or lesser extent. The tables show that the rates proposed are entirely reasonable and concur with CIL Regulations. Accordingly this council does not view CIL as a key threat to the delivery of a scheme. Planning applications that threaten the setting of a heritage asset will not be approved without appropriate mitigation measures.</p> <p>A draft version of the Reg 123 list will be attached as supporting information to the Draft Charging Schedule, and will make it clear that, given our formulaic policy currently in place for S106 contributions, this council will no longer seek S106 contributions on any but the largest developments in West Berkshire, once a CIL is</p>	

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			<p>The Council should also be aware of the implications of any CIL rate on the viability and effective conservation of the historic environment and heritage assets in development proposals. For example, there could be circumstances where the viability of a scheme designed to respect the setting of a heritage asset in terms of its quantum of development could be threatened by the application of CIL. There could equally be issues for schemes which are designed to secure the long term viability of the historic environment (either through re-using a heritage asset or through enabling development).</p> <p>Paragraph 126 of the National Planning Policy Framework requires that local planning authorities set out, in their Local Plan, a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In relation to CIL, this means ensuring that the conservation of its heritage assets is taken into account when considering the level of the CIL to be imposed so as to safeguard and encourage appropriate and viable uses for the historic environment.</p> <p>We are therefore encouraging local authorities to assert in their CIL Charging Schedules their right to offer CIL relief in exceptional circumstances where development which affects heritage assets and their settings may become unviable it was subject to CIL. We also urge local authorities to then offer CIL relief where these circumstances apply.</p> <p>For clarity, following guidance set out in the Community Infrastructure Levy Relief Information Document (2011), we recommend that the conditions and procedures for CIL relief be set out within a separate statement following the Charging Schedule. The statement could set out the criteria to define exceptional circumstances and provide a clear rationale for their use, including the justification in terms of the public benefit (for example, where CIL relief would enable the restoration of heritage assets identified on English Heritage's</p>	<p>adopted. Given this situation, the Council does not intend to adopt an Exceptional Circumstances policy at this time.</p>	

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			<p>Heritage at Risk Register). For clarity the statement could also reiterate the necessary requirements and procedures which would be followed in such cases, including the need for appropriate notification and consultation.</p> <p>It should also be remembered that development-specific planning obligations may still continue to offer further opportunities for funding improvements to and the mitigation of adverse impacts on the historic environment, such as archaeological investigations, access and interpretation, and the repair and reuse of buildings or other heritage assets.</p> <p>English Heritage strongly advises that the Council's conservation staff are involved throughout the preparation and implementation of the Draft Charging Schedule as they are often best placed to advise on local historic environment issues.</p> <p>I attach an Appendix to this letter that sets out some background information on the relationship of Infrastructure with the historic environment which I hope will be helpful in explaining English Heritage's position on infrastructure and CIL.</p> <p>**SEE SEPARATE ENGLISH HERITAGE APPENDIX FOR FURTHER INFORMATION**</p>		
Mr Graham Hunt	Newbury Town Council		<p>Thank you for the opportunity to respond to the Consultation on the Community Infrastructure Levy (CIL) Preliminary Draft Charging Schedule. Given that current S106 requests (which CIL will largely replace) are delegated to the Chief Executive Officer, this response was drafted by the Chief Executive Officer and subsequently discussed and ratified at the Planning & Highways Committee meeting of Newbury Town Council on 11 March 2013.</p> <p>a) Given the successful partnership with West Berkshire Council on the current</p>	<p>Thank you for your comments. It should be noted that current regulations require 15% of CIL receipts from a development to be allocated to the relevant Parish or Town Council. This does not preclude any Parish or Town Council from spending any other resources on</p>	

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			<p>S106 process, particularly in relation to Developer Contributions relating to Open Space, the Town Council remains disappointed that central government interference has removed a perfectly good process in West Berkshire. It does however recognise that the CIL change is happening nationally without choice and the Town Council's efforts are now directed in ensuring the best possible outcomes for the community of Newbury.</p> <p>b) There is further disappointment from the Town Council that in relation to CIL, central government is proposing restrictive allocations to the relevant parish council (15% capped at £100 per existing household for areas without a Neighbourhood Plan), which will potentially diminish the direct infrastructure investment that the Town Council will be able to make, even though no Neighbourhood Plan is currently required.</p> <p>c) The Town Council therefore hopes that in spite of central government restrictions, that Newbury Town Council and West Berkshire Council will be able to work in effective partnership on CIL, to continue the effective investment in infrastructure that the community of Newbury requires.</p> <p>d) Newbury Town Council has submitted a number of generic and specific infrastructure requirements to West Berkshire Council as part of the parallel update of the Infrastructure Delivery Plan (IDP) that CIL is dependent on. It is hoped that the processes will be sufficiently flexible to allow further updates to the IDP as further infrastructure requirements and ideas become known, as was possible under the S106 regime.</p> <p>e) With regard to the overall rates proposed of £75/sqm and £125/sqm, the Town Council have no specific comment apart from the fact that the supporting documentation appears to provide sufficient justification for the rates proposed.</p>	<p>infrastructure improvements, and indeed does not preclude the Unitary Authority from contributing to infrastructure projects that are considered a priority.</p> <p>The governance policy around CIL receipts is being considered by officers and members and does not form part of the consultation; however your views will be taken into account.</p> <p>The viability study has proven that (a) there is sufficient viability in the retail sector to support a CIL charge, and (b) there is insufficient viability in the business sector to support a CIL charge.</p> <p>The timetable for future updates to CIL will be considered by officers and members in due course, once a CIL has been adopted.</p>	

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			<p>f) The Town Council does have a strong concern that it appears that Retail development is treated as a specific, and more detrimental case. Retail development in the Town Centre must be encouraged, and so it is suggested that the £125/sqm should only be applied to "Out of Town" retail development, with "Town Centre" retail development set at £50/sqm.</p> <p>g) The Town Council is disappointed that the report suggests that there should be no CIL charge for other non-residential development, and specifically Business Developments. All such developments still have an impact on infrastructure requirements, in some cases bigger than the impact of residential / retail. The Town Council requests that there is at least a nominal charge rate of say £50/sqm for the three Business Development categories.</p> <p>h) Finally, it is not clear how the rates may be changed in future, if development rates / viability tests and the like result in rates of development (either too slow or too fast) that are inappropriate. The Town Council would like a clear mechanism for monitoring and change to be included in the final document.</p>		
Mr David Wilson	Savills	Thames Water	<p>Thames Water Utilities Ltd (Thames Water) Property Services function is now being delivered by Savills (UK) Limited as Thames Water's appointed supplier. Savills are therefore pleased to respond to the above consultation on behalf of Thames Water.</p> <p>Thames Water are the statutory water and sewerage undertaker for the West Berks District and are hence a "specific consultation body" in accordance with the Town & Country Planning (Local Planning) Regulations 2012. In this context we have the following comments on the draft CIL Charging Schedule:</p> <p>Thames Water provide essential water and wastewater infrastructure in order to support growth and deliver environmental improvements. That infrastructure</p>	The recommendations of the viability study are that a CIL rate can only be levied for dwellings and for the retail sector. The Council is setting a zero rate for all other development.	

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			<p>provision can incorporate the provision of buildings such as a new sewage pumping station or new water treatment building for example. The nature of such infrastructure buildings means that there is no impact on other forms of infrastructure requirements such as schools, open space and libraries. We therefore consider that water and wastewater infrastructure buildings should be exempt from payment of the Community Infrastructure Levy and this appears to be the case in the draft schedule where all types of development, other than residential and retail, have a Nil charge which Thames Water support.</p> <p>The purpose of the CIL is to raise funds from developers of new building projects to help fund infrastructure that is needed as a result of development. This includes transport schemes, flood defences, schools, hospitals and other health and social care facilities, parks, green spaces and leisure centres. However, water and wastewater infrastructure is also essential to all new development. Such water and wastewater infrastructure provision is unlikely to put additional pressure on the above mentioned infrastructure.</p> <p>The Communities and Local Government document entitled "The Community Infrastructure Levy – An Overview" sets out that the money raised by developer contributions should be spent in a way that developers feel is worthwhile namely on infrastructure to support development and the creation of sustainable communities. The document also sets out that "the responsibility to pay the levy runs with the ownership of land on which the liable development will be situated. This is in keeping with the principle that those who benefit financially when planning permission is given should share some of that gain with the community. That benefit is transferred when the land is sold with planning permission, which also runs with the land."</p> <p>The predominant aims of water and wastewater infrastructure development are to support growth (the same aim as the CIL) and to deliver environmental</p>		

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			<p>improvements. Consequently, Thames Water do not benefit in the same way as residential or commercial developers through the ability of selling operational sites with planning permission for operational buildings.</p> <p>Given the aim of new water and wastewater infrastructure buildings are to provide the infrastructure required to support growth or to deliver environmental improvements it is considered that charging the CIL on such water and wastewater developments would be unreasonable.</p> <p>For the reasons set out above we consider that buildings required for water and wastewater infrastructure provision should be identified as being exempt from paying the CIL.</p> <p>The Council may however wish to consider using CIL contributions for enhancements to the sewerage network beyond that covered by the Water Industry Act and sewerage undertakers, for example by providing greater levels of protection for surface water flooding schemes. Sewerage undertakers are currently only funded to a circa 1:30 flood event.</p> <p>We trust the above is satisfactory, but please do not hesitate to contact me if you have any queries.</p>		
Mr John Moran	Health and Safety Executive		<p>We have concluded that we have no representation to make on this occasion. This is because your consultation request is not concerned with the potential encroachment of future development on the consultation zones of major hazard installations of MAHPs. As the request is not relevant for HSE's land-use planning policy, we do not need to be informed of the next stages in the adoption of the Community Infrastructure Levy (CIL) Preliminary Draft Charging Schedule.</p>	Thank you for your response. Your comment is noted	
Ziyad Thomas	McCarthy and Stone		**SEE SEPARATE APPENDIX FOR FURTHER INFORMATION**	Thank you for your detailed comments with particular regard to	

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	Retirement Lifestyles Ltd		<p>As the market leader in the provision of sheltered housing for sale to the elderly, McCarthy and Stone Retirement Lifestyles Ltd considers that with its extensive experience in providing development of this nature, it is well placed to provide informed comments on the aforementioned document insofar as it affects or relates to housing for the elderly.</p> <p>For your convenience, please find attached our comments with regards to the recent round of consultation on the emerging West Berkshire CIL Preliminary Draft Charging Schedule.</p> <p>In Brief Summary:</p> <p>The consultation response expresses concerns that the viability study work undertaken does not include scenarios for sheltered housing developments.</p> <p>The consultation response sets out the individual factors to be considered with specialist accommodation for the elderly including communal areas, sales rate, empty property costs, and build costs. An instalment plan is also requested.</p>	<p>sheltered housing development for the elderly.</p> <p>The approach taken by West Berkshire Council is in line with approaches taken and supported at Examinations to date. This type of housing is regarded as C3 development and testing has taken place for a wide range of scenarios as part of the viability study. Appendix 11a of the viability study clearly shows that for the majority of scenarios, sites remain viable at levels above the proposed CIL rates. Whilst West Berkshire Council notes the particular characteristics associated with this particular form of development it considers the approach taken to be reasonable.</p> <p>Reference has been made to factors which negatively affect viability. In the Council's opinion this is to some extent balanced by positive factors such as premium sales values, high density development and reduced external works.</p>	
Ms Nicola Gooch	Asda Stores Ltd		We act for Asda Stores Limited ('Asda'). We write on behalf of our client to make representations in respect of West Berkshire Council's Preliminary Draft	Thank you for your comments. The council's response to each of your	

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			<p>Charging Schedule.</p> <p>Under Regulation 14 of the Community Infrastructure Levy Regulations 2010 ('CIL Regulations') the Council's primary duty when setting the level of Community Infrastructure Levy ('CIL') charge is to strike an appropriate balance between the desirability of funding the cost of infrastructure required to support development from CIL and its potential effects on the economic viability of development.</p> <p>In our view, the approach taken to assessing the Charging Schedule does not achieve an appropriate balance between these two objectives.</p> <p>We wish fundamentally to object to the approach taken to assessing the Charging Schedule, and to the disproportionate loading of CIL upon retail and residential development on the following grounds:</p> <ul style="list-style-type: none"> • Impact on policies promoting economic growth and employment opportunities; • The financial assumptions and viability assessments contained in the Council's Viability Study; • Concerns about the Council's approach to setting CIL charges generally; and • Comments on the Council's proposed instalments policy. 	grounds is shown on the following pages below.	
			Impact on policies promoting economic growth and employment opportunities	The viability study has shown that in	

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			<p>We will not repeat the Council's Strategic Objectives, set out in its core strategy, however, in order to achieve realise these Objectives; the Council will need to set an appropriate CIL charge. An appropriate CIL charge will encourage new development and promote redevelopment to create employment and ensure a range of shopping choices for consumers and enhance the vitality and viability in district and local centres.</p> <p>The proposed CIL rate of £125 per square metre for all retail development, regardless of its size or location, could have the effect of reducing the range, variety and choice of shopping within the Borough.</p> <p>It is our view that if the retail charge set out in the Charging Schedule is adopted, there will be a disincentive (and market distortion accordingly) to investment in this sector of the economy, as opposed to other industrial/ employment or town centre uses.</p> <p>The Government is keen to encourage the creation of additional employment across the economy and the retail sector is one of the largest employers, and the largest creator of new jobs at the present time, as well as being one of the most dynamic and innovative sectors within the UK economy.</p> <p><u>Asda example 1</u></p> <p>Asda has a proven track record of investing in local communities and of creating jobs within these areas. For example, of the 123 colleagues recruited for the Asda store in Tunbridge Wells, 76 colleagues (71%) were previously unemployed.</p> <p>The supporting papers do not acknowledge this trend, nor do they fully assess</p>	<p>the West Berkshire area, retail development is able to support the rate of £125 per sqm. This is covered in part 3.4 of the viability study:</p> <p>The viability results show that the CIL charging rate for the larger retail types could certainly be taken up to match the £125 per sqm recommended retail charging rate. The report further states that the rate could be taken higher than this in theory, however was not recommended, or proposed by this council, due to the prospect that relatively high land values may be associated with this form of development, together with the overall development costs. For this reason the rate was not set higher, although the study shows that a rate of up to £200 per sqm could be defended.</p> <p>In addition paragraph 3.3.2 details the position in West Berkshire, which is that no new retail space is needed in the District. This was set out in the retail study (Employment Land Assessment (2007) as updated by the</p>	

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			<p>the role of retail within the national economy. They simply assert that retail continues to be one of the better performing sectors in the UK and that operators within it have the capacity to pay potentially very large sums of CIL. A CIL charge on retail development should be set at an appropriate rate and not be used as a cash cow to fund infrastructure in the area.</p> <p>Any CIL schedule that imposes a larger CIL charge on retail than other town centre uses, (including leisure, office, industrial, warehousing and other employment uses) could effectively undermine the retail function of local and town centres by detracting from their viability and vitality as large retail developers in these sectors may be discouraged by the imposition of CIL.</p> <p><u>Asda example 2</u></p> <p>Asda's stores regularly rejuvenate and regenerate existing centres, and the surrounding areas, and draw new shoppers to them, which benefits the existing retailers, and those who open stores in Asda-anchored centres in their wake. For example in 2006, Asda opened a store in Romford, transforming a derelict brownfield site through an extension of an existing retail mall and creating 347 jobs. This helped to propel Romford into the top fifty UK retailing cities. Indeed, owing to the success of the store in attracting more footfall to that part of the town's Primary Shopping Area, the local authority redrew the town centre boundary to include the edge of centre Asda store into the heart of the Romford town centre.</p> <p>We therefore believe that the proposed CIL rate of £125 per square metre for Retail development will undermine the Strategic Objectives set out in the Council's Core Strategy. The Council may find it more difficult to attract retail development and retail led regeneration schemes at these rates and there is a risk that the area will lose potential developers to surrounding areas where CIL</p>	<p>West Berkshire Retail & Leisure Study 2010), which was used in support of the West Berkshire Local Plan Core Strategy.</p> <p>There is no development plan based requirement for further retail space in the West Berkshire area.</p> <p>Thus a more than appropriate balance has been struck between the viability of retail development in particular, and the requirement for retail development in West Berkshire.</p> <p>Rates are required to be set at an affordable rate having regard to viability. The rates proposed by this authority have full regard to the Regulations.</p> <p>Appendix 11b of the viability study shows commercial appraisal results. These clearly show the testing of retail development scenarios and show that at rates above the £125 proposed, development remains viable. The rate has not been set at the maximum viable level.</p>	

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			<p>rates may be lower (or non-existent).</p> <p>This concern is heightened by the fact that the retail levy appears to have been set at the maximum viable charge recommended for large scale retail schemes by Dixon Searle LLP. This goes against DCLG Guidance which clearly states that Councils should avoid setting CIL rates at the uppermost margins of viability, allowing a 'buffer' or margin to account for changes in the market or unexpected circumstances on site.</p> <p>As CIL is fixed and non-negotiable the importance of such a buffer cannot be overstated, particularly when a Council's core strategy focuses new developments onto previously developed land, which is likely to carry higher decontamination and remediation costs. This is particularly important as Dixon Searle appears to have expressly excluded such costs from their assumptions in the viability study.</p>		
			<p>The financial assumptions and viability assessments contained in the Council's Viability Study</p> <p>We have a number of additional concerns about the retail assumptions used in the Dixon Searle LLP: Community Infrastructure Levy Viability Study (January 2013) (the 'Viability Study').</p> <p>Most importantly, the viability study does not appear to allow for residual s.106 contributions or s.278 costs in relation to retail developments. Although the Council will not be able to pool s.106 contributions once CIL is adopted, the types of commonly pooled contributions tend not to make up a large proportion of the contributions sought from commercial schemes – which are usually focussed on site specific highways and access works, employment and training contributions, environmental mitigation works and other, site specific,</p>	<p>An analysis of previous S106 receipts will be provided as a supporting document to the Draft Charging Schedule. This will provide evidence of the amount of revenue received under our current S106 formulaic approach, and will set out our current example contributions for additional information.</p> <p>West Berkshire considers that, given the local circumstances, the overall approach taken to (firstly) weighing up the level of costs associated, at</p>	

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			<p>requirements. Many of these types of planning contributions (detailed in appendix 1) will still be required after CIL has been adopted to make a retail scheme acceptable in planning terms.</p> <p>By excluding the true cost of residual planning and highways contributions for a commercial development, the Council has underestimated the true cost of retail developments and artificially inflated the residual land values used for the financial viability models. This will, in turn, have inflated the amount of CIL proposed for these uses.</p> <p>In addition, the DCLG now requires local authorities to produce evidence of the amount of revenue raised by Section 106 contributions in their area, and set out details of whether their affordable housing targets and other strategic objectives have been met. The proposed CIL levies for any individual sector can then be assessed against the contributions previously received, minus any contributions that developers would still have to pay notwithstanding any CIL payments, to see if they are realistic.</p> <p>The evidence put forward by the Council does not appear to contain this information. It is difficult to see how the Council can be certain that the proposed CIL levy will not prohibit the viability of retail development without it.</p>	<p>the necessary level appropriate to CIL viability testing, and (secondly) to considering the likely strength of the relationship between development costs and values, is appropriate and provides a reasonable reflection of the viability of the scenarios. Taken alongside the required approach not to set rates at the maximum possible levels, the approach is appropriate.</p>	
			<p>Concerns about the Council's approach to setting CIL charges generally</p> <p>The stated purpose of CIL is to raise revenue for infrastructure necessary to serve development. CIL is intended to address the imbalance of raising funds for infrastructure under the Section 106 route where larger schemes have effectively subsidised minor developments. However, CIL does not replace the Section 106 revenue stream - it will simply provide additional revenue for infrastructure. In light of this, we have some further concerns:</p>	<p>In West Berkshire's case, given its highly successful formulaic approach to securing developer contributions, the pooling restriction placed on S106 after the introduction of CIL means that the use of S106 contributions will be severely restricted once CIL is adopted.</p>	

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			<p>Concerns on CIL payments and the infrastructure requirements</p> <p>The Council's Strategic Infrastructure Plan does not appear to calculate the extent of the funding gap that the Council's CIL receipts are intended to meet (or at least contribute too).</p> <p>As you are aware, Reg 14(1) of the Community Infrastructure Regulations (as amended) states that:</p> <p>(1) ... a charging authority must aim to strike what appears to the charging authority to be an appropriate balance between—</p> <p>(a) the desirability of funding from CIL (in whole or in part) the actual and expected estimated total cost of infrastructure required to support the development of its area, taking into account other actual and expected sources of funding; and</p> <p>(b) the potential effects (taken as a whole) of the imposition of CIL on the economic viability of development across its area.</p> <p>Although the Council has produced a detailed infrastructure delivery plan, this does not appear to include an estimated funding gap. We understand that the IDP is in the process of being refreshed and this revised version will be used to calculate what the Council's infrastructure delivery funding gap will be. If that is the case, then this consultation could be seen as premature. It is difficult to see how the Council can propose a CIL rate that strikes the necessary balance without first knowing the true extent of its infrastructure funding gap.</p> <p>The Charging Schedule, as drawn, does not make the connection between the</p>	<p>The updated Infrastructure Delivery Plan (IDP) demonstrates a net funding requirement in excess of £163.5m. Given that 3,820 houses are still to be delivered in the remainder of the plan period to 2026, using the most optimistic estimate of CIL receipts would still result in a funding gap in excess of £121m.</p>	

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			<p>CIL charges proposed and the infrastructure requirements of the particular developments upon which they are being levied.</p> <p>By way of example, using the CIL figures proposed in the Charging Schedule for retail (£125 per square metre) the proposed charge would add £500,000 to the cost of a generic 4,000 square metres supermarket development. There is no evidence that this is necessarily the appropriate figure in terms of the related infrastructure costs that a retail development should be expected to carry but rather it appears to be a high level calculation based on the sector's assumed ability to pay.</p> <p>We accept that some superstores may individually necessitate the provision of specific local infrastructure but it could be argued that given the expansion of modern supermarkets infrastructure requirements have reduced. For example, it is frequently the case that journey times fall as new supermarkets are opened. The inevitable consequence of this is that most existing infrastructure is used less, not more, as a result of such developments. There is a concern that as local authorities will still seek site-specific commitments under the Section 106 regime as well as CIL that the two charges together represent an unreasonable double levy for infrastructure which is seemingly being placed onto a very limited category of development.</p> <p>There is also a risk that some of the infrastructure projects identified by the Council to be funded by CIL will already have been funded by undelivered projects funded by existing Section 106 commitments. At present, Section 106 contributions paid to a Council are repaid to the developer if the infrastructure has not been delivered within a certain period of time. These delivery periods are long, usually between five and ten years, and the onus is on the developer to check that the council has carried out the works and to request a refund if not. As you will be aware, there is no similar mechanism to allow developers to</p>		

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			reclaim unspent CIL contributions.		
			<p>Instalment policy</p> <p>Our client welcomes the fact that the Council is considering adopting a draft instalments policy.</p> <p>Many major development projects are implemented in phases and by adopting an instalment policy this should ensure that developers are not disadvantaged by submitting an application for full, rather than outline, planning permission. We therefore also urge the Council to adopt an instalment policy which ensures that developers are not disadvantaged by the decision to submit a full planning application for a phased development scheme.</p>	The instalments policy will be carried forward into the DCS for Examination and Adoption	
			<p>Asda's suggestions</p> <p><u>1 Exceptional Circumstances policy</u></p> <p>The Council has not indicated in the Charging Schedule whether it intends to adopt an Exceptional Circumstances policy. We would urge it do so.</p> <p>The viability of any particular development scheme is finely balanced and will fluctuate depending upon the costs involved in the development and the state of the economy when the development comes forward. By adopting exceptional circumstances relief, the Council will have the flexibility to allow strategic or desirable but unprofitable development schemes to come forward by exempting them from the CIL charge, or by reducing it in certain circumstances.</p> <p>Simply exempting schemes from certain Section 106 obligations is unlikely to be sufficient to counteract the negative impact of the CIL charge, particularly as not</p>	<p>A draft version of the Reg 123 list will be attached as supporting information to the Draft Charging Schedule, and will make it clear that, given our formulaic policy currently in place for S106 contributions, this council will no longer seek S106 contributions on any but the largest developments in West Berkshire, once a CIL is adopted. Given this situation, the Council does not intend to adopt an Exceptional Circumstances policy at this time</p> <p>The viability study does not support a flat rate levy.</p>	

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			<p>all schemes (in particular retail developments) would attract an affordable housing requirement which could be waived. Further, the types of strategic development which are most likely to be of concern to the Council, such as large regeneration or housing schemes, are precisely the types of development which are likely to carry heavy site-specific infrastructure costs, which will be funded under Section 106, and are most likely to qualify for exceptional circumstances relief. We therefore encourage the Council to adopt it.</p> <p><u>2 Flat Rate levy</u></p> <p>A much fairer solution, accepting for the purpose of this argument the premise that CIL is necessary for the purpose of funding district-wide infrastructure, would be to divide the Council's estimate of total infrastructure costs over the charging period (and in this connection, it is important to remember that the Government's guidance as recorded in the National Planning Policy Framework is that only deliverable infrastructure should be included) by the total expected development floor space, and apply a flat rate levy across the area and across all forms of development. That will have the least possible adverse effect upon the market for land and for development, and yet the greatest possible opportunity for the economy to prosper and thrive and for jobs to be created.</p> <p>The potential impact of a flat rate levy on the viability of those types of development which are not currently identified as viable could be balanced by the Council's implementation of exceptional circumstances relief, as mentioned above.</p>		
			<p>Conclusion</p> <p>For these reasons, we would ask that the Council undertakes a rethink of its position and substantially alters its Charging Schedule in so far as it relates to</p>	<p>The viability assessment has been carried out appropriately and can be defended. An exceptional circumstances policy is not being</p>	

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			<p>large retail development.</p> <p>Accordingly, we would request that the Council:</p> <ul style="list-style-type: none"> • Revisits its viability assessments for retail development, to address the concerns set out above; • Adopts an exceptional circumstances policy allowed for under the CIL Regulations; • Produces a draft instalment policy to ensure that developers carrying out phased developments are not disadvantaged by submitting an application for full, rather than outline, planning permission; and • Adopts a single flat rate levy across all development within its boundaries 	<p>considered at this time. A draft instalments policy will be included within the DCS. A flat rate levy is not appropriate.</p>	
Ms Catherine Mason	Savills	W. Cumber and Sons	<p>**SEE SEPARATE DOCUMENT FOR FULL CONSULTATION RESPONSE **</p> <p>The maps showing the differential CIL rates across the district are misleading as these only show the residential rate and not the retail rate as this is the same throughout the district. A note to make this clear on the maps should be added.</p> <p>See separate letter for detailed comments on the preliminary draft charging schedule.</p> <p>In Summary:</p> <p>"W. Cumber & Son (Theale) Ltd has an interest in sites in Theale and Calcot, within the Eastern Urban Area as identified in the Core Strategy (adopted July 2012)"</p>	<p>The differential rate maps for residential will be amended to clarify that they only relate to residential development. All other rates are proposed for the whole authority area.</p> <p>A draft version of the Reg 123 list will be attached as supporting information to the Draft Charging Schedule, and will make it clear that, given our formulaic policy currently in place for S106 contributions, this council will no</p>	

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			<p>"We welcome the Council's decision to set a nil rate for business development (office, industrial and warehousing) and fully support this. However, we are concerned generally about the impact the proposed residential and retail rates in the West Berkshire Preliminary Draft Charging Schedule will have on developments and that it may render them unviable."</p> <p>The respondent advises that the Reg 123 list is done before the Draft Charging Schedule consultation.</p> <p>The accuracy and relevance of the IDP is questioned.</p>	<p>longer seek S106 contributions on any but the largest developments in West Berkshire, once a CIL is adopted.</p> <p>The updated Infrastructure Delivery Plan (IDP) demonstrates a net funding requirement in excess of £163.5m. Given that 3,820 houses are still to be delivered in the remainder of the plan period to 2026, using the most optimistic estimate of CIL receipts would still result in a funding gap in excess of £121m.</p>	
			<p>The requirement for a viability buffer must be incorporated into the viability study.</p> <p>The respondent is concerned about the blanket retail rate in mixed use developments, and questions the evidence of grouping the Eastern Urban Area with Newbury.</p>	<p>Appendices 11a and 11b of the viability study clearly show for each of the areas assessed, the residual land value results by scheme type, value level and CIL rate at increasing £25 band intervals. For ease of interpretation the results have been colour coded so that green cells are viable and red unviable. The tables clearly show that the vast majority of scenarios are viable at rates higher</p>	

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				<p>than those proposed. West Berkshire Council has not set rates at the limits of viability tested (i.e. £200), in accordance with CIL Regulations. The council contends that the proposed rates of £75 and £125 are entirely reasonable.</p> <p>The differential rate proposed has had regard to the viability of sites across West Berkshire. A differential rate can be supported, as is explained in detail in the viability study.</p>	
			<p>Concerns are also expressed re Threshold Land Values, build costs, the level of developer profits, and sales rates. Clarity is requested over the residual use of S106.</p> <p>**SEE SEPARATE DOCUMENT FOR FULL CONSULTATION RESPONSE **</p>	<p>The assumptions made by West Berkshire's consultants, Dixon Searle, and the approach that they have taken is appropriate and has been supported consistently at previous Examinations. The assumptions represent an appropriate overview approach for study purposes.</p>	
Mr Philip Brown	Savills (L&P) Ltd	Landowner / Developer Consortium	<p>**SEE SEPARATE DOCUMENT FOR FULL CONSULTATION RESPONSE**</p> <p>Please find attached a response to the Council's Community Infrastructure Levy Preliminary Draft Charging Schedule that is made on behalf of a landowner and developer Consortium comprising of David Wilson Homes, Taylor Wimpey Homes, Rivar Homes, Westbuild Homes and Hicks Homes.</p>	<p>Thank you for submitting your comments on the PDCS. We note that your comments are restricted to residential development in West Berkshire.</p> <p>In response to part 4 – Viability</p>	

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			<p>Part 6 (Conclusions) of the attached response is shown below:</p> <p>6.1 This representation has been prepared by Savills on behalf of a landowner and developer Consortium comprising of David Wilson Homes, Taylor Wimpey Homes, Rivar Homes, Westbuild Homes and Hicks Homes. The Consortium is concerned with aspects of the approach adopted by WBC towards CIL relating to the rates for development, especially residential development, and wishes to work with the Council in ensuring that suitable levels of residential development come forward within the plan period.</p> <p>6.2 Furthermore, we have concerns relating to the robustness of the Infrastructure Delivery Plan and the assumptions used in the viability models, and would ask that DSP provide evidence on the aspects we have highlighted. In particular, bearing in mind the points raised, the following matters should be investigated further by WBC:</p> <ul style="list-style-type: none"> • Development Profit • Gross and net developable area • Sales rate • Viability buffer • Infrastructure costs <p>6.3 We feel it necessary to stress that if the CIL level is set too high, it will almost certainly have a negative impact on a large proportion of development coming forward, especially bearing in mind the reliance on Strategic Urban Expansion areas for growth. We believe that once the assumptions – as mentioned above –</p>	<p>Appraisal: Build Costs – the approach taken is appropriate, has been supported consistently at past Examinations and represents an appropriate overview approach; particularly alongside the approach to allowing for external works etc. It is appreciated that costs are highly variable and in fact include lower base build costs in some instances. The approach and assumption is suitable. Developer Profit – the nature of assumptions made has been supported consistently at past Examinations. It is appreciated that profit levels vary; the approach is appropriate for the study purpose. Professional Fees: 10% is reflective based on testing carried out by the consultants. It is not considered appropriate to move this assumption upwards. Developable Area and Sales Rate: at this level of review and for the scenarios tested and most relevant to the remaining plan delivery in West Berkshire, the approach is suitable. S106 – please see paragraph below in relation to the Reg 123 list where</p>	

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			<p>have been clarified, it will show the proposed residential CIL levels are too high and need reviewing.</p> <p>6.4 The Consortium is open to meeting with WBC and its advisors to discuss amendments to the approach taken. We believe this should be arranged as soon as possible.</p> <p>**SEE SEPARATE DOCUMENT FOR FULL CONSULTATION RESPONSE**</p>	<p>the relationship between CIL and S106 is explained more fully. Viability Buffer: Appendices 11a and 11b of the viability study clearly show for each of the areas assessed, the residual land value results by scheme type, value level and CIL rate at increasing £25 band intervals. For ease of interpretation the results have been colour coded so that green cells are viable and red unviable. The tables clearly show that the vast majority of scenarios are viable at rates higher than those proposed. West Berkshire Council has not set rates at the limits of viability (i.e. £200), in accordance with CIL Regulations. The council contends that the proposed rates of £75 and £125 are entirely reasonable.</p> <p>In response to parts 3 (infrastructure and Planning) and 5 (Effective Operation) of the response: The updated Infrastructure Delivery Plan (IDP) demonstrates a net funding requirement in excess of £163.5m. Given that 3,820 houses are still to be delivered in the remainder of the plan period to 2026,</p>	

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				<p>using the most optimistic estimate of CIL receipts would still result in a funding gap in excess of £121m.</p> <p>A draft version of the Reg 123 list will be attached as supporting information to the Draft Charging Schedule, and will make it clear that, given our formulaic policy currently in place for S106 contributions, this council will no longer seek S106 contributions on any but the largest developments in West Berkshire, once a CIL is adopted.</p> <p>The instalment policy will be carried forward unchanged to the next stage of the adoption process.</p> <p>Given that this Council has set rates at a more than reasonable level, no Exceptional Circumstances policy is proposed.</p> <p>The timetable for future updates to CIL will be considered by officers and members in due course, once a CIL has been adopted.</p>	
Mr Greg	Planning Issues	Churchill	**SEE SEPARATE DOCUMENT FOR FULL CONSULTATION RESPONSE**	Thank you for your letter with	

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Hilton	Ltd	Retirement Living Ltd	<p>Please find attached a completed representation on behalf of Churchill Retirement Living Ltd to the draft CIL charging schedule.</p> <p>In summary:</p> <ol style="list-style-type: none"> 1. The current viability evidence prepared by Dixon Searle Partnership does not include specific consideration of retirement housing/sheltered housing. The viability appraisals referred to in the consultation response represent a typical retirement apartment development and should therefore be used as a standalone development typology in the CIL viability evidence base to be tested in Value Points 2 to 4. 2. The viability assessment to inform the Draft Charging Schedule should include a consideration of the relative viability of retirement housing when set against both existing site values, and a range of alternative values for the land on which a retirement development might be situated. 3. The Draft Charging Schedule should pay heed to the effect of CIL on the supply of housing for the elderly, including the wider benefits that the provision of this tenure in sufficient numbers can bring, as per the NPPF paragraphs 50 and 159. <p>**SEE SEPARATE DOCUMENT FOR FULL CONSULTATION RESPONSE**</p>	<p>particular regard to sheltered housing development for the elderly. Your comments have been considered.</p> <p>The approach taken by West Berkshire Council is in line with approaches taken and supported at Examinations to date. This type of housing is regarded as C3 development and testing has taken place for a wide range of scenarios as part of the viability study.</p> <p>Appendix 11a of the viability study clearly shows that for the majority of scenarios, sites remain viable at levels above the proposed CIL rates. West Berkshire Council has not set rates at the limits of viability (i.e. £200), in accordance with CIL Regulations. The council contends that the proposed rates of £75 and £125 are entirely reasonable.</p> <p>Whilst West Berkshire Council notes the particular characteristics associated with this particular form of development it considers the approach taken to be reasonable.</p>	

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				Reference has been made to factors which negatively affect viability. In the Council's opinion this is to some extent balanced by positive factors such as premium sales values, high density development and reduced external works.	
Miss Jessica Stanley	Deloitte LLP	Oxford Properties	<p>On behalf of Oxford Properties, we welcome the opportunity to comment on the Community Infrastructure Levy Preliminary Draft Charging Schedule (CIL PDCS).</p> <p>Oxford Properties is the owner of Green Park Business Park, a strategically-important employment site, which is located across three local authority areas (Reading Council, West Berkshire Council and Wokingham Council). Oxford Properties completed the acquisition of Green Park from Prupim in 2011, and is committed to the long term management and on-going successful development of the Business Park.</p> <p>Green Park is of great importance to the regional and sub regional economy, and is identified as a Core Employment Area within the adopted Reading and Wokingham Core Strategies. To date, Planning Permissions at Green Park have been granted for 2,345,000 sq. ft. of office floorspace and 750 new homes as part of the Green Park Village residential development to the north of the Business Park.</p> <p>There remains scope for further expansion of Green Park on land partly within West Berkshire's administrative boundary to the east of the Reading to Basingstoke railway line and to the north of 900 South Oak Way (Plot 9). This</p>	<p>Thank you for your response. We note your support for the zero rate for business development and hotels.</p> <p>A draft version of the Reg 123 list will be attached as supporting information to the Draft Charging Schedule, and will make it clear that, given our formulaic policy currently in place for S106 contributions, this council will no longer seek S106 contributions on any but the largest developments in West Berkshire, once a CIL is adopted.</p>	

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			<p>land would represent a substantial opportunity to build upon the competitive advantages Green Park possesses as an established sustainable employment location which increasingly incorporates a wider mix of uses including a substantial residential community at Green Park Village.</p> <p>As a major landowner, Oxford Properties is keen to continue to actively engage with West Berkshire Council to ensure that future development proposals to expand Green Park continue to be viable. It is critical to ensure that the proposed CIL rates would not threaten the delivery of any future development, of this regionally significant employment location.</p> <p>As clarified in the recently updated Community Infrastructure Levy Guidance (DCLG, December 2012) and the CIL PDCS, the Charging Schedule must consider the balance between securing additional investment for infrastructure to support development and the potential economic effect of imposing CIL across the area. In meeting Regulation 14(1) this includes evidence of how the Levy will contribute towards the implementation of the Local Plan and is in line with the NPPF to ensure that the viability of sites is not threatened.</p> <p>In line with the NPPF, development should not be subject to a scale of obligations and policy burden that threatens the ability to deliver an otherwise viable and appropriate development.</p> <p>We note the proposals for a nil CIL rate in relation to Business Development (including offices, industrial and warehousing) and Hotels across the West Berkshire local authority area and welcome that approach on the basis that it will support future sustainable economic development which will meet the aims of both the West Berkshire Local Plan and the NPPF.</p> <p>In relation to the proposed CIL rate of £125 per sq.m for Residential and Retail</p>		

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			<p>Development in the East Kennet Valley, we would welcome the opportunity to investigate the appropriateness of this proposed rate and its potential impact upon viability of future proposals through dialogue with West Berkshire officers and further independent assessment of the Viability Study and emerging update to the Infrastructure Delivery Plan.</p> <p>We would also request further clarification of the circumstances in which Section 106 obligations may be sought in the future, to ensure that there will be no overlap or double-counting in respect of infrastructure contribution on any development sites. The CIL PDCS provides for payments in addition to the proposed West Berkshire CIL, via Section 106 Agreements relating to site-specific obligations on "large scale development", which individually and cumulatively could pose significant viability problems to scheme delivery.</p> <p>We therefore submit this representation as a holding response to the CIL PDCS and would welcome the opportunity for further discussion with officers. We reserve the right to make further, and more detailed, representations to future stages of consultation in relation to the West Berkshire CIL Charging Schedule, including the CIL Draft Charging Schedule and the Examination in Public.</p>		
Mr Steven Smallman	Pro Vision Planning and Design	The Benham Estate	<p>Representations on behalf of the Benham Estate</p> <p>The Benham Estate is a major traditional rural estate lying immediately to the west of Newbury and encompassing much of the village of Stockcross, as well as including a number of farmsteads and residential properties. Promoting sustainable development forms an important part of our Client's objective to create a viable and vibrant rural estate that will continue to make an important contribution to the economy, community and natural and built environment of the area.</p>	<p>Thank you for your response. Your support for the differential rate is noted, as is your support for the proposal to seek CIL on residential and retail development only.</p> <p>In response to point 1: Regulation 40(11) states that CIL is not chargeable on buildings into which people do not normally go, or</p>	

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			<p>Our Clients support the Council's proposal to set differential rates of CIL given the complex nature of the local property market. They also generally welcome the proposal to seek to levy CIL on residential and retail development only. The Benham Estate does however have the following concerns:</p> <p>1. For the avoidance of any possible doubt, the Estate believes that the charging schedule should expressly confirm that Agricultural Development is not regarded as development that is liable to CIL because it would generally only involve the erection or extension of buildings that "people do not normally go in" (i.e. livestock buildings, grain stores or machinery stores).</p> <p>2. The uniform charge proposed for retail development does not reflect the substantial differentiation in rental values between the defined zones. There is for example, a very substantial difference in rental levels and capital values between a village store or farm shop and a store in a Primary Retail frontage in Newbury Town Centre. The Viability Assessment expressly does not assess the impact of the proposed uniform charge on the viability retail development in the rural areas. The justification for this approach is based entirely on the view that the plan (Core Strategy) delivery would not be prejudiced by the setting of a charging rate for retail that may affect the viability of individual proposals that may come forward outside the Core Strategy policies scope.</p> <p>The study goes on</p> <p>"On this key point however, as at 3.3.2 above, the CIL charging approach for retail development in West Berkshire need not differentiate for varying types because retail is no longer a theme for the Core Strategy. Therefore a simple single rate approach (at £125/sq m equivalent to the upper end of the residential rates parameters) would respond appropriately to the local circumstances and in any event would not put the plan at risk."</p>	<p>buildings into which people only go intermittently for the purposes of maintaining or inspecting machinery. It is not appropriate to make generalisations about types of development as this can lead to confusion. CIL Regulations will be referred to during the planning application process and the appropriate CIL rate charged at that time.</p> <p>In response to point 2: The viability study has shown that in the West Berkshire area, retail development is able to support the rate of £125 per sqm. This is demonstrated in Appendix 11b of the retail study referring to Commercial Appraisal results, and shows that retail development is still viable at rates higher than that proposed.</p> <p>The charging rate proposal for retail has been made a single level of £125 because in West Berkshire's case there is no development plan based requirement for further retail space in the West Berkshire area.</p>	

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			<p>The Regulations make it clear that Charging Authorities should demonstrate that their proposed charging rates will contribute positively towards, as well as not threatening, the delivery of the Plan. Our Clients are concerned that there are types of retail development in the AONB (for example a farm shop as part of a diversification scheme) that would fully accord with the objectives of the Core Strategy but that would be threatened by the proposed charging rate. They note that Core Strategy Policy ADPP 5 promotes the diverse retail offer of Hungerford and offers support to economic development within the AONB that strengthens the local economy.</p> <p>In our Clients view retail development in the AONB should be zero rated.</p> <p>3. The charging schedule should differentiate between the development of new housing and extensions to existing dwellings (of more than 100sqm). Adding an extension to an existing dwelling (even a large extension) will not, for every square metre of new build, place the same burden on community services and infrastructure as building a new house. Thus adding a 175 sqm extension to an existing 400 sqm house will not have the same impact on local schools or health care services as building a new 75sqm house, but both proposals under the proposed charging schedule would attract a CIL payment of £9,375. It is also the case that the viability of house extensions is significantly less than new build housing given current VAT rates.</p> <p>In our Clients view therefore residential extensions above 100 sqm should be zero rated.</p>	<p>Thus a more than appropriate balance has been struck between the viability of retail development in particular, and the requirement for retail development in West Berkshire.</p> <p>In response to point 3: The CIL Regulations set out the thresholds for levying a CIL charge. It is not in the gift of the Council to deviate from the CIL Regulations. For clarity it should be noted that CIL is charged on net additional floorspace, therefore in general, conversions of existing buildings which result in no net increase in floorspace would not be liable, unless a new dwelling is created.</p>	
Mr Mark Leedale	Mark Leedale Planning		It's simple...no one will build anything on urban land	Your comment is noted.	
Ms Helen	Turley	ALDI Stores	On behalf of my client, ALDI Stores Ltd, I am pleased to provide representations	Thank you for your response to the	

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Tilton	Associates		<p>in response to the West Berkshire Preliminary Draft CIL Charging Schedule (PDCCS) (February 2013) and the associated maps and other evidence, including the Viability Study (Dixon Searle LLP, January 2013), and the Infrastructure Delivery Plan (IDP) (Adams Hendry Consulting Ltd).</p> <p>ALDI has development interests within the area to which the PDCCS refers, including an existing modest-scale discount foodstore in Newbury (c.1,500 sq.m. gross) that fulfils a neighbourhood shopping role as well as attracting customers from the surrounding area. Our representations therefore provide general comment on the LPAs' approach to CIL as proposed by the PDCCS, and specific comment on the proposed retail charge.</p> <p>It is important that any Charging Schedule is underpinned by a recognition that the planning system should do everything it can to support sustainable economic growth (NPPF, Paras 18 and 19). This aim requires careful attention to viability and costs, and the scale of obligations and policy burdens should ensure that development viability is not threatened (NPPF para.173) - on the contrary, CIL should support and incentivise new development (NPPF para. 175).</p> <p>The application of CIL and the evidence base underpinning the Charging Schedule should be in accordance with Government guidance and statutory provisions, including: the NPPF (March 2012); CIL Regulations 2010 (as amended April 2011, and November 2012); and Community Infrastructure Levy: An Overview (May 2011). We trust that the Local Planning Authority (LPA) has considered all relevant guidance in preparing the PDCCS.</p> <p>The introduction of a Charging Schedule represents a significant consideration for potential investors in the administrative area of West Berkshire, and will influence both existing and proposed developments, their location, nature and form and ultimately their viability and deliverability. As a result, it is important that</p>	<p>consultation.</p> <p>For clarity the DCS will show that the retail rate will apply to use classes A1 thru A5 – as is stated in the viability study.</p> <p>The viability study has shown that in the West Berkshire area, retail development is able to support the rate of £125 per sqm. This is covered in part 3.4 of the viability study:</p> <p>The viability results show that the CIL charging rate for the larger retail types could certainly be taken up to match the £125 per sqm recommended retail charging rate. The report further states that the rate could be taken higher than this in theory, however was not recommended, or proposed by this council, due to the prospect that relatively high land values may be associated with this form of development, together with the overall development costs. For this reason the rate was not set higher, although the study shows that a rate of up to £200 per sqm could be</p>	

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			<p>the Charging Schedule that is implemented provides robust, clear and concise guidance.</p> <p>Viability & Approach to the CIL Charge</p> <p>We do not wish to comment in any detail in respect of the economic viability assessment underpinning the PDCCS, but make the following observations.</p> <p>The retail CIL charge proposed by the LPA, as set out in the PDCCS, is a rate of £125 per square metre irrespective of the size, location or type of retail development. The LPA will need to clarify as part of the charging schedule what is meant by 'retail', by reference to the Use Classes Order, in order to be able to demonstrate that the charge can be related to a clearly defined use (e.g. Use Class A1).</p> <p>We do not object to the application of a single retail rate, in principle. However, ALDI wishes to ensure that any retail levy that the LPA seeks to impose is based on a robust evidence base, and that the charge can be fully demonstrated to be both necessary in principle and appropriate in terms of ensuring that development is not stifled.</p> <p>The Viability Study clarifies why a CIL levy higher than £125 per square metre is not viable (para. 3.4.4.), but in determining that a rate of £125 per square metre would be appropriate, the Study does not consider the deep-discount retail market (it instead considers a 'typical' retail supermarket of 1,000 sqm. GIA).</p> <p>National food operators do not all operate the same business models. 'Deep-discount' retailers such as ALDI operate business models designed to deliver discounted goods for a localised catchment. ALDI in particular operate a model based on high levels of efficiency and low overheads, which enables cost</p>	<p>defended.</p> <p>In addition paragraph 3.3.2 details the position in West Berkshire, which is that no new retail space is needed in the District. This was set out in the retail study (Employment Land Assessment (2007) as updated by the West Berkshire Retail & Leisure Study 2010), which was used in support of the West Berkshire Local Plan Core Strategy.</p> <p>There is no development plan based requirement for further retail space in the West Berkshire area.</p> <p>Thus a more than appropriate balance has been struck between the viability of retail development in particular, and the requirement for retail development in West Berkshire.</p> <p>The timetable for future updates to CIL will be considered by officers and members in due course, once a CIL has been adopted.</p> <p>Your comment regarding the instalment policy is noted.</p>	

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			<p>savings to be passed on to their customers. ALDI, therefore, provides accessible low-cost goods that assist those on lower incomes, and as such ALDI is able to provide greater choice for customers in deprived areas. A high rate of CIL could impact upon the viability of the business and deter future investment, resulting in a loss of key discount retail provision and choice within West Berkshire.</p> <p>It is our view that a single retail levy must be demonstrated to be viable for any retail development, irrespective of the size or type of A1 use.</p> <p>Further to the above, the Viability Study does not appear to have accounted for any remaining s.106 costs that may be applied to retail development once CIL has been adopted. An appropriate assumption should be made in calculating a viable CIL levy, and on this basis alone, we would expect that the proposed charge of £125 per square metre would be reduced.</p> <p>Monitoring / Early Review</p> <p>Trigger points whereby a review of the CIL (once adopted) is required are not stated in the PDCCS, and we can find no evidence to demonstrate that the LPA has considered this issue. This issue should be considered in order to provide greater certainty to investors. In the event that values drop, a lower levy may be appropriate to ensure that the future delivery of development is not threatened.</p> <p>Instalment Policy / Phased Payments</p> <p>We are pleased to see that the LPA will be considering payment by instalments. Payment by instalments would provide certainty and flexibility in respect of levy payment deadlines. Consideration should also be given to payments in kind (e.g. land could be offered as part or all of the payment in certain cases, which could offer an equal if not greater benefit).</p>	<p>A draft version of the Reg 123 list will be attached as supporting information to the Draft Charging Schedule, and will make it clear that, given our formulaic policy currently in place for S106 contributions, this council will no longer seek S106 contributions on any but the largest developments in West Berkshire, once a CIL is adopted. Given this situation, the Council does not intend to adopt an Exceptional Circumstances policy at this time.</p>	

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			<p>Exemptions</p> <p>We note that the LPA does not comment upon/consider the introduction of an exceptional circumstances policy.</p> <p>Exceptional relief concerns discretionary exceptional circumstances in respect of a set of tightly drawn conditions. Unless the LPA is able to demonstrate a sound basis for not introducing exceptional circumstances policy, we object to the decision not to refer to it.</p> <p>We consider that any future review of the CIL is unlikely to be timely enough to address changing circumstances, and nor would it address individual circumstances. As such, we urge the LPA to consider non-mandatory exemptions as soon as possible.</p> <p>On the basis of the foregoing, we suggest that further consideration is given to the evidence for reducing the retail levy. We consider that it is also important that the LPA also considers exemptions.</p> <p>We should be grateful if you would keep us informed of the Council's progress in introducing CIL.</p> <p>Should you have any queries in respect of these representations, please do not hesitate to contact Helen Tilton or Dan Templeton of this office.</p>		
Mr Mark Lewis	West Berkshire Council		<p>Contributions to Town and Parish Councils</p> <p>We will need to work closely with the Parish and Town Council members to ensure that necessary local infrastructure is provided. Ideally we will work</p>	<p>Thank you for your response; your comment is noted.</p> <p>The governance policy around CIL</p>	

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			together to identify priorities and will spend CIL monies accordingly. The level of CIL money to be given to these Councils is a significant percentage where this already an acknowledged shortfall. This could affect our ability to meet our statutory duties.	receipts is being considered by officers and members and does not form part of the consultation; however your views will be taken into account.	
Responses received on the Introduction to the Community Infrastructure Levy					
Ms Isabel Carmona Andreu	Berkshire Society of Architects		<p>Comments on 2.4</p> <ul style="list-style-type: none"> • Unclear why CIL needs to be per m2 as the current S106 charge by bedroom system seems to be fairer in that it does not penalise small development – it seems that with the new system and the rates suggested the smaller units (less infrastructure burden?) get worse hit. 1 Bed unit (assumed 45m2) currently paying 1910 (£42/m2) would end up paying £3375 at £75/m2 or £5625 at £125/m2 • Within the rural areas (the £125/m2 rate) all the unit types seem to pay more under the £/m2 option than the proposed updated S106 rates. Is the proposed rate therefore based on an assessment of infrastructure costs or is the proposed rate arbitrary? If it is based on increased infrastructure costs in rural areas is there a sound evidence base for this assessment? • Are Annexes treated as extensions (do they follow the 100m2 rule?) or as new dwellings? Or does it depend on use? • We believe these charges will have a negative effect on the quality of space provided and the living standards as developers charged by the m2 will now be able to afford less m2 for the same charge. • Unclear how much is charge on extensions – is it the extra above the 100m2 	<p>Thank you for your comments.</p> <p>The charges as set out in the PDCS are in accordance with the CIL regulations and the council has no discretion to operate a CIL charge outside these Regulations. The charge must be set at a rate per M² as per the Regulations.</p> <p>The higher rate in the AONB and the East Kennet Valley is set according to the site viability in those areas, determined as a result of the viability study. The rate set can only be determined based on viability; it cannot be set on infrastructure requirements within the area.</p> <p>The planning application process would determine whether an annexe is treated as a new dwelling, or an extension. If the proposed annexe</p>	

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			<p>that incurs the levy or is it the total square metres built. If the latter, the CIL would not be fair as a 99m2 extension would incur no CIL and a 105 extension could incur a fee in excess of £13,000.</p> <ul style="list-style-type: none"> • What happens if the extension (over 100m2) comes under permitted development? • Extensions are not necessarily adding to infrastructure cost which is the purpose of this CIL. An assessment of the additional burden to the local infrastructure should be added to this CIL – the m2 rate as a sole mechanism would not fairly represent the added burden. • Is there a distinction to be made between development as a financial activity and self development of dwellings for the owners use? <p>Comments on 2.5</p> <ul style="list-style-type: none"> • Why are charges so high on new dwellings but no charge on conversion (change of use to dwellings) or subdivision – there will be an increase on infrastructure load on those cases - is that not the reason for the CIL? • Unclear whether replacement dwellings are affected by CIL – as they are not new floor space the assumption would be that they are not affected by CIL as long as the area is the same? 	<p>was above 100m² a CIL would be payable whether or not a new dwelling was created. This is in accordance with the CIL Regulations.</p> <p>The CIL Regulations have determined that 100m² is the threshold for requiring CIL. Development over this size will be liable, whether they are permitted development or not.</p> <p>There is currently no distinction between development by developers and a self-build development. Reference should be made to the DCLG consultation (consultation process from 15/04/13 to 28/05/13) where this issue is being considered.</p> <p>The CIL Regulations specify that no CIL is chargeable on conversions of existing buildings where there is no increase in floorspace.</p>	
Mr Mark Lewis	West Berkshire Council		<p>Paragraph 2.4 – What development is liable?</p> <p>It is not entirely clear what the triggers are for CIL and this could be laid out more clearly. We believe that developments of two or more dwellings must be greater</p>	<p>The CIL regulations state that any new development over 100m² is liable for CIL (at the rate set by the local authority) unless a new</p>	

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			<p>than 100sqm to trigger a CIL payment and that single dwellings of any size also trigger a CIL payment but aren't sure if this is correct ?</p> <p>Paragraph 2.5 - A lack of contributions for change of use.</p> <p>There is the risk to the Council of commercial development being changed to residential and no monies being paid. There will not have been any school infrastructure in place for this commercial development and this will have to be provided. This will put further strain on Council finances.</p>	<p>dwelling is created.</p> <p>We agree that there is a risk of commercial development being changed to residential – this is in accordance with the Regulations and is not something that is in the Council's gift to amend.</p>	
Responses Received on CIL and S106					
Ms Isabel Carmona Andreu	Berkshire Society of Architects		<p>Comments on 3.1</p> <ul style="list-style-type: none"> • Why is CIL coming into place if it is not replacing S106 – would an additional tax not duplicate work and add to the cost of running the system without added benefit? 	The ability to use the S106 mechanism and pool contributions is severely constrained after April 2014. There is no option for this council – it must adopt a CIL.	
Mr Mark Lewis	West Berkshire Council		<p>Paragraph 3.4 - When CIL or S.106 will be applied.</p> <p>The document states that CIL will apply except for large sites where on site facilities will be required and this will be dealt with via S.106. What will happen where a large site (that would trigger significant on site infrastructure) is split up amongst developers and separate applications are submitted? The infrastructure need and land requirements would remain the same but we aren't clear how this would be treated. Our current approach does allow some flexibility where local circumstances require it.</p>	In the case of a large site where on-site mitigation measures are required this would be dealt with through the planning application process as currently. An outline or full permission would be accompanied by a S106 agreement. We agree an issue may arise if the site is split up into more than 5 developments, as there may be an issue with the pooling restrictions.	
Responses received on Evidence Base					

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Mr Benjamin Walmsley			<p>- Section 4.1 sets out the ability for the West Berkshire Council to reduce or remove the developer funding subsidies. This should be removed, or at worst should not be possible without sufficient public, transparent consultation and representation from local town councils</p> <p>- Section 4.2 documents the local policies the council will consider. Local planning documents should be mandatory in this matrix to ensure that local pressures are considered because local communities know the local issues best. For example, the Hungerford Town Plan. Ignoring these documents will lead to localisation issues and funding gaps requiring bridging from council revenues</p>	<p>Section 4.1 is taken directly from CIL regulation 14 and the council has no discretion in this regard</p> <p>The documents referred to provide supplementary information setting out the planned housing delivery, the infrastructure requirements and the site viability study. Differential CIL rates cannot be set based on the requirements for infrastructure in a particular area.</p>	
Mr Simon Dackombe	Thames Valley Police		<p>Thames Valley Police (TVP) support West Berkshire Council in the production of their CIL charging schedule and would wish to continue the ongoing positive dialogue that we have had thus far.</p> <p>TVP do not see it as within their remit to query the manner in which the draft charging schedule has been calculated, but we note the background information and supporting evidence presented with the draft Charging Schedule.</p> <p>TVP welcome the identification of the provision of Police Infrastructure as part of the Infrastructure Delivery Plan, in our ongoing discussions with the Council we have provided details of the likely cost of this infrastructure and we would anticipate that this will be reflected in future versions of the IDP.</p> <p>Whilst acknowledging that the IDP is a "living" document that will change and alter to reflect the growth situation TVP are concerned that our Infrastructure requirements are categorised as "preferred" as opposed to "critical" or "necessary".</p>	<p>Thank you for your comments, the IDP has been amended to reflect the comments you have made regarding the priority of your infrastructure requirements</p>	

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			<p>The delivery of growth and new development within the area imposes additional pressure on TVP's infrastructure base which is critical to the delivery of effective policing and securing safe and sustainable communities. In general terms, the Police Service does not receive Central Capital for new growth related infrastructure provision. While revenue funding is provided by the Home Office and the Council Tax precept, capital projects are financed through borrowing. Borrowing to provide infrastructure has an impact on the delivery of safe and sustainable communities because loans have to be repaid from revenue budgets, the corollary of which is a reduction in the money available to deliver operational policing.</p> <p>As part of the Government's Comprehensive Spending Review (CSR) announced in November 2010, TVP has been forced to rationalise its estate and plan for future financial cuts in order to achieve its CSR requirements. In general terms this has included the consolidation of policing services at some police stations and the closure of other police stations whereby the capital receipts from the sale of stations has been committed to supplementing other funding streams within TVP (to minimise potential impacts on frontline services). The force has sought to streamline its services whilst maintaining frontline presence to match the existing population and growth position within the force area.</p> <p>Therefore, any net additional growth within the West Berkshire Local Police Area will place additional demands on the police service. Mitigation in the form of additional development funded policing infrastructure and resources is necessary to ensure that TVP is able to continue to provide an efficient and effective local police service in West Berkshire.</p> <p>We would therefore wish to put on record at this stage that we would wish to see the identified Police Infrastructure placed in the "Necessary" section of the IDP –</p>		

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			alongside other Emergency Service providers.		
Mr Chris Kidd	Highways Agency		<p>The Highways Agency (HA) is an executive agency of the Department for Transport (DfT). We are responsible for operating, maintaining and improving England's Strategic Road Network (SRN) on behalf of the Secretary of State for Transport.</p> <p>The HA will be concerned with proposals that have the potential to impact the safe and efficient operation of the SRN. We would be keen to have early discussions with West Berks about any transport interventions that the Community Infrastructure Levy might contribute towards that could impact on the A34 and M4.</p>	Thank you for responding. Your comments are noted.	
Ms Vicky Aston	Sport England		<p>Thank you for consulting Sport England on the above documents. Sport England provides the following comments:</p> <p>CIL Preliminary Draft Charging Schedule</p> <p>Sport England has no comments to make on the Community Infrastructure Levy Preliminary Draft Charging Schedule.</p> <p>Comments on West Berkshire Infrastructure Delivery Plan</p> <p>Sport England is concerned that the West Berkshire Infrastructure Delivery Plan contains too little provision for indoor and outdoor sport.</p> <p>Sport England welcomes the Council's intention to collect contributions towards;</p> <ul style="list-style-type: none"> • Improvements to Sports Pitch Provision in step with new development. • Newbury Racecourse Strategic Site: Off- Site Improvements to playing pitch 	<p>The IDP provides background information setting out likely infrastructure requirements as a result of development. There is no requirement to spend CIL receipts in line with the IDP and conversely a scheme could be funded from CIL that is not in the IDP.</p> <p>The IDP has been refreshed and will be included as supporting information to the DCS. Future discussions with officers and members will decide the protocol and timing for the refresh of this document.</p>	

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			<p>provision.</p> <p>However, there appears to be no other provision for outdoor sports facilities that will be required to meet the needs of residents when new development takes place e.g. MUGAs, tennis courts, bowling greens etc.</p> <p>There also appears to be no provision for the indoor sports facilities or improvements to existing facilities that will be required to support new development. This is only covered by; 'Various schemes to provide for and/or extend community facilities.'</p> <p>These appear to be the only references to sport requirements for the District in the plan. It is noted that the Council does not have a Playing Pitch Strategy or any other up-to-date indoor or outdoor sports strategies that would help the Council to understand the need for new facilities within the District. Paragraph 73 of the National Planning Policy Framework underlines the importance of access to sport and recreation facilities and its contribution to the health and well being of communities. It states that;</p> <p>'Planning policies should be based on robust and up-to-date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision. The assessments should identify specific needs and quantitative or qualitative deficits or surpluses of open space, sports and recreational facilities in the local area. Information gained from the assessments should be used to determine what open space, sports and recreational provision is required.'</p> <p>Without an evidence base, the Council cannot be certain that it is meeting the indoor and outdoor sports needs of the District. This means that the opportunity to secure CIL money to improving sports and leisure facilities in the District and creating new ones that will support the existing and growing community will be</p>		

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			<p>missed.</p> <p>Further information on preparing Playing Pitch Strategies and other sport needs assessments is available from Sport England's website:</p> <p>http://www.sportengland.org/facilities__planning/putting_policy_into_practice/assessing_need_and_demand.aspx</p> <p>http://www.sportengland.org/facilities__planning/putting_policy_into_practice/assessing_need_and_demand.aspx</p> <p>If you require any further assistance from Sport England in relation to this matter, please contact me.</p>		
Mrs Rachel Francis	Berkshire, Buckinghamshire and Oxfordshire Wildlife Trust (BBOWT)		<p>Thank you for consulting with BBOWT on the Preliminary Draft Charging Schedule.</p> <p>CIL Guidance (CLG, December 2012) states that a charging authority needs to identify the total cost of infrastructure that it desires to fund from CIL (paragraph 12). It should also set out a draft list of projects or types of infrastructure that are to be funded by CIL in order to provide transparency (paragraph 15).</p> <p>The Preliminary Draft Charging Schedule suggests that action has been, and continues to be, taken to carry out this work. It states that an indicative funding requirement of more than £150 million has been identified. However, from the information provided on the Council's website in respect of this consultation, it is not always possible for consultees to determine how this figure is arrived at and which projects are included. Some information is provided in the Council's Infrastructure Delivery Plan ("IDP"), which supports the Draft Charging Schedule. However, in respect of infrastructure for biodiversity, the IDP is too vague to</p>	<p>The updated Infrastructure Delivery Plan (IDP) will be attached as supporting information to the Draft Charging Schedule and includes details of Green Infrastructure improvements.</p> <p>The updated IDP demonstrates a net funding requirement in excess of £163.5m. Given that 3,820 houses are still to be delivered in the remainder of the plan period to 2026, using the most optimistic estimate of CIL receipts would still result in a funding gap in excess of £121m.</p>	

Consultee / Agent		On Behalf of	Consultation Response	Council's Response	Proposed Action
Full Name	Company / Organisation				
			<p>determine what, if anything, is included in the indicative figure for the following reasons:</p> <p>Firstly, the provision of Green Infrastructure in the IDP is intended to satisfy, among others, Core Strategy 18 (Biodiversity and Geodiversity). The cost of this provision is noted as the formula set out in the SPG. However, biodiversity/environmental enhancements do not form part of the open space formula in the Sustainable Development (Developer Contributions) SPG, to which the IDP seems to refer; and</p> <p>Secondly, no costs are identified in respect of the project to deliver integrated countryside and conservation management within the Living Landscape Area (Schedule 3 of the IDP), so it is not clear if CIL is intended to contribute to this project.</p> <p>Without biodiversity projects and their costs being identified in the IDP, we have concerns that they will not form part of the proposed CIL charging schedule. If this is the case, there is the risk that pressures on biodiversity caused by increased development will not be capable of mitigation once Section 106 obligations are scaled back and the ecological objectives of the NPPF will not then be delivered.</p> <p>BBOWT would welcome the opportunity to meet with the Council to discuss and address this issue in advance of the IDP update, which is scheduled for March/April 2013.</p>	<p>There is no requirement to spend CIL receipts in line with the IDP and conversely a scheme could be funded from CIL that is not in the IDP. However the policy of governance of CIL receipts is to be drawn up by officers and members and it will have due regard to the IDP as mentioned above.</p>	
Ms Francesca Barker	Natural England		<p>Thank you for your consultation on the above, which was received by Natural England on the 15 February 2013.</p> <p>Natural England is a non-departmental public body. Our statutory purpose is to</p>	<p>The updated Infrastructure Delivery Plan (IDP) will be attached as supporting information to the Draft Charging Schedule and includes</p>	

Consultee / Agent		On Behalf of	Consultation Response	Council's Response	Proposed Action
Full Name	Company / Organisation				
			<p>ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.</p> <p>Natural England is not a service provider, nor do we have detailed knowledge of infrastructure requirements of the area concerned. However, we note that the National Planning Policy Framework Para 114 states "Local planning authorities should set out a strategic approach in their Local Plans, planning positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure." We view CIL as playing an important role in delivering such a strategic approach.</p> <p>As such we advise that the council gives careful consideration to how it intends to meet this aspect of the NPPF, and the role of the CIL in this. In the absence of a CIL approach to enhancing the natural environment, we would be concerned that the only enhancements to the natural environment would be ad hoc, and not deliver a strategic approach, and that as such the local plan may not be consistent with the NPPF.</p> <p>Potential infrastructure requirements may include:</p> <ul style="list-style-type: none"> • Access to natural green space. • Allotment provision. • Infrastructure identified in the local Rights of Way Improvement Plan. • Infrastructure identified by any Local Nature Partnerships and or BAP projects. • Infrastructure identified by any AONB management plans. 	<p>details of Green Infrastructure improvements.</p> <p>The updated IDP demonstrates a net funding requirement in excess of £163.5m. Given that 3,820 houses are still to be delivered in the remainder of the plan period to 2026, using the most optimistic estimate of CIL receipts would still result in a funding gap in excess of £121m.</p> <p>There is no requirement to spend CIL receipts in line with the IDP and conversely a scheme could be funded from CIL that is not in the IDP. However the policy of governance of CIL receipts is to be drawn up by officers and members and it will have due regard to the IDP as mentioned above.</p>	

Consultee / Agent		On Behalf of	Consultation Response	Council's Response	Proposed Action
Full Name	Company / Organisation				
			<ul style="list-style-type: none"> • Infrastructure identified by any Green infrastructure strategies. • Other community aspirations or other green infrastructure projects (e.g. street tree planting). • Infrastructure identified to deliver climate change mitigation and adaptation. • Any infrastructure requirements needed to ensure that the Local Plan is Habitats Regulation Assessment compliant <p>We hope that you find this information useful. For any correspondence or queries relating to this consultation only, please contact Francesca Barker using the details given below. For all other correspondence, including in relation to forward planning consultations, please contact the address above or email consultations@naturalengland.org.uk.</p>		
Responses Received on Preliminary Draft Charging Schedule					
Ms Isabel Carmona			<p>Comment on 5.3 proposed rates for CIL:</p> <p>Is it fair to charge more for development in ANOB? Once planning has determined and the proposed design has been deemed suitable for the site – why penalise development with a higher rate of CIL?</p> <p>The level of rates proposed for ANOB seem to punish development in this areas over and above the increased level of difficulty that attaining planning consent in these areas.</p>	The higher rate in the AONB and the East Kennet Valley is set according to the site viability in those areas, determined as a result of the viability study. The rate set can only be determined based on viability; it cannot be set on infrastructure requirements within the area, or on the level of difficulty of obtaining planning permission.	

Consultee / Agent		On Behalf of	Consultation Response	Council's Response	Proposed Action
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Mr Andrew Lord	North Wessex Downs AONB		<p>The North Wessex Downs AONB support the increased CIL rate for residential properties in the AONB. A concern of the AONB Unit through the Core Strategy process has been that if allocated levels of development were to come forward then not only would there be a failure in terms of the need to "conserve and enhance" the natural beauty of the area, the primary reason for designation, but that also that CIL would not offer sufficient compensation or mitigation. Given that harm to the AONB is a potential reason why development may not happen at all in the first place it should follow that reduction or mitigation to the AONB should be ranked as being of primary importance in terms of CIL. Therefore, fixing a higher CIL rate for residential properties in the AONB is supported and monies raised should actively support AONB related projects.</p>	<p>The higher rate in the AONB and the East Kennet Valley is set according to the site viability in those areas, determined as a result of the viability study. The rate set can only be determined based on viability; it cannot be set on infrastructure requirements within the area, or on the level of difficulty of obtaining planning permission. However it must be noted that 15% of CIL receipts are paid over to the Parish or Town Council for use on local infrastructure projects.</p>	
			<p>A further reason for prioritising AONBs for CIL payments is that it has been shown that nationally, house prices within AONBs are higher than outside AONBs (Lloyds TSB 2012 Research - on average £14,951 per dwelling premium to be in an AONB). It is therefore likely that developers will be selling houses within AONBs at a premium because of the "value" of being within a protected landscape. It should follow that the AONB should see some of this benefit in supporting its many projects which go into maintaining the quality and character of the AONB.</p>	<p>Thank you for your comments</p>	
			<p>In conclusion, the North Wessex Downs AONB Unit do not make any specific reference as to the appropriate level of CIL payment. However, we do wish to make it clear that there are very valid reasons as to why CIL payment should be of high priority and fixed at the higher rate as proposed, particularly as developers will benefit in gaining a higher premium for house sales.</p>	<p>Thank you for your comments</p>	
Ms Rose Freeman	The Theatres Trust		<p>We support a nil rate for Community and Other Uses at para.5.3 on page 6 as theatre uses are generally unable to bear the cost of CIL for viability reasons.</p>	<p>Thank you for your comments, your support for the zero rate is noted.</p>	

Consultee / Agent		On Behalf of	Consultation Response	Council's Response	Proposed Action
Full Name	Company / Organisation				
			<p>We suggest the inclusion of information regarding Charitable Status and Discretionary Relief. Regulations 43-48 of the Community Infrastructure Regulations (2010) considers the exemptions for charities. Most developments of theatre buildings will be led by charity landowners, developers or will be charities that have material interests in the land or property. Under regulation 55, The Theatres Trust suggests that theatre buildings listed as Assets of Community Value should be eligible for discretionary relief under exceptional circumstances given that these buildings would be providing both for the social and cultural interests and wellbeing of the area and are unlikely to be able to bear the cost of CIL for viability reasons.</p>	<p>Given a zero rate is proposed for all development except retail and dwellings, a discretionary relief policy is not required.</p>	
Ms Isabel Carmona Andreu	Berkshire Society of Architects		<p>Comment on 5.3 proposed rates for CIL:</p> <ul style="list-style-type: none"> • Is it fair to charge more for development in ANOB? Once planning has determined and the proposed design has been deemed suitable for the site – why penalise development with a higher rate of CIL? • The level of rates proposed for ANOB seem to punish development in these areas over and above the increased level of difficulty that attaining planning consent in these areas. • The benefit to the local economy is not proven as this amount of levy would potential slow the economy even further (less building) 	<p>The higher rate in the AONB and the East Kennet Valley is set according to the site viability in those areas, determined as a result of the viability study. The rate set can only be determined based on viability; it cannot be set on infrastructure requirements within the area, or on the level of difficulty of obtaining planning permission.</p>	
Responses received on the Differential Rate Map					
Mrs Sarah Orr	West Berkshire Council		<p>My only comment on this relates to a communication I've already had with you about the need for proper corporate mapping of the spatial areas in GIS. The document supplied of the detailed maps http://www.westberks.gov.uk/CHttpHandler.ashx?id=32945&p=0 says that they</p>	<p>Thank you for your comment. Once adopted it is planned to include the differential rates on the Council's mapping system. It would not,</p>	

Consultee / Agent		On Behalf of	Consultation Response	Council's Response	Proposed Action
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			are designed to be viewed digitally using the zoom functions available - but of course this statement would make much more sense were the maps to be available on our online map, not in a pdf.	however, be appropriate to do this until the CIL rates are adopted.	
Responses received on Proposed Instalment Policy					
Mr Mark Lewis	West Berkshire Council		<p>Appendix B - The instalment plan proposed does not align with our build costs profile.</p> <p>The majority of our costs are incurred at the beginning and middle of a project. It is therefore a risk to the Council to have to wait until months 9 and 12 to receive half of the CIL monies. By this point 100 dwellings could be completed and a good number occupied, which school places will need to be available for.</p>	<p>An instalment policy is strongly recommended and is an aid to cash flow for developers. Clearly it is of no benefit to the Council. It should be noted that there is no link between CIL paid for a particular development and the delivery of infrastructure required to mitigate the impact of that development.</p> <p>The governance policy around CIL receipts will be considered separately by officers and members.</p>	

**ADDITIONAL RESPONSES AS
NOTED IN TABLE ABOVE**

INFRASTRUCTURE AND THE HISTORIC ENVIRONMENT

Infrastructure

The National Planning Policy Framework endorses the role of the historic environment in sustainable development. It notes that pursuing sustainable development involves seeking positive improvements in the quality of the historic environment. There can often be a range of ways in which the historic environment can contribute to and benefit from the range of infrastructure and investment needs that are required for sustainable development and communities.

Physical Infrastructure

Heritage assets can help to deliver a range of infrastructure needs associated with housing, economic development and sustainable transport networks.

Historic buildings within or in the vicinity of a settlement may offer opportunities for residential reuse, including for affordable housing [see *Affordable Rural Housing and the Historic Environment*, <http://www.helm.org.uk/server/show/nav.00h015005004>].

Heritage assets can be economic assets in their own right and support the regeneration of areas as well as the tourism economy. For example, the adaptive reuse and repair of historic buildings may offer opportunities for business or employment use. More generally the investment in heritage assets (e.g. buildings at risk), and the wider historic character of a place (e.g. conservation areas at risk) may also serve to strengthen and reinforce the attractiveness of a place to retain and attract economic development and to stimulate and support the area's tourism offer. Investment could be directed to establishing or extending area-based schemes aimed at regenerating valued historic townscapes, as exemplified by Townscape Heritage Initiatives funded through the HLF. Specific opportunities may also exist to further develop the tourism offer of established heritage assets open to the public and their links to nearby settlements.

The following publications illustrate practical examples of where the protection and adaptation of historic places through active management (constructive conservation) has delivered social and economic benefits:

- Valuing Places: Good Practice in Conservation Areas <http://www.english-heritage.org.uk/professional/advice/conservation-principles/constructive-conservation/valuing-places/>
- Constructive Conservation In Practice: <http://www.english-heritage.org.uk/professional/advice/conservation-principles/constructive-conservation/constructive-conservation-in-practice/>

Improvements to the public realm in town and village centres can help encourage walking and cycling and support the delivery of sustainable transport objectives. They can also support the delivery of the objectives for the historic environment through helping to deliver conservation area management plans and tackling issues related to conservation areas being identified as at risk. Improvements could include promoting community based de-cluttering audits and the better coordination of signage and street furniture as promoted through English Heritage's Streets for All programme. Improvements in the overall quality, character and indeed functioning of areas can also contribute to wider policy aims linked to

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tourism, the economy and the built environment. Practical guidance on community audits and managing, designing and maintaining the public realm is available at: <http://www.helm.org.uk/server/show/nav.19637> .

In certain cases the direct investment in a heritage asset might be required for supporting the development of an area. For example, this could include investment in the improvement and or maintenance of a historic bridge where it is part of the transport infrastructure for the planned development.

Social and Community Infrastructure

Historic buildings, including places of worship, can accommodate many social and community services and activities as well as represent a focus for the community in their own right. Investment in their continued or improved maintenance could be warranted in supporting and extending the capacity of existing infrastructure. Promoting the adaptive reuse of a vacant or underused building or facilitating the multiple-use of existing buildings for a wider range of community services might also offer the opportunity to support the repair and maintenance of historic buildings, particularly where identified nationally or locally as a building at risk.

Practical examples of how heritage assets can be adapted to realise their potential as social and economic assets are available via the English Heritage website: <http://www.english-heritage.org.uk/professional/advice/conservation-principles/constructive-conservation/> . Specific guidance on caring for Places of Worship and new uses for former places of worship is available at: <http://www.english-heritage.org.uk/publications/caring-for-places-of-worship/> ; and <http://www.english-heritage.org.uk/publications/new-uses-former-places-of-worship/>.

The community transfer of assets may also be an option for delivering infrastructure and the sustainable management of a heritage asset. Guidance for local authorities, public sector bodies and community groups on the transfer the ownership and management of historic buildings, monuments or landscapes is available on the English Heritage website [*Pillars of the Community: The Transfer of Local Authority Heritage Assets, 2011*): <http://www.english-heritage.org.uk/publications/pillars-of-the-community-the-transfer-of-local-authority-heritage-assets/>

In supporting access to green space and encouraging walking and cycling, extensions to the public rights of way network can include improving access to heritage assets and their improved interpretation and enjoyment. The provision of open space might also be linked to improving public access to historic landscapes in the vicinity of a settlement.

Social and community infrastructure may also include cultural facilities such as a local museum. Investment may offer opportunities to widen and improve its use by existing and new communities as well as support the tourism economy.

Green Infrastructure

The historic environment and heritage assets can make a valuable contribution to green infrastructure networks and its wider functions, as for example in providing leisure and recreation opportunities, encouraging walking and cycling and strengthening local character. Historic places such as historic parks and gardens, archaeological sites, the grounds of historic buildings and green spaces within conservation areas can form part of a green infrastructure network as well as underpin the character and distinctiveness of an area and its sense of place. Other heritage assets can also offer a range of opportunities such as canal networks and churchyards and the wider countryside including networks of 'green-lanes', common land and historic parkland.

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Planning Policy
West Berkshire Council
Market Street
Newbury
Berkshire
RG14 5LD

2nd April 2013

**McCARTHY & STONE RETIREMENT LIFESTYLES LTD.
REPRESENTATION TO THE COMMUNITY INFRASTRUCTURE LEVY PRELIMINARY DRAFT CHARGING
SCHEDULE**

As the market leader in the provision of retirement housing for sale to the elderly, McCarthy and Stone Retirement Lifestyles Ltd considers that with its extensive experience in providing development of this nature it is well placed to provide informed comments on the emerging West Berkshire Council Community Infrastructure Levy (CIL), insofar as it affects or relates to housing for the elderly.

The effect of the imposition of CIL will be to constrain land supply. This is a significant threat to land with a high existing use value and therefore to the delivery of retirement developments, which due to the nature of residents are required to be sited in close proximity to town and local centres. It is hoped that the CIL schedule can be adopted in a way that does not constrain this much needed form of development.

The CIL Guidance published in December 2012 by the Department for Communities and Local Government (DCLG) states consistently that *'In proposing a levy rate(s) charging authorities should show that the proposed rate (or rates) would not threaten delivery of the relevant Plan as a whole'* (Paragraph 29).

The CIL Guidance also stresses the importance of this principle to individual market sectors that play an important role in meeting housing need, housing supply and the delivery of the Development Plan, such as specialist accommodation for the elderly. This is relevant in the context of Paragraph 37 of the Guidance:

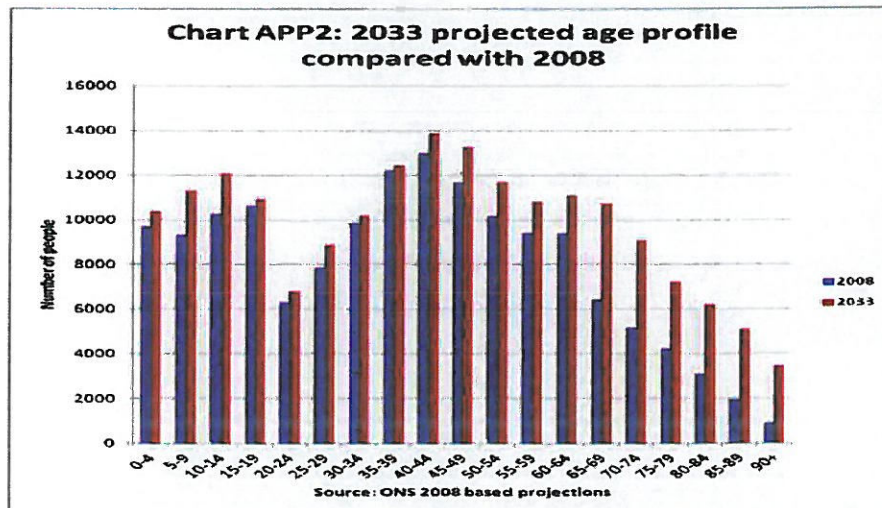
"... However, resulting charging schedules should not impact disproportionately on particular sectors or specialist forms of development and charging authorities should consider views of developers at an early stage".

Where the provision of specialist accommodation for the elderly plays a clear role in meeting housing needs in the emerging or extant Development Plan, by not properly considering the effect of CIL on this form of development the Council would be putting the objectives of the Development Plan at risk and thereby contravening Government Guidance. It is therefore of clear importance that the emerging CIL rate accurately assess the development of specialist accommodation for the elderly in West Berkshire.

Growing Elderly Population

The National Planning Policy Framework stipulates that the planning system should be ‘*supporting strong, vibrant and healthy communities*’ and highlights the need to ‘*deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities. Local planning authorities should plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community... such as...older people*’ [emphasis added].

The “What Housing Where Toolkit” developed by the Home Builders Federation uses statistical data and projections from the Office of National Statistics (ONS) and the Department for Communities and Local Government (DCLG) to provide useful data on current and future housing needs. The table below has been replicated from the toolkit and shows the projected change to the demographic profile of West Berkshire between 2008 and 2033.



In line with the rest of the country, this toolkit demonstrates that the demographic profile of West Berkshire is projected to age, with the proportion of the population aged 65 and over increasing from 14.33% to 22.51% between 2008 and 2033. The largest proportional increases in the older population is expected to be of the ‘frail’ elderly, those aged 75 and over, who are more likely to require specialist care and accommodation.

The adopted West Berkshire Core Strategy (2012) reflects this by identifying the demographic profile of the area is ageing, raising concerns over the future provision of adequate support and accommodation for the growing elderly population. The provision of suitable housing to meet the diverse needs of the population is addressed in *Policy CS4: Housing Type and Mix* which states that ‘*Residential development will be expected to contribute to the delivery of an appropriate mix of dwelling types and sizes to meet the housing needs of all sectors of the community, including those with specialist requirements*’. The development of specialist accommodation for the elderly is specifically encouraged in the justification for this policy in paragraph 5.20 which states ‘*Housing provision must support the needs of the whole community, include the provision of both market and affordable housing, and reflect the needs of specific groups such as families with children, single person households, the elderly, and those households with special needs*’. It is therefore clear that the development of specialist accommodation for the elderly is a priority for the Council.

In light of the above, we consider that it is of vital importance that the emerging CIL does not prohibit the development of specialist accommodation for the elderly at a time when there is an existing and urgent need for this form of development and that by not properly assessing this form of development the proposed CIL rate would threaten the delivery of the relevant Development Plan contravening Government Guidance.

Development Scenario

As you are aware, as a national retirement housing company, McCarthy & Stone are currently submitting planning applications throughout the Country. Presently all but a handful of our schemes are unable to support policy compliant levels of affordable housing contributions and as such have required viability assessments. In light of this we obviously need to ensure that the supporting viability work for the CIL is actually representative of what is happening in the real market place for all forms of housing, as, if it is not, the adoption of CIL may prevent needed development coming forward.

The Preliminary Draft Charging Schedule, whilst differentiating between the lower value areas of Newbury, Thatcham and the eastern urban area on the grounds of viability, provides a uniform CIL levy rate for all forms of residential development and does not differentiate between houses, flats and specialist accommodation for the elderly, despite the significant differences between these forms of accommodation

Whilst there is an understandable desire to keep the charging rates as simple as possible the broad inclusion of some retirement housing within a "general residential heading" fails to acknowledge the very specific viability issues associated with such specialist accommodation for the elderly. Indeed it is recommended within the Viability Assessment that sheltered accommodation is included within the residential charging rate. Given the significant differences between sheltered accommodation and standard market housing, it is unclear as to what the basis for such advice is, particularly as the Viability Assessment did not include a development scenario for sheltered housing, despite advising the Council to include sheltered housing in the residential CIL rates.

A crucial element of the CIL viability appraisal will be to ensure that the baseline land value against which the viability of the retirement scheme is assessed properly reflects the spatial pattern of land use in the locality.

Therefore the viability of retirement should be assessed against both likely existing site values, and just as importantly, of potential alternative (i.e. competitor) uses. Our concern is that CIL could prejudice the delivery of retirement housing against competing uses on the land suitable for retirement housing schemes.

The average age of residents in retirement housing is around 79 years old, likely to have abandoned car ownership, be of lower mobility and/or rely on close proximity to public transport. For this reason retirement housing developers will not consider sites that are over a walking distance of approximately half a mile from a town or local centre with a good range of shops and services to meet a resident's daily needs. The result is that retirement housing can only be built on limited range of sites, typically high value, previously developed sites in close proximity to town centres. It is worth noting that Paragraph 27 of the December 2012 Community Infrastructure Levy Guidance recognises that brownfield sites are those where the CIL charge is likely to have the most effect, stating; *"The focus should be in particular on strategic sites on which the relevant Plan relies and*

those sites (such as brownfield sites) where the impact of the levy on economic viability is likely to be most significant".

The Viability Assessment should therefore provide a development scenario for a typical flatted retirement housing scheme, located on a previously developed site within 0.4 miles of a town centre.

Viability Assumptions

Any CIL viability assessment should consider the effect of the imposition of CIL on a retirement apartment scheme and should be quantified using appraisal inputs specific to the retirement housing product. It is not correct to simply assume that a general needs apartment scheme is comparable to a retirement apartment scheme as there are a number of key differences which will affect the land value that can be produced by each.

The remainder of this representation will provide details of the appraisal inputs specific to retirement housing.

Communal Areas

Many forms of specialist accommodation for the elderly, such as retirement housing, provide communal areas for residents at an additional cost to developers. Specialist housing providers also have additional financial requirements as opposed to other forms of development that will only pay on 100% saleable floorspace. This does not provide a level playing field for these types of specialist accommodation and a disproportionate charge in relation to saleable area and infrastructure need would be levied.

In comparison to open market flats the communal areas in specialist accommodation for the elderly are considerably larger in size, fulfil a more important function and are accordingly built to a higher specification in order to meet the needs of the elderly than those provided by open market flatted developments. Typically an open market flatted residential development will provide 16% non-saleable floorspace, whereas this increases to 30% for sheltered accommodation and 35% for Extra Care accommodation.

This places providers of specialist accommodation for the elderly at a disadvantage in land acquisition as the ratio of CIL rate to net saleable area would be disproportionately high when compared to other forms of residential accommodation

Sales Rate

In the case of retirement housing for example there is also a much longer sales period which reflects the niche market and sales pattern of a typical retirement housing development. This has a significant knock on effect upon the final return on investment. This is particularly important with empty property costs, borrowing and finance costs and sales and marketing which extend typically for a longer time period. Currently the typical sales rate for a development is approximately one unit per month, so a 45 unit retirement scheme (i.e. an average sized scheme) can take 3-4 years to sell out.

As a result of this typical sales and marketing fees for specialist accommodation for the elderly are typically in excess of 6% of GDV, not the conservative 3% assumed in the Viability Assessment.

Empty Property Costs

Properties can only be sold upon completion of the development and the establishment of all the communal facilities and on-site house manager. These communal areas cost additional monies to construct and are effectively subsidised by the developer until a development has been completely sold out. In a McCarthy and Stone development the staff costs and extensive communal facilities are paid for by residents via a management / service charge. However, due to the nature of these developments the communal facilities have to be fully built and operational from the arrival of the first occupant. Therefore to keep the service charge at an affordable level for residents, service charge monies that would be provided from empty properties are subsidised by the Company (these are typically known as Empty Property Costs). This is a considerable financial responsibility as, as previously mentioned, it usually takes a number of years to fully sell a development. For a typical 45 unit McCarthy and Stone Later Living development the Empty Property Costs are on average £100,000.

Build Costs

Whilst the Viability Assessment differentiates between the build costs between bungalows, houses and apartments, excluding abnormals, it does not consider the build costs of flatted sheltered housing.

The Build Costs Information Services (BCIS) shows that the Mean Average Build Costs per m² for a region. This database consistently shows that build costs vary significantly between housing types with the cost of providing sheltered housing consistently higher than for general needs housing and apartments.

The most recent BCIS figures for Berkshire (23rd March 2013) show that the mean cost of building one m² of estate housing is £913, while the equivalent cost for apartment developments is £1,075 per m². Sheltered housing costs £1,134 per m² - 5.4% more expensive than the cost of building apartments and 24% more expensive than estate housing.

While the BCIS figures are subject to fluctuation it is our experience that specialist accommodation for the elderly tends to remain in the region of 5% more expensive to construct than apartments and generally between 15 to 20 % more expensive than estate housing. No analysis of the build costs for sheltered accommodation is provided in the Viability Study.

Payment by Instalments

Consideration should also be given to the timing of CIL payments and an allowance for payment by instalments. Whilst we appreciate that, in line with 69B of the CIL Regulations 2011, an instalment policy does not form part of the charging schedule and would not be subject to examination, we would welcome flexibility in the timing of CIL payments as on commencement would introduce an additional financial cost on the development prior to the receipt of any revenue from the proposed development. This would place an additional burden on the developer and would affect the viability of the development, and possibly in the case of residential development impinge upon the developer's ability to provide for affordable housing.

This issue is compounded in the case of specialist accommodation for the elderly, as developments need to be completed in their entirety before a single unit of accommodation can be sold. It is considered that at the earliest, part payment on first occupation would be fairer and would reduce unnecessary financial costs to the developer. This should then be phased depending upon occupation levels. For the foreseeable economic climate, such as currently being experienced, there is considerable merit in staged payments reflecting occupation levels throughout the sale of the development.

Summary

Given the extent of projected housing need for older person's accommodation it is paramount that the West Berkshire Council CIL schedule recognises the potential shortcomings of providing a uniform CIL rate for all forms of residential development. The additional costs associated with the construction and initial maintenance of this form of development, coupled with the slower sales rate, make it clear that the financial viability of such developments are more finely balanced than those of houses and apartments.

It is for the above reasons that we suggest either a bespoke CIL rate is prepared for sheltered housing and other forms of specialist accommodation, or, that the CIL levy is restricted to the saleable areas of these forms of development.

Thank you for the opportunity for comment.

Yours faithfully,


A large black rectangular redaction box covering the signature of Ziyad Thomas.

Ziyad Thomas
Policy Planner
The Planning Bureau Ltd.

£/m2 study

Description: Rate per m2 gross internal floor area for the building Cost including prelims.

Last updated: 23-Mar-2013 12:19

 Rebased to Berkshire

Maximum age of results: Default period

Building function (Maximum age of projects)	£/m ² gross internal floor area						Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
New build							
Estate housing							
Generally (15)	913	471	780	891	1,010	1,897	1131
Single storey (15)	1,006	544	866	972	1,138	1,742	227
2-storey (15)	889	471	773	868	987	1,699	817
3-storey (15)	894	589	748	830	999	1,897	85
4-storey or above (25)	1,283	978	-	1,174	-	1,698	3
Flats (apartments)							
Generally (15)	1,075	545	895	1,034	1,200	3,307	646
1-2 storey (15)	1,033	609	891	998	1,148	1,929	177
3-5 storey (15)	1,059	545	888	1,033	1,193	2,178	421
6+ storey (15)	1,407	819	1,078	1,330	1,583	3,307	41
Sheltered housing							
Generally (15)	1,134	620	918	1,049	1,263	2,479	73
Single storey (15)	1,257	767	883	1,102	1,400	2,479	17
2-storey (15)	1,088	620	908	1,024	1,263	1,829	29
3-storey (15)	1,108	874	1,010	1,037	1,115	1,637	14
4-storey or above (15)	1,043	790	861	1,014	1,111	1,574	8

2 April 2013
Letter CIL Reps March 2013



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Dear Sir or Madam

WEST BERKSHIRE COUNCIL COMMUNITY INFRASTRUCTURE LEVY – PRELIMINARY DRAFT CHARGING SCHEDULE

On behalf of W. Cumber & Son (Theale) Ltd we have reviewed West Berkshire Council's Preliminary Draft Charging Schedule and associated documents and have some comments as set out below.

Background

W. Cumber & Son (Theale) Ltd has an interest in sites in Theale and Calcot, within the Eastern Urban Area as identified in the Core Strategy (adopted July 2012).

The proposed charges for Newbury, Thatcham and the Eastern Urban Area are:

Residential - £75 per sq. m
Retail - £125 per sq. m

We welcome the Council's decision to set a nil rate for business development (office, industrial and warehousing) and fully support this. However, we are concerned generally about the impact the proposed residential and retail rates in the West Berkshire Preliminary Draft Charging Schedule will have on developments and that it may render them unviable. This is heightened by the continuing uncertainty of the economic climate. Additionally, the NPPF places a strong emphasis on growth but the rates proposed in the Draft Charging Schedule are contrary to this and may in effect curb growth. Our main concerns are set out below.

CIL Regulations and Guidance

Regulation 14 of the Community Infrastructure Levy Regulations 2010 (as amended) requires that a charging authority, in setting levy rates, 'must aim to strike what appears to the charging authority to be an appropriate balance between' the desirability of funding infrastructure from the levy and 'the potential effects (taken as a whole) of the imposition of CIL on the economic viability of development across its area'. Paragraph 8 of the Community Infrastructure Levy Guidance (December 2012) provides further guidance on what is meant by the appropriate balance and states that:

'By providing additional infrastructure to support development of an area, the levy is expected to have a positive economic effect on development across an area. In deciding the rate(s) of the levy for inclusion in its draft charging schedule, a key consideration is the balance between securing additional investment for infrastructure to support development and the potential economic effect of imposing the levy upon development across their area.'

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East.

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It is imperative that the evidence supporting CIL:

- clearly outlines, and be based on an up to date list of, the key infrastructure projects required to support development (this being the key test of the Regulations);
- Outlines an up to date, consistent and well informed evidence base of economic viability in order to test various scenarios against CIL rates.

With regard to the preparation of Charging Schedules and supporting documentation it is important to have due regard to the available Government guidance, notably, the CLG Community Infrastructure Levy – an Overview (May 2011), CLG Community Infrastructure Levy Guidance (December 2012), CLG Community Infrastructure Levy Relief (May 2011), the Planning Act 2008 and the CIL Regulations 2010 (as amended). It is also important that the preparation of CIL is in line with the National Planning Policy Framework (NPPF), notably that it is delivery focused and '*positively prepared*'. Our comments are based on these publications and the Regulations.

Paragraph 17 of the NPPF outlines 12 principles for both plan making and decision taking, notably that planning should "*proactively drive and support sustainable economic growth*". and that plan making should "*take account of market signals such as land prices and housing affordability*". Paragraph 19 states that "*the Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth*".

The NPPF refers to the "*cumulative impacts*" of standards and policies relating to the economic impact of these policies (such as affordable housing) and that these should not put the implementation of the plan at serious risk. Existing policy requirements should therefore be considered when assessing the impact of CIL on development viability.

The CIL Guidance outlines that CIL should only be considered where an identified funding gap is demonstrated. The process of demonstrating this should also identify a CIL "infrastructure funding target" which should be based upon the selection of infrastructure projects or types that are identified as candidates to be funded by the levy in whole or in part. The 'gap' and 'target' is not presently clear as it is not explicitly stated and a draft Regulation 123 list has not been made available for consultation.

The CIL Guidance states that, at Examination, authorities should '*set out those known site-specific matters where section 106 contributions may continue to be sought*'. Whilst we are aware authorities are not required to produce this information and their Regulation 123 list until the Examination, we would suggest this is done earlier, preferably before the Draft Charging Schedule consultation, to allow more consultation and input from the development industry.

Infrastructure Schedule and Viability Buffer

The Infrastructure Delivery Plan, February 2010, lists the infrastructure that the District considers is required to support development during the period of the West Berkshire Local Plan Core Strategy.

The IDP is also now more than 3 years old and therefore its accuracy and relevance is questioned; Paragraph 4.4 of the Preliminary Draft Charging Schedule indicates that the IDP is not based on the latest housing projections for West Berkshire District.

Paragraph 4.4 acknowledges the inaccuracy of the IDP and advises that in order for it to provide a better representation of details and costs associated with infrastructure to be funded by the Levy it needs to be refreshed. The refresh of the IDP is taking place in March and April 2013 and as a consequence, the evidence base for the Preliminary Draft Charging Schedule is clearly not up to date and the robustness of assumptions made about the funding gap and target must be questioned.

Further clarification should be provided regarding the evidence which has been prepared in order to inform the estimated costs of infrastructure listed in the IDP. Greater clarity and transparency is needed in regard to how the list of infrastructure has been arrived at, how the costs have been calculated and the potential sources of funding.

It is unclear whether all of the infrastructure listed in the IDP will need to be funded by CIL. There is concern that elements of the IDP list are site-specific projects that would be more appropriately funded via S.106 developer contributions.

Paragraph 30 of the 2012 CIL Guidance outlines that *“charging authorities should avoid setting a charge right up to the margin of economic viability across the vast majority of sites in their area.”* Paragraph 25 of Community Infrastructure Levy – an Overview (May 2011) states that *“Charging authorities should prepare evidence about the effect of the levy on economic viability in their area to demonstrate to an independent examiner that their proposed rates, for the levy, strike an appropriate balance”.*

The fundamental premise is that to enable delivery, sites must achieve a credible land value and developers the required return on investment, otherwise development will be stifled. This is recognised by the NPPF and is certainly 'in-built' within the CIL Regulations.

Dixon Searle LLP (DSP) have not provided copies of their Development Appraisals for scrutiny, and as such we have been unable to consider the detail on a site type by site type basis.

There must be a viability buffer incorporated either into the benchmark land value or elsewhere through the CIL assessment process, which would ensure delivery of sufficient housing to meet strategic requirements. The viability buffer should also take account of the risks to delivery flowing from the potential for some sites to achieve a lower sales value than anticipated, the higher costs of zero carbon homes and the adoption of a threshold land value at the lower end of landowners' expectations.

This sentiment is further echoed in the recent Plymouth City Council CIL Examination in public. The Inspector recognised the importance of such a buffer and commented:

“The 40% or greater discount and the inclusion of contingency costs within the viability appraisals provide a buffer against any changes in the costs of meeting new or emerging policy requirements such as higher environmental standards. This buffer also provides for any actual variations in costs over and above those used in other assumptions adopted in the appraisals, such as sales rates and developer's margin.”

The Examiner's Report for the Greater Norwich Development Partnership also references the importance of not setting the CIL rates up to the margin of viability. In particular, it highlights greenfield sites: *“The need for a substantial 'cushion' is particularly important on Greenfield sites where, as the Harman advice notes, prospective sellers are often making a once in a lifetime decision and are rarely distressed or forced sellers.”* This statement notes that there must be allowance within the CIL rates to account for the variation in landowner aspiration, as well as the potential differences in costs and values of individual sites. The viability cushion should take account of the risks to delivery flowing from the potential for some sites to achieve a lower sales value than others.

Therefore, there must be a viability buffer incorporated either into the benchmark land value or elsewhere through the CIL assessment process, which would ensure delivery of sufficient housing to meet strategic requirements.

This is particularly important in the Eastern Area which is allocated for 1400 during the plan period in the adopted Core Strategy, and it is recognised that some of these will need to be on greenfield sites. In addition the affordable housing provision on greenfield sites is 40% within the Core Strategy (as opposed to 30% on previously developed sites) and this will have a further impact on viability. If the current CIL rates are taken

forward we think it is likely that affordable housing provision in the district, and in particular the Eastern Area, will come under pressure as developers seek to make schemes viable.

Retail CIL Rate

We are concerned that the blanket rate of £125 per sqm across the district for retail development will undermine the objectives in the NPPF for sustainable mixed use development as it could render retail as part of a mixed use scheme unviable. We are not convinced that sufficient viability evidence has been provided to justify the same rate being applied to the Eastern Area as Newbury. The rate should be determined based on the economic viability of development across the area and it is our view that this is likely to vary across the district.

Residential CIL Rate

The justification for differential rates in the district does not appear to be in line with the CIL regulations. This should be based on economic viability of development in the area rather than the Council's preferences for the location of development, this is guided by the planning policies and is not the role of CIL rates. Furthermore we question whether there is adequate evidence to justify the reasons for grouping the Eastern Area within the same rating category as Newbury. The Viability Study by DSP and Appendices do not provide sufficient justification for this. If this work was undertaken we think that it likely to show that the residential values would be higher in Newbury than Theale and that economic viability is therefore more likely to be questionable in the latter.

We have a number of comments on the various assumptions made by DSP in relation to the residential charge, which we have set out below.

Threshold Land Values:

We are concerned by the lack of supporting information regarding Benchmark Land Values. Reference is made within DSP's Viability Study to VOA Property Market Data, but there does not appear to be any further supporting data, nor is there a clear indication of what Benchmark Land Values have been applied, and in what scenarios. Without details of the Threshold Land Values adopted we are unable to fully understand how the viability testing results support the suggested charging levels.

Build Costs:

We accept the principle of estimating the build costs from the RICS Build Cost Information Service, however we question how these figures have been extrapolated. The cost of £853 per sq m for houses and £970 per sq m for flats has been taken from the median BCIS build costs. As these costs are being applied across a range of development sizes we are of the opinion that with the exception of the smallest sites, mean costs should be used. We have checked these costs and can confirm that the average cost of building 'Estate Housing' in Newbury using the same base date is in fact £861 per gross square metre, and 'Flats' is £1,014 per sq m.

Invariably the larger schemes are generally built by national house builders who are able to build for less than the majority of house builders. These competitive build costs simply cannot be replicated by regional or local house builders and by using an average index this naturally discounts 50% of the statistics and more importantly 50% of the house builders behind the statistics. We are of the opinion that a higher build cost should be applied to the viability testing to allow for a more holistic cost assumption

The BCIS index states that 'one off' housing (classified as 3 units or less) costs an average of £1,240 per sq m, which is considerably above that stated in the DSP viability assessment.

Development Profit:

We are concerned over the level of developer's profit that has been included by DSP in the viability appraisals. A minimum profit margin that the lending institutions are currently prepared to accept, on private housing, is 20% on Gross Development Value (GDV) and it is industry practice to include this as a single GDV calculation, rather than the approach proposed by DSP whereby different profit levels are applied to the private market and affordable elements for the hypothetical development schemes.

Concerning developer profit, a recent appeal decision relating to Land at The Manor, Shinfield is relevant. We are of the opinion that this is an important decision in terms of viability in planning, and whilst it is not directly related to CIL, it does address many of the factors that are under consideration here, in particular developer's profit. The decision states:

"The appellants supported their calculations by providing letters and emails from six national housebuilders who set out their net profit margin targets for residential developments. The figures ranged from a minimum of 17% to 28%, with the usual target being in the range 20-25%. Those that differentiated between market and affordable housing in their correspondence did not set different profit margins. Due to the level and nature of the supporting evidence, I give it great weight. I conclude that the national housebuilders' figures are to be preferred and that a figure of 20% of GDV, which is at the lower end of the range, is reasonable."

The DSP methodology of applying circa 6% profit on cost to the affordable element was designed by the HCA to assist Registered Providers (RPs) in preparing their bids and applying for HCA grant funding. Grant funding is no longer available and developers generally make their bids for sites without prior agreements from RPs; instead seeking RP partners after the sites have been acquired.

There is therefore a similar level of risk to the developer that an RP may not be found to take on the Affordable element, or indeed it may take longer to do so. We are aware of many instances where developers have found it difficult to secure an RP and, where they have, the bids received can often be less than anticipated. We are also aware of instances where the RPs operating in an area are not willing to take the specified affordable dwellings as they are not the dwelling types required by their tenants; even though the affordable unit types were defined by the Local Planning Authority. The result of this uncertainty and risk is delays to the build programme and, consequently, increased holding and finance costs. As such, the developer will take a similar view on profit as to the Market Housing to reflect this risk.

DSP's inclusion of 20% profit on GDV for private housing and 6% profit on cost for affordable housing equates to a blended profit of circa 17.5% which is, of course, subject to variations based on the level of affordable housing required in each scenario. Accordingly we are of the opinion that this is on the low side, and does not reflect current market conditions.

Taking account of the Inspector's decision, funding requirements and housebuilders target profits upon which they base their bids, we are of the view that a profit of 20% on GDV for both Market Housing and Affordable Housing is appropriate.

S106:

Greater clarity is needed regarding the items which the Council considers will remain to be funded through S106 following the adoption of a CIL. At present, the uncertainty makes it difficult to assess the impact of CIL.

Paragraph 22 of the CIL 2012 Guidance states that "as background evidence, the charging authority should also prepare and provide information about the amounts raised in recent years through section 106 agreements. This should include the extent to which affordable housing and other targets have been met". It does not appear that this evidence is available.

Sales Rate:

The sales rate anticipated on a site determines the cash flow for the developer. In particular, it determines how quickly the developer can repay any borrowings in order to make a return. If the sales rate falls for any



reason, the cash flow is affected, causing further interest costs and reduced levels of return. It is therefore important that a realistic sales rate is adopted that reflects the current market.

From the information provided, it is unclear as to the sales rates that have been adopted, and whether these are supported by local evidence.

Summary

Imposing a CIL charge on residential development in a fragile market makes it less likely that the Council will be able to meet its housing targets going forward. It will essentially make some residential development unviable.

W. Cumber & Son (Theale) Ltd requests to be heard by the CIL examiner in respect of their representations (if and when the CIL draft charging schedule is submitted by the Council for examination). Please ensure we are kept updated on CIL developments and in the meantime do not hesitate to contact me should you have any queries.

Yours sincerely

Catherine Mason
Associate

**WEST BERKSHIRE COUNCIL
COMMUNITY INFRASTRUCTURE LEVY**



On behalf of a Housebuilder/Landowner Consortium

April 2013

**Savills (UK) Limited
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1.0 Introduction

- 1.1 This Representation has been prepared by Savills on behalf of a landowner and developer Consortium comprising of David Wilson Homes, Taylor Wimpey Homes, Rivar Homes, Westbuild Homes and Hicks Homes hereafter referred to as ‘the Consortium’. The Consortium wishes to work with the Council in ensuring that suitable levels of residential development come forward within the plan period
- 1.2 This representation has been submitted to influence the emerging Preliminary Draft Community Infrastructure Levy (CIL) Charging Schedule proposed by West Berkshire Council (WBC), placed for public consultation in the period March to April 2013. Our clients’ particular comments relate to the proposed rates for residential development.
- 1.3 The Consortium has come together owing to certain concerns with the approach proposed by WBC, notably regarding the viability of the proposed rates for residential development. The Consortium’s members have significant land holdings across the district, which are likely to contribute to the maintenance and delivery of the housing land supply in West Berkshire both in the medium (5 year land supply) and long-term (identified need to 2031). The rate of CIL adopted in the district is therefore of critical importance to our clients.
- 1.4 In setting the rate of CIL, the Community Infrastructure Levy, England and Wales Regulations 2010 (as amended) (‘the Regulations’) state that **“an appropriate balance”** needs to be struck between **“a) the desirability of funding from CIL (in whole or in part)”** against **“b) the potential effects (taken as a whole) of the imposition of CIL on the economic viability of development”¹**. The term ‘taken as a whole’ implies that it may be acceptable for some schemes to be rendered unviable by the level of CIL charge; however, there is a clear requirement to ensure that most developments are able to proceed. The Government provides further guidance on the meaning of the appropriate balance from paragraph 8 of the Community Infrastructure Levy Guidance (‘the Guidance’, December 2012)².
- 1.5 The Consortium therefore considers that it is imperative that the evidence supporting CIL:
- clearly outlines, and be based on an up to date list of, the key infrastructure projects required to support development (this being the key test of the Regulations);

¹ Regulation 14(1)

² This document supersedes the previously published Community Infrastructure Levy Guidance – Charge Setting & Charging Schedule Procedures, 2010

- Outlines an up to date, consistent and well informed evidence base of economic viability in order to test various scenarios against CIL rates.

1.6 This representation outlines certain concerns with the Viability Appraisal prepared Dixon Searle Partners (DSP) (Section 4.0). Dependent on the further response to these, Savills may provide further evidence of viability for consideration at the consultation of the Draft Charging Schedule and subsequent Examination.

2.0 The Approach of National Policy

- 2.1 With regard to the preparation of Charging Schedules and supporting documentation it is important to have due regard to the available Government guidance, notably, the CLG Community Infrastructure Levy – an Overview (May 2011), CLG Community Infrastructure Levy Guidance (December 2012), CLG Community Infrastructure Levy Relief (May 2011), the Planning Act 2008 and the CIL Regulations 2010 (as amended). It is also important that the preparation of CIL is in the spirit of the National Planning Policy Framework (NPPF), notably that it is delivery focused and ‘*positively prepared*’³. The Consortium comments are based on these publications and the Regulations.
- 2.2 The (NPPF) outlines 12 principles for both plan making and decision taking, notably that planning should “*proactively drive and support sustainable economic growth*”.⁴ Furthermore, that plan making should “*take account of market signals such as land prices and housing affordability*”. Furthermore, that “*the Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth*”.⁵
- 2.3 Further, the NPPF refers to the “*cumulative impacts*”⁶ of standards and policies relating to the economic impact of these policies (such as affordable housing) and that these should not put the implementation of the plan at serious risk. Existing policy requirements should therefore be considered when assessing the impact of CIL on development viability.
- 2.4 The steer from Central Government is very much angled toward facilitating development, which should have a major material bearing on the preparation of CIL and the balance applied when considering Regulation 14(1).
- 2.5 The Government has also provided through the CIL Guidance, advice on the preparation of CIL, notably:
- The need for balance (as per Regulation 14); and
 - The need for ‘*appropriate available evidence to inform the draft Charging Schedule*’ (as per Schedule 212(4) (b)) of the 2008 Act) .

³ Paragraph 182

⁴ Criterion 3

⁵ Paragraph 19

⁶ Paragraph 174

- 2.6 The Guidance states that **“the levy is expected to have a positive economic effect on development across an area.”**⁷ The Government also makes clear that it is up to Local Authorities to decide ‘how much’ potential development they are willing to put at risk through CIL. Clearly this judgement needs to consider the wider planning priorities.
- 2.7 Recent Examiner’s reports for Mid Devon, (February 2013) and the Greater Norwich Development Partnership (December 2012) have set a clear precedent for CIL to be considered in the round, including the testing of policy-compliant levels of affordable housing.

⁷ Paragraph 8

3.0 Infrastructure & Planning

3.1 The purpose of CIL must be to positively fund the infrastructure required to enable growth. This is clearly outlined within the Regulations which state **“A charging authority must apply CIL to funding infrastructure to support the development of its area”⁸**. The Planning Act 2008 defines infrastructure⁹ as:

- **“(a) roads and other transport facilities,**
- **(b) flood defences,**
- **(c) schools and other educational facilities,**
- **(d) medical facilities,**
- **(e) sporting and recreational facilities; and**
- **(f) open spaces”**

3.2 There is a requirement within the CIL Regulations to provide a list of “relevant infrastructure”¹⁰ to be wholly or partly funded by CIL. We question whether this requirement has been fully satisfied.

3.3 Ascertaining the level of CIL is essentially a development viability exercise and owing to this it is critical that the level of CIL is based on robust and credible evidence. The CIL – An Overview document outlines that **“Charging Authorities wishing to introduce the levy should propose a rate which does not put at serious risk the overall development of their area”¹¹**. It will therefore be important that the rate is based on reality and the viable level of funding towards the planned provision of infrastructure needed to deliver the development plan.

3.4 The CIL Guidance outlines that CIL should only be considered where an identified funding gap is demonstrated¹². The process of demonstrating this should also identify a CIL **“infrastructure funding target”¹³** which should be based upon the selection of infrastructure projects or types that are identified as candidates to be funded by the levy in

⁸ Regulation 59(1)

⁹ Section 216

¹⁰ Regulation 123

¹¹ Paragraph 23

¹² Paragraph 14

¹³ Paragraph 13, CIL Guidance

whole or in part. The ‘gap’ and ‘target’ is not presently clear as it is not explicitly stated and a draft Regulation 123 list has not been made available for consultation.

- 3.5 The CIL Guidance states that, at Examination, authorities should ‘*set out those known site-specific matters where section 106 contributions may continue to be sought*’¹⁴. Whilst we are aware authorities are not required to produce this information and their Regulation 123 list until the Examination, we would suggest this is done earlier, preferably before the Draft Charging Schedule consultation, to allow more consultation and input from the development industry.
- 3.6 It is also considered that the supporting evidence should consider and outline in greater detail the alternative funding sources which have been considered to reduce the gap in funding, including New Homes Bonus, Tax Increment Financing.

Infrastructure Schedule – January 2013

- 3.7 The objectives of CIL are fundamentally to assist with the delivery of developments as CIL receipts are used toward the funding of new major infrastructure¹⁵.
- 3.8 The Infrastructure Delivery Plan, February 2010, lists the infrastructure that the District considers is required to support development during the period of the West Berkshire Local Plan Core Strategy. Appendix B of the IDP provides the Critical, Necessary and Preferred infrastructure schedules and was updated in February 2011.
- 3.9 The consortium would welcome clarification of the evidence which has been prepared in order to inform the estimated costs of infrastructure listed in the IDP. Greater clarity and transparency is needed in regard to how the list of infrastructure has been arrived at, how the costs have been calculated and the potential sources of funding.
- 3.10 The IDP is also now more than 3 years old and therefore its accuracy and relevance is questioned; Paragraph 4.4 of the Preliminary Draft Charging Schedule indicates that the IDP is not based on the latest housing projections for West Berkshire District, which is of concern to the consortium.

¹⁴ Paragraph 15

¹⁵ Regulation 59(1)

- 3.11 Paragraph 4.4 acknowledges the inaccuracy of the IDP and advises that in order for it to provide a better representation of details and costs associated with infrastructure to be funded by the Levy it needs to be refreshed. The refresh of the IDP is taking place in March and April 2013 and as a consequence, the evidence base for the Preliminary Draft Charging Schedule is clearly not up to date and the robustness of assumptions made about the funding gap and target must be questioned.
- 3.12 Finally, it is unclear whether all of the infrastructure listed in the IDP will need to be funded by CIL. There is concern on the consortium's part that elements of the IDP list are site-specific projects that would be more appropriately funded via S.106 developer contributions.

4.0 Viability Appraisal

- 4.1 Owing to the key test of Regulation 14(1)¹⁶ it is important that the viability appraisal prepared is fit for purpose. It is clear that at Examination the Charging Schedule will need to be supported by “relevant evidence”¹⁷.
- 4.2 The requirement to justify the Charging Schedule with evidence of viability is outlined by CIL – An Overview¹⁸, which notably also makes reference to setting differential rates. The CIL Guidance outlines **“charging authorities should avoid setting a charge right up to the margin of economic viability across the vast majority of sites in their area”**¹⁹. It will therefore be an important consideration to ensure that the evidence of viability adequately tests scenarios that reflect the key sites required to deliver the planned growth.
- 4.3 The fundamental premise is that to enable delivery, sites must achieve a credible land value and developers the required return on investment, otherwise development will be stifled. This is recognised by the NPPF²⁰ and is certainly ‘in-built’ within the CIL Regulations. It is also the basis of the definition of viability with the Local Housing Delivery Group report, Viability Testing of Local Plans.²¹
- 4.4 Within their West Berkshire Council Community Infrastructure Levy Viability Study (Ref DSP 12132) dated January 2013 DSP have not provided copies of their Development Appraisals for scrutiny, and as such we have been unable to consider the detail on a site type by site type basis. We would of course welcome the opportunity to do so.
- 4.5 At this stage, no alternative viability evidence has been prepared by Savills or our clients, although we may do so at the Draft Charging Schedule and Examination stage if it is felt this were required. It may however be more prudent for Savills, on behalf of our clients, to liaise directly with WBC and their advisors over the necessary changes to the viability study prior to the publication of the consultation on the Draft Charging Schedule. We set out below some of our concerns with various assumptions made by DSP.

¹⁶ CIL Regulations 2010 (as amended)

¹⁷ Ibid. Regulation 11(1) (f) / 19(1) (e)

¹⁸ Paragraphs 25 and 26

¹⁹ Paragraph 30

²⁰ Paragraph 174

²¹ Section One

Assumptions

Threshold Land Values

- 4.6 We are concerned by the lack of supporting information regarding Benchmark Land Values. Reference is made within DSP's Viability Study to VOA Property Market Data, but there does not appear to be any further supporting data, nor is there a clear indication of what Benchmark Land Values have been applied, and in what scenarios. Without details of the Threshold Land Values adopted we are unable to fully understand how the viability testing results support the suggested charging levels.
- 4.7 We would welcome the opportunity to consider detailed information provided by DSP in due course.

Build Costs

- 4.8 We accept the principle of estimating the build costs from the RICS Build Cost Information Service, however we question how these figures have been extrapolated. The cost of £853 per sq m for houses and £970 per sq m for flats has been taken from the median BCIS build costs. As these costs are being applied across a range of development sizes we are of the opinion that with the exception of the smallest sites, mean costs should be used. We have checked these costs and can confirm that the average cost of building 'Estate Housing' in Newbury using the same base date is in fact £861 per gross square metre, and 'Flats' is £1,014 per sq m.
- 4.9 Invariably the larger schemes are generally built by national house builders who are able to build for less than the majority of house builders. These competitive build costs simply cannot be replicated by regional or local house builders and by using an average index this naturally discounts 50% of the statistics and more importantly 50% of the house builders behind the statistics. We are of the opinion that a higher build cost should be applied to the viability testing to allow for a more holistic cost assumption
- 4.10 The BCIS index states that 'one off' housing (classified as 3 units or less) costs an average of £1,240 per sq m, which is considerably above that stated in the DSP viability assessment.

Development Profit

- 4.11 We are concerned over the level of developer's profit that has been included by DSP in the viability appraisals. A minimum profit margin that the lending institutions are currently prepared to accept, on private housing, is 20% on Gross Development Value (GDV) and it is industry practice to include this as a single GDV calculation, rather than the approach proposed by DSP whereby different profit levels are applied to the private market and affordable elements for the hypothetical development schemes.
- 4.12 Concerning developer profit, a recent appeal decision relating to Land at The Manor, Shinfield is relevant²². We are of the opinion that this is an important decision in terms of viability in planning, and whilst it is not directly related to CIL, it does address many of the factors that are under consideration here, in particular developer's profit. The decision states:
- "The appellants supported their calculations by providing letters and emails from six national housebuilders who set out their net profit margin targets for residential developments. The figures ranged from a minimum of 17% to 28%, with the usual target being in the range 20-25%. Those that differentiated between market and affordable housing in their correspondence did not set different profit margins. Due to the level and nature of the supporting evidence, I give it great weight. I conclude that the national housebuilders' figures are to be preferred and that a figure of 20% of GDV, which is at the lower end of the range, is reasonable."*²³
- 4.13 The DSP methodology of applying circa 6% profit on cost to the affordable element was designed by the HCA to assist Registered Providers (RPs) in preparing their bids and applying for HCA grant funding. Grant funding is no longer available and developers generally make their bids for sites without prior agreements from RPs; instead seeking RP partners after the sites have been acquired.
- 4.14 There is therefore a similar level of risk to the developer that an RP may not be found to take on the Affordable element, or indeed it may take longer to do so. We are aware of many instances where developers have found it difficult to secure an RP and, where they have, the bids received can often be less than anticipated. We are also aware of instances where the RPs operating in an area are not willing to take the specified affordable dwellings as they are

²² Ref: APP/X0360/A/12/2179141 – dated 8th January 2013

²³ Paragraph 44

not the dwelling types required by their tenants; even though the affordable unit types were defined by the Local Planning Authority. The result of this uncertainty and risk is delays to the build programme and, consequently, increased holding and finance costs. As such, the developer will take a similar view on profit as to the Market Housing to reflect this risk.

- 4.15 DSP's inclusion of 20% profit on GDV for private housing and 6% profit on cost for affordable housing equates to a blended profit of circa 17.5% which is, of course, subject to variations based on the level of affordable housing required in each scenario. Accordingly we are of the opinion that this is on the low side, and does not reflect current market conditions.
- 4.16 Taking account of the Inspector's decision, funding requirements and housebuilders target profits upon which they base their bids, we are of the view that a profit of 20% on GDV for both Market Housing and Affordable Housing is appropriate.

Professional Fees

- 4.17 Professional fees include all costs associated with bringing forward and implementing proposed sites. On larger, complex sites such as Strategic Urban Extensions these fees can be a significant proportion of the total costs of development.
- 4.18 We would expect a slightly higher average level of professional fees to be seen, and would welcome the inclusion of a 12% allowance for professional fees across all typologies.

Finance Costs

- 4.19 In the current market, finance is incredibly difficult to secure for development. Fees for finance are higher than previously seen and tend to rise in accordance with the complexity of a development and the timescale for the project.
- 4.20 The Consortium therefore welcomes the Council and DSP's inclusion of a 7% allowance for finance fees across all typologies plus a 2% arrangement fee.

Developable Area

- 4.21 The ratio of gross to net developable area is a key consideration, especially in respect to the typologies that test the larger residential sites. This is important because the comparison of the viability appraisal results against a benchmark land value is reliant upon the correct land take assumptions. We have concerns that some of the gross to net ratios applied within the viability appraisals are inappropriate.
- 4.22 For example, in the case of the viability work completed for WBC all of the typologies appear to assume a net to gross area of 100%.
- 4.23 We do not believe that an assumption of 100% net to gross development area is the correct approach. Even with high density schemes in urban areas, requirements for open space etc. reduces the amount of developable space available.
- 4.24 This above sentiment is reinforced by the guidance from the Harman report – Viability Testing Local Plans – which states:
- “In all but the smallest redevelopment schemes, the net developable area is significantly smaller than the gross area that is required to support the development, given the need to provide open space, play areas, community facility sites, public realm, land for sustainable urban drainage schemes etc”.*²⁴
- 4.25 The Consortium would therefore ask DSP and WBC to review their gross to net assumptions on the typologies tested.

S106

- 4.26 Within their appraisals it appears that DSP have adopted £1,500 per dwelling as a notional sum. In addition the largest scheme types are stated to have had a notional £15,000 per dwelling and £400,000 per gross hectare S.106 cost applied. Should the actual sums be higher this could render more sites unviable. As discussed in Section 3, greater clarity is needed regarding the items which the Council considers will remain to be funded through S106 following the adoption of a CIL. At present, the uncertainty makes it difficult to assess the impact of CIL.

²⁴ Appendix B Section 1 Paragraph 3

Contingency

- 4.27 The Consortium welcomes the Council and DSP's inclusion of a 5% allowance for contingency across all typologies. We note that no allowance has been made for abnormal costs within DSP's appraisals, making the requirement for a contingency even more crucial.

Sales Rate

- 4.28 The sales rate anticipated on a site determines the cash flow for the developer. In particular, it determines how quickly the developer can repay any borrowings in order to make a return. If the sales rate falls for any reason, the cash flow is affected, causing further interest costs and reduced levels of return. It is therefore important that a realistic sales rate is adopted that reflects the current market.
- 4.29 This is of particular importance for Strategic Urban Extensions (SUEs) where a number of developers will be on site at any one time. Whilst additional housebuilders on a SUE implies a higher number of sales, it is important to recognise that the presence of different companies in turn creates more competition. It is therefore common to see a lower sales rate per month on sites where there are multiple sales outlets.
- 4.30 From the information provided, it is unclear as to the sales rates that have been adopted, and whether these are supported by local evidence.
- 4.31 We would therefore ask that DSP provide us with details of their assumptions and evidence that supports their conclusion concerning sales rates. If such evidence is not available we would request that DSP ensure their sales rates accurately reflect the current market conditions.

Viability Buffer

- 4.32 A viability buffer should be incorporated either into the benchmark land value or elsewhere through the CIL assessment process, which would ensure delivery of sufficient housing to meet strategic requirements. The viability buffer should also take account of the risks to delivery flowing from the potential for some sites to achieve a lower sales value than

anticipated, the higher costs of zero carbon homes and the adoption of a threshold land value at the lower end of landowners' expectations.

- 4.33 This sentiment is echoed in the recent Plymouth City Council CIL Examination in public. The Inspector recognised the importance of such a buffer and commented:

"The 40% or greater discount and the inclusion of contingency costs within the viability appraisals provide a buffer against any changes in the costs of meeting new or emerging policy requirements such as higher environmental standards. This buffer also provides for any actual variations in costs over and above those used in other assumptions adopted in the appraisals, such as sales rates and developer's margin."

- 4.34 The Examiner's Report for the Greater Norwich Development Partnership also references the importance of not setting the CIL rates up to the margin of viability. In particular, it highlights greenfield sites: *"The need for a substantial 'cushion' is particularly important on Greenfield sites where, as the Harman advice notes, prospective sellers are often making a once in a lifetime decision and are rarely distressed or forced sellers."*²⁵ This statement notes that there must be allowance within the CIL rates to account for the variation in landowner aspiration, as well as the potential differences in costs and values of individual sites. The viability cushion should take account of the risks to delivery flowing from the potential for some sites to achieve a lower sales value than others.

- 4.35 We would therefore reiterate that, in reality, site specific circumstances will mean that the economics of the development pipeline will vary from the typical levels identified via analysis of the theoretical site typologies. This is inevitable given the varied nature of housing land supply and costs associated with bringing forward development.

- 4.36 It is noted that the PDCS makes no reference to a viability buffer. This allows no margin for cost / market changes..

5 year land supply

- 4.37 It is essential that the viability evidence has been based on typologies that reflect the future housing supply. It is also acknowledged in the CIL Guidance that the typologies selected to be assessed for viability must *"reflect a selection of the different types of sites included in the relevant Plan"*²⁶.

²⁵ Paragraph 25,

²⁶ Paragraph 27

- 4.38 There should also be an assessment of the proportion of the planned supply of housing that falls within each typology tested. This is in order that the impact of the proposed CIL rate on the viability of the planned housing supply is explicit. This is in conformance with the CIL Guidance, which quotes the NPPF²⁷ and states that authorities “*should show that the proposed rate (or rates) would not threaten delivery of the relevant Plan as a whole*”²⁸.
- 4.39 It is therefore essential that the typologies are tested against the housing trajectory in the Annual Monitoring Report (AMR).

Site Infrastructure

- 4.40 Site infrastructure includes improvements to the strategic road network, the provision of on-site non-frontage roads, on-site strategic foul and surface water drainage costs including Sustainable Urban Drainage Systems (SUDS), pumping stations and rising mains, off-site utility reinforcements, on-site service diversions, ground remodelling and structural landscaping, Section 38 and Section 278 costs, and maintenance costs pending adoption. These are all matters that the CIL guidance indicates that should be dealt with via S.106 developer contributions and not CIL. It is however unclear from the Preliminary Draft Charging Schedule and the IDP whether this distinction has been made.

Strategic Urban Extensions

- 4.41 On larger sites we would expect an additional cost per unit to be included in appraisals. This view is in line with the Viability Testing of Local Plans document which offers a range of £17,000 – 23,000 per plot²⁹ for additional infrastructure costs on large Greenfield sites.
- 4.42 The Consortium is therefore concerned that no allowance appears to have been made over and above the level of build costs adopted for on site infrastructure or “opening up costs”. We would therefore ask that DSP give significant consideration to the inclusion of such costs within their appraisals.

²⁷ Paragraph 173

²⁸ Paragraph 29, CIL Guidance, 2012

²⁹ Appendix B Section 2

Other Comments

- 4.43 We note that WBC have applied differential rates covering “Newbury & Thatcham, and Eastern Urban Area” and “Area of Outstanding Natural Beauty, and East Kennet Valley” . However there appears to be some overlap which could make some areas identified as being of low value, but falling within the higher rate AONB charging area, becoming unviable; Lambourn is one such area acknowledged by DPS within their Viability Appraisal. We would recommend that a “heat map” identifying the lower value areas is produced which would allow lower value areas to be correctly identified and an appropriate charge applied.

5.0 Effective Operation of CIL

Instalments Policy

5.1 The Regulations³⁰ and CIL – An Overview³¹ are clear that the charging authority has the flexibility to adjust the timing of the charge and to outline the payment procedure. This flexibility extends to:

- Levy payment deadlines
- Instalments policy

5.2 The Consortium welcomes WBC's inclusion of a proposed Instalment Policy.

5.3 We believe however that there should be an overriding mechanism which, in certain situations should the CIL payments threatens the viability, and thus the deliverability of the scheme proposed, can be negotiated and agreed on a one-to-one basis.

Payments in Kind

5.4 The Regulations³² permit the payment of land in lieu of CIL. This is an interesting tool which could be proactively implemented where the land in question is provided for infrastructure, for example 'strategic' highways or open space.

5.5 The mechanism of payments in kind must result in credible land values being agreed and offset against the levels of potential CIL receipts incurred through the chargeable development. If operated effectively the mechanism could considerably assist with development delivery. Historically, some such negotiations have proved lengthy and costly; a 'fall-back' provision should be made for timely resolution of such cases through arbitration.

5.6 We would recommend that the WBC take advantage of this facility and allow for the payment of land in lieu of CIL.

³⁰ Regulation 69B(1)

³¹ Paragraphs 45 - 48

³² Regulation 73(1)

Relief

- 5.7 The Community Infrastructure Levy Relief – Information Document (CLG, May 2011) outlines the Government’s position on “**exceptional circumstances**” which could warrant exception from CIL. The first matter to note from the Regulations is that the offer of relief is discretionary on the charging authority.
- 5.8 It is noted that WBC have not made reference as to whether they wish to include relief within the emerging CIL. The Consortium considers it imperative that WBC make available exceptional circumstances relief from the date of the adoption of CIL, and that the intended approach to doing so (in conformity with the Regulations) is outlined at the next stage of consultation.

Review of CIL

- 5.9 The CIL Guidance outlines that the Government ‘strongly encourages’ reviews to ensure that CIL is fulfilling its aim and responds to market conditions. If the CIL is set at too high a rate, the delivery of housing will be put at risk. Regular monitoring is required to ensure that any detrimental impact of the CIL on delivery is noticed promptly and remedied. It should be borne in mind that, in reviewing the CIL rates, the same charge setting process and procedures are required to be followed and therefore there will be an inevitable delay until any deficit in delivery can be remedied.
- 5.10 Our clients agree that the authorities should have a clearly defined review mechanism and suggest that monitoring takes place on a 6-monthly basis. Monitoring data and reviews should be regularly published, for example on the Councils’ website. Regular monitoring is key, to ensure that CIL does not stifle development in the right locations.

CIL Regulation 122 – Double Counting

- 5.11 With regard to the relationship with Section 106 the CIL Charging Schedule should be clear that ‘double counting’ of Section 106 contributions and CIL is not permitted by law. The revised CIL Guidance has reinforced this point and states: “**Where the regulation 123 list includes a generic item (such as education or transport), section 106 contributions should not normally be sought on any specific projects in that category.**”³³ Further,

³³ Paragraph 89

the Guidance is clear that charging authorities should ensure they are clear about their infrastructure needs and what will be paid through each route (s.106 or CIL), “**so that there is no actual or perceived ‘double dipping’**”.³⁴

- 5.12 The key tests of CIL Regulation 122 should be outlined within the supporting documentation. In practical terms, owing to the need to publish a Regulation 123 List, it is likely that only site specific or immediately adjacent measures will continue to be funded by Section 106 (i.e. site access or immediately adjacent open space). As outlined, the costs of this on-site infrastructure will increase for larger scale development.
- 5.13 The Government’s position on the role of Planning Obligations is clearly outlined in the Overview document,³⁵ notably the statutory basis that they must be directly related to mitigating the impact of development, and that CIL payments and planning obligations do not overlap. This is also made clear in the NPPF³⁶.

³⁴ Paragraph 85

³⁵ Paragraphs 59 and 60

³⁶ Paragraph 204

6.0 Conclusions

- 6.1 This representation has been prepared by Savills on behalf of a landowner and developer Consortium comprising of David Wilson Homes, Taylor Wimpey Homes, Rivar Homes, Westbuild Homes and Hicks Homes. The Consortium is concerned with aspects of the approach adopted by WBC towards CIL relating to the rates for development, especially residential development, and wishes to work with the Council in ensuring that suitable levels of residential development come forward within the plan period.
- 6.2 Furthermore, we have concerns relating to the robustness of the Infrastructure Delivery Plan and the assumptions used in the viability models, and would ask that DSP provide evidence on the aspects we have highlighted. In particular, bearing in mind the points raised, the following matters should be investigated further by WBC:
- Development Profit
 - Gross and net developable area
 - Sales rate
 - Viability buffer
 - Infrastructure costs
- 6.3 We feel it necessary to stress that if the CIL level is set too high, it will almost certainly have a negative impact on a large proportion of development coming forward, especially bearing in mind the reliance on Strategic Urban Expansion areas for growth. We believe that once the assumptions – as mentioned above – have been clarified, it will show the proposed residential CIL levels are too high and need reviewing.
- 6.4 The Consortium is open to meeting with WBC and its advisors to discuss amendments to the approach taken. We believe this should be arranged as soon as possible.

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02 April 2013

Dear Sir/Madam

RE: Draft Community Infrastructure Levy Charging Schedule

Please accept this submission on behalf of and Churchill Retirement Living Ltd. The purpose of this letter is to inform and respond to the draft Community Infrastructure Levy by your local authority, with specific regard to the need, benefits and economic viability of retirement apartments¹. Churchill Retirement Living are concerned that many charging schedules published across the country to date could disproportionately affect the viability of their developments, given that they fail to properly consider the impact of CIL on the retirement housing market. The submission makes a number of recommendations that should be taken into account in the formulation of your evidence base, draft charging schedule and decision making process.

Specifically, we propose that;

1. The current viability evidence prepared by Dixon Searle Partnership does not include specific consideration of retirement housing/sheltered housing. The viability appraisal inputs referred to in Table 1 below represent, as far as is possible, a "typical" retirement apartment development and should therefore be used as a standalone development typology in the CIL viability evidence base to be tested in Value Points 2 to 4;
2. The viability assessment to inform the draft charging schedule should include a consideration of the relative viability of retirement housing when set against both existing site values, and a range of alternative values for the land on which a retirement development might be situated;
3. The draft Charging Schedule should pay heed to the effect of CIL on the supply of housing for the elderly, including the wider benefits that the provision of this tenure in sufficient numbers can bring, as per the NPPF paragraphs 50 and 159;

¹ Which can be referred to as Category II Sheltered Housing (less care) and use class C3, or Extra Care housing (Higher levels of care and therefore deemed use class C2).

The effect of the imposition of CIL will be to constrain land supply. This is a significant threat to land with a high existing use value and therefore to the delivery of retirement developments, which by nature are limited to previously developed sites in close proximity to town centres. By following the recommendations below it is hoped that the CIL schedule can be adopted in a way that does not constrain the supply of retirement housing for the elderly. The consequences of ignoring this evidence risk putting the delivery of the development plan in jeopardy, a situation to be avoided according to paragraph 30 of the 2012 CIL regulations published by DCLG.

The Developer

Churchill Retirement Living are developers of open market retirement apartments in the United Kingdom. The company has ambitious expansion plans which rely on being able to secure sufficient land for development. As one of the main developers of age restricted housing for the elderly it is important that their concerns are properly addressed so as not to constrain land supply in the retirement housing sector.

Their apartments offer accommodation for purchasers over 60 years of age. Typical facilities within a development include a communal lounge for the use of all residents for socialising and events, a Lodge Manager working full time hours at the development, an emergency call system in every apartment, laundry facilities, a wellbeing suite (for local business to bring their services into the development), a guest bedroom, communal gardens and landscaped grounds, plus electric scooter charging points, communal refuse areas and parking facilities. Given the nature of the customer, the retirement schemes in question are built within level walking distance of town centres to enable the resident to easily access all of their needs (shops, banks & post offices, cafes, community facilities, doctor, dentist etc) without daily recourse to a car. This is one of the main reasons a purchaser of a retirement apartment will consider downsizing from properties generally further away from the required facilities. It also allows a high development density to be achieved given the low requirements for parking on-site.

A Growing Elderly Population

By 2026 older people will account for almost half (48 per cent) of the increase in the total number of households, resulting in the addition of 2.4 million older person households than there are today. The number of people aged 85 or over will increase by 2.3 million by 2036, a 184 per cent increase. The ageing of society poses one of our greatest housing challenges. The Government has recognised this and has set out its aims and objectives of providing more specialised housing for older people in 'A National Strategy for Housing in an Ageing Society - Lifetime Homes, Lifetime Neighbourhoods'. The National Strategy identifies the important role the planning system has in delivering housing choice for older people, stating; 'Spatial planning offers a new and real opportunity to provide more and better quality housing - across the necessary range - for an ageing population in a way that we've not done before.' In respect to future planning policy the Strategy is clear as to the

level of importance to be given to an ageing society, stating; 'Recent reforms to the planning system require regional and local plans to take proper account of ageing and the needs of older people. Future planning policy reform will reflect the high priority we are giving to the challenge of ageing.'

This is reflected in the NPPF at paragraphs 50 and 159. The thrust of these paragraphs is to ensure that Local Plans properly account for the need for older persons housing (amongst other housing types).

The Role of CIL and setting an appropriate rate

When setting a CIL rate, Regulation 14(1) of the 2010 Community Infrastructure Levy Regulations states that “an appropriate balance” between “a) the desirability of funding from CIL (in whole or in part)” and “b) the potential effects (taken as a whole) of the imposition of CIL on the economic viability of development” should be found.

It is recognized that this does not require CIL to be set at a rate that ensures every scheme is viable. However, the majority of schemes should not be rendered unviable by CIL.

Paragraph 30 of the December 2012 DCLG CIL Guidance states that;

“Charging authorities should avoid setting the charge right up to the margin of economic viability across the vast majority of sites in their area. Charging authorities should show, using appropriate available evidence, including existing published data, that their proposed rates will contribute positively towards and not threaten delivery of the relevant Plan as a whole at the time of charge setting and through the economic cycle”

The interpretation presented here is that this principle should also be applied to individual market sectors that play an important role in meeting housing needs, housing supply and the delivery of the Development Plan. This is relevant in the context of Paragraph 37 of the Guidance;

“... However, resulting charging schedules should not impact disproportionately on particular sectors or specialist forms of development and charging authorities should consider views of developers at an early stage”.

More generally Paragraph 8 of the CIL Guidance;

“By providing additional infrastructure to support development of an area, the levy is expected to have a positive economic effect on development across an area. In deciding the rate(s) of the levy for inclusion in its draft charging schedule, a key consideration is the balance between securing additional investment for infrastructure to support development and the potential economic effect of imposing the levy upon development across their area. The Community Infrastructure Levy regulations place this balance of considerations at the centre of the charge-setting process. In meeting the requirements of regulation 14(1), charging authorities should show and explain how their proposed levy rate (or rates) will contribute towards the implementation of their relevant Plan and support the development of their area. As set out in the National Planning Policy Framework in England, the ability to

develop viably the sites and the scale of development identified in the Local Plan should not be threatened”.

In order to ensure that the delivery of the plan is not jeopardised by the introduction of CIL, and in keeping with the specific paragraphs of the CIL Regulations and Guidance laid out above, it is imperative that the evidence base pays due regard to retirement housing schemes.

Viability

With the onus on the CIL charging authority to set a rate that has regard to available evidence on the viability of development, it is considered that this submission represents just that type of evidence. On balance the general approach to viability appraisals in the CIL rate setting process has been consistent across the country, subject to the proper assessment of retirement apartments as suggested below. It is fair to say however that there is growing house building sector concern about the levels of CIL that are being proposed and adopted.

Any CIL viability assessment should consider the effect of the imposition of CIL on a retirement apartment scheme. This effect should be quantified using appraisal inputs specific to the retirement housing product. It is not correct to simply assume that a general needs apartment scheme is comparable to a retirement apartment scheme. There are a number of key differences which will affect the land value that can be produced by each. Table 1 below summarises the residual land appraisal inputs applicable to a typical scheme on a 0.4 hectare site, a 40 unit retirement apartments scheme. These should be tested as a separate development typology by the CIL viability assessment. Also provided (for comparison purposes only) are the applicable inputs to a typical general needs apartment scheme on a similar size land plot, such that the differences can be noted and quantified. Whilst the retirement housing product is relatively standard (specification does not necessarily depend on location), a general needs scheme could of course offer various flat types and specifications, dependant on local markets and demand (e.g. commuter belt, first time buyers, buy to let, larger family size flats in urban locations).

Table I – Viability Appraisal Inputs for a typical retirement scheme, 0.4ha.	40 unit Category II Retirement Apartment scheme	Typical General Needs Flatted Scheme at 35 units (More flexible development model)
Housing Mix	1 bed @ 70% 2 bed @ 30%	1 bed @ 30% 2 bed @ 70%
GIFA 1 Bed (m ²)	50-60 sq m	45 sq m
GIFA 2 Bed (m ²)	70-80 sq m	70 sq m
Site area (ha)	0.4	0.4
Net to gross ratio (%) saleable/non saleable	70% saleable to 30% non-saleable/communal space	90% saleable to 10% non-saleable/communal space
Residential Values (Revenue)		
Sales revenue 1BF (£/m ²)	Local comparable rates. As per CIL Viability evidence appendices I & III, Viability points 2-4 are the main population centres outside of which CRL would not consider developing	Local comparable rates
Sales revenue 2BF (£/m ²)	As above	Local comparable rates
Sales Rate	Overall 1 unit per month. Sales curve to front load a proportion of sales after build completion	2 per month, some sold off-plan to buy-to-let market
Ground rent per 1 bed/pa	£425	£150
Ground rent per 2 bed/pa	£495	£200
Yield - capitalised ground rent	7.0%	7.0%
Building Costs		
Building costs New Build (£/m ²)	Current BCIS Mean Generally Retirement Housing rate with location factor applied	Current BCIS rate for Mean Generally Flatted Development with location factor applied
Abnormal/Extra overs	Site by site	Site by site
External works	10% of basic build cost	10% of basic build cost
Allowance for Sustainability/ B. Regs changes to Part L 2013	c6% of basic build cost	c6% of basic build cost
Contingencies (%)	5%	5%
Building cost/Professional fees (%)	10%	10%
Empty property costs to cover Service Charge, Council tax, electricity	For a 40 unit site this is typically £140,000 over the sales period	Minimal
S106 Costs	As per Local Plan policy (removing the requirement for education, sports facilities etc)	As per Local Plan policy
Affordable Housing Assumption	As per Local Plan Policy – typically a financial contribution off-site in West Berkshire to be a minimum of the affordable requirement % of the residual land value of the	As per Local Plan Policy but typically on-site

	scheme	
Sales & Marketing Costs		
Legal fees (per open market unit sale)	£600	£600
Sales & marketing fees (%) of GDV	6%	3%
Finance and acquisition costs		
Arrangement fee (loan)	1% of max loan	1% of max loan
Interest rate (%)	7%	7%
Agents fees (%) of land	1-1.50%	1-1.50%
Legal fees (%) of land	0.75%	0.75%
Stamp Duty (%)	as per applicable rate	as per applicable rate
Developer's return for risk		
Profit as % of sales revenue	20%	17.5%
Site Benchmark land value	Existing Use Values could be - Hotel; Residential Land Assembly of 3-4 detached properties; 30,000 sq ft office. Alternative Site Value - c75 bed Care Home; Lower Density Housing Development; General Needs flatted scheme; Retail led Scheme	Site Specific
Timings	Month	Month
Planning permission = month 0	0	0
Construction period	12	12
Construction start	7	7
Construction end	18	18
First sale	18	14
Last sale (legal completion)	57	33
Selling rate	1 per month. Sales curve at 18 units in initial 12 months, 12 units in next 12 months, final 10 units sold in next 16 months	c2 per month, but sales curve as per local experience
Freehold sale (ground rent payment)	57	33
Overall scheme end date	57	33
Empty Property Cost	Assume commensurate with sales	-
SI06 payments	on commencement	on commencement

A crucial element of the CIL viability appraisal will be to ensure the baseline land value against which the viability of the retirement scheme is assessed, properly reflects the spatial pattern of land use in the locality.

Therefore the viability of retirement development should be assessed against both likely *existing* site values, and just as importantly, of potential *alternative* (i.e. competitor) uses. Our concern is that CIL could prejudice the delivery of retirement housing against competing uses on the land suitable for retirement housing schemes.

As retirement housing is an age restricted housing type, it is important that it is located within close proximity to the services that an elderly person may require. The average age of residents in this type of housing scheme is around 79 years. They are likely to have abandoned car ownership, be of lower mobility and/or rely on close proximity to public transport. For this reason, the major retirement housing developers will not consider land more than 0.4 miles level walk away from a town centre or local centre that has a post office, pharmacy, doctor's surgery and a good array of shops for the flat owner's likely daily needs. This should be understood as housing for the active elderly – care homes can theoretically be sited further from town as the residents of these types of accommodation typically do not rely on their own mobility to access doctor/medical care and food shops. Care and services are bought in onto these sites to a greater degree. In coastal areas this effectively halves the available land within walking distance of the town centres of the district, and therefore means that sites suitable for retirement apartments are scarce.

The result is that the retirement housing product can only be built on a limited range of sites. If the CIL schedule sets the charging rate at a level that means retirement housing schemes cannot compete in land value terms with other uses for these sites (which by nature could be reasonably built elsewhere), then no retirement housing will come forward since no suitable sites will be secured. Retirement Housing cannot simply be pushed out of town to sites with lower values. We are concerned that in some instances, charging schedules have been prepared that exempt C2 use class development from paying CIL but then put a large levy on C3 use class, under which Category 2 retirement housing falls. The upshot is that on any given site, a care home operator could benefit from paying £0 to CIL (and providing no affordable housing to boot), but a retirement housing developer will have to pay the full CIL rate AND make appropriate allowances for affordable housing contributions. A nuanced approach is therefore necessary and we encourage the authority to consider retirement housing accordingly.

In the context of Regulation 13 of the CIL regulations and paragraph 35 of the December 2012 Community Infrastructure Levy Guidance document produced by DCLG, this is an important point. Paragraph 35 states;

“Regulation 13 also allows charging authorities to articulate differential rates by reference to different intended uses of development provided that the different rates can be justified by a comparative assessment of economic viability of those categories of development. The definition of ‘use’ for this purpose is not tied to the

classes of development in the Town and Country Planning Act (Use Classes) Order 1987, although that Order does provide a useful reference point”.

We have seen two recent charging schedules that throw this into sharp relief in widely different geographical areas. In Central Bedfordshire the authority set the charging rate for retirement housing at £nil in light of the non-viability of these scheme types based on viability evidence. In The Royal Borough of Kensington and Chelsea, retirement housing has been identified as producing lower land values than general needs development and the schedule reflects this accordingly. The Three Dragons consultancy is currently working with the Retirement Housing Group on CIL appraisals and has also recognised this distinction.

It is also important to recognise that retirement housing sites, due largely to their location near to town and local centres, are typically built on brownfield land which in most cases is in current use (i.e. not derelict or abandoned). Paragraph 27 of the Guidance recognises that brownfield sites are those where the CIL charge is likely to have most effect.

There are a number of viability assessments that have informed charging schedules where the full policy requirement for affordable housing has not been reflected in the evidence. In particular the examiner’s report for the Mid Devon CIL charging schedule found this was not a robust position to take. There, the evidence had tested the viability of CIL against a lower affordable housing requirement, since that was the current development control experience of how planning policy was being applied in the context of viability. In the context of the Guidance (paragraph 4) this is a flawed methodology;

“Charging schedules should be consistent with and support implementation of up-to-date Local Plans”

Clearly any assumptions made in the evidence base that are not in line with planning policy cannot be said to be consistent with and supportive of the implementation of Local Plans. The question is also begged as to why the Local Authority is applying their affordable housing policy flexibly in the first place? If reduced levels of affordable housing are due to proven constraints on development viability crystallised during the planning application process, then automatically it suggests these sites are on the margins of viability before any CIL charges are accounted for. To reiterate, the Guidance states at Paragraph 30 that;

“Charging authorities should avoid setting the charge right up to the margin of economic viability across the vast majority of sites in their area. Charging authorities should show, using appropriate available evidence, including existing published data, that their proposed rates will contribute positively towards and not threaten delivery of the relevant Plan as a whole at the time of charge setting and through the economic cycle”

The implication of setting CIL in this manner is a further reduction in the delivery of affordable housing. Logic dictates that some sites will already be on the cusp of viability, delivering 0% affordable housing. The delivery of these sites, and the overall

level of affordable housing is jeopardised by the imposition of non-negotiable costs in the form of CIL.

In the experience of Churchill Retirement Living on recent planning application schemes throughout the country, viability is challenging at best. There is a ready supply of evidence to prove this in a Development Control setting.

Below at Table 2 is a summary of the agreed affordable housing and s106 provision secured at the 6 most recent Churchill planning applications throughout the country. This reflects the viability of schemes against the most up to date housing market conditions at the time of writing. As is shown, in the vast majority of cases, the provision of the full policy requirement for affordable housing was not possible because of its effect on the economic viability of the scheme.

Table 2 – Planning application decisions made in 2013 on developments by Churchill Retirement Living

Site	Units	Local Authority	Affordable Housing & s106 contributions	Viability Issue? (Yes/No)	Date	Existing Land Use
Bishop's Stortford, South Street	52	East Herts DC	£565,300 AH £32,209 s106	No	Mar '13	Redundant and vacant commercial centre. Low EUV
Worthing, Southey Road	29	Worthing BC	£89,547 AH	Yes	Mar '13	Existing Care Home use
Caterham, Station Road	35	Tandridge DC	£0	Yes	Feb '13	Car showroom, workshop and under-utilised offices
Orpington, High Street	50	LB Bromley	£211,500 AH £44,000 s106	Yes	Jan '13	Redundant Office Block
Dorchester, Fire Station	39	West Dorset DC	£150,000 AH	Yes	Jan '13	Fire Station and 2 residential properties
Penzance, Wharf Road	60	Cornwall	£300,000	Yes	Jan '13	Cleared development site, extant hotel permission.

The table above shows that at the majority of planning applications for retirement apartments decided in 2013, an independently agreed assessment of viability has demonstrated to the satisfaction of decision makers that the imposition of the full affordable housing requirement would have rendered these schemes economically unviable. The logical conclusion to this is that the imposition of any CIL onto these schemes would have at best reduced the amount remaining for affordable housing (thereby putting the delivery of the development plan in jeopardy), or at worst rendered these schemes wholly economically unviable, even with no affordable housing contributions. Aggregate floor space of the developments above is some 20,000 square metres, whilst the total s106 contributions (excluding AH) are some £76,209. This is some £3.80 per square metre of planning gain contributions. Additionally, there were some £65.80 per square metre of Affordable Housing contributions agreed. In the situations above, had any additional CIL have been

implemented then it cannot be said that these sites would have come forward as retirement housing developments. The conclusion to draw is that the proposed CIL rates in Thatcham and Newbury at £75 per sq m could not have been delivered by these sites, even when no affordable housing or other s106 contributions were assumed. Stripping out the Bishop's Stortford scheme altogether (where viability was not an issue) makes the figures look worse still.

Whilst only on an aggregate basis, the above figures demonstrate that even before affordable housing is taken into account, aggregate levels of CIL anywhere over c£70 per sq m applied to these developments would have rendered them unviable, jeopardising retirement housing delivery. When taken in the context of affordable housing planning policy, any CIL whatsoever would likely have constrained supply significantly.

In the context of the CIL viability study by Dixon Searle Partnership, the only development typology assumed solely for flatted development is the 15 unit apartment scheme. At £75 per square metre CIL, the per hectare residual land value of this development type does not exceed the upper employment land value benchmark until Value Point 4. Only at Value Point 5 & 6 does the scheme residual land value better the PDL/residential intensification value (see Table 1, Appendix IIa of the DSP study).

As previously asserted, the likely location for a retirement housing development is in Value Point 2-4. Therefore even were the cost profiles of a retirement housing scheme to be the same as general needs flats, the resultant residual land value would only allow a scheme to be delivered in Value Point 4 and only on previous employment land. Any site in previous residential use would not be viable in Value Points 2-4 when assuming the cost profile of general needs development. It is our contention that when the extra costs associated with the retirement housing product are accounted for (communal space, sales period and finance, marketing etc), this would be further exacerbated and this is therefore worth assessing at the draft CIL schedule stage.

The concern presented here is that this effect would be serious enough to constrain the supply of development sites for retirement apartments to such a degree that little or no development would come forward in Newbury or Thatcham, and therefore West Berkshire as a whole. Residential land assembly would be out of the question, employment land would not be viable, therefore there would be very few sites available in the right locations for retirement apartments.

Benefits of Retirement Housing

To further embed the notion that retirement housing is a distinct housing market type that deserves special consideration within the Development Plan, it is worth setting out the benefits of retirement housing to both residents and the wider community. Sheltered housing gives rise to many social benefits by providing specialized accommodation to meet a specific housing need. In summary, sheltered housing:

- provides purpose built specifically designed housing for local elderly people
- a recognised local housing need (according to the latest research by Churchill Retirement Living of their existing sheltered housing developments, over 50% of occupants of sheltered housing move from within a 10 mile radius of the development);
- helps to reduce anxieties and worries experienced by many elderly people living in housing which does not best suit their needs in retirement by providing safety, security and reducing management and maintenance concerns;
- provides companionship and a community which helps to reduce isolation, loneliness and depression;
- provides a form of housing which addresses the onset and increasing problems of mobility/frailty;
- is very well located in relation to shops and other essential services, being within easy walking distance or readily accessible by public transport which can reduce isolation and reduce the worry of depending on a car;
- helps to maintain an independent lifestyle; and
- helps to maintain health and general well-being.

There are also many planning benefits which include:-

- sheltered housing releases under-occupied housing and plays a very important role in the recycling of stock in general;
- there is a 'knock-on' effect in terms of the whole housing chain enabling the more effective use of the existing housing stock;
- sheltered housing maximises the use of previously-developed land;
- because of its location, sheltered housing reduces the need to travel by car (the elderly living in more remote locations will remain far more dependent upon the private car); and
- helping to introduce mixed land uses in town centres, revitalising such areas.

Private sheltered housing is a 'good neighbour' in all respects. There is a very low traffic generation, and the general lack of peak hour traffic movement ensures that conflict does not occur with other peak traffic movements such as school and work journeys. Residents tend to be relatively active in the local community, be a watchful eye on the local neighbourhood in terms of crime and safety, and are local shoppers/spenders.

In addition to the above retirement housing provides a number of key sustainability benefits including;

- Making more efficient use of land thereby reducing the need to use limited land resources for housing;
- Providing high density housing in close proximity to services and shops which can be easily accessed on foot thereby reducing the need for travel by means which consume energy and create emissions;
- Providing shared facilities for a large number of residents in a single building which makes more efficient use of material and energy resources.

Conclusions

Without properly assessing a retirement housing scheme against a range of existing and competitor uses, the implication of adopting a CIL rate based on general needs housing is that supply will be constrained in this important market sector. Paragraph 37 of the CIL Guidance should be noted here. Furthermore, the examples provided of the schemes where planning decisions were made in 2013 show that any CIL requirement for a retirement housing scheme is not justified if affordable housing is to be delivered.

We have recommended that the evidence base should have regard to spatial variations in land use and the competitive nature of a constrained and rationed market for land in close to town centre settings.

We are willing to work with the Council and their representatives to further inform and progress the evidence base prior to the examination in public of the CIL schedule. We request that we are invited to the examination to make and explain these concerns to the Inspector.

Yours sincerely

Greg Hilton
Planning Issues Ltd
For and on behalf of Churchill Retirement Living Ltd

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Community Infrastructure Levy: Draft Charging Schedule

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Community Infrastructure Levy: Draft Charging Schedule

1 Introduction to the Community Infrastructure Levy

1.1 This Community Infrastructure Levy (CIL) Draft Charging Schedule has been published by West Berkshire District Council for consultation in June and July 2013 and subsequent submission, with Examination planned for Autumn 2013. As a Unitary Authority, the Council will be both a Charging Authority and a Collecting Authority.

1.2 The Draft Charging Schedule has been approved for publication by a meeting of Full Council on xx June 2013. It is published in accordance with Part 11 of the Planning Act 2008 (as amended by Part 6 of the Localism Act 2011), and the Community Infrastructure Levy Regulations 2010 (as amended by the CIL (Amendment) Regulations 2011, the CIL (Amendment) Regulations 2012, and the CIL (Amendment) Regulations 2013) (“the Regulations”).

What is CIL?

1.3 The Community Infrastructure Levy (commonly known as CIL) is a tool intended to secure contributions from developers towards improvements and enhancements to infrastructure required as a result of development. It is intended to supplement other funds to provide new infrastructure in the District - it is not intended to provide the full costs associated with all the infrastructure required.

1.4 The purpose of the levy is to give developers more certainty about costs and to give councils and local communities more flexibility about how infrastructure is funded. The money raised through the levy can be used to fund a range of projects including towards:

- roads and other transport facilities;
- flood defences;
- schools and other educational facilities;
- medical facilities;
- sporting and recreational facilities; and
- open spaces.

How is it calculated and what development is liable?

1.5 CIL will be levied at a rate per m² (based on Gross Internal Floorspace) on new development of more than 100m² of floorspace (net) or when a new dwelling is created (even if it is less than 100m²)

1.6 There will be no CIL charge for Change of Use applications unless additional floorspace is created and no charge for the subdivision of existing dwellings. In addition CIL is not payable on:

- Structures into which people do not normally go;
- Structures which are not buildings;
- All Affordable Housing (including the element of a mixed development which is provided as affordable housing);
- Temporary buildings;
- Development for charitable purposes; and
- Applications for development where no buildings are proposed (e.g. mineral extraction sites).

Community Infrastructure Levy: Draft Charging Schedule

When is it payable?

1.7 As set out in Regulations, CIL is payable within 60 days of commencement of development, although the Regulations allow for an instalment policy to be adopted alongside CIL if the authority wishes. West Berkshire Council is proposing an instalment policy which is attached as Appendix B to this document.

1.8 The responsibility to pay the levy lies with the owner of the land, unless liability is assumed as set out in Regulations 31 to 39 (as amended), and the amount payable will be calculated in accordance with Regulation 40 (as amended).

2 CIL and its relationship with S106

2.1 With the introduction of a CIL charge, the use of S106 obligations will be restricted to site specific impacts (i.e. access roads, or the provision of facilities on larger sites to serve the new development) and the provision of affordable housing.

2.2 This Council currently seeks developer contributions on a formulaic basis to mitigate the impact of development, guidance for which is set out in our Developer Contributions SPD⁽¹⁾, (TO BE) adopted in June 2013. Contributions are requested by service units during the planning application process and the requirements are detailed in a legal agreement under S106 of the Town & Country Planning Act 1990. Contributions received are used by the service units to mitigate the impact of the development on the Council's infrastructure and services.

2.3 For clarification, it is intended that contributions currently sought on a formulaic basis under S106 will no longer be sought once a CIL charge is adopted, in accordance with Regulation 123. In general this is intended to include contributions towards highways, education, libraries, open spaces, healthcare, waste management and adult social care.

2.4 The exception to this is intended to be large scale development where facilities and infrastructure are required to be delivered on site, or where impacts are directly related to a particular site, including enabling works such as site access.

2.5 The Council has prepared an Initial Draft Regulation 123 list, setting out the infrastructure intended to be funded from the levy. This is intended to provide further background and is still subject to amendment.

3 Discretionary Relief

3.1 West Berkshire Council does not intend to adopt an Exceptional Circumstances policy.

1 Delivering Investment from Sustainable Development SPD: <http://www.westberks.gov.uk/index.aspx?articleid=4436>

Community Infrastructure Levy: Draft Charging Schedule

4 Evidence Base

4.1 In setting its CIL rates (in accordance with Regulation 14(1) of the Community Infrastructure Regulations 2010), West Berkshire District Council has aimed to strike what appears to the Council to be an appropriate balance between:

- the desirability of funding from CIL (in whole or part) the infrastructure required to support the development of its area; and
- the potential effects of the imposition of CIL on the economic viability of its area.

4.2 In order to set appropriate rates the Council has had regard to:

- The adopted West Berkshire Local Plan Core Strategy (June 2012)⁽²⁾.
- The refreshed Infrastructure Delivery Plan (IDP) (March 2013)⁽³⁾, which details the infrastructure required to support development in the period of the West Berkshire Local Plan Core Strategy (2006 - 2026).
- The West Berkshire CIL Viability Study (January 2013) prepared for the Council by Dixon Searle LLP.

4.3 These documents are available to download from the Council's website as supporting information used to guide the proposed rates of CIL.

West Berkshire Local Plan Core Strategy

4.4 The Core Strategy was adopted by the Council in July 2012. This document forms part of the West Berkshire District Local Plan. It sets out the long term vision for the District to 2026 and translates this into spatial planning terms, setting out proposals for where development will go and how this development will be built.

4.5 The Core Strategy sets out top level spatial policies on the four areas which make up the District, it sets out a settlement hierarchy and broad housing numbers for each of the spatial areas. It also provides core policies to guide development, including policies on retail, employment, affordable housing, flooding, infrastructure and the historic environment. The Core Strategy identifies two strategic site allocations, one at Newbury Racecourse and one at Sandleford Park, to help deliver the District's housing requirement of 10,500 net additional dwellings over the plan period.

4.6 The Core Strategy provides an overall framework for the more detailed policies and site specific proposals to be contained in other documents of the Local Plan.

Infrastructure Delivery Plan

4.7 The latest update to the Infrastructure Delivery Plan (IDP) took place in February and March 2013. The refresh involved contacting all service units, infrastructure providers, and all Parish and Town Councils. The IDP shows a gross funding requirement in excess of £257 million. Funding already earmarked, or expected to be available totals £93.8 million, leaving a shortfall in funding of £163.5 million. The following table shows the additional housing requirement across West Berkshire's four spatial areas and an estimate of CIL receipts based on delivery in line with the housing requirement at the proposed CIL rates. It shows that CIL receipts will contribute towards the funding requirement, but there will be a substantial shortfall.

2 West Berkshire Core Strategy DPD: <http://www.westberks.gov.uk/index.aspx?articleid=4021>

3 West Berkshire Infrastructure Delivery Plan: <http://www.westberks.gov.uk/index.aspx?articleid=19636>

Community Infrastructure Levy: Draft Charging Schedule

4.8 Funding Gap Analysis

	A	B	C	D	E	F	G
Spatial Area	Additional Housing Requirement 2014 – 2026 ⁽¹⁾	CIL Rate per m ²	Estimate of Minimum Floorspace created ⁽³⁾ (M ²)	Estimate of Maximum Floorspace created ⁽⁴⁾ (M ²)	Minimum Anticipated CIL Receipt (B x C)	Maximum Anticipated CIL Receipt (B x D)	Net Funding requirement from IDP
Newbury / Thatcham ⁽²⁾	2,200	£75	99,000	275,000	£7.425m	£20.625m	
Eastern Urban Area	690	£75	31,050	86,250	£2,329m	£6.469m	
East Kennet Valley	260	£125	11,700	32,500	£1.462m	£4.062m	
North Wessex Downs AONB	670	£125	30,150	83,750	£3.769m	£10.469m	
TOTALS	3,820		171,900m²	477,500m²	£14.985m	£41.625m	£163.5m

Notes to Table:

1. Additional Housing requirement taken from Infrastructure Delivery Plan Table 2.1 'Anticipated additional housing requirement 2014-2026'
2. Housing Requirement includes 1,000 planned for Sandleford Strategic Site within the plan period
3. Minimum floorspace based on dwelling size of 1bed private flat, taken from DSP viability study Figure 4: Residential Unit Sizes
4. Maximum floorspace based on dwelling size of 4bed private house, taken from DSP viability study Figure 4: Residential Unit Sizes

4.9 Calculation of Shortfall

Net Funding Requirement from Infrastructure Delivery Plan	£163.5 million (Column G)
Shortfall based on Minimum CIL Receipt	£148.5 million (Column G minus Column E)
Shortfall based on Maximum CIL Receipt	£121.9 million (Column G minus Column F)

Community Infrastructure Levy: Draft Charging Schedule

4.10 Given that the likely scale of development in terms of unit size cannot be accurately predicted, the above calculation shows a significant shortfall even if the largest homes are delivered over the plan period.

Viability Study

4.11 The West Berkshire CIL Viability Study was prepared in January 2013 by Dixon Searle LLP. The study investigated the potential scope for CIL charging in West Berkshire. This was done by considering the economic viability of residential and commercial / non-residential scenarios within West Berkshire; taking into account the range of normal costs and obligations associated with development, as would be borne by development schemes alongside the CIL charge. It provided the Council with advice as to the likely viability of seeking developer contributions towards infrastructure provision through the CIL. This included the consideration of viability and the potential charging rate or rates appropriate in the local context as part of a suitable and achievable overall package of planning obligations. The viability study ensures that the rate set is not at the limits of site viability and that delivery of development is not threatened.

Community Infrastructure Levy: Draft Charging Schedule

5 Draft Charging Schedule

5.1 Based on the findings and outcomes of the West Berkshire CIL Viability Study the following rates of CIL are proposed:

	Newbury & Thatcham, and Eastern Urban Area	Area of Outstanding Natural Beauty, and East Kennet Valley
Type of Development	CIL Rate per sq.m	CIL Rate per sq.m
Residential (See Notes 1 and 2 below)	£75	£125
Retail (A1 to A5)	£125	£125
Business Development - Offices	£0	£0
Business Development - Industrial	£0	£0
Business Development - Warehousing	£0	£0
Hotels	£0	£0
Residential Institutions	£0	£0
Community and Other Uses	£0	£0

5.2 Notes:

(1) Please see Differential Rate Map at Appendix A. It is intended, once adopted, that the differential rate map will be available on the Council's mapping system. This will allow the service units and public to view which rate is chargeable for a particular site.

(2) Detailed Differential Rate Maps for Residential development are available as supporting information at Appendix C.

Community Infrastructure Levy: Draft Charging Schedule

6 Further Supporting Information

6.1 The following documents are available from the Council's website as supporting information to the Draft Charging Schedule:

Initial Draft Reg123 list

6.2 The Council has prepared an Initial Draft Regulation 123 list, setting out the infrastructure intended to be funded from the levy. This is intended to provide further background information and is still subject to amendment.

Preliminary Draft Charging Schedule (PDCS)

6.3 The PDCS was produced in February 2013 and was consulted on between 15th February 2013 and 2nd April 2013, in accordance with Regulation 15.

PDCS Statement of Consultation

6.4 The Statement of Consultation for the PDCS shows all the consultation responses received and the Council's consideration of those responses, together with any action taken or amendments made as a result (in accordance with Regulation 15).

Representations Procedure Statement

6.5 This document sets out how and when representations can be made on the Draft Charging Schedule, and how people may request to appear at the Examination, and how they can request to be kept informed of the progress of the CIL implementation (in accordance with Regulation 16).

S106 Financial Statement

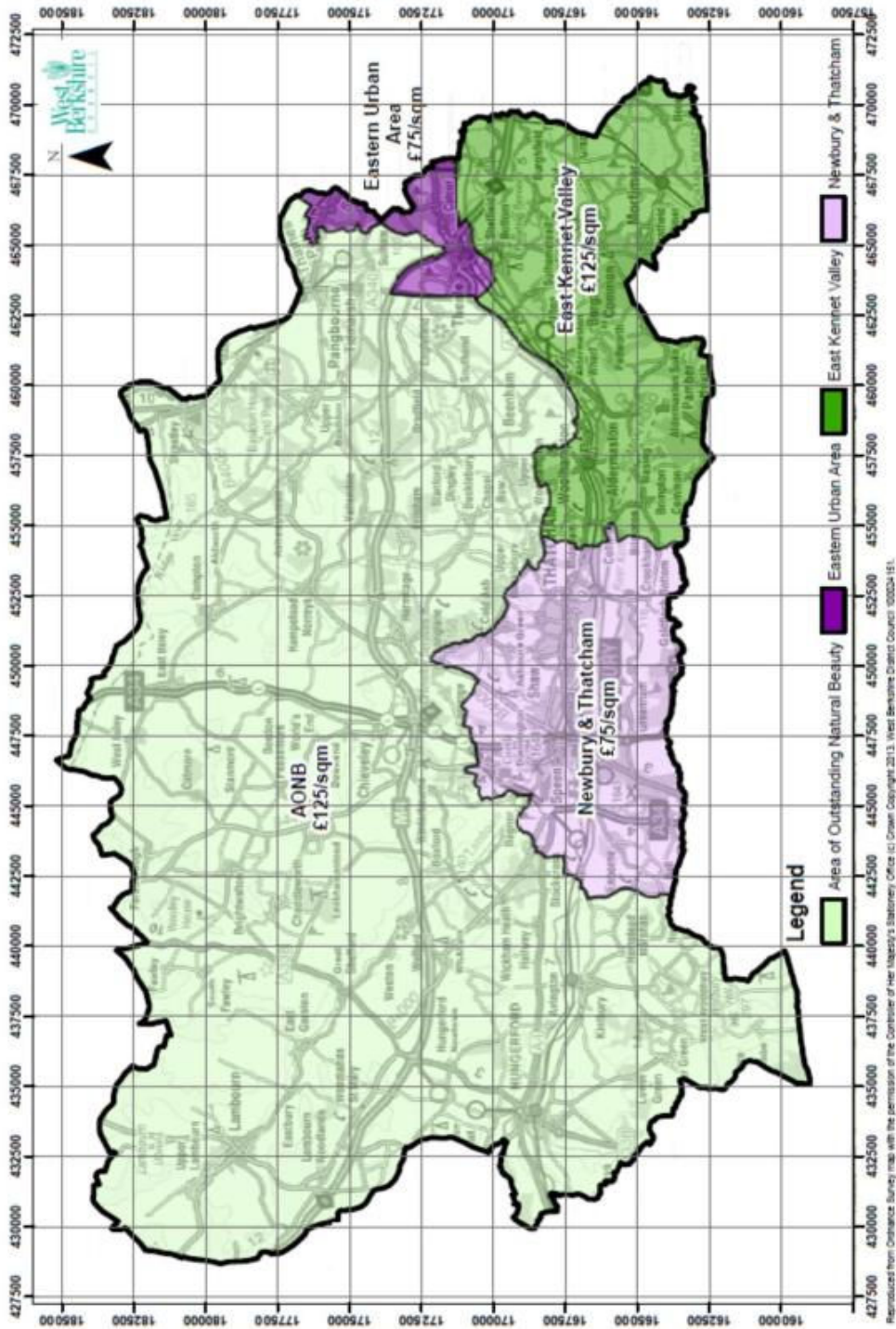
6.6 This document explains the level of S106 receipts received in recent years, and which Council services and infrastructure have benefited from the developer contributions received.

Report to Full Council June 2013

6.7 The report which has approved the publication for consultation and submission of the Draft Charging Schedule for Examination in Autumn 2013.

Community Infrastructure Levy: Draft Charging Schedule

Appendix A: Differential Rate Map



Community Infrastructure Levy: Draft Charging Schedule

Appendix B: Proposed Instalment Policy

Level of CIL Payable	Instalment Policy
Where the chargeable amount is less than £15,000	No instalments - the full amount is payable within 60 days of commencement
£15,000 or greater but less than £100,000	50% within 60 days of commencement, and 50% within 180 days of commencement
£100,000 or greater but less than £200,000	35% within 60 days of commencement, 35% within 180 days of commencement, and 30% within 270 days of commencement
£200,000 or greater but less than £1,000,000	25% within 60 days of commencement, 25% within 180 days of commencement, 25% within 270 days of commencement, and 25% within 360 days of commencement
£1,000,000 or greater	25% within 180 days of commencement, 25% within 360 days of commencement, 25% within 540 days of commencement, and 25% within 720 days of commencement

Notes:

B.1 The commencement date is the date given on the commencement notice as advised by the liable party under Regulation 67. The failure to provide such notification in accordance with the Regulations results in the removal of the use of the instalments policy. Full payment would then become due within 60 days of commencement, including payment of the surcharge as detailed in Part 9 of the Regulations.

B.2 This instalment plan is subject to change at any time in accordance with Regulation 69B of the CIL (Amendment) Regulations 2011.

Community Infrastructure Levy: Draft Charging Schedule

Appendix C: Appendix C: Residential Differential Rate Maps

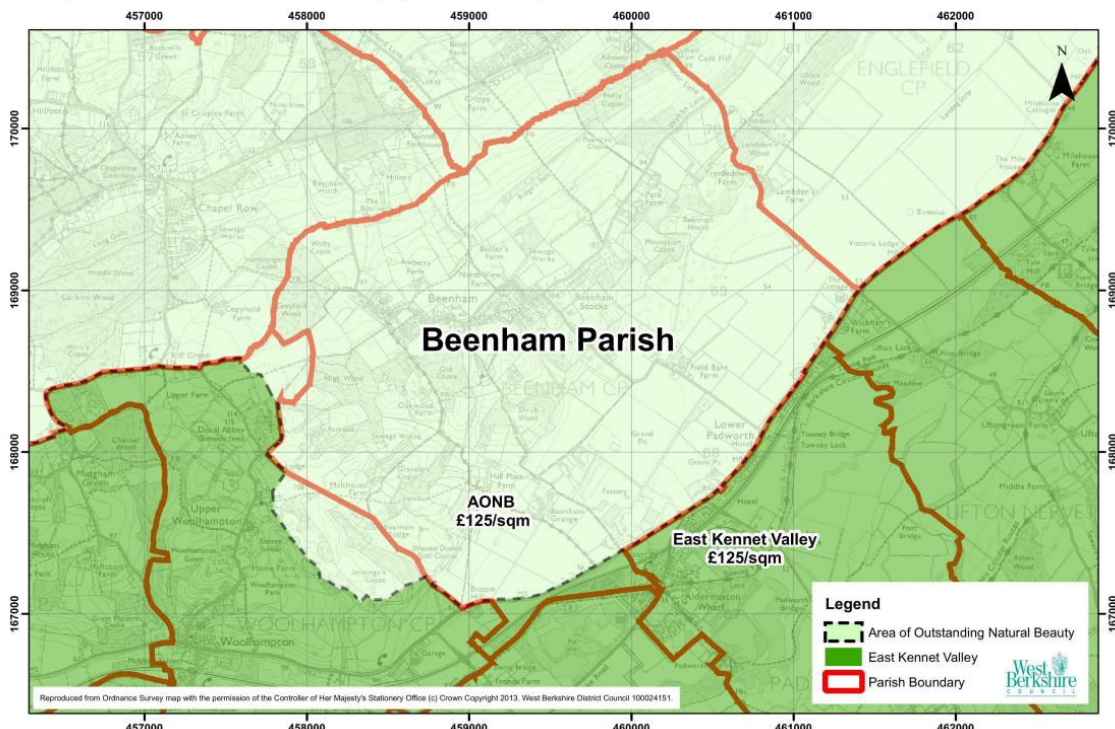
C.1 The following maps show every parish where there are two different residential charging zones:

- Map 1 - Beenham Parish
- Map 2 -Bucklebury Parish
- Map 3 -Cold Ash Parish
- Map 4 - Englefield Parish
- Map 5 - Hamstead Marshall Parish
- Map 6 - Purley-on-Thames Parish
- Map 7 - Shaw cum Donnington Parish
- Map 8 - Speen Parish
- Map 9 - Theale Parish
- Map 10 - Tilehurst Parish
- Map 11 - Woolhampton Parish

C.2 Please note these maps are available via our website as larger scale pdf documents, which will enable you to view in more detail by using the zoom function.

C.3 Map 1

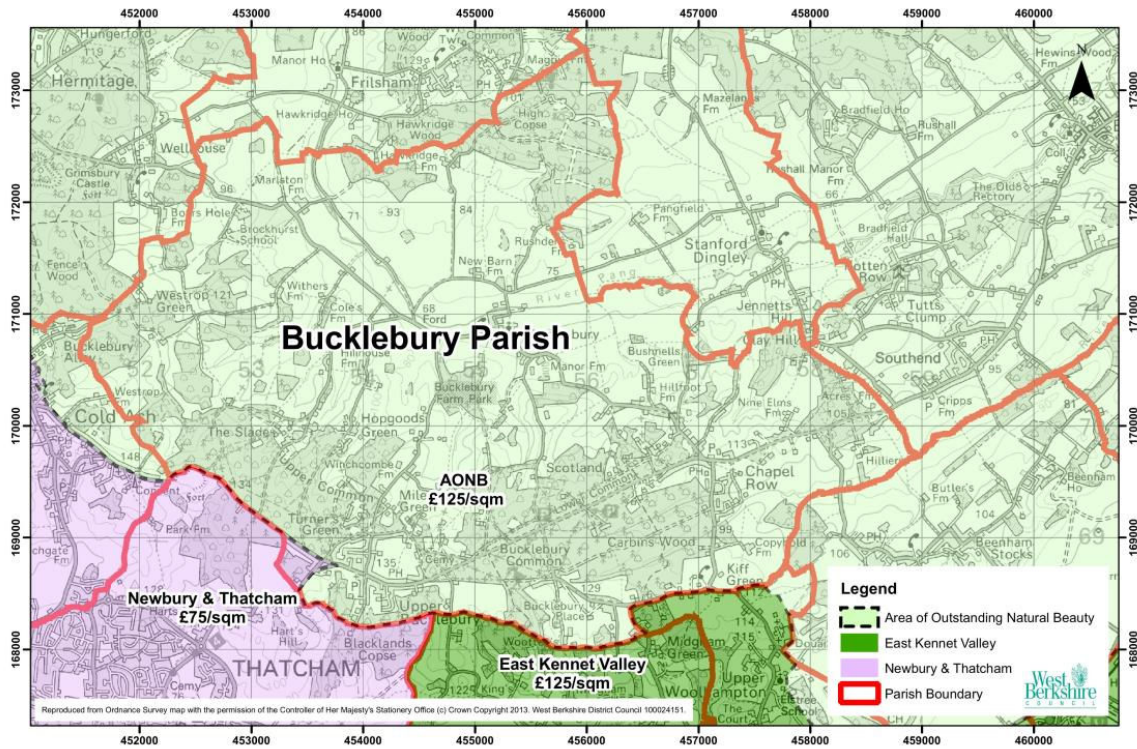
Proposed Differential Rate Map (Residential) - Beenham Parish



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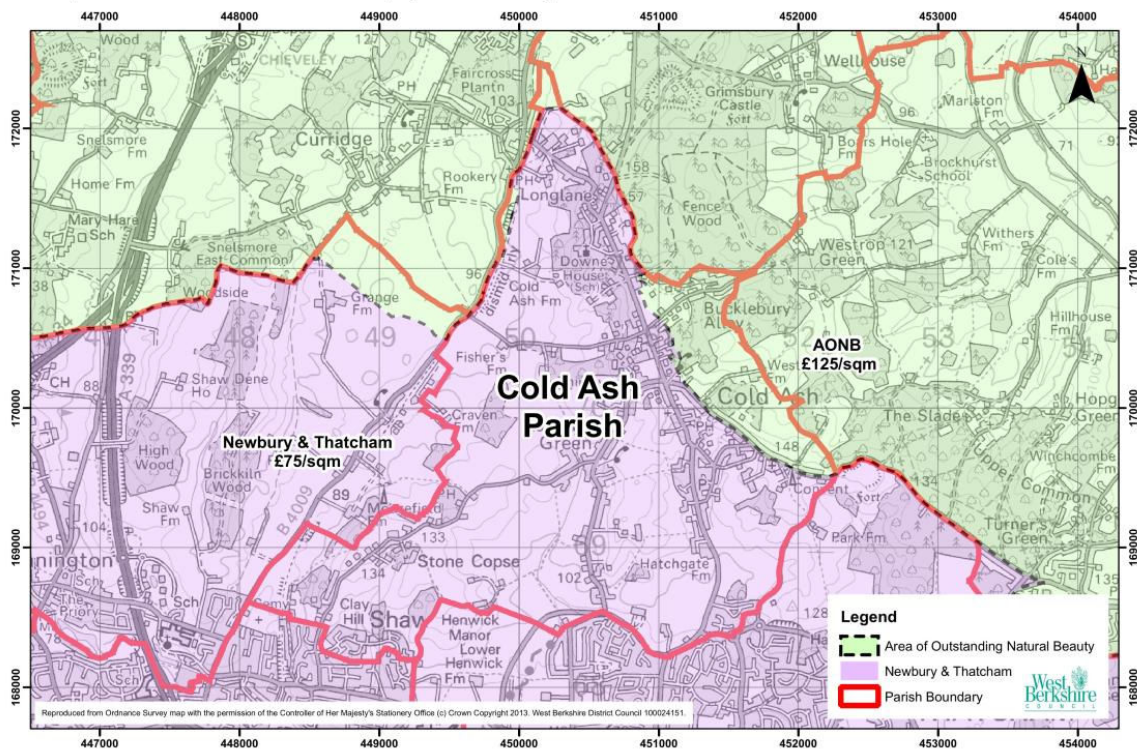
C.4 Map 2

Proposed Differential Rate Map (Residential) - Bucklebury Parish



C.5 Map 3

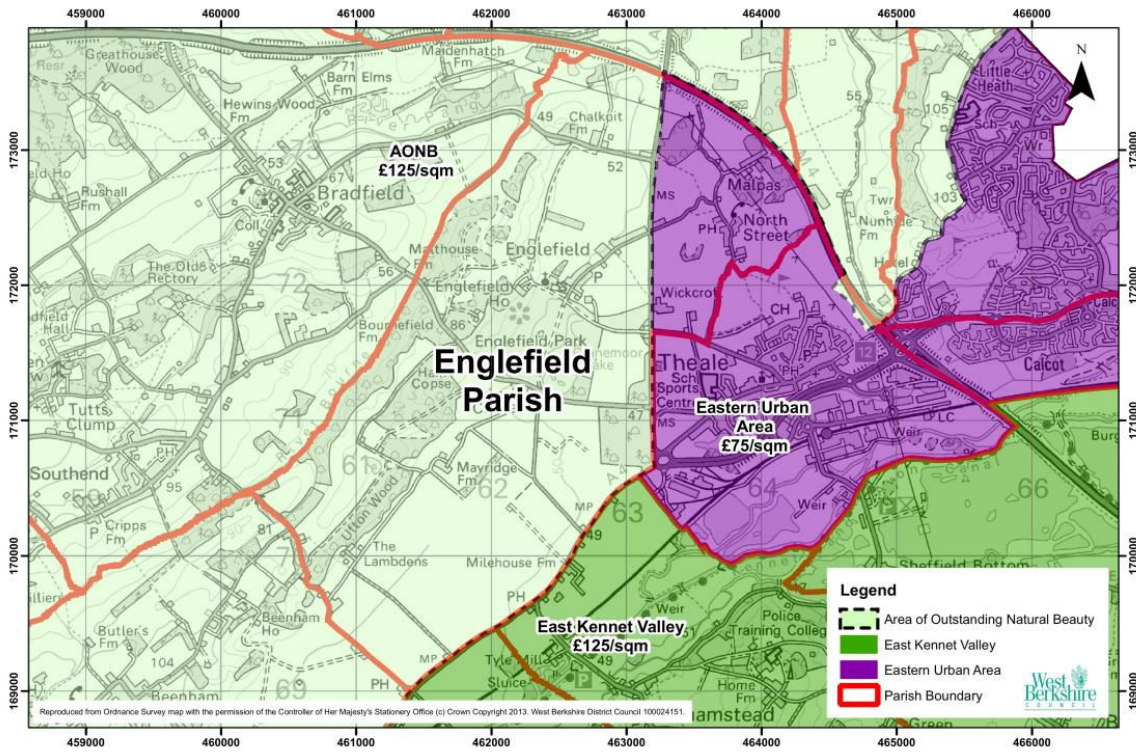
Proposed Differential Rate Map (Residential) - Cold Ash Parish



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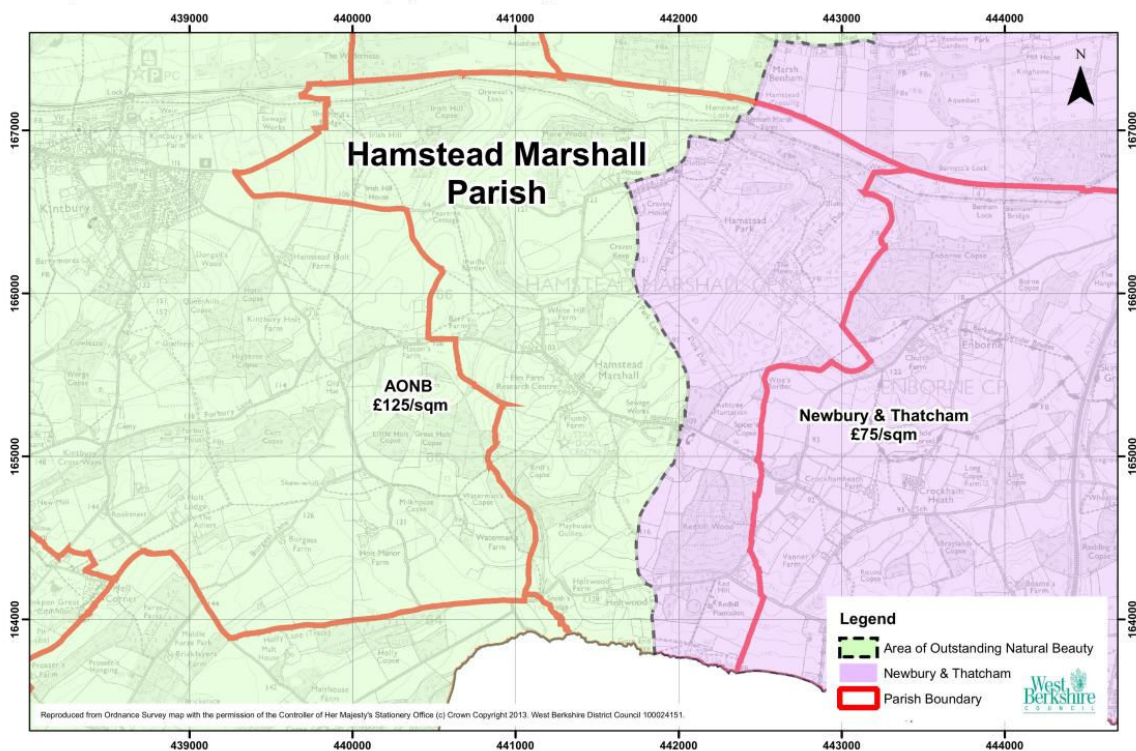
C.6 Map 4

Proposed Differential Rate Map (Residential) - Englefield Parish



C.7 Map 5

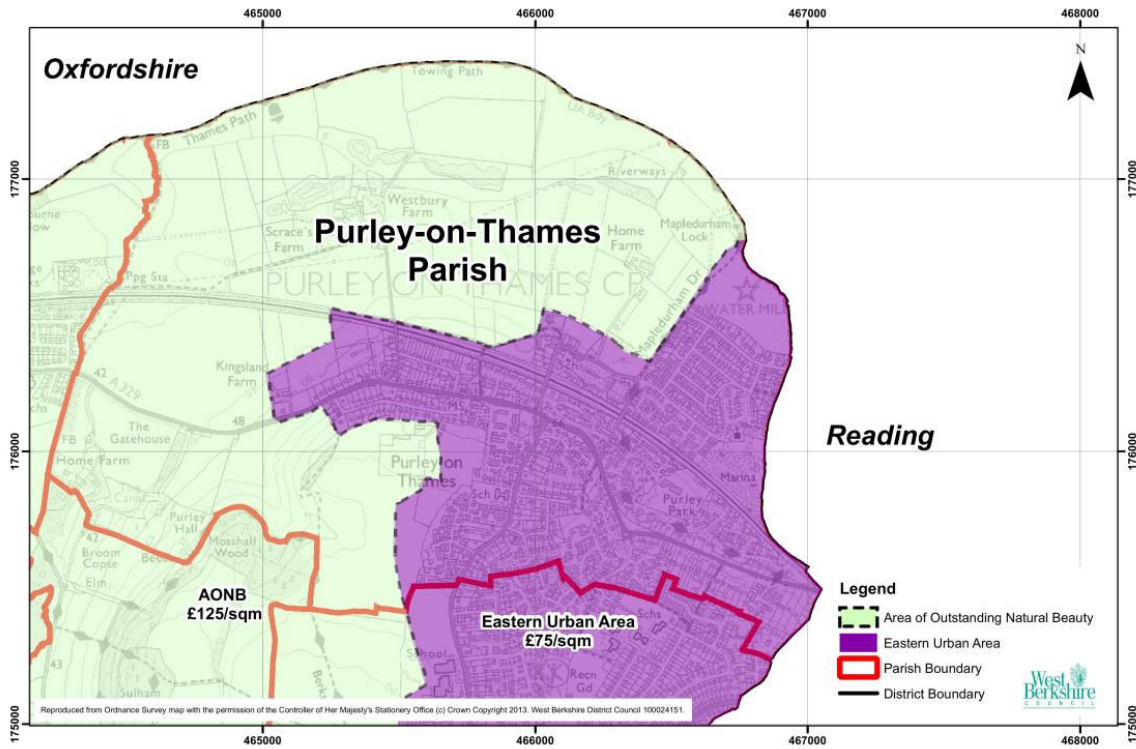
Proposed Differential Rate Map (Residential) - Hamstead Marshall Parish



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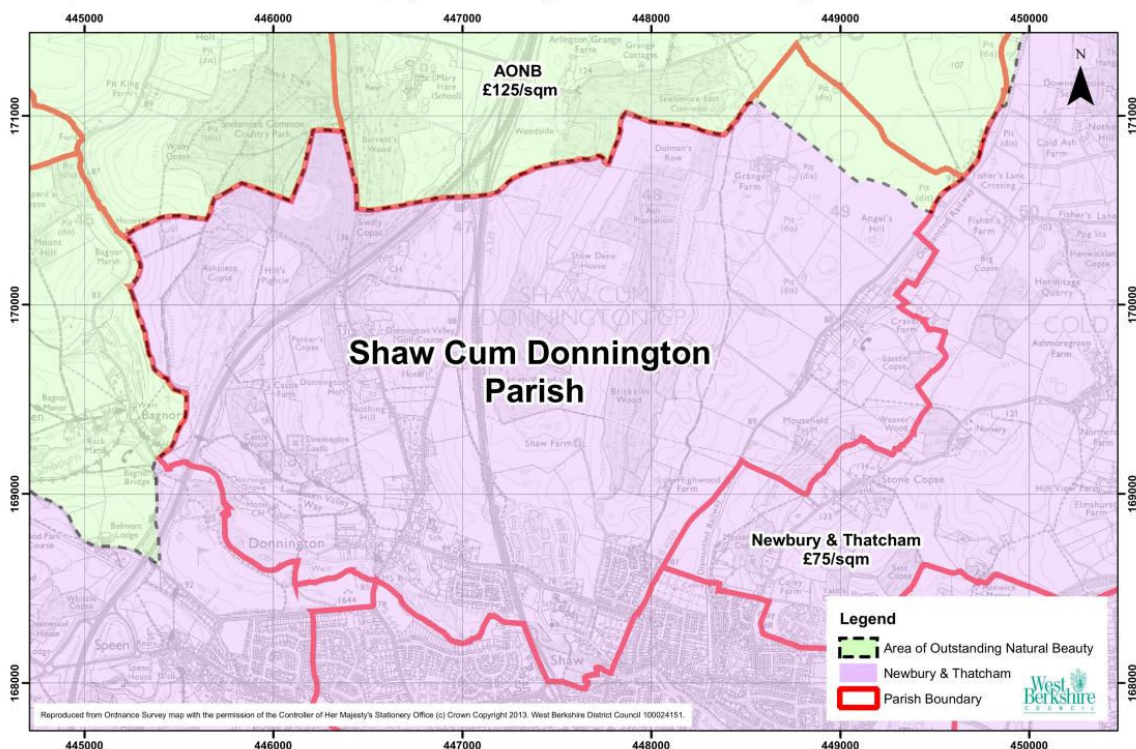
C.8 Map 6

Proposed Differential Rate Map (Residential) - Purley-on-Thames Parish



C.9 Map 7

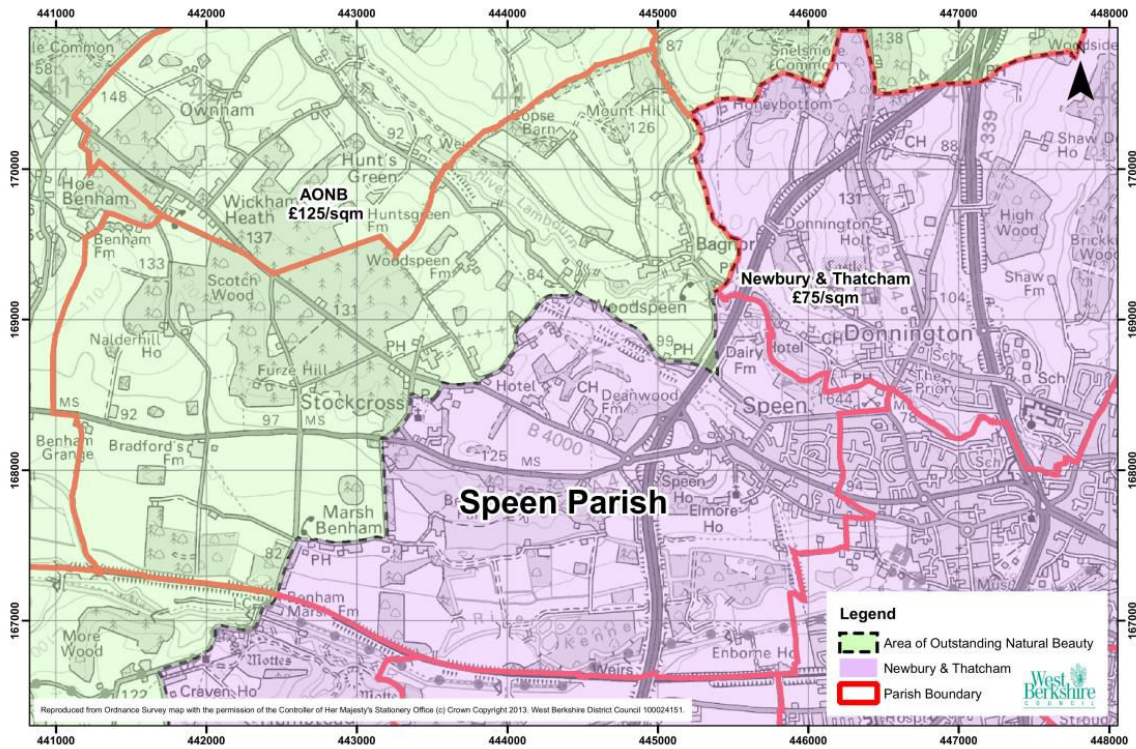
Proposed Differential Rate Map (Residential) - Shaw Cum Donnington Parish



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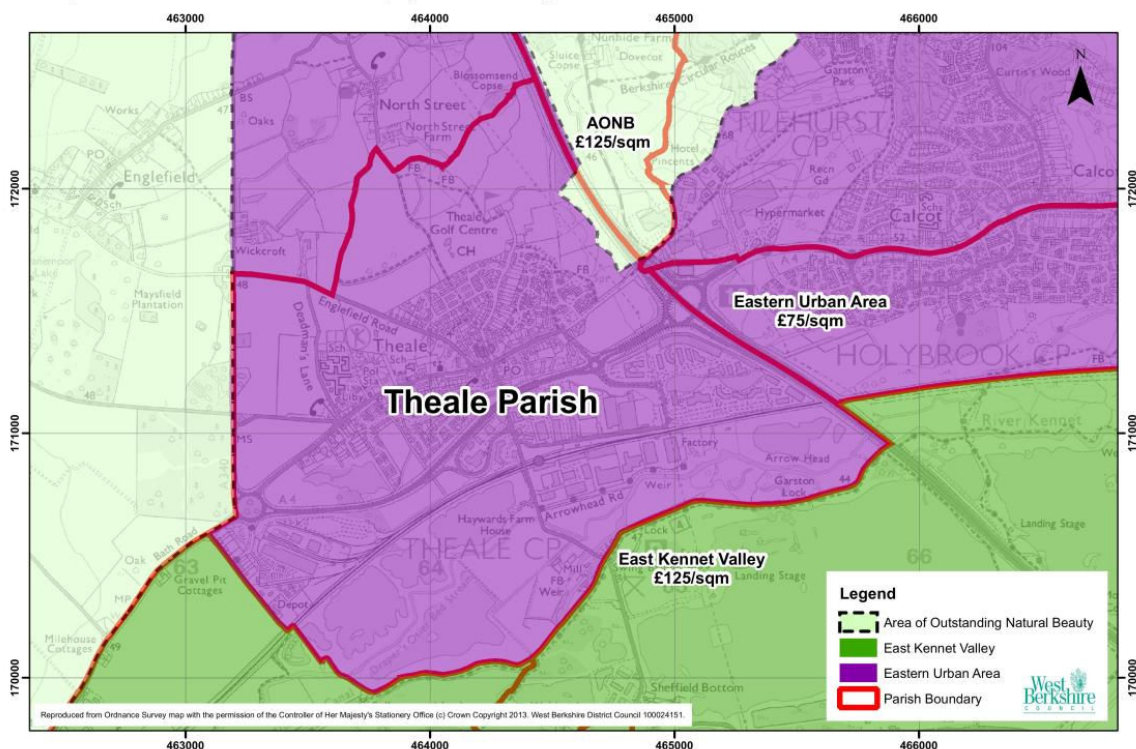
C.10 Map 8

Proposed Differential Rate Map (Residential) - Speen Parish



C.11 Map 9

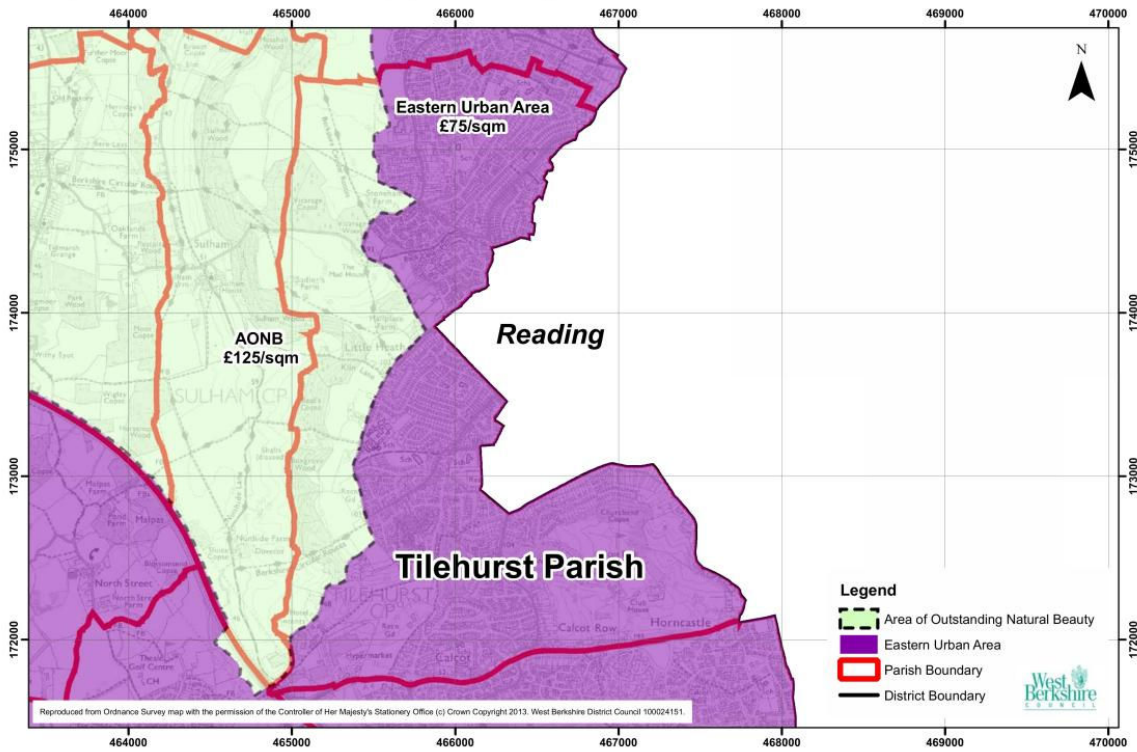
Proposed Differential Rate Map (Residential) - Theale Parish



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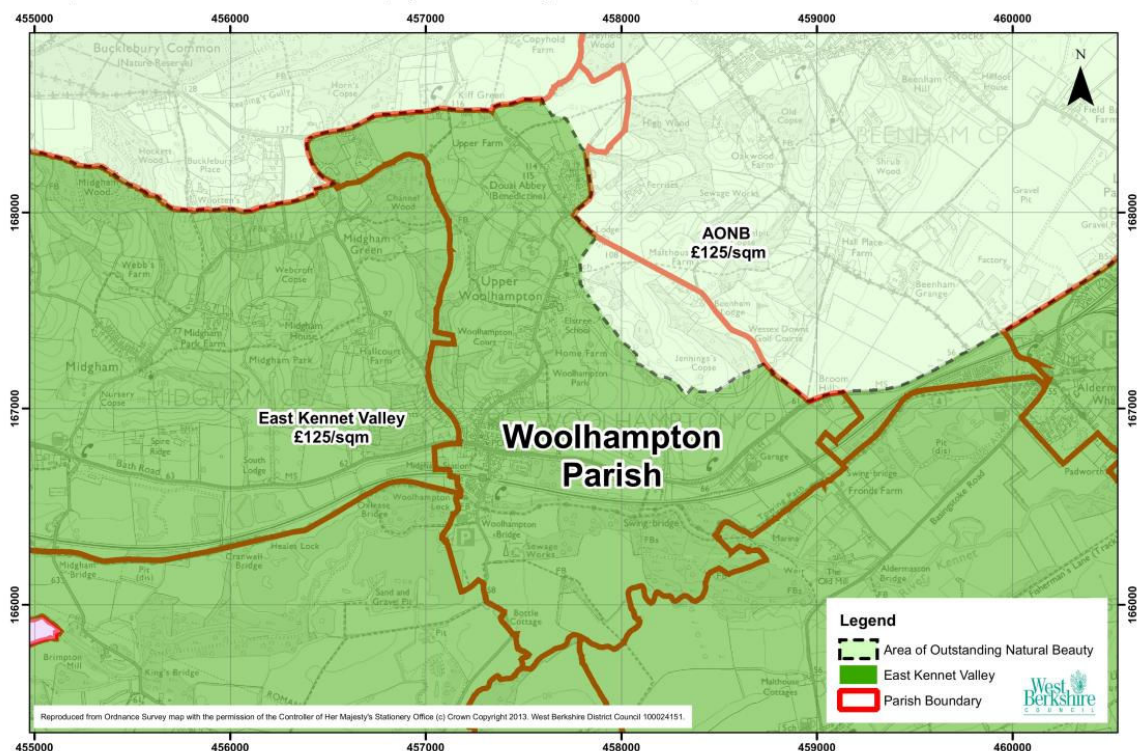
C.12 Map 10

Proposed Differential Rate Map (Residential) - Tilehurst Parish



C.13 Map 11

Proposed Differential Rate Map (Residential) - Woolhampton Parish



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West Berkshire Council

Draft Infrastructure Delivery Plan

March 2013

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APPENDICES

1. Infrastructure Delivery Schedule	See separate attachment
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1. INTRODUCTION

Purpose of the Infrastructure Delivery Plan (IDP)

- 1.1 The Infrastructure Delivery Plan (IDP) sets out the infrastructure necessary to support and underpin West Berkshire's growth through to 2026. It forms part of the evidence base for the Local Plan (which includes the Core Strategy) and the Council's Community Infrastructure Levy (CIL). CIL is discussed in more detail in Chapter 2 of this document.
- 1.2 The purpose of the IDP is to help deliver West Berkshire's future growth sustainably. It describes what infrastructure is needed and how, when and by whom it will be delivered and, where known, the location. It is accompanied by a schedule that prioritises infrastructure by need (as identified by the infrastructure providers), and provides an indication of likely costs, and other funding sources. This will help to ensure the timely provision of infrastructure.
- 1.3 The IDP provides a snapshot at the time of publication. However the need for infrastructure and the ways of delivering it are constantly being reviewed by infrastructure providers. Details of infrastructure deficits, standards, and investment programmes are therefore likely to change over time, and the IDP will be updated periodically.
- 1.4 The IDP was originally produced in 2010 to support the Council's adopted Core Strategy. The supporting infrastructure delivery schedules to this document were then updated in February 2011. These can all be viewed at:
<http://www.westberks.gov.uk/index.aspx?articleid=19636>.

What the IDP does not do

- 1.5 The timescales set out for the delivery of infrastructure are not definitive, and keeping the IDP regularly updated will therefore be essential. The IDP does not prioritise what funding should be allocated for infrastructure, and inclusion of a scheme does not guarantee that it will be delivered.

Structure of the IDP

- 1.6 The IDP takes in turn each service area, and considers the existing and anticipated situation, and then examines the 'what, where, and when' of infrastructure requirements. The likely cost and timing of delivery is included within the infrastructure schedule at Appendix 1.

What is infrastructure?

- 1.7 The 2008 Planning Act¹ (as amended by the Community Infrastructure Levy Regulations 2010) defines infrastructure at 216 (2) as including road and other transport facilities, flood defences, schools and other educational facilities, medical facilities, sporting and recreational facilities, and open spaces. Because this list is not exhaustive, it can include other elements of infrastructure, such as those listed in Table 1.1 below. These service areas have been used as the basis for the detailed infrastructure delivery schedule within Appendix 1.

Table 1.1: Infrastructure definitions

Transport	Bus network
	Cycling and walking infrastructure (Public Rights of Way)
	Rail network
	Road network
Education	Nursery schools
	Primary and secondary education
	Further and higher education
Health	Acute care and general hospitals
	Ambulance services
	Health centres / Primary Care Trusts
	Mental healthcare
Social infrastructure	Culture and heritage
	Social and community facilities
	Sports centres
	Supported accommodation
Green infrastructure	Allotments, community gardens and city (urban) farms
	Amenity greenspace
	Biodiversity
	Cemeteries and churchyards
	Green corridors (including river and canal banks, cycleways and rights of way)
	Green roofs and walls
	Natural and semi-natural greenspaces
	Outdoor sports facilities
	Parks and gardens
	Provision for children and teenagers (including play areas, skateboard parks, outdoor basketball hoops, and other more informal areas)
River and canal corridors	
Public services	Cemeteries
	Drug treatment services
	Emergency services (police and fire)
	Libraries
	Places of worship
	Prisons
	Waste management and disposal

¹ 2008 Planning Act:
http://www.legislation.gov.uk/ukpga/2008/29/pdfs/ukpga_20080029_en.pdf

Utility services	Electricity supply
	Gas supply
	Heat supply
	Renewable energy
	Telecommunications infrastructure
	Water supply and waste water treatment
Flood defences	

Methodology

1.9 The methodology comprises of the following stages:

(a) Identification of relevant service providers:

The Council has set up a CIL Working Group to take forward the delivery and implementation of West Berkshire's CIL. The first meeting of this group considered the service providers that needed to be involved in this update of the IDP. Contact details from the original IDP were used.

(b) Review of the 2010 IDP (and Infrastructure Delivery Schedule as amended February 2011)

The service providers identified were all contacted and asked to provide an update in respect of:

- Relevant plans, policies, and programmes;
- Existing situation;
- Anticipated needs;
- Sources of funding;
- Any potential gaps in funding; and
- When the infrastructure would be required (short, medium, and / or long term).

This was supplemented with meetings with some of the providers.

Prioritisation of infrastructure

1.10 Whereas some infrastructure types are critical to ensuring that sufficient services are available to meet the needs of existing and future residents, there are other items of infrastructure that are more directly related to quality of life and could be considered less essential.

1.11 In light of this, the IDP has adopted a categorisation for each infrastructure item, which reflects its importance to the delivery of the Core Strategy, together with the level of risk it poses if not delivered. The categories used are set out in Table 1.2 below:

Table 1.2: Prioritisation of infrastructure – a definition

Level of risk to the Core Strategy	Definition
Critical	The identified infrastructure is critical, without which development cannot commence.
Necessary	The identified infrastructure is necessary to support new development, but the precise timing and phasing is less critical, and development can commence ahead of its provision.
Preferred	The delivery of the identified infrastructure is preferred in order to build sustainable communities. Timing and phasing is not critical over the plan period.

1.12 The IDP also includes an assessment by the infrastructure provider of the likely level of risk to the authority if infrastructure items are not delivered. Any contingencies are also identified.

Review and monitoring of the IDP

1.13 The Council already has a duty to undertake regular monitoring through its LDF Annual Monitoring Report (AMR).

1.14 It is considered that the most appropriate mechanism for ensuring that the IDP is regularly monitored will be to incorporate this into the AMR process. The AMR would then include a separate section specifically on the IDP, reviewing the progress made against the IDP Delivery Schedules and identifying whether this gives rise to concerns such that a more formal periodic review of the IDP is necessary.

1.15 It will be important to ensure that there is liaison with the service providers as part of the monitoring process each year.

1.16 The AMR is subject to approval by the Executive Member for Planning and Housing each year. This approval process will ensure that there is corporate and political recognition of the progress that has been made on infrastructure planning in the preceding year, and commitment to any corrective or additional actions necessary to ensure the continued delivery of the Core Strategy proposals.

1.17 AMR's are published on the Council's website, ensuring that the information on progress on infrastructure delivery is publicly available.

1.18 Capital schemes being undertaken by West Berkshire Council are detailed in the Council's Capital Strategy and Programme, which is also available on the Council's website. As schemes in the IDP receive approval to be delivered, they will be included on the Capital Programme together with the funding being used to deliver them. The exception to this will be projects carried out by Parish and Town councils using CIL funding passed to them.

2. LEGISLATIVE AND POLICY CONTEXT

National

National Planning Policy Framework

- 2.1 The National Planning Policy Framework (NPPF)² was published on 27 March 2012, and immediately replaced Planning Policy Statements and Planning Policy Guidance notes. There are few differences between the PPS' and NPPF regarding infrastructure – the provision of sufficient infrastructure (to contribute towards sustainable development) continues to form part of national policy.
- 2.2 Nonetheless, the NPPF does now make greater emphasis for the need to work collaboratively, particularly to establish quality, capacity, and strategic infrastructure needs. Infrastructure is addressed in the following sections of the NPPF:
- Para 7: the economic role that planning has in delivering sustainable development includes the delivery of infrastructure;
 - Para 17: one of the core planning principles identified is the delivery of infrastructure;
 - Para 21: states that planning policies should recognise and seek to address potential barriers to investment – poor environment, lack of infrastructure, services or housing;
 - Chapter 5: supports high quality communications infrastructure;
 - Para 97: urges Local Planning Authorities (LPAs) to consider identifying suitable areas for renewable and low carbon energy sources, and supporting infrastructure, where this would help secure the development of such sources;
 - Para 114: states that LPAs should set out a strategic approach in their Local Plans, planning positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure;
 - Para 143: states that in preparing Local Plans, LPAs should seek to safeguard existing, planned and potential mineral handling infrastructure; existing, planned and potential mineral processing and recycling infrastructure;
 - Para 153: notes that Local Plans can be reviewed in whole or in part to respond flexibly to changing circumstances. States that

² National Planning Policy Framework:
https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

supplementary planning documents should be used where they can help applicants make successful applications or aid infrastructure delivery, and should not be used to add unnecessarily to the financial burdens on development;

- Para 157: states that Local Plans should plan positively for the development and infrastructure required in its area to meet the objectives, principles and policies of the NPPF;
- Para 162: states that Local Planning Authorities should work with other authorities and providers to 1) assess the quality and capacity of infrastructure for transport, water supply, wastewater and its treatment, energy (including heat), telecommunications, utilities, waste, health, social care, education, flood risk and coastal change management, and its ability to meet forecast demands; and 2) take account of the need for strategic infrastructure including nationally significant infrastructure within their areas.
- Para 177: states that Infrastructure and development policies should be prepared alongside affordable housing or local standards requirements;
- Para 179: states that LPAs should work collaboratively with other bodies to ensure that strategic priorities across local boundaries are properly coordinated and clearly reflected in individual Local Plans. As part of this process, it is stated that LPAs should consider producing joint planning policies on strategic matters and informal strategies such as joint infrastructure and investment plans; and
- Para 180: States that LPAs should work collaboratively on strategic planning priorities to enable delivery of sustainable development in consultation with Local Enterprise Partnerships and Local Nature Partnerships. Also states that LPAs should work collaboratively with private sector bodies, utility and infrastructure providers.

Community Infrastructure Levy (CIL)

- 2.3 The 2008 Planning Act introduced the Community Infrastructure Levy (CIL). The Community Infrastructure Regulations 2010 were brought in to force on 6 April 2010³, and amended on 6 April 2011 by the Community Infrastructure (Amendment) Regulations 2011⁴ and on 29 November 2012 by the Community Infrastructure (Amendment) Regulations 2012⁵. The Draft Community Infrastructure (Amendment)

³ The Community Infrastructure Levy Regulations 2010:
http://www.legislation.gov.uk/uksi/2010/948/pdfs/uksi_20100948_en.pdf

⁴ The Community Infrastructure Levy (Amendment) Regulations 2011:
http://www.legislation.gov.uk/uksi/2011/987/pdfs/uksi_20110987_en.pdf

⁵ The Community Infrastructure Levy (Amendment) Regulations 2012:
http://www.legislation.gov.uk/ukdsi/2012/9780111529270/pdfs/ukdsi_9780111529270_en.pdf.

Regulations 2013 were published in February 2013⁶. The Government introduced new Statutory CIL Guidance in December 2012⁷.

- 2.4 CIL allows local authorities in England to raise funds from developers who are undertaking new building projects in their area. The CLG guidance on CIL ('Community Infrastructure Levy: Summary and Community Infrastructure Levy: An Overview') outlines that CIL charging authorities must spend income from the levy on infrastructure to support the development of the area. The local authority will decide what infrastructure to spend it on and there is no requirement for it to reflect the infrastructure as detailed in the IDP.
- 2.5 CIL will be levied at a rate per m² (based on Gross Internal Floorspace) on new development of more than 100m² of floorspace (net) or when a new dwelling is created (even if it is less than 100m²). There will be no CIL charge for Change of Use applications unless additional floorspace is created and no charge for the subdivision of existing dwellings. In addition CIL is not payable on:
- Structures into which people do not normally go;
 - Structures which are not buildings;
 - All Affordable Housing (including the element of a mixed development which is provided as affordable housing);
 - Development for charitable purposes; and
 - Applications for development where no buildings are proposed (e.g. mineral extraction sites).
- 2.6 Regulation 123 of the Community Infrastructure Levy Regulations provides for charging authorities to set out a list of those projects or types of infrastructure that it intends to fund through they levy. This list should be based on the draft list that the charging authority prepared for the examination of their draft charging schedule. Inclusion of an infrastructure project in the IDP does not preclude that it will be included on the Council's Reg 123 list. Furthermore, it may only be partially funded.
- 2.7 With the introduction of a CIL charge, the use of S106 obligations will be restricted to site specific impacts (i.e. access roads, or the provision of facilities on larger sites to serve the new development) and the provision of affordable housing.
- 2.8 The Draft Community Infrastructure (Amendment) Regulations 2013 that were published in February 2013 outline that Parish / Town Councils with a Neighbourhood Plan will receive 25% of CIL receipts and 15% if they do not have a Neighbourhood Plan in place. All of the Parish and Town Councils in West Berkshire were contacted as part of

⁶ The Draft Community Infrastructure Levy (Amendments) 2013:
http://www.legislation.gov.uk/ukdsi/2013/9780111534465/pdfs/ukdsi_9780111534465_en.pdf

⁷ Community Infrastructure Levy Guidance 2012:
https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/36743/Community_Infrastructure_Levy_guidance_Final.pdf

the update to the IDP to provide them with the opportunity to provide an indication of the infrastructure requirements of the assets that they own. These are included within the Infrastructure Delivery Schedule in Appendix A.

- 2.9 This version of the IDP will form part of the evidence base for the CIL examination.

Local

West Berkshire Core Strategy Development Plan Document

- 2.10 The adopted West Berkshire Core Strategy Development Plan Document (DPD)⁸ includes a policy (CS5) which has regard to the identification of infrastructure requirements. In terms of future levels of growth, the Core Strategy sets out that development will be focused in the four main urban areas: Newbury / Thatcham, Eastern Area, East Kennet Valley, and the North Wessex Downs Area of Outstanding Natural Beauty (AONB), following the settlement hierarchy. This is explained in more detail below. The anticipated additional housing requirement between 2014 and 2026 is also set out below.

Newbury and Thatcham:

Newbury will be the main focus for housing development throughout the plan period.

The vitality of Newbury town centre will be enhanced through the completion of new retail floorspace and leisure uses. New housing development will take place within the existing urban area, on strategic urban extensions to the east and south, and on smaller sites to be allocated in subsequent Development Plan Documents. The two strategic urban extensions are proposed at:

- Newbury Racecourse for up to 1,450 homes (delivery has now commenced on this).
- South Newbury at Sandleford for approximately 2,000 homes, however only approximately 1,000 of these would be built within the plan period, the remainder would be phased post 2026).

Eastern Area:

The Eastern Area broad location includes the Eastern Urban Area (Purley on Thames, Calcot and Tilehurst) as well as the Rural Service Centre of Theale. Development and infrastructure improvements in this area will help to support the development of Reading as a regional hub. Sites will be allocated in the Site Allocations and Delivery DPD (or subsequent Local Plan) for the remainder.

⁸ West Berkshire Core Strategy:
<http://www.westberks.gov.uk/CHttpHandler.ashx?id=31506&p=0>

Sites will be assessed and allocated through the Site Allocations and Delivery DPD or a subsequent Local Plan.

The East Kennet Valley

The East Kennet Valley includes the Rural Service Centres of Mortimer and Burghfield and the Service Villages of Woolhampton and Aldermaston. Sites will be assessed and allocated through the Site Allocations and Delivery DPD or a subsequent Local Plan.

The North Wessex Downs Area of Outstanding Natural Beauty (AONB)

Within the protected landscape of the North Wessex Downs AONB development can only take place which conserves and enhances its special landscape qualities. Within the AONB, development will be focused on the Rural Service Centres of Hungerford, Lambourn and Pangbourne and the six Service Villages (Bradfield Southend, Chieveley, Compton, Great Shefford, Hermitage, and Kintbury).

2.11 Information from the Council’s five year housing land supply at December 2012 has been used to identify the additional dwelling requirement between 2014 and 2026, specifically, the number of completions between 2006 and 31 March 2012, and sites with planning permission that have not yet been built out.

2.12 The anticipated additional requirement is identified in Table 2.1 below.

Table 2.1: Anticipated additional housing requirement 2014-2026

Spatial Area	Total Requirement 2006-2026	Anticipated Completions 2006-2014	Anticipated Commitments at 31 March 2014 (sites that already have planning permission)	Anticipated Commitments – Sandleford Strategic Site	Additional Requirement 2014-2026 (Previously Developed Land and Greenfield)
Newbury/ Thatcham	6,300	2,160	1,940	1,000	1,200
Eastern Urban Area	1,400	300	410		690
E. Kennet Valley	800	440	100		260
North Wessex Downs AONB	2,000	1,130	200		670
Total	10,500	4030	2,650	1,000	2,820

3. INFRASTRUCTURE REQUIREMENTS

(a) Highways and transport

Road network

Responsible bodies
<ul style="list-style-type: none"> • West Berkshire Council • Highways Agency
Strategies, plans and programmes
<p>Since the original IDP was written in 2010, there have been a number of key changes to both National and Local Transport policy as part of the change of government in May 2010. In addition to this the Council has introduced a new Local Transport Plan covering the period 2011-2026.</p> <ul style="list-style-type: none"> • ‘Developing a Sustainable Transport System’ (DaSTS) has been superseded, although the role and approach played in the development of Sustainable Community Strategies and LDF Core Strategies, particularly in terms of access to proposed additional housing, is recognised. No reference will have been made to the DaSTS approach for any strategies or policies post-May 2010. • In January 2011 the Department for Transport (DfT) White Paper ‘Creating Growth, Cutting Carbon: Making Sustainable Local Transport Happen’ was published. The Paper sets out what the Government believes is the best way in the short term to reduce emissions at the local level, using available tools, principally by encouraging people to make more sustainable travel choices for shorter journeys. As part of this the number of funding streams for local transport was streamlined from 26 to just 4, including the creation of a Local Sustainable Transport Fund (LSTF). West Berkshire is part of a successful joint bid to this fund with neighbouring LAs, Reading and Wokingham. Delivery of the programmes funded by LSTF will take place during 2012/13 – 2014/15 • The Council’s Third Local Transport Plan was adopted on 1 April 2011. • The abolition of the South East England Regional Assembly and Regional Funding Advice process in 2009-10 has seen funding for major highway schemes (originally those costing over £5 million) handled centrally by DfT. This has now been devolved to Local Transport Bodies which consist of groups of Local Enterprise Partnerships and Local Transport Authorities. For the Berkshire area, the Berkshire Local Transport Body has been established and will make decisions on the use of funding from 2015 onwards. • Transport Assessment Phases 3 and 4 (evidence papers for the LDF) have been produced, replacing reference to the emerging Phase 3 assessment.
Planned provision
<p>West Berkshire lies at the crossroads of the strategic road networks, with the M4 and A34 providing direct linkages in all directions. West Berkshire is within key corridors linking the South of England with the Midlands and the North as well as the West of England with the East.</p> <p><u>Strategic Road Network (SRN)</u></p> <p>M4 Motorway runs east - west with access for West Berkshire via Junctions 12, 13 and 14. Services are located at Membury, Reading and at Chieveley (accessed from</p>

Junction 13).

The A34 runs north to south through West Berkshire with junctions that give access to East Ilsley and West Ilsley, Beedon, Chieveley, Junction 13 of the M4, Newbury, Speen, and Wash Common.

The M4 and A34 are classed as part of the national SRN, managed and maintained by the Highways Agency. 90 kilometres of the SRN crosses West Berkshire.

Local Road Network

The local road network comprises the A4, A340, A329, A339, A343 and A338, as well as numerous B and C Roads. The Council manages and maintains the local road network, extending to approximately 1255km of highway.

The Council's role as local highway authority also includes responsibility for traffic management (for example traffic calming, weight/speed limits and pedestrian refuges), management of traffic signals, road safety, car parking, enforcement of on-street parking restrictions, and highway / cycleway / footway maintenance.

The Council has developed a Freight Route Network Plan to help manage freight routes in the district, highlighting strategic routes for through freight movements, district access routes and local access routes to help freight access locations in the district.

Anticipated infrastructure requirements to support the delivery of the Core Strategy

- On 8th May 2012, the Roads Minister Mike Penning, announced that funding would be provided to develop the M4 J3-12 Managed Motorway scheme, to ensure a "pipeline" of future Highways Agency major infrastructure improvements will be maintained, contributing to future economic growth, and supporting Government's National Infrastructure Plan. By developing the scheme now, it will be in a good position to be considered for delivery in the early years of the next spending review period (post 2015).
- Improvements to Kings Road between Hambridge Road / Boundary Road and the Scats / Sainsbury's roundabout with Kings Road in Newbury. This is a protected line within the Local Plan, and a key accessibility link in the Local Transport Plan ('Kings Road link').
- Improvements to key corridors in the urban areas (A339 in Newbury and A4 in the East of the District (Calcot)) to increase capacity and enable new development.
- Various junction and signal improvements to help manage traffic flow on the network including delivery of SCOOT/MOVA and / or regular upgrades.
- Improvements to help address air quality issues at the Newbury and Thatcham Air Quality Management Areas. These measures could be highway related and / or other projects to encourage sustainable travel.

Rail network

Responsible bodies
<ul style="list-style-type: none">• West Berkshire Council• Train Operating Company (currently First Great Western)• Network Rail
Strategies, plans and programmes
<ul style="list-style-type: none">• West Berkshire Council Station Accessibility Audit (January 2012). This document contains a list of all improvements required at stations in West Berkshire to improve accessibility. This final document has been consulted on and approved by Members. The document will help the Council and First Great Western (or any future operator) to deliver improvements at the stations.• Delivering a Sustainable Railway, White Paper, 2007, DfT• Great Western Route Utilisation Strategy, March 2010• Great Western Mainline Route Plan, Network Rail• Reading to Penzance Route Plan, Network Rail• Stations Improvement Programme, Network Rail• Network Rail Discretionary Fund, Network Rail• Local Transport Plan 2011 - 2026, WBC
Planned provision
<ul style="list-style-type: none">• First Great Western have £1.25million to install a new lift / bridge at Theale railway station (additional funding is needed). This is to be delivered by March 2014• Local Sustainable Transport Fund (LSTF) joint bid with Reading and Wokingham. This includes £1 million for Park and Rail provision at Theale.• The WBC Station Accessibility Audit highlighted areas for improvement and prioritises funding when it becomes available.• Bridge works to enable the electrification of the rail line
Anticipated infrastructure requirements to support the delivery of the Core Strategy
<ul style="list-style-type: none">• Additional car parking at stations. This has been delivered at Pangbourne Station in 2012/13. Other stations are in need of additional parking to support growth in passengers especially as a result of improvements due to electrification.• Access improvements to all stations (in line with the West Berkshire Station Access Audit findings), in particular:<ul style="list-style-type: none">◦ Pangbourne Station – step free access◦ Theale Station – step free access◦ Newbury Station – step free access

Public transport

Responsible bodies
<ul style="list-style-type: none"> • West Berkshire Council • Bus operators (Newbury Buses, Reading Buses, Newbury and District Stagecoach Hampshire, Heyfordian) • Long distance bus operator (National Express) • Community / voluntary transport providers.
Strategies, plans and programmes
<ul style="list-style-type: none"> • Transport White Paper 2010, DfT • Local Transport Plan 2011-2026 • West Berkshire Passenger Transport Strategy 2011-2026 • Getting There! Passenger Transport in West Berkshire, WBC, April 2012
Planned provision
<p>There are a number of funding streams that can be used in delivering passenger transport services and facilities. These include the Council's Revenue Funding, Developer Contributions (i.e. S106 and CIL) and funding from business partners or other third-party organisations. The Council's Capital Funding for Public Transport infrastructure measures is limited.</p> <p><u>Buses</u></p> <p>There are 37 registered bus routes in operation in West Berkshire. Including those operating in the Eastern Urban Area, only 6 are presently commercially viable, with the remainder (81%) being subsidised by the Council and delivered by operators under contract, at an annual cost of over £1.6 million.</p> <p>14 organisations in West Berkshire provide Community Transport and dial-a-ride services with assistance from the Council, with the majority using volunteer drivers to deliver their services.</p> <p>In line with the policies set out in the current Local Transport Plan and in the supporting strategies, the Council continues to make use of available Developer Contributions to maintain the bus network, deliver improved, accessible bus stops, enhanced waiting facilities and Real Time Information. The residual Capital funding is directed towards bus infrastructure improvements.</p> <p>Approximately one in ten bus stops have been upgraded with raised kerbs to ease boarding and alighting from low-floor buses operated by the District's commercial and contract bus operators. The Real Time Information (RTI) system currently covers 2 bus operators and 7 individual routes, with 18 on-street display screens at key bus stops in the Newbury, Thatcham, Theale, Tilehurst and Purley areas. Audio functionality has also been developed and is being delivered to enhance the RTI provision.</p> <p>Bus services are affected by traffic congestion in the Newbury-Thatcham corridor and in the Eastern Urban Area. Limited fixed bus priority measures exist in Newbury, in Thatcham and in Calcot. To date, no virtual bus priority installations at traffic signal sites are in operation.</p> <p>Rail-bus through ticketing is available through the PlusBus scheme in Newbury. Local buses serve stops adjoining Hungerford, Newbury, Thatcham, Aldermaston, Pangbourne and Mortimer stations.</p>

Anticipated infrastructure requirements to support the delivery of the Core Strategy

- To enable new and current residents to have access by a non-car mode both within Urban Areas and between those Urban Areas and settlements within the rural parts of the District: the retention and where feasible enhancement of the existing local bus network, augmented by Community Transport services, with emphasis being placed upon enabling and ensuring the commercial viability of strategic bus services such as 'The Link' between Newbury and Basingstoke;
- Easier multi-modal interchange, in particular between bus, rail and scheduled inter-regional coach modes;
- Enhanced information for customers on the status and predicted arrival times of public transport services, through the extension of Real Time Information for bus and rail services;
- Easier fare collection arrangements and reduced boarding times, through extension of smart ticketing across the bus network in line with Government policy and exploration of the scope for inter-operable bus-rail smart tickets;
- Greater accessibility for customers with differing levels of mobility and sensory impairments to the mainstream bus and rail networks, through more accessible boarding/alighting points and provision of accessible services and vehicles, and also to Community Transport, to provide access to education, employment, leisure and shopping opportunities.
- An appropriate level of local bus service, directly connecting the heart of any new residential urban extensions and new commercial development sites to interchanges with inter-urban transport modes and with the centre of the nearest Urban Area, as defined in the District Settlement Hierarchy within the draft Core Strategy;
- Mitigation of the impacts of congestion on the reliability of existing and new bus services, through physical and virtual bus priority measures, complementing other measures such as Workplace Travel Plans to encourage less car-dependence.

Cycling and walking infrastructure

Responsible bodies

<ul style="list-style-type: none"> West Berkshire Council
<p>Strategies, plans and programmes</p> <ul style="list-style-type: none"> The LTP contains a Travel Choice policy, with supporting policy for walking and cycling. More detail on the delivery of these policies is included within the Active Travel Strategy. The Strategy provides a 5+ year plan for delivering walking and cycling improvements across the district. This includes route provision, cycle parking / storage, maintenance of existing routes and paths, and promotion of walking and cycling for leisure, commuting and health purposes. Rights of Way Improvement Plan (linked with the Active Travel Strategy): this has now been developed and talks about how to improve the rights of way network within the district. This caters for walkers, cyclists and equestrians, and includes accessibility of local rights of way for blind or partially sighted users and those with mobility problems. The Smarter Choices Strategy of the LTP includes reference to Travel Planning, for businesses, schools and residential developments. Travel plans encourage people to think about how they travel, and therefore within the strategy there are strong links to the Active Travel Strategy and promotion of walking and cycling.
<p>Planned provision</p> <ul style="list-style-type: none"> New routes and enhancements as part of delivery of the Council's Capital Programme Additional cycle parking in Town Centres and at key destinations (for example libraries, leisure centres) Safer Routes to School Programme Local Sustainable Transport Fund (LSTF): delivering infrastructure in the East of the District to support Active Travel. Delivery programme within the Rights of Way Improvement Plan
<p>Anticipated infrastructure requirements to support the delivery of the Core Strategy</p> <p>The Local Transport Plan aims to offer Travel Choice to those living within West Berkshire. The Active Travel Strategy talks about how this will be achieved in terms of walking and cycling, as these modes offer people free (or cheap) ways to travel which reduce congestion and improve health.</p> <p>Highways improvements will be required with additional housing developments; however complete improvements cannot be identified without knowing more about where houses will go (ideally the Site Allocations Development Plan Document will need to be in place first). The list below (in no particular order) has been collated through internal discussions:</p> <ul style="list-style-type: none"> Pangbourne – Purley cycle route A4 Theale Junction improvements (including pedestrian crossing) Footway / signalisation on Reading Road from boundary with Reading south towards Burghfield Compton to Newbury cycle route (divided into sections for delivery) Newbury – Thatcham Station towpath improvements Newbury – Hungerford Tow Path improvements

(b) Education

Responsible bodies
West Berkshire Council
Strategies, plans and programmes
<ul style="list-style-type: none">• 5-year Education Asset Management Plan, WBC• Education Capital Programme, WBC• Primary Strategy for Change, WBC• School Organisation Plan, WBC• Housing Study Data 2010-11, WBC• Special Education Needs Development Plan, WBC• Children's and Young People Plan 2010-11, WBC• District Profile 2011, WBC• Quality of Life in West Berkshire, WBC• Delivering Investment from Sustainable Development (SPG), WBC• The School Census Data• The Childcare Act 2006• Apprenticeships, Skills, Children and Learning Act 2009• Education Accessibility Strategy 2011-14
Current situation
<p><u>Early Years</u></p> <p>The Childcare Act 2006 now defines Sure Start children's centres in law. It also details the statutory requirement to deliver the Free Entitlement to early education for all 3 and 4 year olds and currently for 50 disadvantaged 2 year olds. The need for provision for 2 year olds will increase to 262 places from September 2013 and to twice that number from September 2014. The Free Entitlement to early education for 2, 3 and 4 year olds is available in a wide range of settings:</p> <ul style="list-style-type: none">• Pre-schools (playgroups) that are managed by a voluntary committee who employ staff.• Private day nurseries, nursery and independent schools that are managed and run by a private individual or company.• Maintained Schools – where a nursery provision is available, the school will offer places for 3-4 year olds and in some cases for disadvantaged 2 year olds• Accredited childminders – in the near future, this will be available to all childminders who achieve a 'good' or 'outstanding' rating from Ofsted• Children's Centres – 10 centres across the district managed by WBC that deliver services to 0-4 year olds and their families. <p>Children's Centres are expected to have a 'reach area' of around 800 0-4 year olds and their families. When planning for these centres started in 2006, they were set up in specific locations. To add another centre into any area would not be practicable. This results in existing children's centres delivering services, in partnership with other agencies to around 20% more children than expected without additional funding or resources.</p> <p><u>Primary and Secondary</u></p> <p>West Berkshire Council is responsible for education provision in West Berkshire. In accordance with Government guidance, the Council recognises the importance of making proper provision for education needs in the primary (ages 5-11) and secondary (ages 11-16) age groups. The Council also recognises the need to make suitable and sufficient provision for pupils with Special Educational Needs and for</p>

those that can not be educated in mainstream schools.

West Berkshire Council is responsible for 8 Infant schools, 7 junior schools, 52 primary schools (both infants and juniors), 10 Secondary schools, 2 Special schools (all ages and needs) and 6 Pupil Referral Units. The schools cover a range of statuses, including community, foundation, voluntary aided, voluntary controlled, Academy and Free schools.

Roman Catholic Faith Provision

Currently 4.38% of pupils of the Catholic faith in West Berkshire access a Catholic education. The following Roman Catholic primary schools cover our district :

- St. Joseph's Catholic (VA) Primary School
- St. Finian's Catholic (VA) Primary School
- St. Paul's Catholic (VA) Primary School

The schools accept pupils from a number of catchment areas across the district. They are Voluntary Aided and provide education for 5-11 year olds.

Special Educational Needs Provision

Children whose needs cannot be met in their local mainstream school may attend a specialist resource for children with particular needs. The following special resource units are found in West Berkshire :

- Speenhamland Physical Disability, 10 places
- The Winchcombe Primary School, Speech and Language Difficulties, 15 places
- Westwood Farm Infant School, Hearing Impairment, 5 places
- Westwood Farm Junior School, Hearing Impairment, 10 places
- Theale Primary School, Autistic Spectrum Disorder, 12 places
- Kennet Secondary School (Academy), Physical Disability, 25 places
- Kennet Secondary School (Academy), Hearing Impairment, 10 places
- Theale Green Secondary School, Autistic Spectrum Disorder, 12 places
- Trinity Secondary School, Specific Literacy Difficulties, 20 places.

In addition West Berkshire Council maintains two special schools, The Castle School in Newbury and Brookfields School in Tilehurst. Both schools cater for children from 2 to 19 with learning difficulties and other associated special educational needs. These could include physical disabilities, sensory impairments, speech and language difficulties, autistic spectrum disorder and behavioural difficulties. In addition, The Castle School has a resource for children with autistic spectrum disorder and Brookfields has a resource for children with sensory impairments. The Castle School's Nursery is co-located with Victoria Park Nursery and Children's Centre and its Post 16 Department is located on the Newbury College site.

Further and Higher Education

Further Education

16+ education is provided through the one Further Education college in West Berkshire (Newbury College) and through the sixth form units in all 10 maintained secondary schools and the two maintained special schools:

The Denefield (Foundation) School; John O'Gaunt Community Technology College;

Kennet School; Little Heath VA School; Park House School and Sports College; St Bartholomew's (Foundation) School; The Willink School; Theale Green Community School; Trinity School and Performing Arts College; The Downs (Foundation) School; The Castle Special School; and Brookfields Special School.

Higher Education

There are no higher education establishments within West Berkshire, although Thames Valley University (Reading Campus) and the University of Reading are in close proximity.

Anticipated infrastructure requirements to support the delivery of the Core Strategy

Early Years

Education infrastructure needs to be sufficient to cope with the proposed increases in population due to the level of housing growth that is required to deliver the Core Strategy. The following requirements have been identified by the Council:

Newbury / Thatcham

Based on the current occupancy rates in the PVI sector there is insufficient capacity to meet the increase in demand from the proposed additional housing.

Additional provision is therefore required to mitigate the impact from the additional housing. This additional provision could be on-site (as it is likely to be with the Sandleford development) or off-site. The additional provision would need to take the form of new accommodation and site, as against expansion of existing provision.

Eastern Urban Area (Tilehurst, Calcot, Purley-on-Thames, Theale)

Based on the current occupancy rates in the PVI sector there is insufficient capacity to meet the increase in demand from the proposed additional housing.

Additional provision is therefore required to mitigate the impact from the additional housing. This additional provision could be on-site or off-site. The additional provision would need to take the form of new accommodation and site, as against expansion of existing provision.

East Kennet Valley (Burghfield, Mortimer, Woolhampton, Aldermaston)

For the Burghfield and Woolhampton areas, based on the current occupancy rates in the PVI sector, there is sufficient capacity to meet the increase in demand from the proposed additional housing.

For Mortimer, based on the current occupancy rates in the PVI sector and the expectation that a new pre-school will be opening shortly, there is likely to be the ability to meet the impact from additional housing through further expansion of existing provision.

AONB (Pangbourne, Lambourn, Hungerford, Kintbury, Great Shefford, Chieveley, Hermitage, Compton, Cold Ash)

For Lambourn, Hungerford, Kintbury, Hermitage and Compton areas, based on the current occupancy rates in the PVI sector, there is insufficient capacity to meet the increase in demand from the proposed additional housing.

Additional provision is therefore required to mitigate the impact from the additional housing. This additional provision could be on-site or off-site. The additional provision would need to take the form of new accommodation and site, as against expansion of existing provision.

For Pangbourne, based on the current occupancy rates in the PVI sector, there is likely to be the ability to meet the impact from additional housing through further expansion of existing provision.

For Chieveley and Great Shefford areas, based on the current occupancy rates in the PVI sector, there is sufficient capacity within existing provision to meet the impact from additional housing.

Primary and Secondary

School infrastructure needs to be sufficient to cope with the proposed increases in population due to the level of housing growth that is required to deliver the Core Strategy. In addition to the above planned proposals, the following requirements have been identified by the Council:

Newbury / Thatcham:

Based on the current and expected pupil numbers from demographic growth there is insufficient capacity to meet the increase in demand from the proposed additional housing. Additional provision is therefore required to mitigate the impact from the additional housing. This additional provision is likely to be a combination of on-site (as it is likely to be with the Sandford development) and off-site provision.

Due to previous and current expansion programmes the majority of primary school sites in Thatcham and Newbury are incapable of further expansion, or require significant works to rationalise existing accommodation in order to expand. Additional provision would therefore need to take the form of new accommodation and site, as against expansion of existing provision.

The situation is similar with Secondary infrastructure across Thatcham and Newbury. Secondary sites also have significant constraints, such as size and topography, and will require significant works to rationalise existing accommodation in order to expand. Whilst expansion of existing infrastructure is proposed to meet the impact from additional housing, there will be significant increased costs, especially in Thatcham.

Eastern Urban Area (Tilehurst, Calcot, Purley-on-Thames, Theale):

Theale – both the primary (Theale Primary) and the secondary (Theale Green) school sites have significant constraints in terms of size, with both schools having split sites. There is currently no capacity at the primary school and limited capacity at the secondary school. Any expansion of provision to mitigate the impact from housing development would therefore require significant capital investment to rationalise existing provision, and in the case of the primary school either additional land or a new site.

There is also limited capacity in remainder of the Eastern Urban Area at both primary and secondary phases. The expansion and remodelling of existing provision in the area should be sufficient to mitigate the impact from the proposed additional housing. The location of the additional housing, as there are a number of possible sites in this area, will govern the scale of the solution required.

East Kennet Valley (Burghfield, Mortimer, Woolhampton, Aldermaston):

Burghfield – based on the current and expected pupil numbers from demographic growth there is insufficient capacity in the primary phase to meet the increase in demand from the proposed additional housing. The majority of the primary phase sites also have significant constraints in terms of size. The expansion and remodelling of existing provision in the area should be sufficient to mitigate the impact from the proposed additional housing, but there will be increased capital costs due to significant works to rationalise existing accommodation in order to expand.

Mortimer – based on the current and expected pupil numbers from demographic growth there is insufficient capacity in the primary phase to meet the increase in demand from the proposed additional housing.

The infant school site is significantly constrained in terms of size. There is currently no capacity at the school and any expansion of provision to mitigate the impact from additional housing would require the provision of additional land as well as extensive re-build/remodelling.

The junior school site has the ability to expand and thus the expansion and remodelling of existing provision at the school should be sufficient to mitigate the impact from the proposed additional housing.

Woolhampton – based on the current and expected pupil numbers from demographic growth there is insufficient capacity in the primary phase to meet the increase in demand from the proposed additional housing. The primary school site also has significant constraints in terms of size and topography. The expansion and remodelling of existing provision at the school should be sufficient to mitigate the impact from the proposed additional housing, but there will be increased capital costs due to significant works to rationalise existing accommodation in order to expand.

The situation is similar with secondary provision in the East Kennet Valley. Based on the current and expected pupil numbers from demographic growth there is insufficient capacity in the secondary phase to meet the increase in demand from the proposed additional housing. The secondary school site has constraints in terms of size and split site. The expansion and remodelling of existing provision in the area should be sufficient to mitigate the impact from the proposed additional housing, but there will be increased capital costs due to significant works to rationalise existing accommodation in order to expand.

AONB (Pangbourne, Lambourn, Hungerford, Kintbury, Great Shefford, Chieveley, Hermitage, Compton, Cold Ash):

Hungerford – based on the current and expected pupil numbers from demographic growth there is insufficient capacity at the primary school to meet the increase in demand from the proposed additional housing.

The primary school site has constraints in terms of shape and current location of school accommodation. Another constraint is that the school is likely to need to expand to 2.5FE (525 places) to meet existing demographic pressures. This school size will be a constraint to further expansion. Additional provision is therefore likely to take the form of new accommodation and site, as against expansion of existing provision.

Kintbury/Lambourn/Pangbourne - based on the current and expected pupil numbers from demographic growth there is insufficient capacity at the primary schools to meet the increase in demand from the proposed additional housing. The expansion and remodelling of existing provision in the area should be sufficient to mitigate the impact from the proposed additional housing.

Chieveley/Hermitage – based on the current and expected pupil numbers from demographic growth there is insufficient capacity at the primary schools to meet the increase in demand from the proposed additional housing.

Due to previous and current expansion programmes the primary school sites in the area are incapable of further expansion. Additional provision would therefore need to take the form of expansion of accommodation and additional land.

Compton/Cold Ash – based on the current and expected pupil numbers from demographic growth there is insufficient capacity at the primary schools to meet the increase in demand from the proposed additional housing. The expansion and remodelling of existing provision in the areas should be sufficient to mitigate the impact from the proposed additional housing.

The situation with secondary provision across the AONB is mixed. Secondary provision in Hungerford (John O’Gaunt) has some capacity to meet the increase in demand from the proposed additional housing. The expansion and remodelling of existing provision should be sufficient to mitigate the impact from the proposed additional housing

The situation with secondary provision in Compton (The Down’s) is one of insufficient capacity to meet the increase in demand from the proposed additional housing. The secondary school site also has constraints in terms of size. The expansion and remodelling of existing provision in the area should be sufficient to mitigate the impact from the proposed additional housing, but there will be increased capital costs due to works to rationalise existing accommodation in order to expand.

Roman Catholic Faith Provision

Based on the current and expected pupil numbers from demographic growth there is insufficient capacity at the three Roman Catholic schools to meet the increase in demand from the proposed additional housing. The expansion and remodelling of existing provision should be sufficient to mitigate the impact from the proposed additional housing.

Special Educational Needs

The Education Accessibility Strategy 2011-14 identifies that provision is at capacity across the district, with a particular shortfall in Autism Spectrum Disorder (ASD) units. Appendix 1 of the strategy sets out how the identified shortfalls will be met and in particular that additional ASD provision will need to be provided.

In addition to the need for more ASD provision, the type and complexity of need being met by our special schools is changing. This has an impact on space requirements and it is likely that the special schools will require expansion to deal with these existing space requirements and the impact of additional housing.

The existing sites have significant constraints in terms of size. There is currently no capacity at either of the special schools. The expansion and remodelling of existing provision should be sufficient to mitigate the impact from the proposed additional housing, but there will be increased capital costs due to works to rationalise existing accommodation in order to expand.

Further and Higher Education

Existing school infrastructure needs to be sufficient to cope with the proposed increases in population due to the level of housing growth that is required to deliver the Core Strategy.

Further Education

Further education provision has been included in the secondary school provision comments above.

Higher Education

The Council is not aware of any requirements that will be needed within West Berkshire District to accommodate future growth.

(c) Health

Responsible bodies
<ul style="list-style-type: none">• Berkshire Shared Services (BSS) (represents the interests of the West Berkshire Primary Care Trust)• Royal Berkshire Hospital NHS Foundation Trust• Berkshire Healthcare NHS Foundation Trust• Southern Central Ambulance Service
Strategies, plans and programmes
<ul style="list-style-type: none">• Berkshire West PCT Estates Strategy 2010-2011
Current situation
<p>There are 14 GP Practices (17 premises) in the West Berkshire Council area. Of these, only two has sufficient capacity for the current population.</p> <p>In terms of the existing capacities of these GP Practices, the current West Berkshire average is 2,073 patients per whole time equivalent GP. This average has risen from 1,900 in 2012, exceeds the national average of 1,811 and could have implications for Practices in the future in terms of their ability to offer services from their existing accommodation.</p> <p>Over the last 5 years, contributions have been pooled to improve, refurbish, or extend GP practices in West Berkshire. This includes the following examples:</p> <ul style="list-style-type: none">• Burghfield Health Centre - provision of additional car parking• Chapel Row Practice - Provision of additional car parking• Thatcham Health Centre - Improvements to internal space and access for patients• Falkland Surgery - internal changes to create additional clinical space• Theale Medical Centre – internal changes to create additional clinical space. <p>The above examples are representative of the type of works which could be required in future in relation to the ongoing services provided at other West Berkshire's GP Practices. This would be in addition to any new or relocated GP Practices which may be required as a result of strategic scale residential developments.</p> <p>Such works would ensure that there is adequate space for the current patient population but also capacity to accommodate the growth in population from new developments in the District.</p>
Anticipated infrastructure requirements to support the delivery of the Core Strategy
<p>From the 10,500 additional dwellings required in the Core Strategy, 3,820 are still to be built up to 2026.</p> <p>For those dwellings that already have planning permission, are under construction, or are already built, a S106 developer contribution would have been sought where appropriate and will be paid upon commencement of the development.</p> <p>Any costing therefore will be based on future needs for those developments still to be approved.</p> <ul style="list-style-type: none">• Newbury / Thatcham 2,200 = Increase in population of approximately 5,280

- Eastern Area 690 = Increase in population of approximately 1,656
- AONB 670 = Increase in population of approximately 1,608
- East Kennet Valley 260 = Increase in population of 624

The practice most affected in the Newbury / Thatcham area will be the Falkland Surgery in Newbury. Although the premises are adequate for the current population they would need to build an extension to accommodate the growth from the Sandford Park Development.

In the other three areas where the proposed developments will be spread across a geographical area, the impact it will have on specific GP premises will be determined when the planning application is received. At that point the practice/s affected by the development will be consulted.

(d) Green Infrastructure

(i) Open space

Responsible body
<ul style="list-style-type: none">• West Berkshire Council
Strategies, plans and programmes
<ul style="list-style-type: none">• South East Plan (2009)• A Breath of Fresh Air: Sustainable Community Strategy, WBC• Delivering Investment from Sustainable Development (SPG), WBC• 2011 District Profile, WBC• Children's Play Strategy 2006, WBC• West Berkshire Council Cultural Plan 2010 - 2015• Draft Rights of Way Improvement Plan, WBC• A Vision for the Future of our Canals and Rivers, British Waterways• Audit of Green Open Space in West Berkshire 2006 (Rachel Sanderson for WBC)• Open Space and Leisure Assessment of Need (July 2005), PMP for WBC• Berkshire, Buckingham and Oxfordshire Wildlife Trust (BBOWT) Strategic Plan 2010- 2025• The Living Landscape Project 2008 - 2018, BBOWT and West Berkshire.• Kennet and Avon Conservation Management Plan (2000), British Waterways (on behalf of Kennet and Avon Partnership).• Waterways for Tomorrow, (June 2000) Defra• Inland Waterways, Policy Advice note (July 2009), Town and Country Planning Associate with British Waterways• England's Historic Waterways: A Working Heritage (2009) British Waterways with English Heritage• Government Strategy for the Inland Waterways of England and Wales – Waterways for Everyone (Draft consultation document) (December 2009), Defra• Northcroft and Goldwell Parks Management Plan 2012-16• Linear Park Management Plan 2012-16• Thatcham Nature Discovery Centre Landscape Improvement Plan
Current situation
<p>The South East Plan defines Green Infrastructure (GI) as a network of multi-functional green spaces. Key assets include parks and gardens, natural and semi-natural green spaces, green corridors (river and canal banks, cycleways, rights of way), outdoor sports facilities, amenity green spaces, provision for children and teenagers, allotments, community gardens, cemeteries and church yards, accessible countryside and green roofs and walls. The definition set out in the Core Strategy for West Berkshire also includes lakes and other waterways.</p> <p>The Council's Countryside Service manages and maintains a large proportion of GI assets. The Countryside Service plays an important role in the creation and well-being of healthy communities through play, sport, nature conservation and quiet recreation. A key function of the service is the management of the nature conservation and recreational value of important nature conservation sites in the countryside, and access to the countryside through the public rights of way network.</p> <p>Various national bodies are also responsible for managing and maintaining other elements of GI within West Berkshire including Natural England (sites of national importance including Sites of Special Scientific Interest (SSSIs)) and British Waterways as the navigating authority. A large area of West Berkshire lies within the North Wessex Downs Area of Outstanding Natural Beauty (AONB), which is managed by a Council of Partners, which includes West Berkshire Council.</p>

An audit of Green Open Space undertaken in 2006 records over 4000ha within West Berkshire including:

- Allotments - 30.2ha
- Amenity green spaces – 164.6ha
- Cemeteries and church yards – 50.2ha
- Natural and semi-natural green spaces – 2501.7ha
- Outdoor sports facilities – 987.6ha
- Parks and Gardens – 257.1ha
- Provision for children and teenagers – 9.8ha

Some of the key assets that contribute to the GI network include:

- Snelsmore Common Country Park (over 100ha);
- The recently restored Greenham and Crookham Common (500ha); large areas with public access at Padworth, Bucklebury and Wokefield Commons, Hose Hill Lake, and Thatcham Reed Beds;
- An environmental education facility at the Thatcham Nature Discovery Centre
- 1168 kilometres of public rights of way (footpath, bridle way, byway) including two National Trails (The Ridgeway and the Thames Path);
- The Kennet and Avon Canal (45 kilometres of canal and associated towing path) and other river corridors;
- Henwick Worthy Sports Grounds in Thatcham (12 outdoor pitches for hockey, football and rugby and 2 cricket pitches);
- Green Flag Award Winning Parks at Holybrook and Northcroft / Goldwell; and
- 8 children's play areas.

North Wessex Downs Area of Outstanding Natural Beauty (AONB) covers 74% of West Berkshire and also offers recreational benefit as an important area of accessible green space. However, the new North Wessex Downs AONB Management Plan 2009-2014 refers to a study conducted in 2007 on accessible natural greenspace provision in the South East which found that the North Wessex Downs AONB has the smallest percentage (4%) of accessible natural greenspace of all the South East's protected landscapes.

An overall assessment of the need for Open Space and Leisure undertaken for the Council by PMP in 2005, concluded that West Berkshire is generally well catered for in quantitative terms, but that the quality and accessibility of open spaces could be improved, in particular the connectivity between green corridors and green spaces.

Anticipated infrastructure requirements to support the delivery of the Core Strategy

In line with policy CC8 of the South East Plan, local authorities and partners will need to work together to plan, provide, and manage multi-functional green space. These networks should be managed and designed to support biodiversity as well as contributing to the social infrastructure of local areas to support future growth.

The GI network in West Berkshire is generally well catered for. The key issue is the need for ongoing maintenance of, and qualitative improvements, to these existing assets as well as the adequate provision of multifunctional open spaces in new developments that link to the existing GI network.

The Open Space and Leisure Assessment of Need has identified the need to improve the quality of existing public open space provision. This may be done in a number ways:

- Improving access and where required car parking to sites;
- Improving and enhancing play area provision;
- Improving infrastructure such as paths, fences, outside furniture, interpretation, outdoor sports courts and pitches and changing rooms, structures, landscaping and sports equipment;
- An additional floodlit artificial pitch at Henwick Worthy; and
- The goal should be to raise the quality of existing provision so that all areas meet the recognised minimum standard as defined by the Green Flag Award judging criteria.

The strategic site allocations at Newbury Racecourse and Sandford should provide for an appropriate network of green infrastructure as part of the mixed use development. This will include the need to provide for a network of pedestrian and cycle routes that connect to the wider GI network and additional provision of Local Equipped Areas for Play (LEAPS) and Local Areas for Play (LAP), playing fields and amenity open space. At Sandford, development must be designed with significant GI to respect the sites topography and landscape importance. A masterplan or Supplementary Planning Document (SPD) will be prepared for development at Sandford which will establish core design principles for GI provision.

British Waterways will also continue to seek improvements and upgrades to towing paths and waterways as a consequence of future development where this is likely to increase public usage. A financial contribution towards such improvements has been secured via a S106 agreement following planning consent for development at the Newbury Racecourse Site.

Likewise development within or close to the area designated as part of the Living Landscape Project (south of Thatcham and east of Newbury) may be required to make a similar financial contribution by way of mitigating the impact of development. Developer contributions towards the Living Landscape Project are again to be secured at Newbury Racecourse to mitigate the additional recreational pressure arising from that development.

Infrastructure requirements necessary to maintain and provide for improvements to the GI network in many cases will also help to meet other key infrastructure delivery requirements. The delivery schedules for Pedestrian and Cycleway improvements, Sports Centres and Sports Pitches and Parks, Open Space and Play areas should therefore be read alongside the GI delivery schedule.

(ii) Biodiversity / Ecology

Responsible bodies
<ul style="list-style-type: none">• West Berkshire Council• Berks, Bucks, and Oxon Wildlife Trust (BBOWT)• Natural England• Farming and Wildlife Advisory Group• Thames Valley Environmental Records Centre
Strategies, plans and programmes
<ul style="list-style-type: none">• Berkshire, Buckingham and Oxfordshire Wildlife Trust (BBOWT) Strategic Plan 2010- 2025• The Living Landscape Project 2008 - 2018, BBOWT and West Berkshire
Current situation
<p>There are a range of biodiversity and geodiversity habitats within the district. Three sites have special protection (all three are Special Areas of Conservation). 51 nationally designated sites covering 1470ha (all Sites of Special Scientific Interest).</p> <p>There are a further range of habitats that have local significance – 493 Local Wildlife Sites (6325 ha), 5 Local Geological Sites (150ha) and 2894ha of ancient semi-natural woodland (with a further 116aha which could be restored). Whilst not statutory designations, there are 17 Biodiversity Opportunity Areas (BOAs) in the district.</p>
Anticipated infrastructure requirements to support the delivery of the Core Strategy
<p><u>Biodiversity Opportunity Areas</u></p> <p>Regulation 39 of The Conservation of Habitats and Species Regulations 2010 requires Local Planning Authorities to encourage the management of features in the landscape that are of major importance for wild flora and fauna. Policy CS17 of the West Berkshire Core Strategy states that opportunities for biodiversity improvement will be actively pursued within the Biodiversity Opportunity Areas (BOAs) identified on the proposals map. The maintenance and enhancement of these BOAs will enable:-</p> <ul style="list-style-type: none">• wildlife to be better able to cope with Climate Change;• will be enjoyed by people living and working in West Berkshire; and• will have mental and physical health benefits as some of this work will be undertaken by volunteers and many people will get mental and physical health benefits from walking the footpaths through these areas. <p>The local Biodiversity Action Plan Partnership – the Berkshire Nature Conservation Forum (BNCF) has identified BOAs as the areas where there are already concentrations of biodiversity where it would be best to concentrate efforts to link and expand natural habitats. Following on from the identification of these areas, the Partnership has identified some actions that are necessary within these areas to maintain and enhance them for biodiversity (http://www.berksbap.org/BOAs). These actions have been collated on the attached spreadsheet to identify a complete list of actions required in West Berkshire.</p> <p>Discussions with the Local Wildlife Trust and Natural England have identified that in general, Higher Level Stewardship (HLS) grant payments cover about 75% of the true figures. The exception was in regards to heathland restoration where the Trust had recent true figures of the cost which showed that HLS payments are about 5% of the true cost.</p> <p>The calculations therefore show the cost of the works required in the BOAs, minus HLS grant moneys. Over twelve years BOAs will need £3,625,328 of financial</p>

support not available from other sources.

Pang, Kennet and Lambourn Countryside Projects

The BOA work will require partnerships between farmers and landowners, and the Council and Conservation bodies to establish the details of what is required in each BOA. The Pang, Kennet and Lambourn Countryside Projects are well placed to establish these new partnerships, and once agreement has been reached, the projects can be used to facilitate access to whatever grants are available to fund this work. The Projects have been undertaking similar work under the aegis of the Farming and Wildlife Advisory Group for over two decades and have the trust of the local farmers and landowners. Since the recent demise of the Farming and Wildlife Advisory Group (FWAG), this support to landowners has been significantly reduced. To employ a Project Officer to undertake the delivery of the above work in the 16 BOAs in West Berkshire will cost £28,000 per year.

Berkshire Local Nature Partnership

The Berkshire Nature Conservation Fund (BNCF) is likely to be superseded by a Local Nature Partnership (LNP) as suggested in the Environment White Paper in 2011. The establishment of BOAs has been undertaken by the BNCF by employing a County Co-ordinator. To oversee the implementation of BOA work and to identify new sources of funding/other resources for this work, the role of Co-ordinator needs to continue. To employ a person to undertake this work will cost £25,000 per year. However, half of this work will be undertaken in east Berkshire, therefore the cost of this post will be £12,500 per year in West Berkshire.

Thames Valley Environmental Records Centre

Thames Valley Environmental Records Centre (TVERC) is the biological records centre for Berkshire and Oxfordshire. They employ a surveyor in each County and support a large number of volunteer recorders who collect biological records in their spare time. The information collected was used by the BNCF when designating the BOA areas. The work to improve the biodiversity of the BOAs will need to be monitored to see if habitats and species are increasing and the aims of the BOAs are working. To monitor this work using direct staff and volunteer recorders will require £28,000 of time from TVERC per year.

(iii) Kennet and Avon Canal

Responsible bodies
<ul style="list-style-type: none">• The Canal and River Trust
Current situation
<p>The Canal and River Trust (CRT) is the new charity set up to care for England and Wales' legacy of 200-year-old waterways, holding them in trust for the nation forever. The Trust has responsibility for 2,000 miles of canals, rivers, docks and reservoirs, along with museums, archives and the country's third largest collection of protected historic buildings.</p> <p>The Trust launched on 2nd July 2012, taking over responsibility from British Waterways and the Waterways Trust in England and Wales. Any references to British Waterways in the IDP or Core Strategy should now be replaced with 'the Canal & River Trust'.</p> <p>The CRT owns and manage the Kennet and Avon Canal which runs for 45 kilometres through the West Berkshire area. The canal has undergone a waterway renaissance starting with its restoration in the early 1990's. The Waterway runs between Froxfield Bottom Lock and Southcote Lock as it passes through West Berkshire. It is made up of a mixture of River section, canal and canalised river and the CRT acts as Navigation Authority for the whole stretch and in many areas owns the towpath as well.</p> <p>The canal is runs through a number of housing growth areas, including Newbury, Thatcham, Colthrop and Kintbury. It is close to the Strategic Urban Extension at Newbury Racecourse, delivery of which has now commenced.</p> <p>The Kennet and Avon Canal has a high amenity and community value that can also be translated into high commercial and regeneration value (that is, high development land values and profits). Waterside development by third parties will place extra liabilities and burdens upon the canal infrastructure and thus the public purse in relation to on-going management and maintenance costs.</p> <p>For example, the use of the canal for drainage and flood alleviation purposes and the on-going maintenance costs for maintaining not only attractive "waterway settings" but sustainable transport routes used by the future occupiers of such development, place an increasingly heavy burden on British Waterways.</p> <p>Similarly, changes of land use adjacent to the canal can alter the risk profile of our maintenance regime, leading to additional cost for CRT.</p>
Anticipated infrastructure requirements to support the delivery of the Core Strategy
<p>Possible future Infrastructure requirements:</p> <ul style="list-style-type: none">• Towing path improvements including widening, resurfacing, improving accessibility, connectivity and signage to cope with additional usage or upgrading to cycle network standard (cost per linear m dependent on requirements and existing condition). Work may be required at any location over the 45 km length of the canal but is likely to be most urgently needed in areas of development pressure to ensure the towpath is fit to cope with additional usage. £60-100 per linear metre dependant on width, material type, etc.• Visitor risk assessment to cope with additional usage, edge protection, handrails, non-slip surfacing, etc.

- Hard and soft bank protection and stabilisation including piling and soft engineering to cope with increased usage/ changing type of usage.
- Litter removal as a result of additional usage.
- Vegetation removal and control to facilitate usage.
- Dredging/lock replacement to facilitate navigational usage (£100,000 per pair).
- Sluice/by-weir/culvert/storm drains/ etc. to take additional water capacity from Surface Water Drainage, altered local drainage, climate change and renewal of end of life existing infrastructure. (£60,000 for automation up to £220,000 for full replacement). Necessary for water regulation and flow and flood prevention.
- Potential for bridge repair /replacement/improvement to bring to DDA standard or facilitate increased usage/loading (approximately £175,000 to provide per timber footbridge to DDA standard).

(e) Social Infrastructure

(i) Heritage and tourism

Responsible bodies
<ul style="list-style-type: none">• West Berkshire Council
Strategies, plans and programmes
<ul style="list-style-type: none">• West Berkshire Museum Redevelopment Programme;• Berkshire Record Office – Archive Storage Facility;• Community Services Directorate Plan 2007 – 2011 (WBC);• West Berkshire Council Cultural Plan 2010 – 2015
Current situation
<p>Museum – Museum redevelopment plans reached RIBA Stage C in September 2011 following a Round One pass and development grant from the Heritage Lottery Fund. RIBA Stage D was achieved in January 2012 following public and stakeholder consultation on the proposal. The Round Two application to the HLF was submitted in February 2012 as were applications for planning and Listed Building consent.</p> <p>The Museum redevelopment project will:</p> <ul style="list-style-type: none">• Restore and preserve the two historic buildings• Provide appropriate visitor facilities, e.g. shop, refreshments, orientation, toilets• Address fire safety and H&S issues• Ensure long-term preservation of the collections• Allow the display and interpretation of a significant proportion of the collections at any time• Provide flexible display areas with space for community groups to mount displays• Enable lifelong learning and education activities throughout the Museum, including a multi-purpose activity space <p>The proposals have been costed at £2.3 million and are funded by a mix of external funds and the Council has allocated £815,500 within its capital funding.</p> <p>Berkshire County Records Office – Berkshire County Record Office was established in 1948 to locate and preserve records relating to the County of Berkshire and its people and to make them available for research to anyone. The service was provided by the County Council until 1998. As part of local government reorganisation West Berkshire Council (WBC) became the 'Archive Authority', i.e. the owner/custodian of the county archives. Since 1998 the service has been provided through a joint arrangement between all six Berkshire unitary authorities.</p> <p>Berkshire Record Office relocated into a new building at Coley Avenue, Reading in 2000. This building provides environmentally-controlled storage, a public research room, a conservation workshop and document handling space, and exhibition/meeting and reception areas. Current benchmark figures indicate that an archives building should have a total of six square metres of space per 1,000 population. The Berkshire Record Office falls significantly short of this. Furthermore, the British Standard for Archives recommends that buildings should have sufficient storage capacity for new accruals to last twenty years. Recent figures for accruals show that The Berkshire Record Office will be full in ten years, demonstrating a particular need for growth in this area.</p> <p>Historic Environment Record (HER) – The West Berkshire HER is a computerised database and linked GIS system supported by a range of archaeological and historical reports and documentation. It can be defined as an information service that</p>

seeks to provide access to comprehensive and dynamic resources relating to the historic environment of West Berkshire for public benefit and use. The HER is cited as a core resource to support and inform the planning process in national guidance and policy.

Anticipated infrastructure requirements to support the delivery of the Core Strategy

Museum – It is anticipated that the redevelopment Museum will re-open to the public during 2014.

To ensure that the capital investment in the Museum has sustainable benefits it is necessary to ensure that:

- There is an adequately equipped off-site storage facility of an appropriate size for museum collections when they are not displayed to ensure their long-term preservation and accessibility
- The restored historic buildings, new entrance building and internal fit-out are properly maintained to prevent a repair deficit in future years

Berkshire Records Office – New residents, employees, visitors and others generated as a result of new development will increase the demand on a broad range of heritage infrastructure, including demand for the storage of archives. Accordingly, it is necessary to ensure that the archive service provided through the Berkshire Record Office has the capacity to meet growing demand. The particular project for which support is sought is an expansion of storage capacity at the Record Office building in Reading. Space to extend the strongroom block by around 12% exists adjacent to the east wing.

Taking the average rate of accruals at 12 cubic metres a year, the current storage should be full by 2023. However, if records of civil registration from the Berkshire Registrars are transferred this would add up to 50 cubic metres and means the existing storage could be full anytime from 2017. It is therefore proposed that these records are not transferred without additional storage space being made available.

Historic Environment Record – The HER is constantly evolving and developing. Current priorities are to strengthen its on-line presence and find new ways of making the information available to community groups and individuals in the district and beyond. Developments in ICT systems bring opportunities to enhance the record but also cost pressures.

(ii) Leisure facilities

Responsible bodies
<ul style="list-style-type: none">• Cultural Services, Community Services Directorate, WBC• Voluntary and Community Groups such as music and drama societies, sports clubs, local history groups, etc.• Town and Parish Councils• Commercial Operators• Charitable organisations• Governing Bodies of both Private and State Maintained education establishments.
Strategies, plans and programmes
<ul style="list-style-type: none">• A Breath of Fresh Air: Sustainable Community Strategy, WBC• Delivering Investment from Sustainable Development Supplementary Planning Guidance (SPG)• District Profile, WBC• Community Services Directorate Plan 2011/12, WBC• West Berkshire Council Cultural Plan 2010 - 2015
Current situation
<p><u>Sports Centres and Playing Fields</u></p> <p>The Council's Arts and Leisure Service is responsible for the contractual arrangements for the Council's Sports and Leisure Centres and the management of the Adventure Dolphin Activity Centre at Pangbourne. The Arts and Leisure Service also works with Town and Parish Councils, regional and national agencies, voluntary organisations and community groups, to commission a range of sports and arts programmes across the district.</p> <p><u>Sports Centres</u></p> <p>There are 8 sports centres that are managed on behalf of the Council by Parkwood Leisure. Five of these are 'Dual Use Facilities', with limited access during the school day but full access in the evenings, at weekends and during school holidays). These facilities are available at:</p> <ul style="list-style-type: none">• Downland Sports Centre at The Downs School, Compton (fitness gymnasium and sports hall).• Hungerford Leisure Centre at John O'Gaunt School (swimming pool, fitness gymnasium, aerobics studio and sports hall).• Kennet Leisure Centre at Kennet School, Thatcham (swimming pool, fitness gymnasium, aerobics studios, squash courts, outdoor pitches and function room).• Theale Green Recreation Centre at Theale Green Community School (indoor and outdoor facilities including a sports hall, fitness gymnasium, aerobics studio, and outdoor sports area).• Willink Leisure Centre within Willink School, Burghfield Common (swimming pool, fitness gymnasium, aerobics studio, sports hall and outdoor sports area). <p>Three are 'Stand Alone Facilities' which have full access at all times and are provided by the following centres:</p> <ul style="list-style-type: none">• Cotswold Sports Centre, Tilehurst (sports hall, fitness gymnasium, aerobics studio and multi-use outdoor sports facilities).• The Lambourn Centre, Lambourn (sports hall, fitness gymnasium, function room, sauna, horse riding trainer).• The Northcroft Leisure Centre (a multi-purpose centre with both indoor and outdoor swimming pools (plus teaching and toddler pools), fitness gymnasium, aerobics studio, racquet courts, sports hall and sauna).

The Council also acts as agents for Kintbury Parish Council in supervising a contract with Parkwood Leisure for the operation of the Kintbury Jubilee Leisure Centre (sports hall and fitness gymnasium).

Whilst these nine sites provide good geographic coverage across the District, the facilities are of variable quality and some provide more limited accommodation than others. The Eastern Urban Area is least well provided for. Although adjacent to many of the recreation facilities provided by Reading Borough Council, the Cotswold Sports Centre has a very limited range of facilities and is in need of modernisation.

The new £1.6 million Outdoor Activity Centre at Pangbourne delivers a programme of outdoor and water based activities. The new centre also contains an internal climbing wall providing an additional resource in the area. This service is currently delivered by West Berkshire Council.

Sports Pitches

Henwick Worthy Sports Field, Thatcham is the largest facility in West Berkshire offering 3 tennis courts, 2 netball courts, 1 floodlit pitch, 10 football pitches, 1 rugby pitch and 2 cricket wickets.

4 football pitches are located at Holybrook Linear Park, Calcot and 3 at Northcroft Park, Newbury.

Crookham Common athletics track offers the only six lane synthetic all-weather athletics track, with in field and out field various throwing and jumping areas; two large changing rooms with showers and toilets, a club room with ancillary kitchen area and disabled facilities.

Other Leisure Facilities

There is a good range of commercially provided fitness facilities, including the Nuffield Fitness and Wellbeing Centre (Newbury), Energie Fitness (Newbury) and together with hotels offering leisure facilities on a membership basis at the two Hilton Hotels (Newbury), the Donnington Valley Hotel (Newbury), the Regency Park Hotel (Thatcham) and the Copthorne Hotel (Pingewood). Community users are also accepted at two private schools with sports and leisure facilities – Downe House School (Cold Ash), and Bradfield College (Bradfield).

Anticipated infrastructure requirements to support the delivery of the Core Strategy

Feasibility studies have been undertaken by the Council for new facilities to replace both the Downlands and Cotswold Sports Centres. Furthermore, there is a need to safeguard the sports facilities at Dennison Barracks which are currently available to residents of Compton, Chieveley and Hermitage.

The Rural Downlands schemes are likely to comprise the following improvements or replacements of facilities:

- Longer term the Downlands Sports Centre is in need of replacement with a modern structure providing improved reception and social space, modern changing rooms offering a high level of customer comfort, an enlarged and well equipped fitness gymnasium and an enlarged (four court) standard sports hall marked equipped for multi-sports usage plus new aerobics studio

OR

- Complete replacement of existing facilities at Downlands and Dennison Barracks with a new leisure campus consisting of a four court sports hall marked and equipped for multi-sports use, reception and social space, modern changing rooms offering a high level of customer comfort, a large and well equipped fitness gymnasium; aerobics studio; flood lit all weather outdoor multi use games facilities including full sized all weather football pitch.

The future scheme for Cotswold would be for:

- Replacement of the Cotswold Sports Centre with a new facility that includes a sports hall, indoor pool, aerobics / dance studio, fitness gymnasium, reception and social space, swimming pool changing village and separate changing for non-pool sports and, a synthetic turf pitch.

These projects may be planned as joint use provision on secondary school and Academy sites. However, the total financial package to deliver this will inevitably require funding from a variety of sources including lottery and other grants, section 106 contributions, and, where a revenue return can be generated, contributions from private sector contractors and investors.

In addition, an option analysis has been completed of the long term future of the outdoor swimming pool (Lido) at Northcroft Leisure Centre in Newbury as it approaches the point at which it becomes beyond economic repair.

- Refurbishment of outdoor swimming pool to safeguard current facility
- Replacement of outdoor swimming pool with new lido offering increased shallow water, full disabled access, refurbished/replacement changing facilities and improved leisure features.

(iii) Community, arts, and culture

Responsible bodies
<ul style="list-style-type: none">• Cultural Services, Community Services Directorate, WBC• Voluntary and Community Groups such as music and drama societies, sports clubs, local history groups etc.• Town and Parish Councils• Commercial Operators• Charitable organisations• Governing Bodies of both Private and State Maintained education establishments.
Strategies, plans and programmes
<ul style="list-style-type: none">• A Breath of Fresh Air: Sustainable Community Strategy, WBC• Delivering Investment from Sustainable Development Supplementary Planning Guidance (SPG)• District Profile, WBC• Community Services Directorate Plan 2011/12, WBC• West Berkshire Council Cultural Plan 2010 - 2015
Current situation
<p>West Berkshire Council's Cultural Services Unit is part of the Community Services Directorate. The Unit aims to ensure that people in West Berkshire are able to enjoy a high quality of life by having equal access to opportunities to participate in a wide range of cultural activities. The Unit is responsible for the operation and management of a range of cultural facilities contributing to the provision of a diverse programme of cultural activities across the District. The key facilities are summarised below.</p> <p><u>Theatre/Art Centres</u></p> <p>There are five theatre/art centre venues:</p> <ul style="list-style-type: none">• The Corn Exchange, Newbury (400 seat arts centre and a 40 seat movie theatre) operated by a charitable trust. The Council is the main funding provider for this facility through a service level agreement that is reviewed every three years.• The New Greenham Arts Centre (artist's studio, facilities for community arts groups and performances). Managed by the Corn Exchange and funded by the Greenham Common Trust.• The Morpheus Theatre in Newbury (120 seat theatre). Part of the Phoenix Day Centre for adults with learning difficulties, incorporating a range of specialist features to meet the needs of this client group – public access to this facility is currently limited.• Watermill Theatre, Bagnor (220 seat theatre). A producing theatre that is designated as a RFO (Regularly Funded Organisation) and receives an annual grant from the Arts Council. It is also in receipt of grant support from the Council for its rural touring programme, supporting professional productions in village halls and other rural venues.• The Arlington Arts Centre (grounds of Mary Hare Grammar School). The only theatre available with specialist provision for deaf people. Operated and funded by the Governors of Mary Hare School. <p>The Council's Arts and Leisure Service looks after the contractual arrangements for the operation of the Corn Exchange Arts Centre and works with town and parish councils, regional and national agencies, voluntary organisations and community groups, to commission a range of sports and arts programmes across the district.</p> <p><u>Other Leisure Attractions</u></p>

West Berkshire has a range of other leisure attractions including Newbury Racecourse, numerous Golf Courses and other Membership Sports Clubs, Newbury Leisure Park, (Ten Pin Bowling and Indoor Play Centre) and the Vue Cinema, Newbury. Other leisure attractions include the National Trust owned Basildon Park and the privately run Living Rain Forest at Hermitage.

Anticipated infrastructure requirements to support the delivery of the Core Strategy

The Council is investigating development opportunities to enhance the Wharf area of central Newbury as a visitor attraction with provision of a new water activity centre. Funding for such improvements will need to be secured from a variety of sources, including lottery and other grants or charitable trusts, Section 106 contributions, and where a revenue return can be generated, contributions from private sector contractors and investors.

The new development would include: boat storage; reception and administration space; changing facilities; seminar/meeting rooms; café/bar facilities.

(iv) Adult social care

Responsible bodies
<ul style="list-style-type: none">• West Berkshire Council
Strategies, plans and programmes
<ul style="list-style-type: none">• Putting People First, MH Government, Dec 2007• WBC Accommodation Strategy for Older People with Care and Support Needs, Jan 2012• WBC Adult Social Care Review, Feb 2012• Joint Strategic Needs Assessment, NHS Berkshire West, 2011/12
Current situation
<p>The Council has a duty to support people who are vulnerable due to care and support needs, frailty and living with long term conditions.</p> <p>There is compelling evidence that, for the vast majority, their health and wellbeing is best when they have as much independence as possible. Therefore, the strategy within adult social care has included supporting as many people as possible to live in the community, rather than be placed in residential or nursing homes.</p> <p>Given the growth in demand for support, due to medical advances and the ageing profile of the population, there is a need to increase supported living and extra care schemes. These are effective ways of offering targeted care and support to people, with the aim of maintaining their ability to live in the community.</p> <p>Since embarking on the “Putting People First” transformation of social care in 2008, the Council has supported the development of two extra care sheltered housing schemes for older people and two new supported living houses for people with learning disabilities.</p> <p>This strategy needs to continue, with further support for both extra care schemes and supported living houses.</p> <p>In addition, there is significant current and predicted further growth in demand for residential provision for older people no longer able to live independently. In tandem with the development of extra care housing which can support a greater number of people to remain living independently, there is also a need to expand provision of places in residential care establishments, for those people for whom extra care in their own home is no longer a viable or sustainable option.</p> <p>It is vital that these facilities are developed across the entire area, to meet the needs of local communities.</p>
Anticipated infrastructure requirements to support the delivery of the Core Strategy
<p>From the evidence base of needs and supply examined in the Council’s Accommodation Strategy for Older People with Care and Support Needs, it is clear that further facilities will be required in the medium term (3 to 5 years):</p> <p>At least two residential care homes, each with a capacity of 80 places, in locations which have an effective catchment area across the whole area (best achieved by having one home in the Newbury or West area, and the other in the Theale or East area).</p> <p>A range of additional extra care housing developments in localities across the area, with a capacity and catchment as follows:</p>

- Extra Care Housing Scheme for 50 older people in Newbury
- Extra Care Housing Scheme for 50 older people in the East of the area [Calcot/Tilehurst]
- Extra Care Housing Scheme to cover the rural North West [Compton/Lambourn], with a maximum capacity of 30 people
- Extra Care Housing Scheme to cover the rural South East [Burghfield/Mortimer], with a maximum capacity of 30 people
- Extra Care Housing Scheme in Thatcham

For all of these developments, it is anticipated that the Council will enter into contractual arrangements with external agencies that will deliver and continue to manage the facilities.

(f) Public Services

(i) Libraries

Responsible bodies
<ul style="list-style-type: none">• West Berkshire Council
Strategies, plans and programmes
<ul style="list-style-type: none">• Delivering Investment from Sustainable Development (SPG), WBC• 2009 District Profile, WBC• Community Services Directorate Plan 2007 – 2011, WBC• WBC Cultural Plan 2010 - 2015• WBC Cultural Services Asset Development Plan• A strategy for West Berkshire Libraries 2005-2015, Revised April 2007, WBC
Current situation
<p>The Libraries team, part of WBC's Cultural & Environmental Protection Services, is responsible for the operation of all static and mobile libraries. The services generally include maintaining the facilities, managing stock, offering access to IT facilities, organising events and activities and providing library access to more remote places through the mobile library service.</p> <p>West Berkshire operates libraries in nine communities that provide a geographic spread across the district.</p> <ul style="list-style-type: none">• Burghfield Common• Hungerford• Lambourn• Mortimer• Newbury• Pangbourne• Thatcham• Theale• Wash Common Library. <p>The library service also:</p> <ul style="list-style-type: none">• Operates two mobile libraries that call at over 220 stops.• Manages a housebound service where volunteers visit people who are immobile.• Provide a staffed service of books to residential homes for the elderly. <p>Matching static libraries with the LDF settlement hierarchy suggests that a new library may be needed in the eastern area.</p> <p>The Library at Thatcham is considered to be too small to adequately serve the needs of the settlement and is poorly located. Alternative options are being considered with a view to identifying a suitable site within the town for a new library.</p>
Anticipated infrastructure requirements to support the delivery of the Core Strategy
<p>Newbury Library performs an important dual function, as the main library for the town and as a hub for a series of District wide functions. The strategic objective of focussing housing growth in the Newbury area will put increased pressure on the facility. This pressure will be increased by the growth in demand across the District from the wider growth target. Some of the pressure will be offset by Section 106 payments due from the Racecourse development, but the growth figures suggest that this will not be sufficient to offset all the demands.</p>

The inadequacy of the library in Thatcham has been highlighted for many years. The rapid growth in the settlement has not been matched by an improvement in the library facility on offer. Any future growth in Thatcham will need to make provision for improving or replacing the current library.

The decision to allocate Sandford as a strategic housing site puts significant pressure on the limited library facility offered at Wash Common. It is likely that a new facility will be required to satisfy the increased demand.

There is a need to consider a new library in the east of the district to meet the needs of a growing population in that area, which are currently served by a limited West Berkshire mobile library service and by accessing the library in Tilehurst operated by Reading Council. This could easily be included as part of a wider community facility housing other services, or could be provided by a small standalone library.

The rural parts of the district will see some growth under current plans. This will impact on the demand for the mobile library service, leading to changing patterns of, and an increase in, use. Provision should be allowed to support the continuation and possible increase in the mobile library service.

An increasing population will inevitably lead to extra demands on the stock available, both in term of the amount and the breadth of material made available to users. Provision should be allowed to support stock development for the benefit of new and existing users.

(ii) Police

Responsible bodies
Thames Valley Police
Strategies, plans and programmes
<ul style="list-style-type: none">• Safer Places - The Planning System and Crime Prevention, 2004, DCLG• West Berkshire Safer Communities Partnership Plan 2008 – 2011• Sustainable Community Strategy 2008 – 2026
Current situation
Thames Valley Police currently have the following stations/offices: <ul style="list-style-type: none">• Newbury Police Station – LPA Headquarters and custody space• Hungerford Police Station – Operational station• Pangbourne Police Station – Operational station/front counter• Mortimer Police Office – Neighbourhood office• Calcot Police Office – Neighbourhood office• Lambourn Police Office – Neighbourhood office• Theale Police Office – Neighbourhood office• Thatcham Police Office – Neighbourhood office
Anticipated infrastructure requirements to support the delivery of the Core Strategy
<p>West Berkshire falls within the operational area of Thames Valley Police (TVP) which is responsible for delivering services to address community safety, tackle the fear of crime, and seek to achieve a reduction in crime.</p> <p>The delivery of growth and new development within the borough imposes additional pressure on TVP's infrastructure base which is critical to the delivery of effective policing and securing safe and sustainable communities. In general terms, the Police Service does not receive Central Capital for new growth related infrastructure provision. While revenue funding is provided by the Home Office and the Council Tax precept, capital projects are financed through borrowing. Borrowing to provide infrastructure has an impact on the delivery of safe and sustainable communities because loans have to be repaid from revenue budgets, the corollary of which is a reduction in the money available to deliver operational policing.</p> <p>As part of the Government's Comprehensive Spending Review (CSR) announced in November 2010, TVP has been forced to rationalise its estate and plan for future financial cuts in order to achieve its CSR requirements. In general terms this has included the consolidation of policing services at some police stations and the closure of other police stations whereby the capital receipts from the sale of stations has been committed to supplementing other funding streams within TVP (to minimise potential impacts on frontline services). The force has sought to streamline its services whilst maintaining frontline presence to match the existing population and growth position within the force area.</p> <p>Therefore, any net additional growth within the West Berkshire Local Police Area will place additional demands on the police service. Mitigation in the form of additional development funded policing infrastructure and resources is necessary to ensure that TVP is able to continue to provide an efficient and effective local police service in West Berkshire.</p> <p>At Newbury Racecourse as part of the redevelopment proposals, part of the control room facility operated by the Racecourse is to be made available for use by the Police whether on race days or generally.</p>

Other police infrastructure requirements are:

- Thatcham – replacement operational building
- Newbury Town Centre – drop-in facility
- Newbury Town Centre and Outliers – two additional Police Community Support Officers (PCSOs) and vehicle/patrol bicycles
- Compton, Hermitage, Cold Ash and Chieveley – two additional PCSOs, vehicle and equipment

(iii) Fire Service

Responsible bodies
Royal Berkshire Fire and Rescue Service (RBFRS)
Strategies, plans and programmes
<ul style="list-style-type: none">Royal Berkshire Fire & Rescue Service Corporate Plan and Integrated Risk management Plan
Current situation
<p>RBFRS currently has 5 fire stations located within the West Berkshire area. One of these is Whole-time i.e. crewed 24 hours per day; the others are retained, i.e. crewed by fire-fighters working and living in the immediate community, who respond to a pager when required in an emergency. Retained fire stations are generally located within areas of lower risk e.g. small towns and villages, whereas whole-time are located in the larger towns and cities. RBFRS is currently experiencing difficulty with crewing its retained fire stations and as a direct result of the infrastructure expansion plans for the area, it is felt necessary to improve both the level and type of service in the West Berkshire area.</p>
Anticipated infrastructure requirements to support the delivery of the Core Strategy
<p>The anticipated needs relate to providing a second whole-time fire engine within Newbury to account for the expansion in dwellings in the area, which will warrant changes to the premises at Newbury Fire Station. Accounting for the other infrastructure plans there is also the potential for a need to provide a new fire station at a strategic location within West Berkshire, to ensure the community within the area receive an effective and speedy emergency response should they require one.</p> <p>The alterations to the existing fire station in Newbury are estimated to be in the region of £500,000 and any new fire station provision is likely to be in the region of £1,500,000 (note this is for the building only and excludes any land acquisition and other associated costs). The estimated costs associated with land provision for a site are likely to be in the region of £1,000,000 bringing the capital requirements for the new fire station in the region of £2,500,000. Please note this capital provision would not be the full extent of the facility, but is felt this would be a reasonable contribution toward the services needs. The overall provision for the new fire station to meet the entire services needs is likely to be in the region of £5,000,000 i.e. a 50% contribution from each party.</p> <p>The new provisions will be required to deliver emergency response and provide community safety to the following areas within the infrastructure plan; Newbury, Thatcham, Tilehurst, Calcot, Purley on Thames, Pangbourne, Theale, Aldermaston, Chieveley, Bradfield Southend, Cold Ash, Compton, Woolhampton, Kintbury, Hermitage.</p>

(iv) Waste management

Responsible bodies
<ul style="list-style-type: none">• Environment Directorate, West Berkshire Council• Veolia ES West Berkshire Ltd
Strategies, plans and programmes
<p>The Municipal Waste Strategy 2002 – 2022 sets out the strategic framework for the management of municipal waste arising in the district over the next 20 years. It supports one of West Berkshire Council's Strategic Priorities to Improve Environmental Resource Management by maximising recycling and composting, limiting the amount of waste confined to landfill.</p> <p>The Municipal Waste Management Statement 2004 set out how West Berkshire Council will manage West Berkshire's municipal waste over the next 5-10 years.</p> <p>The South East Plan (SEP) (2009) sets out regional planning policies for minerals and waste with an emphasis on resource management, prioritising reduction, re-use and recycling and recovery of value before disposal. The SEP recognises that the new policies will require a significant amount of technology innovation and investment in new infrastructure, the delivery of which is a key objective of the Plan.</p> <p>Current adopted local planning policies for minerals and waste are set out in the Adopted Minerals Plan for Berkshire (2001) and Waste Local Plan for Berkshire (1998). These are supported by the "Quality Design' SPD and' Securing Investment from Sustainable Development' SPG, which maintain the Council's objective to increase recycling and composting. These plans are to be replaced by a joint Minerals and Waste Local Development Framework comprising a Core Strategy and Development Control Policies and Preferred Areas DPD.</p>
Current situation
<p>The Integrated Waste Management Facility (IWMF) at Padworth Sidings became operational in October 2011. The facility includes an in-vessel composting facility, materials recovery facility, waste transfer station, mini household waste recycling centre, depot, administration and education centre.</p> <p>This facility manages municipal waste in the district, either by simply bulking it for onward transport to landfill in Oxfordshire or Energy Recover Facilities in Hampshire, by refining recyclables ready for onward transport to reprocessors or by composting the biowaste collected.</p> <p>Household refuse is collected fortnightly and a fortnightly kerbside recycling service collects paper, glass, cans, cardboard, plastics bottles, textiles, green garden and food waste.</p> <p>There are Household Waste Recycling Centres at Newtown Road, Newbury and Padworth Lane, Padworth. The Council also has an agreement with Reading Borough Council to enable residents to use the Household Waste Recycling Centre in Smallmead, Reading.</p> <p>There are 12 Mini Recycling Centres in West Berkshire which cater for the collection of glass, cans, paper, cardboard, plastic bottles, textiles, books and tetrapaks.</p>
Anticipated infrastructure requirements to support the delivery of the Core Strategy
<p>The anticipated need for Municipal Waste Management in the district for the future is the expansion of the Mini Recycling Centres, particularly for new housing</p>

developments to site new centres.

New housing will require receptacles for the kerbside collection service.

(g) Utility Services

(i) Energy supply

As part of the update to the IDP, the responsible bodies for energy supplies were contacted (National Grid, Scotia Gas Networks, Southern Electric and Thames Valley Energy).

The National Grid identified in 2012 that specific development proposals within the West Berkshire area are unlikely to have a significant effect upon the National Grid's gas and electricity transmission infrastructure. The National Grid also commented that it is unlikely that any extra growth will create capacity issues for National Grid given the scale of these gas and electricity transmission networks. It is anticipated that the existing networks should be able to cope with additional demands.

No response was received from Scotia Gas Networks, Southern Electric and Thames Valley Energy.

(ii) Water and waste water

Responsible bodies
<ul style="list-style-type: none">• Thames Water Utilities Ltd (TWU)
Strategies, plans and programmes
<p>25 Year Strategic Direction Statement 2010 – 2035 ‘Taking care of Water’ (2007) prepared by TWU sets out what the future holds in relation to water services infrastructure and how TWU intends to respond to this. TWU are currently reviewing their 25 year strategy and a draft Long Term Strategy document will be consulted on in May 2013.</p> <p>Every five years water companies in England and Wales are required to produce a Water Resources Management Plan. The plan sets out how water companies aim to meet predicted demand for water over the next 25 years, ensuring enough water is available to meet customers' needs. In June 2012 the Secretary of State approved our Water Resources Management Plan covering the period 2010-2035.</p> <p>Our Plans for Water 2010 - 2015 (Thames Water) - Thames Water's 5 year business plan for AMP 5 (2010 to 2015) was approved by Ofwat in 2010. AMP6 will cover the period from 1 April 2015 to 31 March 2020 and TWU will submit their draft Business Plan to Ofwat for this period in August 2013.</p> <p>Water Resources Strategy for England and Wales (March 2009) published by the Environment Agency sets out how the Agency believes water resources should be managed over the coming decades so that water can be abstracted and used sustainably.</p>
Current situation
<p><u>Wastewater and Sewerage</u></p> <p>Thames Water are responsible for wastewater and sewerage infrastructure. There are many wastewater treatments works (WwTW) within West Berkshire. Newbury Wastewater/Sewage Treatment works and the treatment works at Reading are the largest facilities, with other larger facilities serving the needs of Hungerford and Silchester.</p> <p>Each WwTW, as a rough guide, should have capacity to treat an additional 10% population equivalent. The WwTW at Reading has over 10% capacity due to the closure of the Reading Courage Brewery. At the Newbury WwTW a growth project is due to be completed that will provide capacity for known growth up to 2016. The other WwTWs in the West Berkshire catchment area tend to be small rural sites with limited additional capacity.</p> <p>The Water Framework Directive (2000) has led to the Environment Agency setting more stringent water quality standards in relation to waste water discharge consents. This has led to the need for upgrades to some WwTW to meet the required discharge standards.</p> <p><u>Water Supply</u></p> <p>Thames Water supplies West Berkshire with water from the following water sources:</p> <ul style="list-style-type: none">Area 1: Pangbourne, Fobney and MortimerArea 2: Ufton Nervet and BradfieldArea 3: East Woodhay, Bishops Green and Speen

Area 4: Hungerford.

All are ground water abstractions with the exception of Fobney.

There are no known deficiencies in supply to the existing population.

Anticipated infrastructure requirements to support the delivery of the Core Strategy

Thames Water, along with the other UK water and sewerage companies, is funded in 5 year planning periods known as Asset Management Plans (AMP). The money available to spend on Water Services Infrastructure during an AMP period is determined by the Office of Water Services (Ofwat) in consultation with the Government, the Environment Agency and consumer organisations amongst others. The consultation process is known as the Periodic Review, and the last review, which determined how much money TWUL have to spend between 2010 and 2015 (AMP 5), finished in 2011. AMP6 will cover the period from 1 April 2015 to 31 March 2020 and Thames Water will submit their draft Business Plan to OFWAT for this period in August 2013.

Wastewater

There are six wastewater treatment works (WwTW) which will be upgraded between 2010 and 2015 (AMP5) to meet Environment Agency Quality Consent changes. These are Washwater WwTW; East Shefford WwTW; Hampstead Norreys WwTW; Lower Basildon WwTW; Yattendon WwTW; and Wickham WwTW.

Water Supply

Thames Water also has a legal duty to prepare a Water Resources Management Plan (WRMP). This Plan sets out how demand for water is balanced against the available supply over the next 25 years. The WRMP covering the 25-year period from 2010 to 2035 was approved by the Secretary of State in June 2012. West Berkshire is within the Kennet Valley Water Resource Zone (WRZ). There is no identified supply deficit for Kennet Valley WRZ to 2034 and no planned water resources schemes for the WRZ.

However there are ongoing environmental investigations at a number of sources within the WRZ into the impact of water abstraction on nationally protected habitats (SACs and SSSI). Thames Water is liaising with the Environment Agency regarding the latest view on possible risk of licence reduction which could affect the availability of future supply. Two schemes for license reduction are already confirmed.

Following Appropriate Assessment of the impact of abstraction at Speen for the Kennet and Lambourn Floodplain SAC, network modifications will be required to be implemented by 2013/14 but no new resource development is required.

Following an Appropriate Assessment into the impact of abstraction from the West Berkshire Groundwater Scheme (WBGWS) on the Thatcham Reedbeds Site of Special Scientific Interest (a component part of the Kennet and Lambourn Floodplain SAC) an augmentation solution is to be implemented for potential use in the event of prolonged use of the WBGWS during a drought. This solution will be implemented by 2012/13.

(iii) Flood defences

Responsible bodies
The Environment Agency (EA) has permissive powers to maintain watercourses and flood defences. West Berkshire Council is responsible for managing flood risk from Ordinary Watercourses.
Strategies, plans and programmes
<ul style="list-style-type: none">• Environment Agency's Medium Term Programme
Current situation
<p>The Environment Agency's (EA) Medium Term Programme (MTP) sets out their work programme for the next five years. In order to get a project on the MTP, there are a number of steps: once a candidate is identified, the EA write a Project Mandate. The next step is to produce an Initial Assessment. This is all part of the streamlining process.</p> <p>The outcome of the Initial Assessment determines whether the project is viable and will deliver against agreed targets. These are called Outcome Measures and include both moving properties from significant to lower risk categories as well as other started measures, such as creating BAP habitat. Not all Initial Assessments will result in a project being constructed. Some projects show that a project might be too expensive, or do not deliver the benefit which was anticipated.</p> <p>For example, the preferred option from the Initial Assessment (February 2011) for the Purley Flood Alleviation Scheme is to 'Do-Minimum' which is to maintain the provision of Flood Warning and emergency response. The reason for this is that the benefit cost ratio for the engineering option was too low. This scheme has been taken off the MTP.</p> <p>The Newbury Flood Alleviation Scheme has been approved.</p> <p>Thatcham Parish Council have promoted a flood defence scheme at Cold Ash through West Berkshire Council (approx costs of £760k).</p> <p>Winterbourne residents (Winterbourne Parish Meeting) are developing a flood defence scheme to protect the village.</p>
Anticipated infrastructure requirements to support the delivery of the Core Strategy
The EA's Asset and Investment Planning team is in the process of revising our list of candidates. Once this is available the EA will be in a position to re-assess to see if there are any projects which might be added to the MTP.

(iv) Telecommunications

As part of the update to the IDP, BT Openreach was contacted. No response was received.

(h) Parish and Town Councils

- 3.1 As mentioned in paragraph 2.8 of this document, all town and parish councils within the local authority area were contacted as part of the update to the IDP. Their requirements are detailed within the Infrastructure Delivery Schedule in Appendix 1.
- 3.2 Three of the councils did not provide detailed information on their infrastructure requirements, but did make the following comments.

Basildon Parish Council:

“Basildon has experienced over recent years what is, for a small village, a considerable amount of development in the form of large extensions to small houses and bungalows and the replacement of single houses in large gardens by several houses. Both of these trends have resulted in an increase in population and pressure on infrastructure.

We assume that pressure on the considerable number of sub-standard roads is a matter for Highways to deal with but we are also faced with pressure for footpaths to allow children safe access to school, for allotments to deal with the reduction in garden sizes consequent upon development of additional houses, for provision of parking and of childrens' play areas (particularly in Lower Basildon) and some way of dealing with issues of pluvial flooding in Upper Basildon and lack of sufficient capacity sewage disposal pipework in Lower Basildon.

We cannot say that these issues should be given the highest priority at a time of financial stringency but they cannot be ignored for ever if the present trends in the expansion of numbers of residents and houses continues. We consider that they should not be lost sight of, especially as the District moves towards adoption of CIL.”

Cold Ash Parish Council:

“Cold Ash Parish has a considerable number of open spaces and allotments; all of which require on-going maintenance, which is partly funded by current S106 monies. It is anticipated that Community Infrastructure Levy (CIL) funding will allow the parish council to continue to maintain these facilities to their excellent standard, providing valued amenities for the community.

Should additional housing be developed within the parish, then in keeping with the nature of the parish, additional open spaces that would be provided alongside these developments would require on-going maintenance.

Cold Ash Parish relies on financial support of this type and would support a proportion of the CIL coming to the parish.”

Speen Parish Council

“It is difficult to gauge what improvements to the open spaces will be required as a result of future development. We may feel the need to provide further play equipment within our recreation grounds or to extend the accommodation provided by the pavilion at Speen, but I could not quantify the financial amounts involved.”

4. SUMMARY OF INFRASTRUCTURE REQUIREMENTS AS AT MARCH 2013

- 4.1 The following information analyses the cost of providing the infrastructure required to support development planned until 2026. The information was supplied by service units, external infrastructure providers, and parish and town councils during February and March 2013, and is based on costs and information available at that time. The detail is presented in Appendix 1 to this document.
- 4.2 Information has been provided to show the total (Gross) cost of the infrastructure, less any identified sources of funding available to help pay for the infrastructure, and therefore the net cost to be funded from CIL.
- 4.3 In total the gross cost of infrastructure is estimated at £257.3 million (£257,281,467). Funding already earmarked, or expected to be available totals £93.8 million (£93,780,433), leaving a shortfall in funding of £163.5 million (163,501,034).
- 4.4 The table below shows gross and net funding requirements:

	Total (Gross) Cost (£)	Less non-CIL funding available (£)	Net cost of Infrastructure (£)
Education	100,255,090	-15,538,150	84,716,940
Flood Defences	2,160,000	-0	2,160,000
Green Infrastructure	23,007,111	-11,054,883	11,952,228
Health	675,000	-339,000	336,000
Public Services	12,685,266	-3,200,200	9,485,066
Social Infrastructure	73,308,000	-45,955,200	27,352,800
Transport	44,991,000	-17,643,000	27,348,000
Utility Services	200,000	-50,000	150,000
TOTAL	257,281,467	-93,780,433	163,501,034

4.5 The net funding requirement is further summarised in the table below:

	Critical (£)	Necessary (£)	Preferred (£)	Not Specified (£)	TOTAL (£)
Education	84,716,940	0	0	0	84,716,940
Flood Defences	1,400,000	0	0	760,000	2,160,000
Green Infrastructure	0	5,691,300	6,188,928	72,000	11,952,228
Health	0	336,000	0	0	336,000
Public Services	3,656,820	5,041,955	786,291	0	9,485,066
Social Infrastructure	0	2,333,000	25,019,800	0	27,352,800
Transport	13,692,000	10,847,000	2,809,000	0	27,348,000
Utility Services	0	0	150,000	0	150,000
TOTAL	103,465,760	24,249,255	34,954,019	832,000	163,501,034

APPENDICES

Appendix A: Infrastructure Delivery Schedule

See separate attachment

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INFRASTRUCTURE CATEGORY	INFRASTRUCTURE REQUIREMENTS	LOCATION OF INFRASTRUCTURE REQUIREMENTS	LEAD DELIVERY ORGANISATION	LEVEL OF PRIORITY	JUSTIFICATION FOR LEVEL OF PRIORITY	ANTICIPATED TIMING OF DELIVERY FOR THE REQUIRED INFRASTRUCTURE			JUSTIFICATION FOR THE TIMING OF DELIVERY	TOTAL COST OF INFRASTRUCTURE (£)	COMMENTS ON TOTAL COST OF INFRASTRUCTURE	SOURCE OF COST	NON CIL FUNDING AVAILABLE (£)	COMMENTS ON NON CIL FUNDING	NON CIL FUNDING SOURCES	CIL FUNDING REQUIRED FOR INFRASTRUCTURE (£)	COMMENTS ON CIL FUNDING REQUIRED	RISKS		ADDITIONAL COMMENTS
						SHORT TERM (2014-2016)	MEDIUM TERM (2017-2022)	LONG TERM (2023 ONWARDS)										LEVEL OF RISK IF INFRASTRUCTURE IS NOT PROCEEDED WITH (High / Medium / Low)	ANY CONTINGENCIES?	
Education	1no. Nursery school attached to the proposed primary schools and 1no. stand alone pre-school. Build and land costs.	Newbury	West Berkshire Council	Critical	Based on the current occupancy rates in the PVI sector there is insufficient capacity to meet the increase in demand.	X			Facilities in part or in whole will need to be in place prior to occupation of first dwelling as no spaces available within existing provision.	£1,289,640		CIL	£1,289,640		Will be funded through S106 as site specific infrastructure	£0		High - no early years provision for children generated by the site	None	Sandleford 1000 dwellings To meet the impact of the proposed housing on the Sandleford site. N.B. Cost includes land purchase
Education	1no. Children's Centre. Build and land costs.	Newbury	West Berkshire Council	Critical	Existing provision supports far more families than the guideline of 800 children suggested in the Childcare Act. These existing centres do not therefore have the capacity to accommodate the children from the development.	X			Facilities in part or in whole will need to be in place prior to occupation of first dwelling as no spaces available within existing provision.	£443,700		CIL	£443,700		Will be funded through S106 as site specific infrastructure	£0		High - no children's centre provision for children generated by the site	None	Sandleford 1000 dwellings To meet the impact of the proposed housing on the Sandleford site. N.B. Cost includes land purchase
Education	1no. 2-form entry primary school. Build and land costs.	Newbury	West Berkshire Council	Critical	There is insufficient capacity in the local area to allow growth of existing school facilities therefore the impact would have to be met fully on site, from occupation of the first dwelling.	X			Facilities in part or in whole will need to be in place prior to occupation of first dwelling as no spaces available within existing provision.	£8,890,030		CIL	£8,890,030		Will be funded through S106 as site specific infrastructure	£0		High - no primary provision for children generated by the site	None	Sandleford 1000 dwellings To meet the impact of the proposed housing on the Sandleford site. N.B. Cost includes land purchase
Education	Provision of additional places at Roman Catholic schools. Build costs.	Newbury	West Berkshire Council	Critical	Roman Catholic provision unable to accommodate additional pupils from new housing.	✓			Facilities in part or in whole will need to be in place prior to occupation of first dwelling as no spaces available within existing provision.	£234,840		CIL	£234,840		Will be funded through S106 as site specific infrastructure	£0		High - no Roman Catholic provision for children generated by the new housing	None	Sandleford 1000 dwellings To meet the impact of the proposed housing on the Sandleford site. N.B. Cost includes land purchase
Education	Provision of additional SEN places. Build costs.	Newbury	West Berkshire Council	Critical	SEN provision unable to accommodate additional pupils from new housing.		X		Facilities need to be in place shortly after commencement of development.	£327,350		CIL	£327,350		Will be funded through S106 as site specific infrastructure	£0		High - no SEN provision for children generated by the site	None	Sandleford 1000 dwellings To meet the impact of the proposed housing on the Sandleford site. N.B. Cost includes land purchase
Education	1no. Pre-school and 1no. Day nursery	Newbury	West Berkshire Council	Critical	Based on the current occupancy rates in the PVI sector there is insufficient capacity to meet the increase in demand.		X		Facilities in part or in whole will need to be in place prior to occupation of first dwelling as no spaces available within existing provision.	£652,250		CIL	£0		n/a	£652,250		High - no early years provision for children generated by the site	None	Additional provision required : 1 pre-school and 1 day nursery to meet demands in Newbury (excluding Sandleford) resulting from the proposed new housing.
Education	1no. pre school	Thatcham	West Berkshire Council	Critical	Based on the current occupancy rates in the PVI sector there is insufficient capacity to meet the increase in demand.		X		Facilities in part or in whole will need to be in place prior to occupation of first dwelling as no spaces available within existing provision.	£150,520		CIL	£0		n/a	£150,520		High - no early years provision for children generated by the new housing	None	Additional provision required : 1 pre-school to meet demands in Thatcham and surrounding villages of Hermitage and Cold Ash resulting from the proposed new housing.
Education	1no. Day nursery with pre school places or 2no. Pre-schools. Land and build costs.	Eastern Area	West Berkshire Council	Critical	Based on the current occupancy rates in the PVI sector there is insufficient capacity to meet the increase in demand.		X		Facilities in part or in whole will need to be in place prior to occupation of first dwelling as no spaces available within existing provision.	£361,250		CIL	£0		n/a	£361,250		High - no early years provision for children generated by the new housing	None	Additional provision required : 1 Day Nursery with pre-school places or 2 pre-schools to cover the whole Eastern Area including Theale.
Education	1no. Pre-school	Lambourn	West Berkshire Council	Critical	Based on current occupancy rates in the PVI sector there is the need for a pre-school		X		Facilities in part or in whole will need to be in place prior to occupation of first dwelling as no spaces available within existing provision.	£90,310		CIL	£0		n/a	£90,310		High - no early years provision for children generated by the new housing	None	1 pre-school to meet the impact of new housing proposed in the Lambourn area.
Education	1no. Pre-school	Hungerford	West Berkshire Council	Critical	Based on current occupancy rates in the PVI sector there is insufficient capacity to meet the increase in demand.		X		Facilities in part or in whole will need to be in place prior to occupation of first dwelling as no spaces available within existing provision.	£250,870		CIL	£0		n/a	£250,870		High - no early years provision for children generated by the new housing	None	1 pre-school to meet the impact of new housing in Hungerford and Kirtbury.
Education	1no. Pre-school	Compton	West Berkshire Council	Critical	Based on current occupancy rates in the PVI sector there is insufficient capacity to meet the increase in demand.		X		Facilities in part or in whole will need to be in place prior to occupation of first dwelling as no spaces available within existing provision.	£75,260		CIL	£0		n/a	£75,260		High - no early years provision for children generated by the new housing	None	1 Pre-school in new community building on site of new housing development to cover new housing proposed in Compton.
Education	Three forms of entry. Land and build costs	Newbury	West Berkshire Council	Critical	Schools in area are full. Existing provision cannot support the impact of additional housing.		X		Facilities in part or in whole will need to be in place prior to occupation of first dwelling as no spaces available within existing provision.	£18,128,120		CIL	£0		n/a	£18,128,120		High - no primary provision for children generated by the new housing	None	To deal with the impact of the proposed new housing in Newbury. The nature and location of the sites chosen will determine where these forms of entry are provided, how many sites we need and when we need them.
Education	One form of entry. Land and build costs	Thatcham	West Berkshire Council	Critical	Existing provision cannot support the impact of additional housing. Sites have also reached capacity so cannot support additional expansion.		X		Facilities in part or in whole will need to be in place prior to occupation of first dwelling as no spaces available within existing provision.	£6,042,710		CIL	£0		n/a	£6,042,710		High - no primary provision for children generated by the new housing	None	To deal with the impact of the proposed new housing in Thatcham.

INFRASTRUCTURE CATEGORY	INFRASTRUCTURE REQUIREMENTS	LOCATION OF INFRASTRUCTURE REQUIREMENTS	LEAD DELIVERY ORGANISATION	LEVEL OF PRIORITY	JUSTIFICATION FOR LEVEL OF PRIORITY	ANTICIPATED TIMING OF DELIVERY FOR THE REQUIRED INFRASTRUCTURE			JUSTIFICATION FOR THE TIMING OF DELIVERY	TOTAL COST OF INFRASTRUCTURE (£)	COMMENTS ON TOTAL COST OF INFRASTRUCTURE	SOURCE OF COST	NON CIL FUNDING AVAILABLE (£)	COMMENTS ON NON CIL FUNDING	NON CIL FUNDING SOURCES	CIL FUNDING REQUIRED FOR INFRASTRUCTURE (£)	COMMENTS ON CIL FUNDING REQUIRED	RISKS		ADDITIONAL COMMENTS
						SHORT TERM (2014-2016)	MEDIUM TERM (2017-2022)	LONG TERM (2023 ONWARDS)										LEVEL OF RISK IF INFRASTRUCTURE IS NOT PROCEEDED WITH (High / Medium / Low)	ANY CONTINGENCIES?	
Education	Provision of additional primary places. Build costs.	Eastern Urban Area	West Berkshire Council	Critical	Existing sites should be able to support expansion places can therefore be provided at existing schools. Existing accommodation can not support the impact of additional housing.		X		Facilities in part or in whole will need to be in place prior to occupation of first dwelling as no spaces available within existing provision.	£3,217,000		CIL	£0	n/a	£3,217,000		High - no primary provision for children generated by the new housing	None	To meet the impact of the proposed housing in the eastern urban area. The nature and location of the sites chosen will determine where these places are provided, how many we need and when we need them.	
Education	An additional half form of entry will be required. Land and build costs.	Theale	West Berkshire Council	Critical	School is full. Neither site not accommodation can support the impact from further housing.		X		Facilities in part or in whole will need to be in place prior to occupation of first dwelling as no spaces available within existing provision.	£9,314,150		CIL	£0	n/a	£9,314,150		High - no primary provision for children generated by the new housing	None	The existing site is already very constrained in terms of size so any further expansion would therefore require additional land or a new site as well as significant accommodation expansion and rationalisation..	
Education	An additional half form of entry would be required to meet the impact in this area. Build costs.	Burghfield Common	West Berkshire Council	Critical	All schools in area are full. It is likely that these places can be provided at the existing schools but would be more costly to provide due to significant site constraints and existing infrastructure having to be replaced or redeveloped.		X		Facilities in part or in whole will need to be in place prior to occupation of first dwelling as no spaces available within existing provision.	£2,687,050		CIL	£0	n/a	£2,687,050		High - no primary provision for children generated by the new housing	None	It is likely that these places can be provided at the existing schools but would be more costly to provide due to significant site constraints. Increases accommodation costs due to expansion and rationalisation of existing infrastructure.	
Education	An additional half form entry would be required. For the Infant provision this would need to include land and building costs. For the Junior provision this would need to be based on build costs.	Mortimer	West Berkshire Council	Critical	Both infant and junior schools are full. Infant site and accommodation can not support the impact from further housing. Junior accommodation can not support the impact from further housing.		X		Facilities in part or in whole will need to be in place prior to occupation of first dwelling as no spaces available within existing provision.	£3,144,260		CIL	£0	n/a	£3,144,260		High - no primary provision for children generated by the new housing	None	The existing Infant site is already constrained. Any further expansion would therefore require additional land. New accommodation would be required. It is likely that the existing Junior school could expand. Additional accommodation and remodeling would be required.	
Education	Provision of additional places. Build costs.	Woolhampton	West Berkshire Council	Critical	Schools in area are full. Existing sites should be able to support expansion. Additional places can therefore be provided at existing schools.		X		Facilities in part or in whole will need to be in place prior to occupation of first dwelling as no spaces available within existing provision.	£214,470		CIL	£0	n/a	£214,470		High - no primary provision for children generated by the new housing	None	To meet the impact of new housing proposed in Woolhampton	
Education	Provision of additional places. Build costs.	Pangbourne	West Berkshire Council	Critical	Schools in area are full. Existing sites should be able to support expansion. Additional places can therefore be provided at existing schools.		X		Facilities in part or in whole will need to be in place prior to occupation of first dwelling as no spaces available within existing provision.	£965,100		CIL	£0	n/a	£965,100		High - no primary provision for children generated by the new housing	None	To meet the impact of new housing proposed in Pangbourne	
Education	Provision of additional primary places. Build costs.	Lambourn	West Berkshire Council	Critical	Schools in area are full. Existing sites should be able to support expansion. Additional places can therefore be provided at existing schools.		X		Facilities in part or in whole will need to be in place prior to occupation of first dwelling as no spaces available within existing provision.	£965,100		CIL	£0	n/a	£965,100		High - no primary provision for children generated by the new housing	None	To meet the impact of new housing proposed in Lambourn	
Education	An additional form of entry would be required. Land and build costs.	Hungerford	West Berkshire Council	Critical	Primary school is full. The existing site also has significant constraints so is unlikely to be able to support expansion.		X		Facilities in part or in whole will need to be in place prior to occupation of first dwelling as no spaces available within existing provision.	£6,042,710		CIL	£0	n/a	£6,042,710		High - no primary provision for children generated by the new housing	None	The existing primary school site is already constrained so unlikely to be able to support further expansion.	
Education	An additional 1/2 form of entry required. Land and build costs.	Chieveley / Heritage / Curridge	West Berkshire Council	Critical	The schools in the area are full. The existing sites are also already constrained. Any further expansion would therefore require additional land. New accommodation would be required.		X		Facilities in part or in whole will need to be in place prior to occupation of first dwelling as no spaces available within existing provision.	£2,472,800		CIL	£0	n/a	£2,472,800		High - no primary provision for children generated by the new housing	None	The existing primary school sites are already constrained so unable to support further expansion.	
Education	Provision of additional primary places. Build costs.	Cold Ash	West Berkshire Council	Critical	The schools in the area are full. Existing sites should be able to support expansion places can therefore be provided at existing schools.		X		Facilities in part or in whole will need to be in place prior to occupation of first dwelling as no spaces available within existing provision.	£214,470		CIL	£0	n/a	£214,470		High - no primary provision for children generated by the new housing	None	To meet the impact of new housing proposed in Cold Ash	
Education	Provision of additional primary places. Build costs.	Compton	West Berkshire Council	Critical	The schools in the area are full. Existing sites should be able to support expansion places can therefore be provided at existing schools.		X		Facilities in part or in whole will need to be in place prior to occupation of first dwelling as no spaces available within existing provision.	£804,250		CIL	£0	n/a	£804,250		High - no primary provision for children generated by the new housing	None	To meet the impact of new housing proposed in Compton	
Education	Provision of additional primary places. Build costs.	Kintbury	West Berkshire Council	Critical	The schools in the area are full. Existing sites should be able to support expansion places can therefore be provided at existing schools.		X		Facilities in part or in whole will need to be in place prior to occupation of first dwelling as no spaces available within existing provision.	£214,470		CIL	£0	n/a	£214,470		High - no primary provision for children generated by the new housing	None	To meet the impact of new housing proposed in Kintbury	

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						SHORT TERM (2014-2016)	MEDIUM TERM (2017-2022)	LONG TERM (2023 ONWARDS)										LEVEL OF RISK IF INFRASTRUCTURE IS NOT PROCEEDED WITH (High / Medium / Low)	ANY CONTINGENCIES?	
Education	Provision of additional secondary places. Build costs.	Newbury	West Berkshire Council	Critical	The schools in the area are full. Existing sites should be able to support expansion.		X		Facilities in part or in whole will need to be in place prior to occupation of first dwelling as no spaces available within existing provision.	£4,825,500		CIL	£0	n/a	£4,825,500		High - no secondary provision for children generated by the new housing	None	Some school sites have significant constraints. This will increase build costs due to need to rationalise accommodation at the same time as expansion.	
Education	Re-provision of existing 2.5 form entry primary school and provision of additional secondary places. Build and land costs.	Thatcham	West Berkshire Council	Critical	The secondary school is full.		X		Facilities in part or in whole will need to be in place prior to occupation of first dwelling as no spaces available within existing provision.	£12,850,530		CIL	£0	n/a	£12,850,530		High - no secondary provision for children generated by the new housing	None	Secondary school site unable to support further expansion due to size. Site shared with primary school. Solution to re-locate primary school to increase secondary site size.	
Education	Provision of additional secondary places. Build costs.	Eastern Area	West Berkshire Council	Critical	Secondary schools in area are full.		X		Facilities in part or in whole will need to be in place prior to occupation of first dwelling as no spaces available within existing provision.	£2,672,590		CIL	£0	n/a	£2,672,590		High - no secondary provision for children generated by the new housing	None	To meet the impact of new housing proposed in Eastern Area	
Education	Provision of additional secondary places. Build costs.	East Kennet Valley	West Berkshire Council	Critical	Secondary school in area is full.		X		Facilities in part or in whole will need to be in place prior to occupation of first dwelling as no spaces available within existing provision.	£1,484,770		CIL	£0	n/a	£1,484,770		High - no secondary provision for children generated by the new housing	None	To meet the impact of new housing proposed in East Kennet Valley	
Education	Provision of additional secondary places. Build costs.	AONB	West Berkshire Council	Critical	Secondary provision unable to accommodate additional pupils from new housing.		X		Facilities in part or in whole will need to be in place prior to occupation of first dwelling as no spaces available within existing provision.	£4,491,430		CIL	£0	n/a	£4,491,430		High - no secondary provision for children generated by the new housing	None	To meet the impact of the proposed housing in the AONB area. The nature and location of the sites chosen will determine where these places are provided, how	
Education	Provision of additional places at Roman Catholic schools. Build costs.	Newbury	West Berkshire Council	Critical	Roman Catholic provision unable to accommodate additional pupils from new housing.		✓		Facilities in part or in whole will need to be in place prior to occupation of first dwelling as no spaces available within existing provision.	£305,350		CIL	£0.00	n/a	£305,350		High - no Roman Catholic provision for children generated by the new housing	None		
Education	Provision of additional places at Roman Catholic schools. Build costs.	Thatcham	West Berkshire Council	Critical	Roman Catholic provision unable to accommodate additional pupils from new housing.		✓		Facilities in part or in whole will need to be in place prior to occupation of first dwelling as no spaces available within existing provision.	£70,450		CIL	£0.00	n/a	£70,450		High - no Roman Catholic provision for children generated by the new housing	None		
Education	Provision of additional places at Roman Catholic schools. Build costs.	Eastern Area	West Berkshire Council	Critical	Roman Catholic provision unable to accommodate additional pupils from new housing.		✓		Facilities in part or in whole will need to be in place prior to occupation of first dwelling as no spaces available within existing provision.	£169,050		CIL	£0.00	n/a	£169,050		High - no Roman Catholic provision for children generated by the new housing	None		
Education	Provision of additional places at Roman Catholic schools. Build costs.	East Kennet Valley	West Berkshire Council	Critical	Roman Catholic provision unable to accommodate additional pupils from new housing.		✓		Facilities in part or in whole will need to be in place prior to occupation of first dwelling as no spaces available within existing provision.	£94,010		CIL	£0.00	n/a	£94,010		High - no Roman Catholic provision for children generated by the new housing	None		
Education	Provision of additional places at Roman Catholic schools. Build costs.	AONB	West Berkshire Council	Critical	Roman Catholic provision unable to accommodate additional pupils from new housing.		✓		Facilities in part or in whole will need to be in place prior to occupation of first dwelling as no spaces available within existing provision.	£284,450		CIL	£0.00	n/a	£284,450		High - no Roman Catholic provision for children generated by the new housing	None		
Education	Provision of additional SEN places. Build costs.	Newbury	West Berkshire Council	Critical	SEN provision unable to accommodate additional pupils from new housing.		X		Facilities in part or in whole will need to be in place prior to occupation of first dwelling as no spaces available within existing provision.	£483,510		CIL	£0	n/a	£483,510		High - no SEN provision for children generated by the new housing	None	The nature and location of the sites chosen will determine where these places are provided, how many we need and when we need them.	
Education	Provision of additional SEN places. Build costs.	Thatcham	West Berkshire Council	Critical	SEN provision unable to accommodate additional pupils from new housing.		X		Facilities in part or in whole will need to be in place prior to occupation of first dwelling as no spaces available within existing provision.	£111,580		CIL	£0	n/a	£111,580		High - no SEN provision for children generated by the new housing	None	The nature and location of the sites chosen will determine where these places are provided, how many we need and when we need them.	
Education	Provision of additional SEN places. Build costs.	Eastern Area	West Berkshire Council	Critical	SEN provision unable to accommodate additional pupils from new housing.		X		Facilities in part or in whole will need to be in place prior to occupation of first dwelling as no spaces available within existing provision.	£267,790		CIL	£0	n/a	£267,790		High - no SEN provision for children generated by the new housing	None	The nature and location of the sites chosen will determine where these places are provided, how many we need and when we need them.	
Education	Provision of additional SEN places. Build costs.	East Kennet Valley	West Berkshire Council	Critical	SEN provision unable to accommodate additional pupils from new housing.		X		Facilities in part or in whole will need to be in place prior to occupation of first dwelling as no spaces available within existing provision.	£148,770		CIL	£0	n/a	£148,770		High - no SEN provision for children generated by the new housing	None	The nature and location of the sites chosen will determine where these places are provided, how many we need and when we need them.	
Education	Provision of additional SEN places. Build costs.	AONB	West Berkshire Council	Critical	SEN provision unable to accommodate additional pupils from new housing.		X		Facilities in part or in whole will need to be in place prior to occupation of first dwelling as no spaces available within existing provision.	£450,040		CIL	£0	n/a	£450,040		High - no SEN provision for children generated by the new housing	None	The nature and location of the sites chosen will determine where these places are provided, how many we need and when we need them.	

INFRASTRUCTURE CATEGORY	INFRASTRUCTURE REQUIREMENTS	LOCATION OF INFRASTRUCTURE REQUIREMENTS	LEAD DELIVERY ORGANISATION	LEVEL OF PRIORITY	JUSTIFICATION FOR LEVEL OF PRIORITY	ANTICIPATED TIMING OF DELIVERY FOR THE REQUIRED INFRASTRUCTURE			JUSTIFICATION FOR THE TIMING OF DELIVERY	TOTAL COST OF INFRASTRUCTURE (£)	COMMENTS ON TOTAL COST OF INFRASTRUCTURE	SOURCE OF COST	NON CIL FUNDING AVAILABLE (£)	COMMENTS ON NON CIL FUNDING	NON CIL FUNDING SOURCES	CIL FUNDING REQUIRED FOR INFRASTRUCTURE (£)	COMMENTS ON CIL FUNDING REQUIRED	RISKS		ADDITIONAL COMMENTS
						SHORT TERM (2014-2016)	MEDIUM TERM (2017-2022)	LONG TERM (2023 ONWARDS)										LEVEL OF RISK IF INFRASTRUCTURE IS NOT PROCEEDED WITH (High / Medium / Low)	ANY CONTINGENCIES?	
Flood Defences	Newbury Flood Alleviation Scheme: Flood walls and two embankments	Newbury	West Berkshire Council	Critical	Not specified				Planned for 2012/13	£1,400,000		Not specified	£0	Funding available not yet known	Partly FDGA. Proportion not known	£1,400,000		Not specified	Not specified	
Health	Extended premises at Falkland Surgery to provide additional consulting and treatment space (approx. 100 sq.m)	Newbury	Berkshire Shared Services	Critical	Not specified		X		Not specified	£300,000			£300,000		Will be funded through S106 as site specific infrastructure	£0		Not specified	Not specified	
Public Services - Fire & Rescue	Alterations to existing fire station in Newbury	Newbury	RBFRS and necessary partner/statutory body	Critical	The provision of the new dwellings/developments will increase the number of people living and travelling through the area, thus increasing the risk of fire and other emergency incidents occurring and the corresponding need for an emergency response to prevent/reduce death and injury occurring.	X			It is not possible to predict when and where emergencies will occur as such it is deemed appropriate to provide the new facilities at the commencement of the infrastructure developments to protect the community at the earliest opportunity	£500,000		Costed feasibility study	£250,000	Part contribution from RBFRS	RBFRS Capital funding	£250,000		Medium	No other options	
Public Services - Fire & Rescue	Provision of new strategically located fire station in West Berks	Theale area	RBFRS and necessary partner/statutory body	Critical	The provision of the new dwellings/developments will increase the number of people living and travelling through the area, thus increasing the risk of fire and other emergency incidents occurring and the corresponding need for an emergency response to prevent/reduce death and injury occurring.	X			It is not possible to predict when and where emergencies will occur as such it is deemed appropriate to provide the new facilities at the commencement of the infrastructure developments to protect the community at the earliest opportunity	£5,000,000		Costed feasibility study and RBFRS Capital Asset Management Plan	£2,500,000	Part contribution from RBFRS	RBFRS Capital funding	£2,500,000		Medium	No other options	
Public Services - Policing	2 x Police Community Support Officers for 5 years	Compton, Hermitage, Cold Ash and Chieveley	Thames Valley Police	Critical		X	X		Additional housing growth will lead to an increase in population which in turn places additional demands on Policing. It is important therefore that the identified infrastructure is in place to mitigate against this impact as housing is delivered and the	£330,000		TVP	£0			£330,000		High	If CIL funding for this item is not secured then funding will have to be diverted from other capital programmes in TVP's budget. The result being that the ability of the police to maintain the level of service for the existing and future population would	N/A
Public Services - Policing	2 x Police Community Support Officers for 5 years	Newbury Town Centre and Outliers (including Newbury and Sandford)	Thames Valley Police	Critical		X	X		As above	£330,000		TVP	£0			£330,000		High	As above	N/A
Public Services - Policing	1 x Marked Police Vehicle - 4 wheeled drive & servicing for 5 years	Compton, Hermitage, Cold Ash and Chieveley	Thames Valley Police	Critical		X	X		As Above	£60,190		TVP	£0			£60,190		High	As above	N/A
Public Services - Policing	1 x Mobile capable laptop & printer & licensing cost for 5 years	Compton, Hermitage, Cold Ash and Chieveley	Thames Valley Police	Critical		X	X		As above	£4,850		TVP	£0			£4,850		Medium	As above	N/A
Public Services - Policing	1 x Marked Police Vehicle & servicing for 5 years	Newbury Town Centre and Outliers (including Newbury and Sandford)	Thames Valley Police	Critical		X	X		As above	£42,300		TVP	£0			£42,300		High	As above	N/A
Public Services - Policing	2 x Patrol Bicycles, kit & servicing for 5 years	Newbury Town Centre and Outliers (including Newbury and Sandford)	Thames Valley Police	Critical		X	X		As above	£2,480		TVP	£0			£2,480		Medium	As above	N/A
Public Services - Policing	Town Centre drop-in facility (approx. 12 sq.m)	Newbury Town Centre	Thames Valley Police	Critical		X	X		As above	£42,000		TVP	£0			£42,000		High	As above	N/A
Public Services - Policing	Replacement operational building (approx 40 sq.m)	Thatcham	Thames Valley Police	Critical		X	X		As above	£95,000		TVP	£0			£95,000		High	As above	N/A
Social Infrastructure - Adult Social Care	Extra Care Housing	East of District	West Berkshire Council	Critical	Lack of local Provision	X			Evidence of proven need	£10,000,000	Total cost is circa £10,000,000	Cost based upon recent delivery	£10,000,000		Affordable Housing S106 contribution	£0		High	No	
Transport	A339 capacity improvements and new access to LRIE	Newbury	West Berkshire Council	Critical	The new access is critical for the redevelopment of the Faraday Road / London Road Industrial Estate area. The additional capacity is required to facilitate the new access and to accommodate the focus of growth in Newbury	x	x		The regeneration of the Faraday Road / London Road Industrial Estate area is envisaged to happen over the period up to 2023	£2,700,000.00		Preparatory work for applications to other sources of funding	£0.00		Applications to some funding opportunities have been submitted but the outcomes are not yet known.	£2,700,000.00		High	The junction could be delivered as part of the development but this will be an additional burden on the regeneration project.	The site is unlikely to be fully redeveloped without the provision of the new access and additional capacity.
Transport	A4 Capacity Improvements	Eastern Urban Area	West Berkshire Council	Critical	Part of this scheme includes the works to support the IKEA development.	x			Timing is critical for the opening of the Store	£2,845,000.00		Preparatory work for applications to other sources of funding	£853,000.00		Significant contribution from the IKEA development along with other S106 contributions already collected and a likely contribution from the Council's capital programme via LTP money	£1,992,000.00		High	If funding for the full scheme is not secured some elements most related to the IKEA development could proceed.	
Transport	Traffic signals and SCOOT upgrade	District wide	West Berkshire Council	Critical	Effective operation of traffic signals is critical to the management of traffic in West Berkshire's most congested areas. The transport assessment work for the CS demonstrates that this is critical	x	x	x	This is something that is important to keep revisiting as the upgrades are needed every 3 years	£200,000.00			£200,000.00			£0.00				
Transport	Improvement to car park surface	Pangbourne	Pangbourne Parish Council	Critical	Car Park used by large number of people using children's play area, sports facilities and River Meadow	X			Current state of car park	£20,000		Quote from contractor	£0			£20,000		High	Keep trying to fill in holes	
Transport - Active / Sustainable Travel	Car Club	Newbury	West Berkshire Council	Critical	This is a joint project with the Racecourse and is included within their Travel Plan commitments.	x	x	x	With an anticipated start of 2013/14 this project will then be needed throughout the Core Strategy period.	£200,000.00			£120,000.00			£80,000.00				
Transport - Public Transport - Buses	Delivery of bus services	District wide	West Berkshire Council	Critical		x	x	x		£20,400,000			£12,000,000			£8,400,000.00				

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Transport - Public Transport - Rail	Access and related improvements to Newbury Racecourse Station	Newbury / Thatcham	Train Operating Company / Newbury Racecourse	Critical		x	x			£250,000			£150,000			£100,000				
Transport - Public Transport - Rail	Access and related improvements to Theale Station including Park & Rail	Eastern Urban Area	Train Operating Company	Critical	This is critical because the project is monitored by DfT to ensure it is delivered as per the bid we submitted.	x			The timing of the LSTF projects is governed by DfT	£2,800,000			£2,400,000		£1.2m available from Access for All (DfT) £1.127m available from LSTF	£400,000.00				Main elements of improvements at Theale are delivery of Park & Rail facilities and lifts and new bridge to make station accessible. Other improvements detailed in the WBC Station Audit.
SUB TOTAL CRITICAL										£143,424,320			£39,958,560			£103,465,760				
Education	Expansion of Park House secondary school. Build and land costs.	Newbury	West Berkshire Council	Necessary	Based on development timeframes there is anticipated to be sufficient capacity within the school initially to accommodate additional pupils from the early phases of the development.		x		Facilities need to be in place shortly after commencement of development.	£4,352,590		CIL	£4,352,590		Will be funded through S106 as site specific infrastructure	£0		High - no secondary provision for children generated by the site	None	Sandleford 1000 dwellings To meet the impact of the proposed housing on the Sandleford site. N.B. Cost includes land purchase
Green Infrastructure - Allotments	Extra taps and improvements to internal paths	Pangbourne	Parish Council	Necessary	Paths between allotments become very muddy in wet weather. As there is also a public footpath through the allotments, members of the public often have difficulty negotiating the path. Some allotments are quite a distance from existing taps.	x			Current number of taps and state of paths	£1,300	Taps - £800 £500 Paths -	Quotes from contractors	£0	n/a	£1,300		Medium	No		
Green Infrastructure - Amenity Greenspace	Provide Barbecue area and barbecues at River Meadow	Pangbourne	Parish Council	Necessary	Recommended by police & fire service to prevent bonfires on river meadow	x			Needed as soon as possible to prevent bonfires	£5,000		Estimate	£0		£5,000		High	None		
Green Infrastructure - Amenity Greenspace	Oare Pond	Oare	Chieveley Parish Council	Necessary	To make small enhancements to assist the community to appreciate and enjoy the tranquil environment		x		Medium term as currently the pond area is in satisfactory order but will require enhancements when development occurs locally in Hermitage, Denison Barracks for local communities to enjoy	£0	Cost not specified		£0		£0		Medium			
Green Infrastructure - Amenity Greenspace	Replacement of equipment store on Donnington Recreation Ground	Shaw-cum-Donnington	Parish Council	Necessary	To protect expensive grounds maintenance equipment safely and securely.	x			Present building not fit for purpose and makes financial sense to replace as part of pavilion project	£15,000	See above but £15,000 if a separate building	Estimates based on similar buildings	£0	Will be seeking grants if available	£15,000	£15,000 if separate project	Medium	Temporary repairs on insecure building		
Green Infrastructure - Biodiversity	Thames Valley Environmental Records Centre	District wide	Thames Valley Environmental Records Centre	Necessary	The effects of development on the biodiversity of the district need to be monitored to ensure that biodiversity is enhanced as required by the Natural Environment White Paper.	x	x	x	On-going monitoring is required if biodiversity is to be protected and enhanced.	£360,000		Employment costs for a Project Officer	£180,000	Not specified	£180,000		High	No	CIL figure is the total cost of annual costs over the 12 years	
Green Infrastructure - Cemeteries	Shaw Cemetery: Expansion into adjacent fields to cater for burials beyond 2045	Newbury	Newbury Town Council	Necessary	Have to be able to bury the dead			x	It is estimated that available grave space will run out by 2045	£100,000		Estimate of land value and fencing / pathways	£10,000	10% from NTC budget?	NTC budget	£90,000		High	None	Still a long way off
Green Infrastructure - Outdoor Sports Facilities	Replacement of sub-standard pavilion on Donnington Recreation Ground	Shaw-cum-Donnington	Parish Council	Necessary	The present facilities are expensive to run and maintain due to the single skin block construction and the facilities provided for users of the recreation ground do not meet expected standards.	x			Donnington Recreation Ground is used by the wider community and not limited to Shaw-cum-Donnington. Replacement of the pavilion would encourage increased use by more sports clubs and groups	£200,000	£200,000 (also includes integral equipment store)	Estimates based on similar buildings	£0	Will be seeking grants if available	£200,000	£200,000.00	Medium	Continue to use existing facilities until maintenance becomes too costly.		
Green Infrastructure - Provision for children	Resurface Play Area	Pangbourne	Parish Council	Necessary	Existing surface is unsatisfactory and is falling in areas	x			Improvements will be required across the 2014-2026 period	£30,000	Cost is up to £30,000	Estimate based on cost of wet pour	£10,000	Possible grants	£20,000		Medium	Fill holes with loose bark		
Green Infrastructure - Public Open Space	Enhancement and upgrading of green infrastructure	District wide	West Berkshire Council	Necessary	The 2005 Open Space Assessment of Need concluded that the community in West Berkshire was broadly happy with the quantity of public open space in the District, but that it was considered that the quality needed to be improved. The benchmark that West Berkshire Council aspires to for quality of public open space is the nationally recognised Green Flag Award standard. All public open space should meet this standard and it is recognised that further investment in the quality of the Council's public open space is required to achieve this, particularly if new development is going to place additional pressure on existing sites. The improvements would focus primarily but not exclusively on enhancing site accessibility, enhancing opportunities for play, landscaping improvements, building improvements, better outdoor sport provision and the enhancement of all aspects of greenspace infrastructure (e.g. paths, outdoor furniture, fencing, etc.)	x	x		The conclusions of the Needs Assessment that the quality of existing public open space needs to be improved. This requirement will be even more necessary as additional pressure is placed on existing green space as the result of further new development.	£5,000,000		This is based on the £500,000 per annum that has been used to upgrade public open space areas across the District since 2006 in order to ameliorate additional pressure from new development during that period	£0	Council capital is very limited	£5,000,000		Medium	No	If further investment is not made then existing green infrastructure will deteriorate through a higher level of use. Ultimately sites may become dangerous and facilities will have to be closed if the additional demand and wear and tear on them is not met.	
Green Infrastructure - Public Open Space	Improvement of POS facilities Chieveley Recreational Centre	Chieveley	Chieveley Parish Council Chieveley Recreational Centre	Necessary	Chieveley is a Rural Service Village and public open space improvements and enhancements are required for the community as it grows. The Recreational Centre is an important facility in the village which is used extensively by the community	x	x	x	It is important that the facilities at the Recreational Centre provides for all age groups, abilities and needs for the future	£0	Cost not specified		£0		£0		Medium			
Green Infrastructure - River and Canal Corridors	Improvement of Kennet and Avon Canal towpath where not owned by BWT	Sections of towpath from Hungerford to Reading	West Berkshire Council	Necessary	Heavily used and promoted route also serves as a strategic pedestrian and cycle link	x	x	x	Due to constant use there is an ongoing need for improvement	£250,000		Reports from public, occasional surveys and Rights of Way Improvement Plan	£70,000	Council Capital funding, possible grants	£180,000		High	Capital or revenue funding from other sources		

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Health	Improvements to GP practice premises in area of development. Approximately 50m ²	Eastern Area Developments (Tilehurst, Calcot, Purley, Theale)	Berkshire Shared Services	Necessary	Not provided		X		Dependent on timing of development	£150,000		Not provided	£4,000		Not specified	£146,000		Not specified	Not specified	
Health	Improvements to GP practice premises in area of development. Approximately 50m ²	ACONB (Hungerford, Lambourn, Pangbourne)	Berkshire Shared Services	Necessary	Not provided		X		Dependent on timing of development	£150,000		Not provided	£23,000		Not specified	£127,000		Not specified	Not specified	
Health	Improvements to GP practice premises in area of development. Approx 25m ²	East Kennet Valley (Burghfield, Mortimer)	Berkshire Shared Services	Necessary	Not provided		X		Dependent on timing of development	£75,000		Not provided	£12,000		Not specified	£63,000		Not specified	Not specified	
Highways - Cycling Infrastructure	Improvement of the Wafarers Way	Inken and Coombe	West Berkshire Council	Necessary	Heavily used and promoted regional walking, cycling and riding route	x			Work is urgent	£40,000		Reports from public, occasional surveys and Rights of Way	£10,000		Council Capital funding, possible grants	£30,000		High	Capital or revenue funding from other sources	
Public Services - Waste Management	For each new property provision of recycling receptacles for the kerbside collection service	District wide	West Berkshire Council	Necessary	To protect the environment, to provide the statutory waste collection service to the new properties	X	X	X	To be delivered prior to occupation.	£329,970		Estimate based on cost of similar facilities	£0			£329,970		Low	Not specified	Based upon £51 per dwelling
Public Services: Libraries	Increased capacity to accommodate additional library users in Newbury	Newbury	West Berkshire Council	Necessary	Not specified		X		Not specified	£389,985		Not specified	£50,000	S106 contributions from other local developments will be used to help deliver the scheme.	S106 funding	£339,985	Not specified	Not specified	Not specified	Based on 1200 additional properties in Newbury. Average occupancy of 2.7 people per dwelling, additional population of 3,240, requiring 97 sq.m additional library space at 30sq mtr per 1000. Building cost based on £3505 per sq.m (BCIS general building costs index)
Public Services: Libraries	Increased capacity at Newbury library to enable it to meet the needs of additional population in the wider district	Newbury	West Berkshire Council	Necessary	Not specified		X		Not specified	£0		Not specified	£0			£0	Not specified	Not specified	Not specified	This need could be accommodated within the extended provision outlined above
Public Services: Libraries	Thatcham Library	Thatcham	West Berkshire Council	Necessary	Not specified		X		Not specified	£3,700,000		Not specified	£0			£3,700,000	Not specified	Not specified	Not specified	Library needs to be about 900 sq.m larger than current provision.
Public Services: Libraries	Wash Common / Sandford	Newbury	West Berkshire Council	Necessary	Not specified	X	X		Not specified	£315,000	£315,000 for 1000 dwellings	Not specified	£315,000	Will be funded through S106 as site specific infrastructure		£0	Not specified	Not specified	Not specified	A new library (replacing the current one at Wash Common) located between the Sandford development and the current Wash Common library could be appropriate
Public Services: Libraries	Library stock, physical and virtual (eLibrary)	District wide	West Berkshire Council	Necessary	Not specified	X	X	X	Not specified	£672,000	£56k PA revenue	Not specified	£0			£672,000	Not specified	Not specified	Not specified	Based on additional population of 15,500 over the period of the plan. Approx 1000 per year of which 40% likely to become library users= 400 and borrow approx 20 items per year =8000 additional loans x £7 average item cost = £56k per year
Social Infrastructure - Adult Social Care	Extra Care Housing	Newbury	West Berkshire Council	Necessary	Lack of local Provision		X		Evidence of proven need	£10,000,000	Total cost is circa £10,000,000	Cost based upon recent delivery	£10,000,000		Affordable Housing S106	£0		Medium	no	
Social Infrastructure - Adult Social Care	Extra Care Housing	Lambourn/Compton	West Berkshire Council	Necessary	Lack of current local provision		X		Evidence of proven need	£7,000,000	Total cost is circa £7,000,000	Cost based upon recent delivery	£7,000,000		Affordable Housing S106	£0		low	no	
Social Infrastructure - Culture and Heritage	Berkshire Record Office: Building extension to provide additional storage capacity	District wide	West Berkshire Council	Necessary	Not specified		X		Not specified	£750,000		Council Tax base previously used in funding formula for BRO funding	£0	Some from other Berkshire authorities. Cost not yet identified		£750,000		Not specified		
Social Infrastructure - Culture and Heritage	Heritage Centre: to replace collapsed Parish Room	Boxford	Parochial Church Council & Parish Council	Necessary	Boxford small village but ancient settlement. Earliest documented settlement in West Berkshire 821AD. Small building required to house local documents and artefacts currently held privately and facilitate new research.	X			2013-2014	£70,000		Costed feasibility study	£35,000		grant	£35,000		Medium	No other options	Parish Plan Action Item
Social Infrastructure - Culture and Heritage	Maintain and development of the Historic Environment Record (HER)	District wide	West Berkshire Council	Necessary	Not specified	X	X	X	Not specified	£540,000	£45,000 per annum	Not specified	£10,000		Core funding, income	£530,000		Not specified		
Social Infrastructure - Culture and Heritage	Museum redevelopment: provision of off-site collection stores	District wide	West Berkshire Council	Necessary	Follows completion of redevelopment project in 2014.	X	X	X		£800,000	£800,000 capital, or a per annum lease (the cost of which has not been identified)	Not specified	£0		n/a	£800,000		Not specified		Minimum 1000 sq.m
Social Infrastructure - Culture and Heritage	Museum redevelopment: maintenance of restored historic buildings and new build	District wide	West Berkshire Council	Necessary	Follows completion of redevelopment project in 2014.	X	X	X		£168,000	£14,000 per annum	From 10 year maintenance plan	£0		n/a	£168,000		Not specified		

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Social Infrastructure - Social and Community Facilities	New location for Boxford Village Hall on site of existing sports pavilion	Boxford	Parish Council	Necessary	Existing hall very dilapidated but used by a Pre-School and few other users. New hall required to support reasonable provision of under 5's education and community use, plus changing facilities for sports clubs.	X			The new hall should be built in 2013-2014	£500,000		Costed feasibility study	£450,000		grant	£50,000		High	No other options	Parish Plan Action Item
Transport	B3421 Kings Road Link Road	Newbury	West Berkshire Council	Necessary	Scheme links a key employment area to the A339 and the strategic road network, it also supports housing delivery at the Racecourse site and provides significant environmental benefits for local residents. It has a BCR value of 4.524 following Dec 2012 TUBA assessment, suggesting that the scheme in its current form offers very high value for money return on the investment.	X	X		The scheme is needed as soon as possible so that its benefits are unlocked to support the delivery of development focused on Newbury. There will be a period of detailed planning and assessment before works on site can commence.	£2,500,000.00		Transport, Economic and Environmental Assessment undertaken by WSP, 2012.	£500,000.00		S106	£2,000,000.00		High	There is no real alternative to providing this infrastructure. Other links and junctions on the network would come under increasing pressure.	CPO process likely to secure some of the land needed to deliver this scheme. There is a protected line for this scheme within the Local Plan.
Transport	Town Centre Improvements to the Broadway - supporting bus access	Thatcham	West Berkshire Council	Necessary	Infrastructure necessary to help deliver sustainable development but not linked to a particular development so timing isn't critical.	X				Unknown			Unknown			Unknown		Medium		
Transport - Active / Sustainable Travel	Newbury - Thatcham station towpath improvements	Newbury / Thatcham	West Berkshire Council	Necessary	Some stretches are necessary as they are included in the travel plan elements for the development at Newbury Racecourse	X	X			£450,000.00			£326,000.00		S106	£124,000.00				
Transport - Public Transport - Buses	Bus stop infrastructure/access improvements - Kassel kerbs, capital provision of shelters etc	District wide	West Berkshire Council	Necessary		X	X	X	Phased implementation in parallel with development	£1,400,000		Transport Services Team forecast	£30,000		£30k is the initial capital funding from the Council. Unclear as to whether there will be additional capital funding available.	£1,370,000.00				Cost estimate is for upgrading of 500 stops at £2,500 per stop, plus capital funding of 20 new bus shelters at £7,500 each. Available money is based on initial allocation for Public Transport Infrastructure in 2011-12
Transport - Public Transport - Buses	Delivery of Real Time Passenger Information for bus services	District wide	West Berkshire Council	Necessary		X	X	X		£900,000			£100,000			£800,000.00				
Transport - Public Transport - Buses	Delivery of Smart ticketing	District wide	West Berkshire Council	Necessary		X	X	X		£240,000			£0			£240,000.00				
Transport - Public Transport - Buses	Physical bus priority measures to ease bus access from Thatcham to Newbury, and into Community Hospital	Newbury / Thatcham	West Berkshire Council	Necessary		X	X			£1,000,000			£0			£1,000,000.00				
Transport - Public Transport - Buses	"Virtual" traffic signal priority for buses at key traffic signal sites, worked off the Real Time Passenger Information system	District wide	West Berkshire Council	Necessary		X	X			£500,000			£75,000			£425,000.00				
Transport - Public Transport - Rail	Access and related improvements to Newbury Station	Newbury	Train Operating Company	Necessary		X	X		As a precursor to and in parallel with the Market Street development	£2,200,000		West Berkshire Rail Access Study	£0		In addition to developer funding, contributions could also come from DfT funding streams	£2,200,000			£2m cost identified to enable provision of lifts as part of modified footbridge, to allow access to all platforms. Other measures identified in WBC Station Access Audit.	
Transport - Public Transport - Rail	Access and related improvements to Aldermaston Station	Aldermaston	Train Operating Company	Necessary		X	X			£50,000			£0		In addition to developer funding, contributions could also come from DfT funding streams (Access for All, NSIP) and/or the Train Operator and/or Network Rail	£50,000			Circa £50k cost derived from WBC Station Audit. Assumes no provision of lifts at this site due to level of footfall	
Transport - Public Transport - Rail	Access and related improvements to Hungerford Station	Hungerford	Train Operating Company	Necessary		X	X			£66,000			£0		In addition to developer funding, contributions could also come from DfT funding streams (Access for All, NSIP) and/or the Train Operator and/or Network Rail	£66,000			To deliver measures identified in the Council's Station Access Audit Study	
Transport - Public Transport - Rail	Access and related improvements to Kintbury Station	Kintbury	Train Operating Company	Necessary		X	X			£15,000			£0		In addition to developer funding, contributions could also come from DfT funding streams (Access for All, NSIP) and/or the Train Operator and/or Network Rail	£15,000			To deliver measures identified in the Council's Station Access Audit Study	
Transport - Public Transport - Rail	Access and related improvements to Midgham Station	Midgham	Train Operating Company	Necessary		X	X			£64,000			£0		In addition to developer funding, contributions could also come from DfT funding streams (Access for All, NSIP) and/or the Train Operator and/or Network Rail	£64,000			To deliver measures identified in the Council's Station Access Audit Study	
Transport - Public Transport - Rail	Access and related improvements to Mortimer Station	Mortimer	Train Operating Company	Necessary		X	X			£55,000			£0		In addition to developer funding, contributions could also come from DfT funding streams (Access for All, NSIP) and/or the Train Operator and/or Network Rail	£55,000			To deliver measures identified in WBC Station Audit. Does not include construction of accessible footbridge or ramped access.	

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						SHORT TERM (2014-2016)	MEDIUM TERM (2017-2022)	LONG TERM (2023 ONWARDS)										LEVEL OF RISK IF INFRASTRUCTURE IS NOT PROCEEDED WITH (High / Medium / Low)	ANY CONTINGENCIES?	
Transport - Public Transport - Rail	Access and related improvements to Pangbourne Station	Eastern Urban Area	Train Operating Company	Necessary			x	x		£2,000,000			£0			£2,000,000				To deliver measures identified in WBC Station Audit, including modifications to subway to provide lifts
Transport - Public Transport - Rail	Access and related improvements to Thatcham Station	Newbury / Thatcham	Train Operating Company	Necessary		x	x			£73,000			£0			£73,000.00				To deliver measures identified in the Council's Station Access Audit Study
Transport - Public Transport - Rail	Mortimer car park	Mortimer	Train Operating Company	Necessary	No capacity at the station for additional cars and so this will help to encourage a greater use of sustainable modes.		x			£300,000			£0			£300,000.00				
Transport - Walking Infrastructure	Kintbury PC Footway Lighting Upgrading of existing Footway lighting to LED	Kintbury	Kintbury Parish Council	Necessary	An increase in the number of properties impacts upon the current highway provision with the lack of adequate pavements thus making improved lighting essential	x	x		Additional properties increase the movement of traffic and pedestrians on completion and create an urgent need to improve lighting of footways provided by the Parish Council	£35,000		Budget estimate	£0	n/a		£35,000		high	No	
SUB TOTAL NECESSARY										£47,811,845			£23,562,590			£24,249,255				
Green Infrastructure	Play provision in all open spaces greater than 2500 sq.m	Newbury	Newbury Town Council	Preferred	To ensure that all sizeable open spaces have relevant play equipment for all age ranges	x	x	x	Play equipment is continuously worn out / new play areas get defined	£600,000	£50,000 per annum	Estimate based on current known costs	£150,000	25% from grants?	Grant funders	£450,000	£37,500 per annum	Low	None	Current stock is good, so requirement will start from lower base
Green Infrastructure	Water Play facility in Victoria Park	Newbury	Newbury Town Council	Preferred	Increasingly popular facility in town parks throughout UK		x		Not an immediate requirement	£150,000		Estimate of cost based on investigations	£37,500	25% from grants?	Grant funders	£112,500		Low	None	Increased footfall in town
Green Infrastructure	Contribution to replacement wall / railings at St John's memorial Gardens	Newbury	Newbury Town Council	Preferred	Committed project		x		Committed project	£20,000		Estimate based on current known costs	£10,000	50% from grants / existing S106	Grant funders / S106 earmarked	£10,000		Low	None	Improved appearance
Green Infrastructure	Water Garden in Victoria Park	Newbury	Newbury Town Council	Preferred	A popular way of making open space more accessible			x	Not an immediate requirement	£50,000		Estimate based on current known costs	£25,000	20% from NTC Budget? 30% from grants?	NTC budget / Grant funders	£25,000		Low	None	Increased footfall in town
Green Infrastructure - Outdoor Sports Facilities	Adult gym: provide fitness activities for more mature residents	Pangbourne	Parish Council	Preferred	Provision for children but nothing provided for adults and pensioners	x			To maintain health & well being of elderly population	£10,000		Estimate	£0		Possible grants	£10,000		Low		
Green Infrastructure - Allotments	Allotment provision for 10% of the population	Newbury	Newbury Town Council	Preferred	Allotment demand nationally is continually reported as high		x		The existing allotments have a short waiting list, and even a very limited amount of infill development could increase this, albeit on a small scale	£200,000	4 sites at £50,000 each over next 20 years. Funding from CIL is £180,000 over 20 years	Estimate of land value and fencing / pathways	£20,000	10% from NTC budget?	NTC budget	£180,000		Low	None	We currently provide for 5% of population. New sites would be self managed.
Green Infrastructure - Allotments	Land and facilities for an additional site	Thatcham	Thatcham Town Council	Preferred	Current allotment site full with waiting list in excess of 80 residents		x		Allows time to assess requirements and identify suitable sites	£200,000	£200,000.00	Cost dependent upon the suitability of the site obtained. £200,000 is an estimate	£0			£200,000		Medium	The existing site will continue to provide for residents albeit after a considerable wait	
Green Infrastructure - Allotments	Allotments - development of infrastructure such as access and water supply	Stratfield Mortimer	Parish Council	Preferred	The Parish Council is searching for sites as there are no allotments at present. High demand, in Parish Plan Refresh	x	x		Timing depends upon success in finding a suitable site	£50,000		Parish Council budget pressure	£0			£50,000		Low	No	
Green Infrastructure - Amenity Greenspace	Provision of recreation facilities at Memorial Playing Field	Thatcham	Thatcham Town Council	Preferred	Demand for more recreation facilities for all	x			Demand lead	£112,000			£0			£112,000		Medium	Facilities available in other areas of town	
Green Infrastructure - Amenity Greenspace	Provision of recreation facilities at Browning Close open space	Thatcham	Thatcham Town Council	Preferred	Residents' Survey	x			Demand lead	£50,000	Cost is an estimate		£0			£50,000		Medium	Area has been unused for a number of years	
Green Infrastructure - Amenity Greenspace	Community gardens / orchards in open spaces	Newbury	Newbury Town Council	Preferred	Growing interest in community "owned" green infrastructure	x	x	x	Ever changing requirement depending on level of Community interest	£36,000	£3,000 per annum	Estimate based on current known costs	£12,000	33% from NTC Budget?	NTC budget	£24,000	£2,000 per annum	Low	None	New orchards in 2012/13 are proving popular in local communities
Green Infrastructure - Amenity Greenspace	Sensory Garden in Victoria Park	Newbury	Newbury Town Council	Preferred	A popular way of making open space more accessible		x		Not an immediate requirement	£30,000		Estimate based on current known costs	£15,000	20% from NTC Budget? 30% from grants?	NTC budget / Grant funders	£15,000		Low	None	Increased footfall in town
Green Infrastructure - Amenity Greenspace	Kintbury PC recreation - improvements to Recreation facilities	Kintbury Recreation Ground and Jubilee Centre	Kintbury Parish Council acting as Trustee	Preferred	Additional development in Kintbury cannot take place without improvements to the current Recreation Facilities		x		The improvements can follow development and depend upon the impact and number of properties	£20,000		Budget estimate	£0			£20,000		Medium		
Green Infrastructure - Amenity Greenspace and Provision for Children	Expansion to parish owned recreational areas (recreation grounds with play areas and facilities for the residents of the community)	Parish wide	Tilghurst Parish Council	Preferred	There is very little green open space with recreational facilities available within the parish. The majority within the parish boundary is provided and maintained by the Parish Council.	x	x		Members of the community require green and open space in which to spend leisure time relaxing or entering into play pursuits. This promotes a healthier and fitter lifestyle and enhances quality of life. Facilities should be updated and replaced as and when required especially to cater for additional usage from an increased local population.	£0	Cost will vary depending upon the location of the green space	Parish Council budget pressure. Donations and Grants.	£0			£0		Medium		
Green Infrastructure - Biodiversity	Biodiversity Opportunity Areas	District wide	West Berkshire Council	Preferred	West Berkshire trades on the fact that it is a biodiverse and pleasant place to live. Land management support is required if this is to continue to be the case.	x	x	x	Land management is an ongoing process each year.	£13,188,973		Calculation of cost of works within BOAs to maintain biodiversity	£9,891,730		Higher Level Stewardship	£3,297,243		Medium	No	CIL figure is the total cost of annual management costs over the 12 years
Green Infrastructure - Biodiversity	Biodiversity Opportunity Areas	District wide	West Berkshire Council	Preferred	West Berkshire trades on the fact that it is a biodiverse and pleasant place to live. Land management support is required if this is to continue to be the case.	x	x	x	Restoration of habitats incurs initial one off costs	£487,838		Calculation of cost of works within BOAs to maintain biodiversity	£159,753		Higher Level Stewardship	£328,085		Medium	No	CIL figure is total cost of one off habitat restoration costs over the 12 years
Green Infrastructure - Biodiversity	West Berkshire Farming & Countryside Project	District wide	West Berkshire Council	Preferred	West Berkshire trades on the fact that it is a biodiverse and pleasant place to live. Land management support is required if this is to continue to be the case.	x	x	x	Land management is an ongoing process each year.	£360,000		Employment costs for a Project Officer	£0		n/a	£360,000		Medium	No	CIL figure is the total cost of annual costs over the 12 years

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Green Infrastructure - Biodiversity	Berkshire LNP Biodiversity Co-ordinator	Berkshire wide	Berkshire LNP	Preferred	Dedicated staff time is needed to liaise with the business, leisure and health sectors if the benefits of joint working as identified in the Natural Environment White Paper are to be achieved.	X	X	X	This is a long term role that will need create new partnerships with the Health and Business sectors if the benefits of the partnership working identified in the Natural Environment White Paper are to be achieved.	£360,000		Employment costs for a Project Officer	£180,000		Other Local Authorities in Berkshire and Business, grants etc.	£180,000		Medium	No	CIL figure is the total cost of annual costs over the 12 years
Green Infrastructure - Biodiversity	Planting 10 semi-mature trees in open spaces per year	Newbury	Newbury Town Council	Preferred	Need to maintain and improve tree stock	X	X	X	Ever changing nature of trees	£60,000	£5,000 per annum	Estimate based on current known costs	£12,000	20% from NTC Budget?	NTC budget	£48,000	£4,000 per annum	Low	None	NTC has policy of replacing 2 for 1 to increase tree stock
Green Infrastructure - Biodiversity	Increase in shrub planting	Newbury	Newbury Town Council	Preferred	To make open spaces more interesting for wider age range	X	X	X	Effective gardens change	£36,000	£3,000 per annum	Estimate based on current known costs	£7,200	20% from NTC Budget?	NTC budget	£28,800	£2,400 per annum	Low	None	Need to cover maintenance costs too
Green Infrastructure - Biodiversity	Increase in floral displays	Newbury	Newbury Town Council	Preferred	To make open spaces more interesting for wider age range	X	X	X	e.g. on A339 / park railings, lampposts etc	£36,000	£3,000 per annum	Estimate based on current known costs	£7,200	20% from NTC Budget?	NTC budget	£28,800	£2,400 per annum	Low	None	Gradual build up aimed for
Green Infrastructure - Outdoor Sports Facilities	Level surface	Pangbourne	Parish Council	Preferred	Existing surface of pitches is very bumpy and could cause injury	X			Current state of pitches	£2,000		Estimate	£1,000		Possible grants	£1,000		Medium	Fill holes with loose soil when necessary	
Green Infrastructure - Outdoor Sports Facilities	Skate Park; provide facilities for teenagers and other interested residents	Pangbourne	Parish Council	Preferred	Provide facilities and activities for older youths to prevent vandalism and anti-social behaviour		X		Need to find suitable site and obtain all required approvals	£100,000		Estimate	£0		Possible grants	£100,000		Low		
Green Infrastructure - Outdoor Sports Facilities	Skate park	Theale	Theale Parish Council	Preferred	Theale needs more play/exercise facilities for the number of children that live in the village	X			The need exists already even with the current population. Requests have been received from residents for such facilities.	£45,000		Parish Council budget pressure	£20,000		Other grant funding would be sought by parish council	£25,000		Low		
Green Infrastructure - Outdoor Sports Facilities	Outdoor gym	Theale	Theale Parish Council	Preferred	The facility would encourage more residents to be active. Would be especially attractive to slightly older resident.	X			The need exists already even with the current population. Requests have been received from residents for such facilities.	£25,000		Parish Council budget pressure	£15,000		Other grant funding would be sought by parish council	£10,000		Low		
Green Infrastructure - Outdoor Sports Facilities	Additional football pitch / changing rooms	Newbury	Newbury Town Council	Preferred	Ever increasing demand for football - No 1 participation sport?		X		Demand for unsatisfied service request	£50,000		Estimate based on current known costs	£25,000	20% from NTC Budget? 30% from grants?	NTC budget / Grant funders	£25,000		Low	None	Improved health and fitness
Green Infrastructure - Outdoor Sports Facilities	Trim Trail Facility	Newbury	Newbury Town Council	Preferred	Facility not currently provided		X		Demand for unsatisfied service request	£50,000		Estimate based on current known costs	£25,000	20% from NTC Budget? 30% from grants?	NTC budget / Grant funders	£25,000		Low	None	Decrease in anti social behaviour
Green Infrastructure - Outdoor Sports Facilities	Outdoor Gym provision in selected open spaces	Newbury	Newbury Town Council	Preferred	To ensure that the community has access to exercise equipment given increasing gym costs	X	X	X	Gym equipment is continuously worn out / new gym areas get defined	£144,000	£12,000 per annum	Estimate based on current known costs	£36,000	25% from grants?	Grant funders	£108,000	£9,000 per annum	Low	None	Current stock is average (3 current locations), so requirement will start from lower base
Green Infrastructure - Outdoor Sports Facilities	Scooter Park in Victoria Park	Newbury	Newbury Town Council	Preferred	Existing facilities only cater for skate boards / BMX bikes / roller bladers	X			Large demand for unsatisfied service request	£48,000		Most recent quote	£12,000	25% from grants?	Grant funders	£36,000		Low	None	Could be part of generic play provision above
Green Infrastructure - Outdoor Sports Facilities	MUGA sports facility in Victoria Park	Newbury	Newbury Town Council	Preferred	Existing facilities only cater for tennis and need renewal	X			Large demand for unsatisfied service request	£150,000		Most recent quote	£37,500	25% from grants?	Grant funders	£112,500		Low	None	Increased football in town
Green Infrastructure - Outdoor Sports Facilities	Cricket pitch	Boxford	Parish Council & Village Hall Committee	Preferred	Current cricket club uses another ground		X		Improvements will be required across the 2014-2026 period	£4,000		Estimate based on cost of similar projects	£0		Grant	£4,000		Low	No other options	
Green Infrastructure - Provision for Children	Additional play/ leisure equipment	Stratfield Mortimer	Parish Council	Preferred	To provide facilities for increased numbers of residents (of all ages)	X	X	X		£40,000		Based on previous spend	£0			£40,000		Low	No	
Green Infrastructure - Provision for Children	Refurbishment of children's play area at Turnfields Play Area	Thatcham	Thatcham Town Council	Preferred	Current equipment coming to the end of its useful life	X			Demand lead	£45,000			£0			£45,000		Medium	Equipment in need for refurbishment but other play facilities available	
Green Infrastructure - Provision for Children	Additional play area	Theale	Theale Parish Council	Preferred	Theale needs more play/exercise facilities for the number of children that live in the village	X			The need exists already even with the current population. Requests have been received from residents for such facilities.	£60,000		Parish Council budget pressure	£30,000		Other grant funding would be sought by parish council	£30,000		Low		
Green Infrastructure - Provision for children and teenagers	Improve ball playing area for children at Chiltern Walk	Pangbourne	Parish Council	Preferred	Area greatly used by children who live in the vicinity.	X			To maintain a suitable surface for children to play ball games	£3,000		Estimate	£0		Possible grants	£3,000		Medium	Annual maintenance	
Green Infrastructure: Allotments and Provision for Children	Allotments and/or play equipment for Owen Road Recreation Ground	Shaw-cum-Donnington	Parish Council	Preferred	Local demand for allotments which will contribute to a sustainable community; and lack of play facilities for children in the eastern part of the parish.	X	X		Current demand for allotment space in the parish, and for play facilities in the east of the parish.	£70,000	Allotments £30,000 Play Equipment £40,000	Estimates based on cost of Donnington Rec play equipment	£0		Will be seeking grants if available	£70,000	Allotments £30,000 Play Equipment £40,000	Medium	None	
Green Infrastructure: Outdoor Sports Facility	Parkour Facility	Newbury	Newbury Town Council	Preferred	Latest facilities aimed at occupying youth. Suggestion from EBPWB project.		X		Demand for unsatisfied service request	£50,000		Estimate based on current known costs	£25,000	20% from NTC Budget? 30% from grants?	NTC budget / Grant funders	£25,000		Low	None	Decrease in anti social behaviour
Green Infrastructure: Recreation: Acquisition of additional assets	Transfer of valued local assets to Town Council ownership or management	Thatcham	Thatcham Town Council	Preferred	Not specified		X		Demand lead	£0	Cost dependent upon assets		£0			£0		Low	Assets currently being managed	
Highways - Public Rights of Way	Improvement of rights of way for cycle and equestrian use	Tilhurst, Great Shefford, Lambourn	West Berkshire Council	Preferred	Increases in population will demand leisure use		X	X	Staff time needed to negotiate improvements	£50,000		Surveys and Rights of Way Improvement Plan	£15,000		Council Capital funding, possible grants	£35,000		Medium	Capital or revenue funding from other sources	
Highways - Public Rights of Way	Improvement of Old Street Byway	Old Street - Chieveley north to West Ilsley, linking to The Ridgeway	West Berkshire Council	Preferred	Strategic link to The Ridgeway, used for leisure and transportation	X	X	X	Due to constant use there is an ongoing need for improvement	£70,000		Reports from public, occasional surveys and Rights of Way Improvement Plan	£30,000		Council Capital funding, possible grants	£40,000		Medium	Capital or revenue funding from other sources	
Public Services	An additional 5 public benches per year adjacent to prime walking routes	Newbury	Newbury Town Council	Preferred	To encourage walking for all ages	X	X	X	Benches wear out / walking routes change	£180,000	£15,000 per annum	Estimate based on current known costs	£60,000	33% from NTC Budget?	NTC budget	£120,000	£10,000 per annum	Low	None	Current stock (WBC and NTC) is aging
Public Services	An additional 5 dog bins / litter bins per year at key sites	Newbury	Newbury Town Council	Preferred	To improve tidiness of environment	X	X	X	Bins wear out / impacted areas change	£30,000	£2,500 per annum	Estimate based on current known costs	£10,200	33% from NTC Budget?	NTC budget	£19,800	£1,650 per annum	Low	None	Current stock (WBC and NTC) is aging
Public Services	Public Toilets	Theale	Theale Parish Council	Preferred	Reopen the public toilets in the High Street. Would encourage visitors to stay longer. Residents have already requested this.	X			The building exists, it just needs to be refurbished and then managed.	£50,000		Parish Council budget pressure	£10,000		Parish council	£40,000		Low		
Public Services	Disabled Toilet provision at Shaw Cemetery	Newbury	Newbury Town Council	Preferred	Facility not currently provided		X		Occasional requests made	£20,000		Estimate based on current known costs	£5,000	25% from NTC budget	NTC budget	£15,000		Low	None	Improved visitor experience

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Public Services	Provision of public toilets	Stratfield Mortimer	Parish Council	Preferred	Requested by many residents and in Parish Plan Refresh document	X			demand exists, no facilities at present	£70,000		Estimates obtained	£0			£70,000		Low	No	
Public Services: Libraries	New library for Tilehurst / Calcot	Eastern Urban Area	West Berkshire Council	Preferred	Not specified		X		Not specified	£195,491	£150-£200K for a modular building approx 50sqr mtr.	Not specified	£0			£195,491	Not specified	Not specified	Not specified	Based on 690 additional dwellings with average 2.7 occupancy giving increased population of 1863. New library would be small but relevant to population size
Public Services: Libraries	Mobile libraries	District wide	West Berkshire Council	Preferred	Not specified		X		Not specified	£300,000	£25k pa revenue	Not specified	£0			£300,000	Not specified	Not specified	Not specified	Based on costs of additional driver hours and fuel to have two vehicles on the road for an additional 12 hours per week each. Visits to serve new developments in villages
Public Services: Waste Management	Provision of a Mini Recycling Centre to improve local recycling facilities	District wide	West Berkshire Council	Preferred	To protect the environment by reducing travel time to the nearest facility.	X	X	X	To be delivered prior to occupation.	£26,000	Total cost of infrastructure is for a mini recycling centre	Estimate based on cost of similar facilities	£0	n/a		£26,000		Low	Delivering investment from Sustainable Development Topic Paper 8	Indicative cost per Centre
Social Infrastructure - Adult Social Care	Extra Care Housing	Thatcham	West Berkshire Council	Preferred	Extension of current provision			X	Evidence of proven need	£8,000,000	Total cost is circa £8,000,000	Cost based upon recent delivery	£8,000,000	Affordable Housing S106 contributions	£0		Low	no		
Social Infrastructure - Adult Social Care	Extra Care Housing	Mortimer/Burghfield	West Berkshire Council	Preferred	Lack/extension of current provision			X	Evidence of proven need	£7,000,000	Total cost is circa £7,000,000	Cost based upon recent delivery	£7,000,000	Affordable Housing S106 contributions	£0		Low	no		
Social Infrastructure - Culture and Heritage	An additional 1 interpretation panel per year adjacent at key sites	Newbury	Newbury Town Council	Preferred	To improve awareness of history	X	X	X	Currently only provided by books	£30,000	£2,500 per annum	Estimate based on current known costs	£10,200	33% from NTC Budget?	NTC budget	£19,800	£1,650 per annum	Low	None	Current stock (WBC and NTC) is aging
Social Infrastructure - Social and Community Facilities	Downlands Sports Centre replacement	Compton	West Berkshire Council	Preferred	Not specified		X			£3,500,000		Based on 2009 Eastern Area new build sports hall plus inflation	£0			£3,500,000				
Social Infrastructure - Social and Community Facilities	Rural Downlands new leisure facility	Compton, Chieveley, Hermitage	West Berkshire Council	Preferred	Not specified			X		£5,000,000		Based on 2009 Eastern Area new build sports hall plus inflation	£0			£5,000,000				
Social Infrastructure - Social and Community Facilities	Cotswold Sports Centre Replacement	Tilehurst	West Berkshire Council	Preferred	Not specified			X		£10,100,000		Costings based on 2009 Eastern Area new leisure centre plus inflation	£0			£10,100,000				
Social Infrastructure - Social and Community Facilities	Refurbishment of outdoor lido, Northcroft Leisure Centre	Newbury	West Berkshire Council	Preferred	Not specified		X			£250,000		Based on 2010 estimate, plus inflation	£0			£250,000				
Social Infrastructure - Social and Community Facilities	Replacement of outdoor lido, Northcroft Leisure Centre	Newbury	West Berkshire Council	Preferred	Not specified		X			£2,500,000		Based on 2010 options estimated plus inflation	£0			£2,500,000				
Social Infrastructure - Social and Community Facilities	Development of a new community building that adds a visitor attraction to Newbury Wharf	Newbury	West Berkshire Council	Preferred	Not specified			X	TBC	£6,000,000		Based on Wharf development costs	£3,000,000	WBC / grants		£3,000,000				
Social Infrastructure - Social and Community Facilities	Provision of additional community buildings	Stratfield Mortimer	Stratfield Mortimer Parish Council	Preferred	There is a shortage of space for community events. The existing locations are fully booked many months in advance. Without new buildings the life of the village will not continue to thrive.	X	X		The problem exists now let alone with increased demand from new residents	£0	Unknown at present - WBC to help calculate the figure?		£0			£0		High	No	
Social Infrastructure - Social and Community Facilities	Contribution to replacement cafe in Victoria Park	Newbury	Newbury Town Council	Preferred	Committed project	X			Committed project	£500,000		Estimate based on current known costs	£450,000	40% from NTC Loan? 50% from grants?	PWLB / Grant funders	£50,000		Low	None	Increased footfall in town
Social Infrastructure - Social and Community Facilities	Refurbishment of "The Priory" into a Community Resource Centre	Thatcham	Thatcham Town Council	Preferred	Parish Plan has highlighted the need for a centrally based community building	X			Condition of The Priory deteriorating and need for resource highlighted in parish plan	£500,000		Strategic Asset Review carried out in 2012/13	£0			£500,000		Medium	The service will continue to offer a restricted service from the existing buildings	
Social Infrastructure - Social and Community Facilities	Old Bluecoat School: Restoration and refurbishment	Thatcham	Old Bluecoat School Trustees	Preferred	Listed building in need of restoration to preserve and improve a valued local asset	X			Condition of building deteriorating	£100,000	Cost is an estimate		£0			£100,000		Medium	Building in need of restoration to preserve but other facilities available	
Transport	A4 Integrated Transport measures	Newbury / Thatcham	West Berkshire Council	Preferred	These are not specifically linked to a development but would help support the general development in the area with infrastructure to help modal shift. There is a protected line for these measures within the Local Plan.		X		Schemes will be of benefit as demand on the transport infrastructure increases. Details of schemes need to be considered and planned in detail so delivery in the medium term is most appropriate.	Unknown			Unknown			Unknown		Medium		
Transport	A4 Integrated Transport measures	Calcot	West Berkshire Council	Preferred	These are not specifically linked to a development but would help support the general development in the area with infrastructure to help modal shift. There is a protected line for these measures within the Local Plan.		X		Details of schemes need to be considered and planned in detail so delivery in the medium term is most appropriate.	Unknown			Unknown			Unknown		Medium		
Transport	A4 Theale junction improvements (including pedestrian crossing)	Theale	West Berkshire Council	Preferred	This will help connect workplaces to services and facilities but is not critical to support new development.		X	X	The project could take place sooner if the funding became available but this is a realistic estimate for delivery.	£1,200,000.00			£750,000.00			£450,000.00		Low		
Transport	Burger King roundabout improvements (Air Quality Management Area)	Newbury	West Berkshire Council	Preferred	There is a duty to work towards addressing the AQMA but the issue is not linked with one development in particular.	X	X		Actions need to be in the short to medium term to demonstrate progress against the Action Plan for the AQMA	£100,000.00			£0.00			£100,000.00		Medium - High	A range of projects could tackle the issues in different ways.	

INFRASTRUCTURE CATEGORY	INFRASTRUCTURE REQUIREMENTS	LOCATION OF INFRASTRUCTURE REQUIREMENTS	LEAD DELIVERY ORGANISATION	LEVEL OF PRIORITY	JUSTIFICATION FOR LEVEL OF PRIORITY	ANTICIPATED TIMING OF DELIVERY FOR THE REQUIRED INFRASTRUCTURE			JUSTIFICATION FOR THE TIMING OF DELIVERY	TOTAL COST OF INFRASTRUCTURE (£)	COMMENTS ON TOTAL COST OF INFRASTRUCTURE	SOURCE OF COST	NON CIL FUNDING AVAILABLE (£)	COMMENTS ON NON CIL FUNDING	NON CIL FUNDING SOURCES	CIL FUNDING REQUIRED FOR INFRASTRUCTURE (£)	COMMENTS ON CIL FUNDING REQUIRED	RISKS		ADDITIONAL COMMENTS
						SHORT TERM (2014-2016)	MEDIUM TERM (2017-2022)	LONG TERM (2023 ONWARDS)										LEVEL OF RISK IF INFRASTRUCTURE IS NOT PROCEEDED WITH (High / Medium / Low)	ANY CONTINGENCIES?	
Transport	Thatcham A4 Chapel Street improvements (Air Quality Management Area)	Thatcham	West Berkshire Council	Preferred	There is a duty to work towards addressing the AQMA but the issue is not linked with one development in particular.	x	x		Actions need to be in the short to medium term to demonstrate progress against the Action Plan for the AQMA	£100,000.00			£0.00			£100,000.00				
Transport	Reinforce bank at back of Village Hall car park	Pangbourne	Parish Council	Preferred	Soil bank at back of car park liable to soil erosion in wet weather	X			Required before it becomes a serious issue	£3,000		Estimate for railway sleepers etc.	£0			£3,000		Medium	Scrape back soil periodically	
Transport	Replacement / Installation of Town Boundary signs on key roads / canal	Newbury	Newbury Town Council	Preferred	Existing ones are tired and well beyond life expectancy	X			Current poor impression	£10,000		Estimate based on current known costs	£5,000	50% from NTC Budget?	NTC budget	£5,000		Low	None	Improved visitor experience
Transport - Active / Sustainable Travel	Pangburne - Purley cycle route	Pangbourne and Purley	West Berkshire Council	Preferred	General improvements and not linked with specific development		x	x	Time is needed to plan the project in detail	£300,000.00			£0.00			£300,000.00				
Transport - Active / Sustainable Travel	Footway / signalisation on Reading Road from boundary with Reading south towards Burghfield		West Berkshire Council	Preferred	This is not linked with a particular development but has been a long standing need for this area.	x	x			£200,000.00			£0.00			£200,000.00				Might be an option for delivering this with LSTF funding.
Transport - Active / Sustainable Travel	Compton to Hangstead Norreys cycle route	AONB	West Berkshire Council	Preferred	This is not linked with a particular development but has been a long standing desire for this community.		x			Unknown						Unknown				
Transport - Active / Sustainable Travel	Hampstead Norreys to Hermitage cycle route	AONB	West Berkshire Council	Preferred	This is not linked with a particular development but has been a long standing desire for this community.		x			£80,000.00			£40,000.00			£40,000.00				
Transport - Active / Sustainable Travel	Hermitage - Newbury (via Curridge)	AONB	West Berkshire Council	Preferred	This is not linked with a particular development but has been a long standing desire for this community.		x			Unknown						Unknown				
Transport - Active / Sustainable Travel	Newbury - Hungerford towpath improvements	Newbury / Hungerford	West Berkshire Council	Preferred			x			£200,000.00			£0.00			£200,000.00				
Transport - Bus Network	Replace bus shelter on Reading Road	Pangbourne	Parish Council	Preferred	Existing wooden bus shelter subject to vandalism. Shelter is used, in particular by more elderly residents	X			Existing shelter will soon not be able to be repaired	£15,000		Estimate	£3,000		Parish Council	£12,000		Medium	keep carrying out repairs as long as possible	
Transport - Walking	Footbridge over A4	Theale	Theale Parish Council	Preferred	To provide pedestrian link between Arlington Industrial Estate and Theale village. Would reduce vehicular congestion on the A4 roundabout and the congestion in Theale High Street therefore improving access to High Street shops.	X	X	X	This requirement has existed for a long time but will become more necessary as the A4 traffic increases i.e. after IKEA and other developments have taken place.	£1,000,000		Parish Council budget pressure	£0		Not known	£1,000,000		Medium		
Transport - Walking Infrastructure	Footway lighting: an additional 10 lights per year adjacent to prime walking routes	Newbury	Newbury Town Council	Preferred	To improve public safety and encourage walking for all ages	X	X	X	Walking routes change / new paths get created	£960,000	£30,000 per annum	Estimate based on current known costs	£36,000	10% from NTC budget?	NTC budget	£324,000	£27,000 per annum	Low	None	Needs to be state of the art to minimise light pollution / energy efficient
Utility Services: Renewable Energy	Contribution to Community owned renewable energy schemes (wind / hydro / solar / ground source etc)	Newbury	Newbury Town Council	Preferred	To encourage local use of renewable energy	X	X	X	Other energy supplies predicted to increase in cost	£200,000	4 sites at £50,000 (average) each over next 20 years	Estimate of cost based on experience / investigations	£50,000	25% from grants?	Grant funders	£150,000	£150,000 over 20 years	Low	None	Have solar, hydro close, wind requested
SUB TOTAL PREFERRED										£65,182,302			£30,228,283			£34,954,019				
Flood Defences: Cold Ash Flood Alleviation Scheme	Embankment	Thatcham	West Berkshire Council	Not specified	Not specified				Not specified	£760,000		Not specified	£0	Funding available not yet known	Partly FDGIA. Proportion not known	£760,000		Not specified	Not specified	Identified by the Environment Agency as a West Berkshire Project
Flood Defences: Dunstan Park Flood Alleviation Scheme	Not specified	Dunstan Park	Not specified	Not specified	Not specified				Not specified	Not specified		Not specified	£0			£0		Not specified	Not specified	Identified by the Environment Agency as a West Berkshire Project
Flood Defences: Oak End Way	Not specified	Oak End Way	Not specified	Not specified	Not specified				Not specified	Not specified		Not specified	£0			£0		Not specified	Not specified	Identified by the Environment Agency as a West Berkshire Project
Flood Defences: Tull Way	Not specified	Tull Way, Thatcham	Not specified	Not specified	Not specified				Not specified	Not specified		Not specified	£0			£0		Not specified	Not specified	Identified by the Environment Agency as a West Berkshire Project
Flood Defences: Waller Drive	Not specified	Waller Drive	Not specified	Not specified	Not specified				Not specified	Not specified		Not specified	£0			£0		Not specified	Not specified	Identified by the Environment Agency as a West Berkshire Project
Flood Defences: Woolhampton Flood Alleviation Scheme	Not specified	Woolhampton	Not specified	Not specified	Not specified				Not specified	Not specified		Not specified	£0			£0		Not specified	Not specified	Identified by the Environment Agency as a West Berkshire Project
Green Infrastructure	Replacement of fencing / gates at Streatley Recreation Ground	Streatley	Streatley Parish Council	Not specified	Not specified				Not specified	Not specified		Not specified	£0			£0		Not specified	Not specified	
Green Infrastructure	Removing dangerous trees and replanting work at Green Hill Common	Streatley	Streatley Parish Council	Not specified	Not specified				Not specified	Not specified		Not specified	£0			£0		Not specified	Not specified	
Green Infrastructure	New replacement / benches / picnic tables	Green Hill Common, Streatley	Streatley Parish Council	Not specified	Not specified				Not specified	Not specified		Not specified	£0			£0		Not specified	Not specified	
Green Infrastructure	New fencing / gates	Green Hill Common, Streatley	Streatley Parish Council	Not specified	Not specified				Not specified	Not specified		Not specified	£0			£0		Not specified	Not specified	
Green Infrastructure	Repair brick and flint wall south of High Street	Streatley	Streatley Parish Council	Not specified	Not specified				Not specified	Not specified		Not specified	£0			£0		Not specified	Not specified	
Green Infrastructure	New fences south of High Street	Streatley	Streatley Parish Council	Not specified	Not specified				Not specified	Not specified		Not specified	£0			£0		Not specified	Not specified	
Green Infrastructure	Maintenance of trees (removal of dead and replanting) south of High Street	Streatley	Streatley Parish Council	Not specified	Not specified				Not specified	Not specified		Not specified	£0			£0		Not specified	Not specified	
Green Infrastructure - Allotments	Ongoing maintenance of existing facilities	Streatley	Streatley Parish Council	Not specified	Not specified				Not specified	Not specified		Not specified	£0			£0		Not specified	Not specified	
Green Infrastructure - Allotments	Extend facilities - identify / purchase new land and prepare it (clearing / fencing / supply water, etc.)	Streatley	Streatley Parish Council	Not specified	Not specified				Not specified	Not specified		Not specified	£0			£0		Not specified	Not specified	
Green Infrastructure - Amenity Greenspace	Purchase open space identified by the community in the Community Plan	Streatley	Streatley Parish Council	Not specified	Not specified				Not specified	Not specified		Not specified	£0			£0		Not specified	Not specified	

INFRASTRUCTURE CATEGORY	INFRASTRUCTURE REQUIREMENTS	LOCATION OF INFRASTRUCTURE REQUIREMENTS	LEAD DELIVERY ORGANISATION	LEVEL OF PRIORITY	JUSTIFICATION FOR LEVEL OF PRIORITY	ANTICIPATED TIMING OF DELIVERY FOR THE REQUIRED INFRASTRUCTURE			JUSTIFICATION FOR THE TIMING OF DELIVERY	TOTAL COST OF INFRASTRUCTURE (£)	COMMENTS ON TOTAL COST OF INFRASTRUCTURE	SOURCE OF COST	NON CIL FUNDING AVAILABLE (£)	COMMENTS ON NON CIL FUNDING	NON CIL FUNDING SOURCES	CIL FUNDING REQUIRED FOR INFRASTRUCTURE (£)	COMMENTS ON CIL FUNDING REQUIRED	RISKS		ADDITIONAL COMMENTS
						SHORT TERM (2014-2016)	MEDIUM TERM (2017-2022)	LONG TERM (2023 ONWARDS)										LEVEL OF RISK IF INFRASTRUCTURE IS NOT PROCEEDED WITH (High / Medium / Low)	ANY CONTINGENCIES?	
Green Infrastructure - Biodiversity	Planting on Streatley Village Green, including wooden tubs	Streatley	Streatley Parish Council	Not specified	Not specified				Not specified	Not specified	Cost not specified	Not specified	£0			£0		Not specified	Not specified	
Green Infrastructure - Biodiversity	Planting on High Street, including wooden tubs	Streatley	Streatley Parish Council	Not specified	Not specified				Not specified	Not specified	Cost not specified	Not specified	£0			£0		Not specified	Not specified	
Green Infrastructure - Biodiversity	Wildlife viewing facilities for all (feasibility study to delivery)	Streatley Meadow, Streatley	Streatley Parish Council	Not specified	Not specified				Not specified	Not specified	Cost not specified	Not specified	£0			£0		Not specified	Not specified	
Green Infrastructure - Green Corridors	Fencing / path-works on permissive path (Reading Road)	Green Hill Common, Streatley	Streatley Parish Council	Not specified	Not specified				Not specified	Not specified	Cost not specified	Not specified	£0			£0		Not specified	Not specified	
Green Infrastructure - Outdoor Sports Facilities	Trim track equipment at Streatley recreation Ground	Streatley	Streatley Parish Council	Not specified	Not specified				Not specified	Not specified	Cost not specified	Not specified	£0			£0		Not specified	Not specified	
Green Infrastructure - Outdoor Sports Facilities	Sports / recreation pavilion (new building) at Streatley Recreation ground	Streatley	Streatley Parish Council	Not specified	Not specified				Not specified	Not specified	Cost not specified	Not specified	£0			£0		Not specified	Not specified	
Green Infrastructure - Outdoor Sports Facilities	Triangle Field Sport Pavilion Improvements	Hungerford	Hungerford Town Council	Not specified	The existing changing rooms are inadequate	X			Sports facilities should meet Sports England and H&S requirements	£50,000	Architects estimate	£25,000		Sports England Grant?	£25,000		Medium	Restricted use	Put forward by Hungerford TC	
Green Infrastructure - Outdoor Sports Facilities	Skatepark Improvements/additional equipment	Hungerford	Hungerford Town Council	Not specified	Users of skate park keen for improvements	X			Part funding obtained	£3,000		£1,000		Hungerford Town Council	£2,000		Low	Keep to basic equipment		
Green Infrastructure - Provision for Children	New equipment for tots at Streatley Recreation Ground	Streatley	Streatley Parish Council	Not specified	Not specified				Not specified	Not specified	Cost not specified	Not specified	£0			£0		Not specified	Not specified	
Green Infrastructure - Provision for Children	New equipment for kids (not tots) at Streatley Recreation Ground	Streatley	Streatley Parish Council	Not specified	Not specified				Not specified	Not specified	Cost not specified	Not specified	£0			£0		Not specified	Not specified	
Green Infrastructure - Provision for Children	New Toddler play park equipment	Hungerford	Hungerford Town Council	Not specified	Lack of toddler play equipment provided	X			Site available	£50,000		£5,000		Parish Grant?	£45,000		Low	No		
Green Infrastructure - Provision for Teenagers	New equipment for teens at Streatley Recreation Ground	Streatley	Streatley Parish Council	Not specified	Not specified				Not specified	Not specified	Cost not specified	Not specified	£0			£0		Not specified	Not specified	
Highways	New car parking area	Streatley	Streatley Parish Council	Not specified	Not specified				Not specified	Not specified	Cost not specified	Not specified	£0			£0		Not specified	Not specified	
Highways & Transport: Car park	Car park for Aldermaston Parish Hall	Aldermaston	Aldermaston Parish Council	Not specified	Not specified				Not specified	Not specified	Cost not specified	Not specified	£0			£0		Not specified	Not specified	Aldermaston PC request
Social Infrastructure - Social and Community Facilities	Upgrading of facilities at Streatley Village Hall	Streatley	Under care of separate management committee to Streatley Parish Council	Not specified	Not specified				Not specified	Not specified	Cost not specified	Not specified	£0			£0		Not specified	Not specified	
Transport	Maintenance of bus shelter (new seating / roof repairs) at Streatley Village Green	Streatley	Streatley Parish Council	Not specified	Not specified				Not specified	Not specified	Cost not specified	Not specified	£0			£0		Not specified	Not specified	
SUB TOTAL NOT SPECIFIED										£863,000		£31,000			£832,000					
TOTAL ALL PRIORITIES										£257,281,467		£93,780,433			£163,501,034					

West Berkshire Council Community Infrastructure Levy

Initial Draft Regulation 123 List

1. Regulation 123 of the Community Infrastructure Levy Regulations 2010 (as amended) (CIL) restricts the use of planning obligations for infrastructure that will be funded in whole or in part by the Community Infrastructure Levy (CIL), to ensure no duplication between the two types of developer contributions.
2. This is a **draft** Regulation 123 list intended as a supporting document for the Draft Charging Schedule. It will be finalised and published after the Examination, prior to adoption of a CIL for West Berkshire.
3. West Berkshire currently intends to adopt a CIL on or around 1st April 2014, and therefore it is anticipated that the final Regulation 123 list will take effect from that date.
4. Prior to adoption of a CIL, this Council has operated a Developer Contributions SPG and a Developer Contributions SPD seeking contributions on a formulaic basis, making use of standard S106 agreement and obligations. On this basis, the Regulation 123 list contains generic types of infrastructure that may be funded using CIL receipts, with the exception of specific on-site infrastructure or direct mitigation measures required as a direct result any large scale development, and specifically of the strategic development site known as Sandleford Park, in South Newbury.
5. Future updates of the list will take place on an annual basis, and will have regard to (a) updates to the Infrastructure Delivery Plan, (b) the progress of the Council's Site Allocations and Delivery DPD and (c) changes to the CIL Regulations. In particular, the completion of the DPD will provide information to infrastructure providers regarding site specific infrastructure requirements, and will result in an additional update to this list.
6. The inclusion of a project or type of infrastructure in this list does not signify a commitment from the Council to fund (either in whole or in part) the listed project or type of infrastructure through CIL. The order of the list does not imply any preference or priority.
7. It is anticipated that CIL receipts will be limited in the first year after adoption, given that (a) contributions are not payable until commencement and (b) an instalment policy is planned to be adopted. On this basis it is unlikely that CIL receipts will be spent, they will therefore be banked for future allocation and spend
8. In accordance with CIL Regulation 59A, this Council will pass 15% of relevant CIL receipts to the Parish or Town Council for that area, capped at £100 per dwelling (plus index linking). If any Parish or Town Council within West Berkshire adopts a neighbourhood development plan, this percentage will be increased to 25%. This will be passed onto the Parish and Town Councils on a 6 monthly basis in accordance with Regulations.

Project or Type of Infrastructure	Exclusions
	The delivery of on-site facilities or infrastructure required directly as a result of any large scale development
	The delivery of facilities or infrastructure required off-site but required solely as a result of any large scale development
	The delivery of enabling works such as site access for a development
Highways and Transport, including:	
<ul style="list-style-type: none"> • Bus network 	<ul style="list-style-type: none"> • Bus infrastructure improvements in the vicinity of the Sandleford site (RTPI, Kassel kerbs, shelters etc) • Improved / new service linking Sandleford and Newbury Town Centre • Bus access from Sandleford to Andover Road through Warren Road
<ul style="list-style-type: none"> • Cycling and walking infrastructure 	<ul style="list-style-type: none"> • Improved pedestrian / cycle crossing links at Monks Lane, Newtown Road and Andover Road
<ul style="list-style-type: none"> • Rail network 	
<ul style="list-style-type: none"> • Road network 	<ul style="list-style-type: none"> • Accesses from the Sandleford development onto adjacent roads • Junction Improvements along the A339 in Newbury at Pinchington Lane • Junction Improvements at Monks Lane / Newtown Road • Junction Improvements at Monks Lane / A343 Andover Road (including pedestrian and cycle improvements) • Junction Improvements at A34 / A343 south
<ul style="list-style-type: none"> • Other public transport 	<ul style="list-style-type: none"> • Car Club at Sandleford Park
Education, including:	
<ul style="list-style-type: none"> • Nursery Schools 	
<ul style="list-style-type: none"> • Primary and Secondary Education 	<ul style="list-style-type: none"> • Increase in Early Years Provision to meet the requirements of the Sandleford development • Additional Primary Provision at Sandleford site • Extensive alterations to Secondary catchment school (Park House School)
<ul style="list-style-type: none"> • Further and Higher Education 	
Health, including:	
<ul style="list-style-type: none"> • Health centres /Doctors Surgeries 	<ul style="list-style-type: none"> • Extension to current premises at Falkland Practice
<ul style="list-style-type: none"> • Mental Healthcare 	
Social Infrastructure, including:	
<ul style="list-style-type: none"> • Culture and Heritage 	
<ul style="list-style-type: none"> • Social and Community Facilities 	
<ul style="list-style-type: none"> • Sports Centres 	
<ul style="list-style-type: none"> • Supported Accommodation 	

Project or Type of Infrastructure	Exclusions
Green Infrastructure, including:	
<ul style="list-style-type: none"> Allotments and community gardens 	
<ul style="list-style-type: none"> Amenity greenspace including play areas 	<ul style="list-style-type: none"> Provision of open space and play facilities for the Sandleford development
<ul style="list-style-type: none"> Biodiversity 	
<ul style="list-style-type: none"> Cemeteries and Churchyards 	
<ul style="list-style-type: none"> Green corridors 	
<ul style="list-style-type: none"> Outdoor sports facilities 	
<ul style="list-style-type: none"> Parks and Gardens 	
<ul style="list-style-type: none"> River and canal corridors 	
Public Services, including:	
<ul style="list-style-type: none"> Emergency Services 	
<ul style="list-style-type: none"> Libraries 	
<ul style="list-style-type: none"> Waste Management and Disposal 	
Utility Services	<ul style="list-style-type: none"> (Electric) Offsite 11kv infrastructure in the form of 1 or 2 cable circuits from the St John's Primary Substation to Sandleford site (Water) Upgrade to waste water infrastructure
Flood Defences	

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West Berkshire District Council
Adoption of a Community Infrastructure Levy
Draft Charging Schedule – Representations Procedure Statement

West Berkshire District Council intends to submit a Community Infrastructure Levy Draft Charging Schedule for Examination in Public.

As part of this process, West Berkshire District Council is inviting representations on the Draft Charging Schedule **from Monday 10th June 2013 to Monday 22nd July 2013** in accordance with Regulations 16 and 17 of the Community Infrastructure Levy Regulations 2010 (as amended).

In accordance with the Regulations, West Berkshire District Council will make the following documents available for consultation:

- West Berkshire Council Draft Charging Schedule
- Supporting documentation
- This Statement of Representations Procedure Note

The documents can be viewed from the Council's webpage: www.westberks.gov.uk/cil or at the Council offices in Market Street, Newbury, and in all of the District's public libraries during their normal opening hours.

Comments can be submitted online from the above webpage by following the links to the Council's consultation portal.

If this is not possible you can complete a representation form which is available electronically on the Council's webpage above, in hard copy at the Council offices in Market Street, Newbury, and in all public libraries across the District.

Alternatively you can contact the Planning Policy Team on 01635 519111 or on planningpolicy@westberks.gov.uk who will be able to e-mail you a representation form to complete.

Representations on the Draft Charging Schedule must be made within the specified period as stated above and can be sent in writing to:

By e-mail: planningpolicy@westberks.gov.uk

By Post: Planning Policy Team
Planning and Countryside Service
West Berkshire District Council
Council Offices
Market Street
Newbury
Berkshire RG14 5LD

Any person or persons making representations about the Draft Charging Schedule may request the right to be heard by the Examiner at the Examination. This request must be submitted in writing and received within the consultation period as stated above.

Representations may be accompanied by a request to be notified, at a specified address, of any of the following:

- That the draft charging schedule has been submitted to the Examiner in accordance with Section 212 of the Planning Act 2008,
- The publication of the recommendations of the examiner and the reasons for those recommendations, and
- The approval of the charging schedule by the charging authority.

Any person or persons who has made representations about the Draft Charging Schedule may withdraw those representations at any time by giving notice in writing to the Council, either using the specified postal address or e-mail address.

For further information on the adoption of a Community Infrastructure Levy for West Berkshire please contact Caroline Walsh, Developer Contributions Officer on 01635 503018 or by e:mail at cwalsh@westberks.gov.uk

West Berkshire District Council

Adoption of a Community Infrastructure Levy

Statement of S106 Policy and Receipts

1.0 The following statement is provided in accordance with Paragraph 22 of the CIL Guidance issued in December 2012.

1.1 Paragraph 22 advises charging authorities to prepare information to show the amount raised from S106 agreements in recent years. The information should also include the extent to which affordable housing and other targets have been met.

2.0 Introduction

2.1 Since 2004, West Berkshire District Council has adopted a formulaic approach to securing contributions towards infrastructure and services from development in the area. The current SPG for developer contributions – SPG04/4 ‘Delivering Investment from Sustainable Development’ (SPG) provides detailed guidance to developers and sets out West Berkshire Council’s approach and procedures for securing developer contributions from development of 1 new dwelling or more, or 200 square metres of office floor space (or equivalent).

2.2 Since its adoption, the SPG and the formulaic approach has been regularly reviewed and scrutinised, both by officers and members, and by developers through the application and appeal process. The last non-material update to the documents took effect from 1st May 2010. The SPG can be found on the Council’s website at <http://www.westberks.gov.uk/index.aspx?articleid=4436>

2.3 The Council is completing work on the production of an SPD for developer contributions to replace the aforementioned SPG – the draft documentation can be found on the Council’s website at <http://www.westberks.gov.uk/contributionsspd>

2.4 As is stated in the Draft Charging Schedule, it is intended that contributions currently sought on a formulaic basis under S106 will no longer be sought once a CIL charge is adopted, in accordance with Regulation 123 of the CIL Regulations 2010 (as amended). The use of S106 will be restricted to specific on-site mitigation measures for large developments, or off-site where an impact is solely and directly related to a particular site, and enabling works such as site access.

3.0 Residential

3.1 The tables below are taken from the current adopted SPG for developer contributions.

3.2 This table shows the Example Contributions likely to be sought for residential development delivering between 1 and 5 dwellings (net). The contribution levels are calculated based on the number of bedrooms in the dwelling.

Example Contributions (in £'s)						
	1 bedroom unit	2 bedroom flat	2 bedroom house	3 bedroom unit	4 bedroom unit	5+ bedroom unit
Transport	1,000	2,000	2,000	3,000	4,000	5,000
Education	0	1,950	2,477	6,342	10,667	21,556
Open Space	249	1,330	1,404	1,921	2,364	2,955
Libraries	133	184	194	266	327	409
Healthcare	90	124	131	180	221	276
Adult Social Care	438	541	512	718	759	873
Total Example Contributions	£1,910	£6,129	£6,718	£12,427	£18,338	£31,069

4.0 Commercial

4.1 This table shows the Example Contributions likely to be sought for commercial development.

Example Contributions (in £'s per m ²)				
	Use Class			
	A1	B1a	B2	B8
Transport	120.00	60.00	40.00	40.00
Open Space	7.07	9.55	5.79	3.98
Libraries	1.21	1.64	0.99	0.68
Total Example Contributions	£128.28	£71.19	£46.78	£44.66

5.0 Contributions Received

5.1 The table below shows the level of receipts from S106 developer contributions in the last 5 financial years from all development:

Financial Year	Receipts
2008/09	£5,776,226
2009/10	£2,451,630
2010/11	£3,454,815
2011/12	£3,226,090
2012/13	£2,118,945 (subject to y/e adjustment and audit)
TOTAL	17,027,706

5.2 Contributions received are passed to the service units in accordance with the terms of the legal agreement, and spent in order to mitigate the impact of the development that has taken place.

6.0 Affordable Housing

6.1 In addition Policy CS6 of the Adopted West Berkshire Local Plan Core Strategy (Core Strategy) sets out the thresholds for the provision of affordable housing:

‘Subject to the economics of provision, the following levels of affordable housing provision will be sought by negotiation:-

On development sites of 15 dwellings or more (or 0.5 hectares or more) 30% provision will be sought on previously developed land, and 40% on greenfield land;

On development sites of less than 15 dwellings a sliding scale approach will be used to calculate affordable housing provision, as follows:-

30% provision on sites of 10-14 dwellings;
and 20% provision of sites of 5 – 9 dwellings.’

Extract from policy CS6, West Berkshire Core Strategy (July 2012)

6.2 It should be noted that the Core Strategy was adopted in July 2012; prior to that the threshold for delivery of affordable homes was for at least 30% delivery on sites of 15 units (gross) or more, or 0.5 hectare or more (Policy HSG 9 of the West Berkshire District Local Plan 1991-2006, Saved Policies; WBDLP).

6.3 Affordable homes are also delivered through saved policy HSG 11 of the WBDLP which sets out the Council’s policy on rural exception sites.

6.4 In terms of delivery, the overall housing requirement for West Berkshire over the plan period 2006 - 2026 is detailed in Policy CS1 ‘Delivering New Homes and Retaining the Housing Stock’ of the Core Strategy. Policy CS1 states that provision will be made for the delivery of at least 10,500 net additional dwellings over the plan period between 2006 and 2026. This equates to an average of 525 dwellings per annum.

6.5 Paragraph 5.31 of the supporting text to Core Strategy Policy CS6 states that: ‘Taking account of housing need and part delivery trends the council will seek an overall target of 35% to be affordable. With an average housing allocation of 525 dwellings per annum, this overall target for affordable housing delivery would equate to an average of 184 units per annum depending on overall housing completions in any given year. The requirement for affordable housing will be applied to the total number of gross dwellings on the proposed development site.’

7.0 Affordable Housing Delivery

7.1 The table below shows the delivery of affordable housing in recent years. The requirement to deliver affordable housing in line with the policies as detailed above is detailed in a S106 agreement.

Financial Year	Social Rented Homes	Intermediate Homes	Special Needs	Total Affordable Homes
2008/09	161	68	2	231
2009/10	61	14	0	75
2010/11	31	0	0	31
2011/12	7	0	0	7
2012/13	145	0	0	145
Total	405	82	2	489

7.2 The above table indicates that delivery of affordable housing in recent years is below the target set out in the Core Strategy of an average of 184 units per annum depending on the overall housing completions in any given year. However the Council's Annual Monitoring Report (AMR) shows that in recent years, largely due to the economic downturn, the overall level of completions across the District has also been lower than that set out in the Core Strategy of 525 net additional dwellings per annum and the Berkshire Structure Plan before that. In addition, there have been very few large developments taking place, meaning that most development has taken place has been below the previous affordable housing threshold of 15 dwellings as per policy HSG9.

7.3 Lowering the threshold in July 2012 through policy CS6 of the Core Strategy seeks to increase the supply of affordable homes across the District, and the effect of this policy change is still to be realised.

7.4 High levels of completions were seen in the early years of the Core Strategy Plan period and this was largely due to the delivery of the Local Plan Housing. The Core Strategy identified two strategic site allocations, one for 1400 dwellings and one for up to 2000 dwellings, which should start to deliver in the coming years. This will therefore see an increase in the delivery of overall completions and as result an increase in affordable housing completions.

7.5 The Council is currently working on the preparation of the Site Allocations and Delivery DPD which will set out smaller housing allocations across West Berkshire. It is anticipated that with the adoption of this document housing completions will continue to rise.

Community Infrastructure Levy: Preliminary Draft Charging Schedule

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Community Infrastructure Levy: Preliminary Draft Charging Schedule

1 Details of Consultation

1.1 The Preliminary Draft Charging Schedule (PDCS) is published for public consultation as the first step in the adoption of a CIL for West Berkshire (in accordance with Regulation 15 of the CIL Regulations 2010). It provides the background to the proposed levy and is the public's first opportunity to comment on the charging schedule. The six week public consultation process will take place from Friday 15 February 2013 to Tuesday 2 April 2013.

1.2 The Preliminary Draft Charging Schedule together with supporting information can be viewed from the Council's webpage⁽¹⁾, at the Council offices in Market Street, Newbury and in all of the District's public libraries during their normal opening hours.

1.3 Comments can be submitted online from the above webpage by following the links to the Council's consultation portal. If this is not possible you can complete a representation form which is available electronically on the Council's webpage above, in hard copy at the Council Offices in Market Street, Newbury and in all public libraries across the District, or by contacting the Planning Policy team on 01635 519111 or on planningpolicy@westberks.gov.uk.

2 Introduction to the Community Infrastructure Levy

What is CIL?

2.1 The Community Infrastructure Levy (commonly known as CIL) is a tool intended to secure contributions from developers towards improvements and enhancements to infrastructure required as a result of development. It is intended to supplement other funds to provide new infrastructure in the District.

2.2 The legal basis for setting a CIL is set out in the Planning Act 2008⁽²⁾, and the detailed regulations are found in the Community Infrastructure Levy Regulations 2010⁽³⁾ (as amended by the CIL (Amendment) Regulations 2011⁽⁴⁾ and CIL (Amendment) Regulations 2012⁽⁵⁾). This document will be adjusted if necessary as a result of any further regulations issued by the Government.

2.3 The purpose of the levy is to give developers more certainty about costs and to give councils and local communities more flexibility about how infrastructure is funded. The money raised through the levy can be used to fund a range of projects including towards:

- roads and other transport facilities;
- flood defences;
- schools and other educational facilities;
- medical facilities;
- sporting and recreational facilities; and
- open spaces.

1 www.westberks.gov.uk/cil

2 Planning Act 2008: http://www.legislation.gov.uk/ukpga/2008/29/pdfs/ukpga_20080029_en.pdf

3 Community Infrastructure Levy Regulations 2010:

http://www.legislation.gov.uk/ukdsi/2010/9780111492390/pdfs/ukdsi_9780111492390_en.pdf

4 CIL (Amendment) Regulations 2011: http://www.legislation.gov.uk/ukdsi/2011/987/pdfs/ukdsi_20110987_en.pdf

5 CIL (Amendment) Regulations 2012: http://www.legislation.gov.uk/ukdsi/2012/2975/pdfs/ukdsi_20122975_en.pdf

Community Infrastructure Levy: Preliminary Draft Charging Schedule

How is it calculated and what development is liable?

2.4 CIL will be levied at a rate per m² (based on Gross Internal Floorspace) on new development of more than 100m² of floorspace (net) or when a new dwelling is created (even if it is less than 100m²)

2.5 There will be no CIL charge for Change of Use applications unless additional floorspace is created and no charge for the subdivision of existing dwellings. In addition CIL is not payable on:

- Structures into which people do not normally go;
- Structures which are not buildings;
- All Affordable Housing (including the element of a mixed development which is provided as affordable housing);
- Development for charitable purposes; and
- Applications for development where no buildings are proposed (e.g. mineral extraction sites).

When is it payable?

2.6 As set out in Regulations, CIL is payable within 60 days of commencement of development, although the Regulations allow for an instalment policy to be adopted alongside CIL if the authority wishes. West Berkshire Council is proposing an instalment policy which is attached as Appendix B to this document.

2.7 The responsibility to pay the levy lies with the owner of the land, unless liability is assumed as set out in Regulations 31 to 39 (as amended), and the amount payable will be calculated in accordance with Regulation 40 (as amended).

3 CIL and S106

3.1 With the introduction of a CIL charge, the use of S106 obligations will be restricted to site specific impacts (i.e. access roads, or the provision of facilities on larger sites to serve the new development) and the provision of affordable housing.

3.2 This Council currently seeks developer contributions on a formulaic basis to mitigate the impact of development, guidance for which is set out in our Developer Contributions SPD⁽⁶⁾. Contributions are requested by service units during the planning application process and the requirements are detailed in a legal agreement under S106 of the Town & Country Planning Act 1990. Contributions received are used by the service units to mitigate the impact of the development on the Council's infrastructure and services.

3.3 For clarification, it is intended that contributions currently sought on a formulaic basis under S106 will no longer be sought once a CIL charge is adopted, in accordance with Regulation 123. In general this is intended to include contributions towards highways, education, libraries, open spaces, healthcare, waste management and adult social care.

3.4 The exception to this is intended to be large scale development where facilities and infrastructure are required to be delivered on site, or where impacts are directly related to a particular site, including enabling works such as site access.

⁶ Delivering Investment from Sustainable Development SPD: <http://www.westberks.gov.uk/index.aspx?articleid=4436>

Community Infrastructure Levy: Preliminary Draft Charging Schedule

4 Evidence Base

4.1 The level of CIL to be charged can only be set on the basis of evidence based site viability. An appropriate balance (Regulation 14) must be struck between:

- the desirability of funding from CIL (in whole or part) the infrastructure required to support the development of its area; and
- the potential effects of the imposition of CIL on the economic viability of its area.

4.2 In order to set appropriate rates the Council has had regard to:

- The adopted West Berkshire Local Plan Core Strategy (June 2012)⁽⁷⁾.
- The Infrastructure Delivery Plan (IDP) (February 2010)⁽⁸⁾, which details the infrastructure required to support development in the period of the West Berkshire Local Plan Core Strategy.
- The West Berkshire CIL Viability Study (January 2013) prepared for the Council by Dixon Searle LLP.

4.3 These documents are available to download from the Council's website as supporting information used to guide the proposed rates of CIL.

4.4 The IDP is a living document and will be updated during March and April 2013 in order that it shows an accurate representation of the details and costs of infrastructure required to be funded either fully or partly by the levy, having due regard to the latest housing projections data.

4.5 The refresh of the IDP involves contacting all service units, infrastructure providers and all Parish and Town councils. Based on initial feedback, there is an indicative funding requirement in excess of £150 million. The update will formalise these discussions. The updated IDP will be provided as a supporting document to the Draft Charging Schedule.

4.6 The latest update to the IDP is required as a response to the CIL statutory guidance⁽⁹⁾ issued by government in December 2012.

5 Preliminary Draft Charging Schedule

5.1 The Preliminary Draft Charging Schedule (PDCS) is published for public consultation as the first step in the adoption of a CIL for West Berkshire (in accordance with Regulation 15 of the CIL Regulations 2010). It provides the background to the proposed levy and is the public's first opportunity to comment on the charging schedule. The six week public consultation process will take place from Friday 15 February 2013 to Tuesday 2 April 2013.

5.2 The Council will consider all responses received, and make adjustments where necessary prior to the second stage of consultation on the Draft Charging Schedule (Regulation 16) in advance of a public examination scheduled for Autumn 2013.

7 West Berkshire Core Strategy DPD: <http://www.westberks.gov.uk/index.aspx?articleid=4021>

8 West Berkshire Infrastructure Delivery Plan: <http://www.westberks.gov.uk/index.aspx?articleid=19636>

9 Community Infrastructure Levy Guidance:

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/36743/Community_Infrastructure_Levy_guidance_Final.pdf

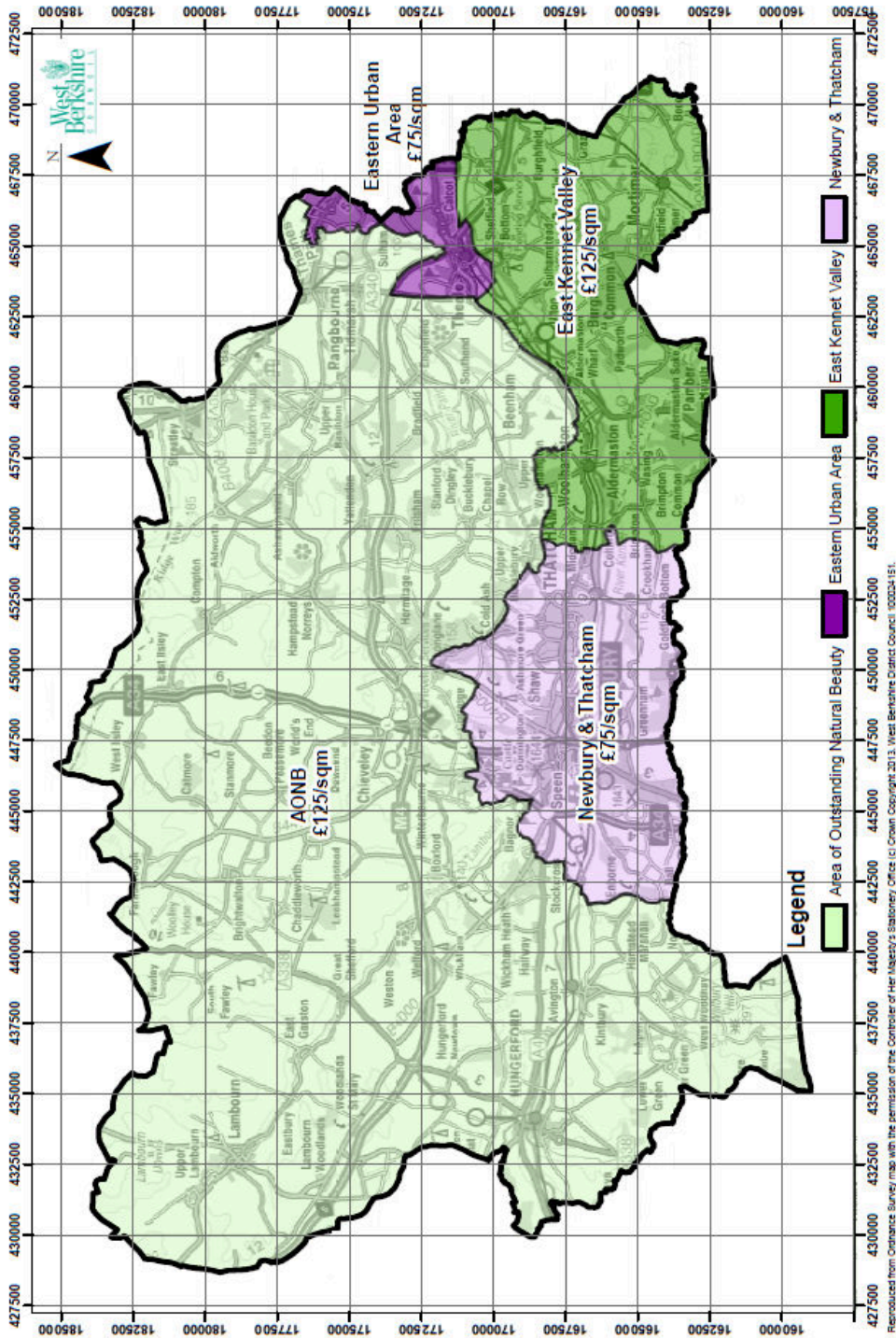
Community Infrastructure Levy: Preliminary Draft Charging Schedule

5.3 Based on the findings and outcomes of the West Berkshire CIL Viability Study the following rates of CIL are proposed:

	Newbury & Thatcham, and Eastern Urban Area (see map at Appendix A)	Area of Outstanding Natural Beauty, and East Kennet Valley (see map at Appendix A)
Type of Development	CIL Rate per sq.m	CIL Rate per sq.m
Residential	£75	£125
Retail	£125	£125
Business Development - Offices	£0	£0
Business Development - Industrial	£0	£0
Business Development - Warehousing	£0	£0
Hotels	£0	£0
Residential Institutions	£0	£0
Community and Other Uses	£0	£0

Community Infrastructure Levy: Preliminary Draft Charging Schedule

Appendix A: Differential Rate Map



Community Infrastructure Levy: Preliminary Draft Charging Schedule

Appendix B: Proposed Instalment Policy

Level of CIL Payable	Instalment Policy
Where the chargeable amount is less than £15,000	No instalments - the full amount is payable within 60 days of commencement
£15,000 or greater but less than £100,000	50% within 60 days of commencement, and 50% within 180 days of commencement
£100,000 or greater but less than £200,000	35% within 60 days of commencement, 35% within 180 days of commencement, and 30% within 270 days of commencement
£200,000 or greater but less than £1,000,000	25% within 60 days of commencement, 25% within 180 days of commencement, 25% within 270 days of commencement, and 25% within 360 days of commencement
£1,000,000 or greater	25% within 180 days of commencement, 25% within 360 days of commencement, 25% within 540 days of commencement, and 25% within 720 days of commencement

Notes:

B.1 The commencement date is the date given on the commencement notice as advised by the liable party under Regulation 67. The failure to provide such notification in accordance with the Regulations results in the removal of the use of the instalments policy. Full payment would then become due within 60 days of commencement, including payment of the surcharge as detailed in Part 9 of the Regulations.

B.2 This instalment plan is subject to change at any time in accordance with Regulation 69B of the CIL (Amendment) Regulations 2011.

backCover

West Berkshire District Council Community Infrastructure Levy (CIL) :

Preliminary Draft Charging Schedule

Draft as at 15th May 2013

1. Details of consultation

~~1.1 — The Preliminary Draft Charging Schedule (PDGS) is published for public consultation as the first step in the adoption of a CIL for West Berkshire (in accordance with Regulation 15 of the CIL Regulations 2010. It provides the background to the proposed levy and is the public's first opportunity to comment on the charging schedule. The six week public consultation process will take place from Friday 15 February 2013 to Tuesday 2 April 2013.~~

~~1.2 — The Preliminary Draft Charging Schedule together with supporting information can be viewed from the Council's webpage, at the Council offices in Market Street, Newbury and in all of the District's public libraries during their normal opening hours.~~

~~1.3 — Comments can be submitted online from the above webpage by following the links to the Council's consultation portal. If this is not possible you can complete a representation form which is available electronically on the Council's webpage above, in hard copy at the Council Offices in Market Street, Newbury and in all public libraries across the District, or by contacting the Planning Policy team on 01635 519111 or on planningpolicy@westberks.gov.uk.~~

1 Introduction to the Community Infrastructure Levy

1.1 This CIL Draft Charging Schedule has been published by West Berkshire District Council for consultation in June and July 2013 and subsequent submission for Examination in Autumn 2013. As a Unitary Authority, the Council will be both a Charging Authority and a Collecting Authority.

1.2 The Draft Charging Schedule has been approved for publication by a meeting of the Full Council on xx June 2013. It is published in accordance with Part 11 of the Planning Act 2008 (as amended by Part 6 of the Localism Act 2011), and the Community Infrastructure Levy Regulations 2010 (as amended by the CIL (Amendment) Regulations 2011, the CIL (Amendment) Regulations 2012, and the CIL (Amendment) Regulations 2013) ("the Regulations").

2. What is CIL?

2.1 The Community Infrastructure Levy (commonly known as CIL) is a tool intended to secure contributions from developers towards improvements and enhancements to infrastructure required as a result of development. It is intended to supplement other funds to provide new infrastructure in the District – it is not intended to provide the full costs associated with all the infrastructure required.

~~2.2 — The legal basis for setting a CIL is set out in the Planning Act 2008, and the detailed regulations are found in the Community Infrastructure Levy Regulations 2010 (as amended by the CIL (Amendment) Regulations and CIL (Amendment) Regulations 2012). This document will be adjusted if necessary as a result of any further regulations issued by the Government.~~

2.23 The purpose of the levy is to give developers more certainty about costs and to give councils and local communities more flexibility about how infrastructure is funded. The money raised through the levy can be used to fund a range of projects including towards:

- roads and other transport facilities;
- flood defences;
- schools and other educational facilities;
- medical facilities;
- sporting and recreational facilities; and
- open spaces.

How is it calculated and what development is liable?

2.34 CIL will be levied at a rate per m² (based on Gross Internal Floorspace) on new development of more than 100m² of floorspace (net) or when a new dwelling is created (even if it is less than 100m²)

2.45 There will be no CIL charge for Change of Use applications unless additional floorspace is created and no charge for the subdivision of existing dwellings. In addition CIL is not payable on:

- Structures into which people do not normally go;
- Structures which are not buildings;
- All Affordable Housing (including the element of a mixed development which is provided as affordable housing);
- Temporary buildings;
- Development for charitable purposes; and
- Applications for development where no buildings are proposed (e.g. mineral extraction sites).

When is it payable?

2.65 As set out in Regulations, CIL is payable within 60 days of commencement of development, although the Regulations allow for an instalment policy to be adopted alongside CIL if the authority wishes. West Berkshire Council is proposing an instalment policy which is attached as Appendix B to this document.

2.76 The responsibility to pay the levy lies with the owner of the land, unless liability is assumed as set out in Regulations 31 to 39 (as amended), and the amount payable will be calculated in accordance with Regulation 40 (as amended).

3 CIL and its relationship with S106

3.1 With the introduction of a CIL charge, the use of S106 obligations will be restricted to site specific impacts (i.e. access roads, or the provision of facilities on larger sites to serve the new development) and the provision of affordable housing.

3.2 This Council currently seeks developer contributions on a formulaic basis to mitigate the impact of development, guidance for which is set out in our Developer Contributions SPD, (TO BE) adopted in June 2013. Contributions are requested by service units during the planning application process and the requirements are detailed in a legal agreement under S106 of the Town & Country Planning Act 1990. Contributions received are used by the service units to mitigate the impact of the development on the Council's infrastructure and services.

3.3 For clarification, it is intended that contributions currently sought on a formulaic basis under S106 will no longer be sought once a CIL charge is adopted, in accordance with Regulation 123. In general this is intended to include contributions towards highways, education, libraries, open spaces, healthcare, waste management and adult social care.

3.4 The exception to this is intended to be large scale development where facilities and infrastructure are required to be delivered on site, or where impacts are directly related to a particular site, including enabling works such as site access.

~~3.5 The Council has prepared an Initial Draft Regulation 123 list, setting out the infrastructure intended to be funded from the levy. This is intended to provide further background information and is still subject to amendment.~~

4. Discretionary Relief

~~4.1 West Berkshire Council does not intend to adopt an Exceptional Circumstances policy.~~

5. Evidence Base

~~54.1 In setting its CIL rates (in accordance with Regulation 14(1) of the Community Infrastructure Regulations 2010), West Berkshire District Council has aimed to strike what appears to the Council to be an appropriate balance between: The level of CIL to be charged can only be set on the basis of evidence based site viability. An appropriate balance (Regulation 14) must be struck between:~~

- the desirability of funding from CIL (in whole or part) the infrastructure required to support the development of its area; and
- the potential effects of the imposition of CIL on the economic viability of its area.

~~54.2 In order to set appropriate rates the Council has had regard to:~~

- The adopted West Berkshire Local Plan Core Strategy (June 2012).
- The Infrastructure Delivery Plan (IDP) (~~March 2013~~February 2010), which details the infrastructure required to support development in the period of the West Berkshire Local Plan Core Strategy (2006 – 2026).
- The West Berkshire CIL Viability Study (January 2013) prepared for the Council by Dixon Searle LLP.

~~54.3 These documents are available to download from the Council's website as supporting information used to guide the proposed rates of CIL.~~

~~4.4 The IDP is a living document and will be updated during March and April 2013 in order that it shows an accurate representation of the details and costs of infrastructure required to be funded either fully or partly by the levy, having due regard to the latest housing projections data.~~

~~4.5 The refresh of the IDP involves contacting all service units, infrastructure providers and all Parish and Town councils. Based on initial feedback, there is an indicative funding requirement in~~

~~excess of £150 million. The update will formalise these discussions. The updated IDP will be provided as a supporting document to the Draft Charging Schedule.~~

~~4.6 The latest update to the IDP is required as a response to the CIL statutory guidance issued by government in December 2012.~~

West Berkshire Local Plan Core Strategy

~~5.4 The Core Strategy was adopted by the Council in July 2012. This document forms part of the West Berkshire District Local Plan. It sets out the long term vision for the District to 2026 and translates this into spatial planning terms, setting out proposals for where development will go and how this development will be built.~~

~~5.5 The Core Strategy sets out top level spatial policies on the four areas which make up the District, it sets out a settlement hierarchy and broad housing numbers for each of the spatial areas. It also provides core policies to guide development, including policies on retail, employment, affordable housing, flooding, infrastructure and the historic environment. The Core Strategy identifies two strategic site allocations, one at Newbury Racecourse and one at Sandford Park, to help deliver the Districts housing requirement of 10,500 net additional dwellings over the plan period.~~

~~5.6 The Core Strategy provides an overall framework for the more detailed policies and site specific proposals to be contained in other documents of the Local Plan.~~

Infrastructure Delivery Plan

~~5.7 The latest update to the Infrastructure Delivery Plan (IDP) took place in February and March 2013. The refresh involved contacting all service units, infrastructure providers, and all Parish and Town Councils. The IDP shows a gross funding requirement in excess of £257 million. Funding already earmarked, or expected to be available totals £93.8 million, leaving a shortfall in funding of £163.5 million. The following table shows the additional housing requirement across West Berkshire's four spatial areas and an estimate of CIL receipts based on delivery in line with the housing requirement at the proposed CIL rates. It shows that CIL receipts will contribute towards the funding requirement, but there will be a substantial shortfall.~~

6 Preliminary Draft Charging Schedule

5.1 The Preliminary Draft Charging Schedule (PDCS) is published for public consultation as the first step in the adoption of a CIL for West Berkshire (in accordance with Regulation 15 of the CIL Regulations 2010). It provides the background to the proposed levy and is the public's first opportunity to comment on the charging schedule. The six week public consultation process will take place from Friday 15 February 2013 to Tuesday 2 April 2013.

5.2 The Council will consider all responses received, and make adjustments where necessary prior to the second stage of consultation on the Draft Charging Schedule (Regulation 16) in advance of a public examination scheduled for Autumn 2013.

6.15.3 Based on the findings and outcomes of the West Berkshire CIL Viability Study the following rates of CIL are proposed:

	Newbury & Thatcham, and Eastern Urban Area (see map at Appendix A)	Area of Outstanding Natural Beauty, and East Kennet Valley (see map at Appendix A)
Type of Development	CIL Rate per sq.m	CIL Rate per sq.m
Residential <u>(see Notes 1 and 2 below)</u>	£75	£125
Retail <u>(A1 to A5)</u>	£125	£125
Business Development - Offices	£0	£0
Business Development - Industrial	£0	£0
Business Development - Warehousing	£0	£0
Hotels	£0	£0
Residential Institutions	£0	£0
Community and Other Uses	£0	£0

NOTES

- (1) Please see Differential Rate Map at Appendix A. It is intended, once adopted, that the differential rate map will be available on the Council's mapping system. This will allow the service units and public to view which rate is chargeable for a particular site.
- (2) Detailed Differential Rate Maps for Residential development are available as supporting information at Appendix C.

7. Further Supporting Information

The following documents are available from the Council's website as supporting information to the Draft Charging Schedule

Initial Draft Reg123 list

7.1 The Council has prepared an Initial Draft Regulation 123 list, setting out the infrastructure intended to be funded from the levy. This is intended to provide further background information and is still subject to amendment.

Preliminary Draft Charging Schedule (PDCS)

7.2 The PDCS was produced in February 2013 and was consulted on between 15th February 2013 and 2nd April 2013, in accordance with Regulation 15.

PDCS Statement of Consultation

7.3 The Statement of Consultation for the PDCS shows all the consultation responses received and the Council's consideration of those responses, together with any action taken or amendments made as a result (in accordance with Regulation 15).

Representations Procedure Statement

7.4 This document sets out how and when representations can be made on the Draft Charging Schedule, and how people may request to appear at the Examination, and how they can request to be kept informed of the progress of the CIL implementation (in accordance with Regulation 16).

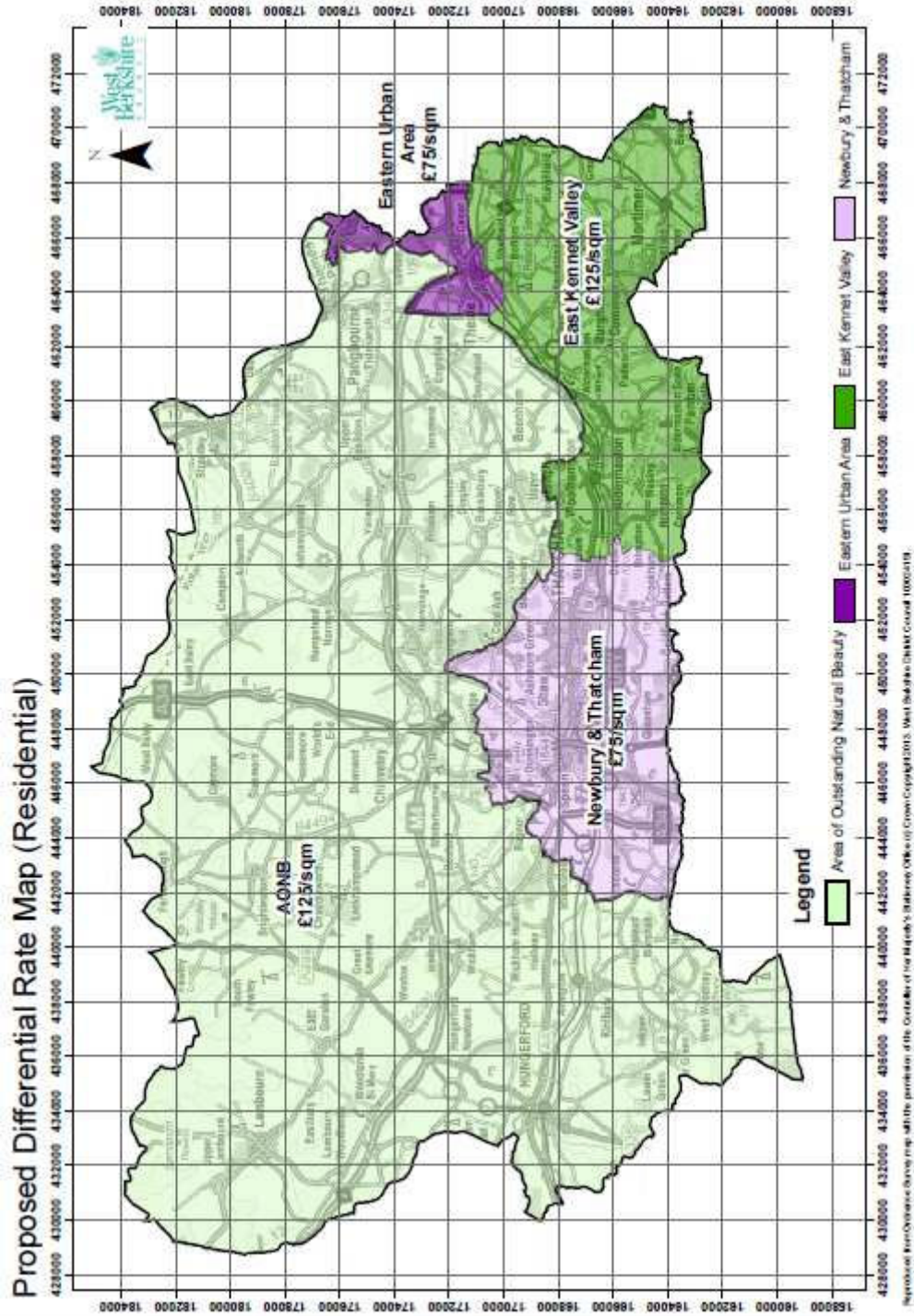
S106 Financial Statement

7.5 This document explains the level of S106 receipts received in recent years, and which Council services and infrastructure have benefitted from the developer contributions received.

Report to Full Council June 2013

7.6 The report which has approved the publication for consultation and submission of the Draft Charging Schedule for Examination in Autumn 2013.

Appendix A: Differential Rate Map



Appendix B – Proposed Instalment Policy

Level of CIL Payable	Instalment Policy
Where the chargeable amount is less than £15,000	No instalments - the full amount is payable within 60 days of commencement
£15,000 or greater but less than £100,000	50% within 60 days of commencement, and 50% within 180 days of commencement
£100,000 or greater but less than £200,000	35% within 60 days of commencement, 35% within 180 days of commencement, and 30% within 270 days of commencement
£200,000 or greater but less than £1,000,000	25% within 60 days of commencement, 25% within 180 days of commencement, 25% within 270 days of commencement, and 25% within 360 days of commencement
£1,000,000 or greater	25% within 180 days of commencement, 25% within 360 days of commencement, 25% within 540 days of commencement, and 25% within 720 days of commencement

Notes:

The commencement date is the date given on the commencement notice as advised by the liable party under Regulation 67. The failure to provide such notification in accordance with the Regulations results in the removal of the use of the instalments policy. Full payment would then become due within 60 days of commencement, including payment of the surcharge as detailed in Part 9 of the Regulations.

This instalment plan is subject to change at any time in accordance with Regulation 69B of the CIL (Amendment) Regulations 2011.

APPENDIX C – Residential Differential Rate Maps

The following maps show every parish where there are two different charging zones:

[Map 1 - Beenham Parish](#)

[Map 2 - Bucklebury Parish](#)

[Map 3 - Cold Ash Parish](#)

[Map 4 - Englefield Parish](#)

[Map 5 - Hamstead Marshall Parish](#)

[Map 6 - Purley-on-Thames Parish](#)

[Map 7 - Shaw cum Donnington Parish](#)

[Map 8 - Speen Parish](#)

[Map 9 - Theale Parish](#)

[Map 10 - Tilehurst Parish](#)

[Map 11 - Woolhampton Parish](#)

Please note these maps are available via our website as larger scale pdf documents, which will enable you to view in more detail by using the zoom function.

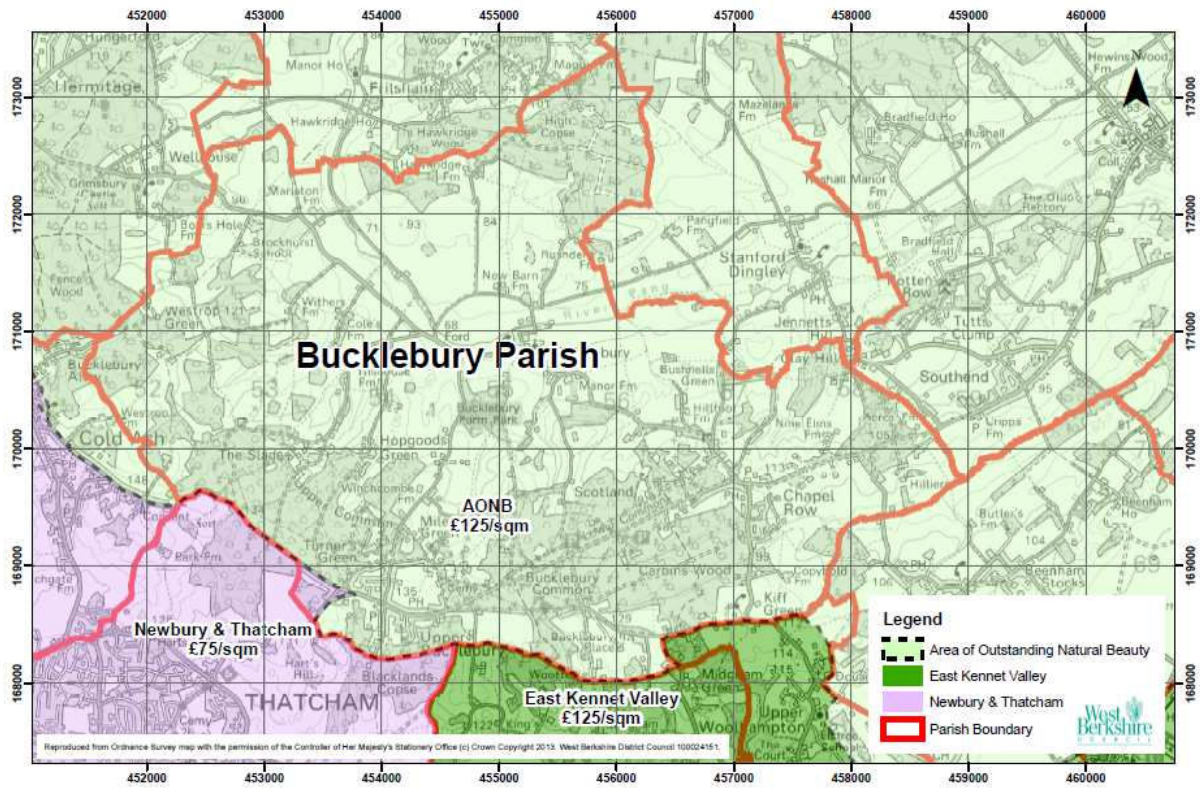
Map 1

Proposed Differential Rate Map (Residential) - Beenham Parish



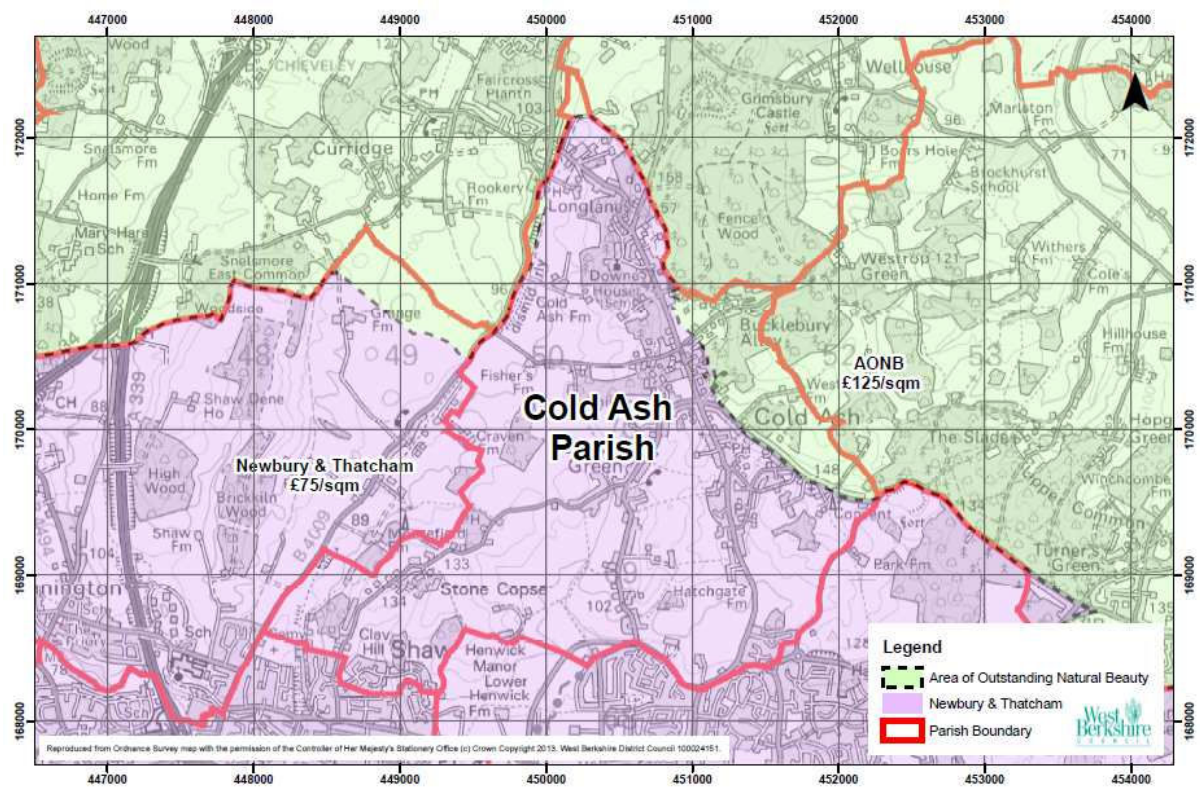
Map 2

Proposed Differential Rate Map (Residential) - Bucklebury Parish



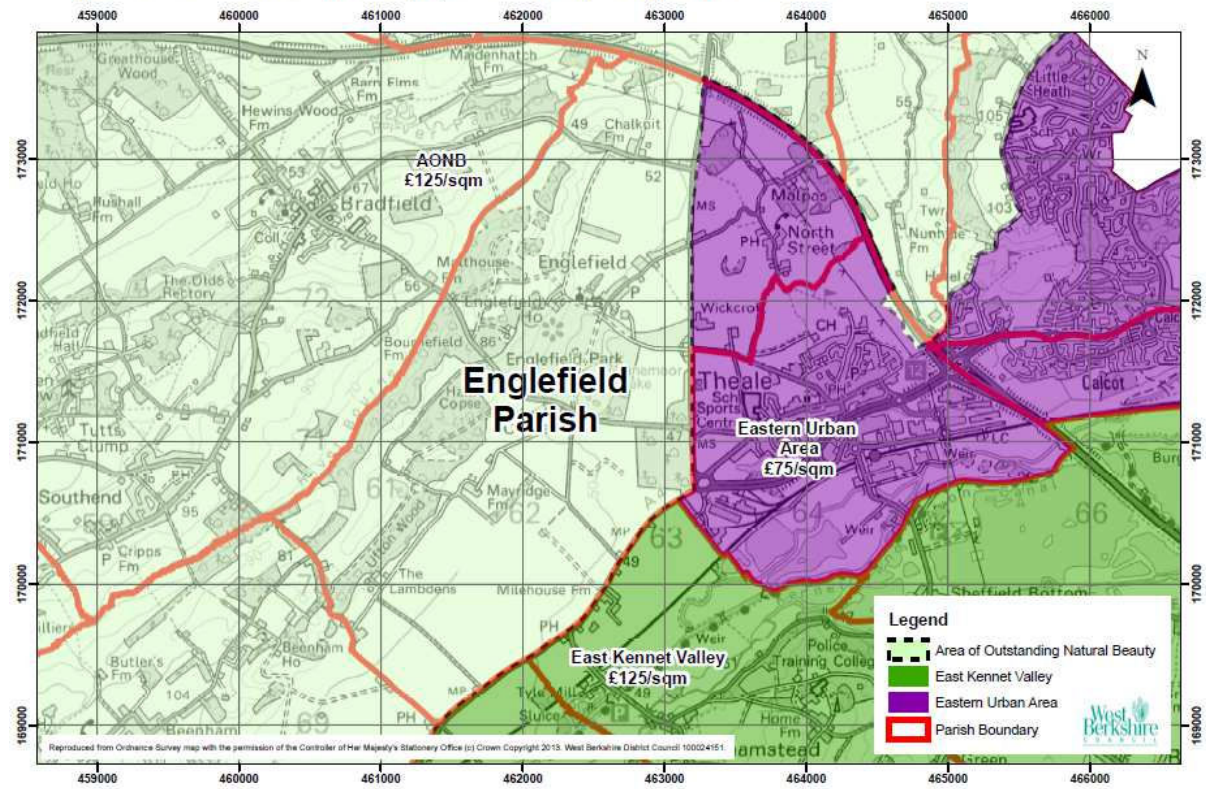
Map 3

Proposed Differential Rate Map (Residential) - Cold Ash Parish



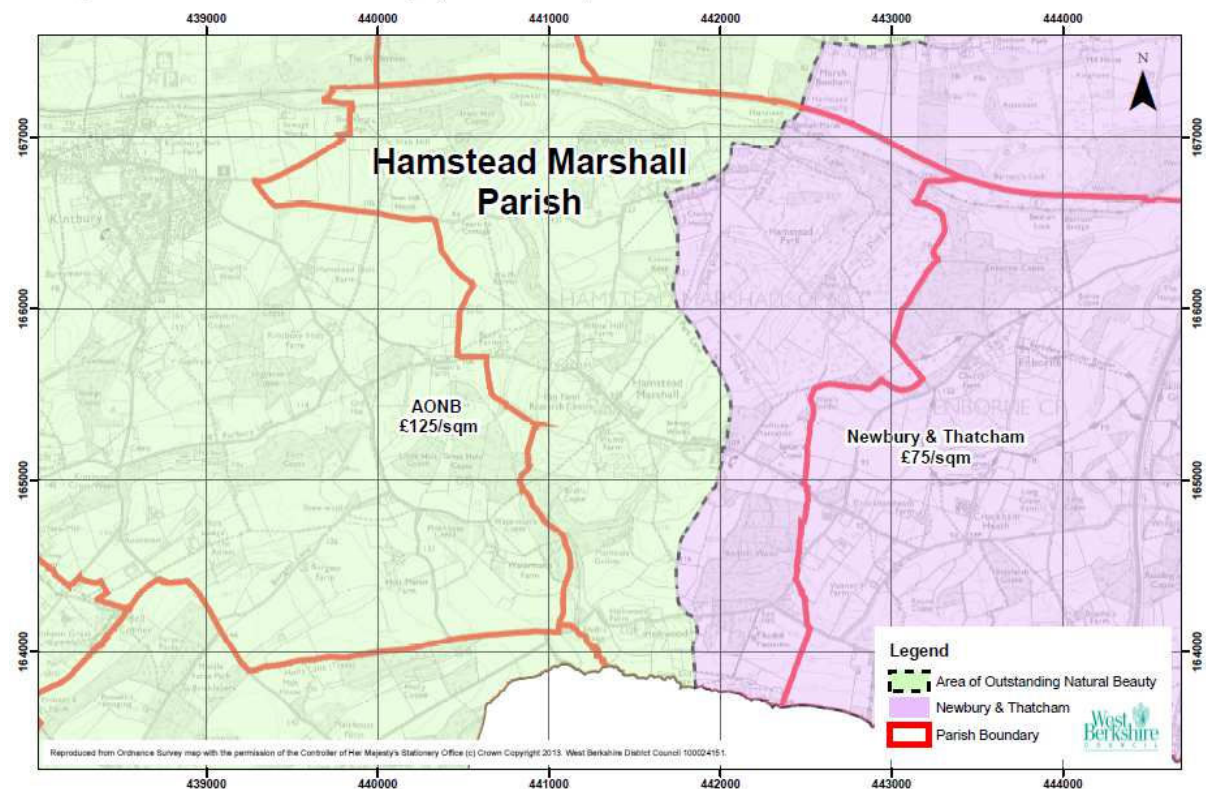
Map 4

Proposed Differential Rate Map (Residential) - Englefield Parish



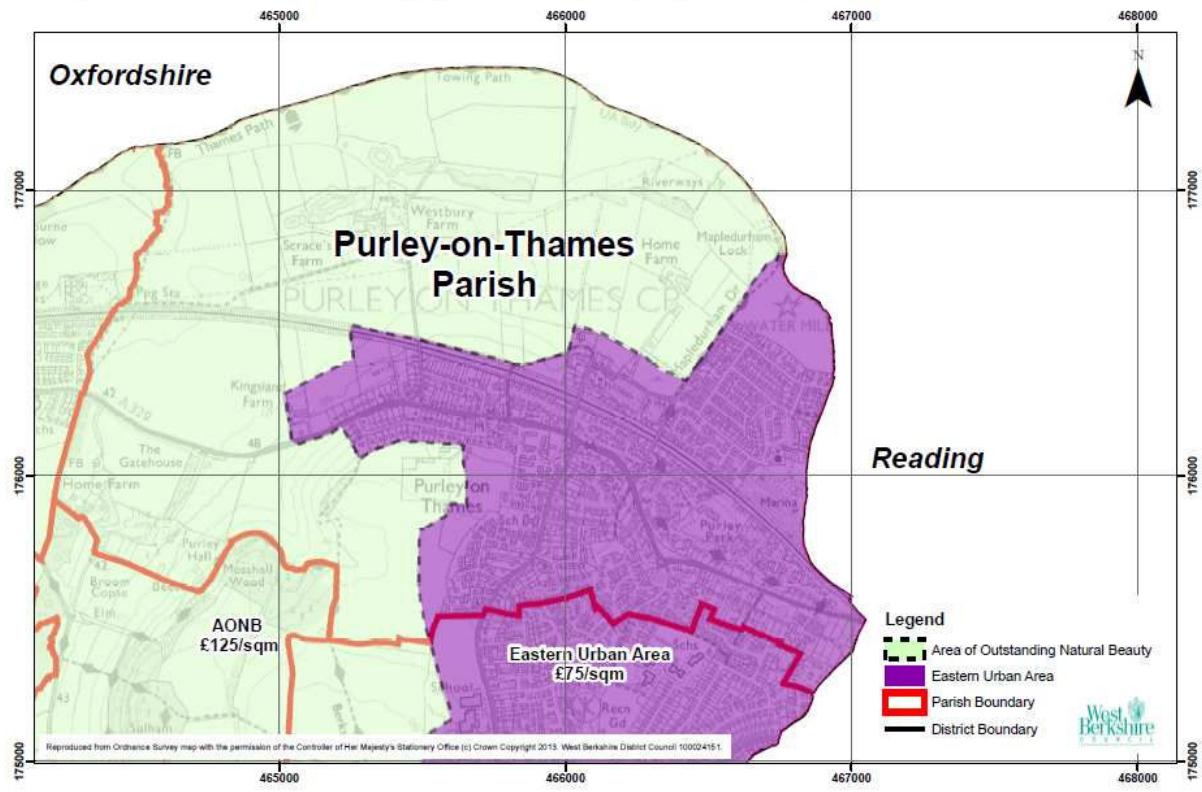
Map 5

Proposed Differential Rate Map (Residential) - Hamstead Marshall Parish



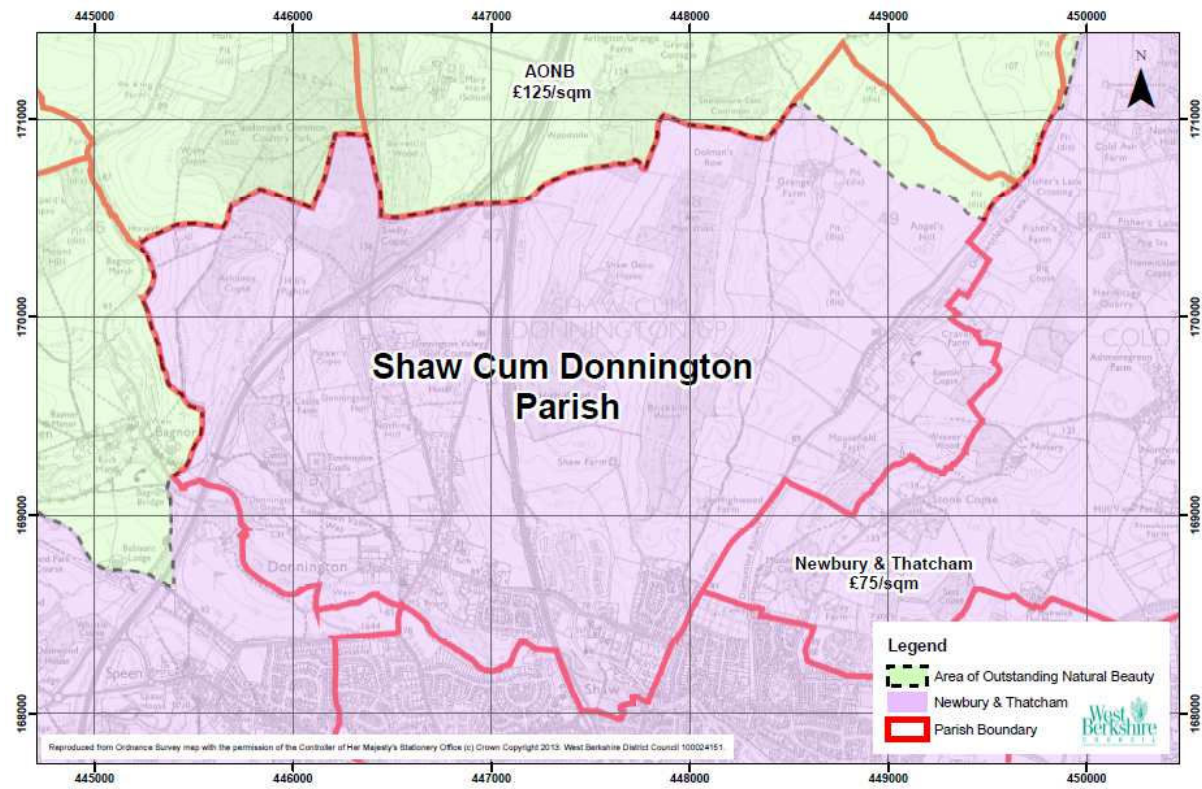
Map 6

Proposed Differential Rate Map (Residential) - Purley-on-Thames Parish



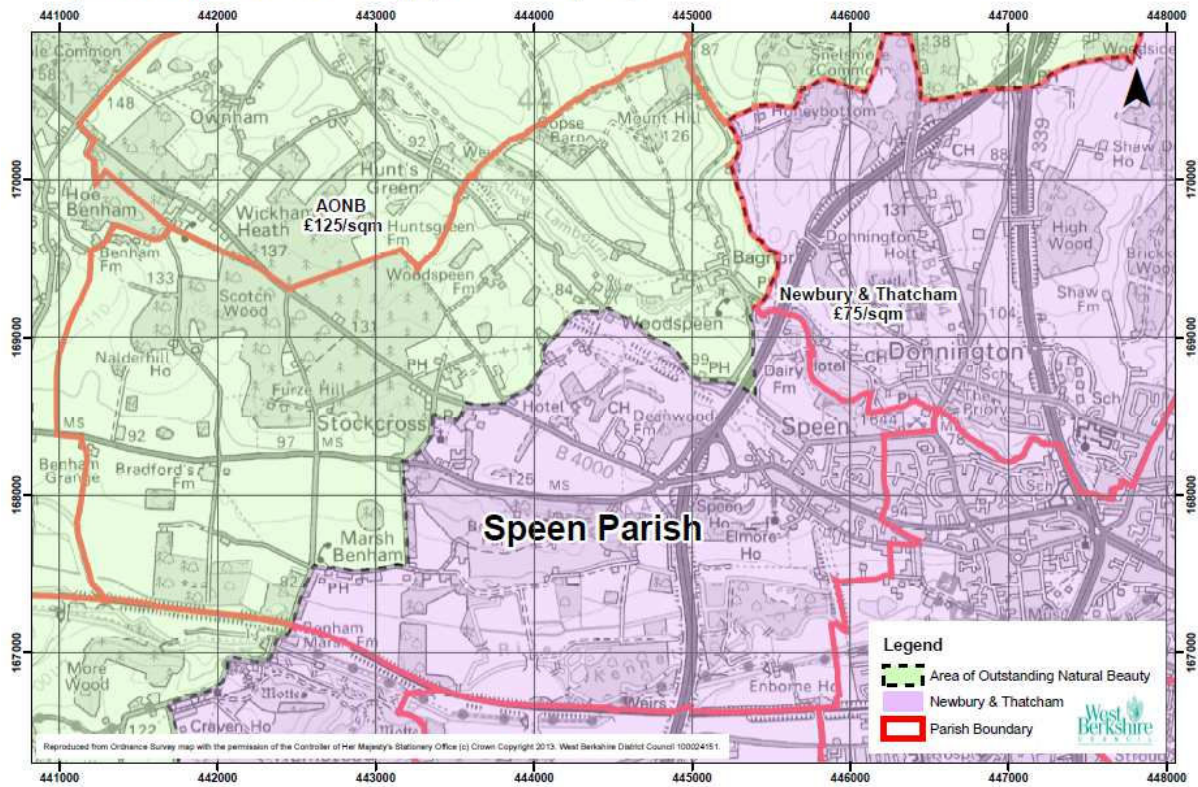
Map 7

Proposed Differential Rate Map (Residential) - Shaw Cum Donnington Parish



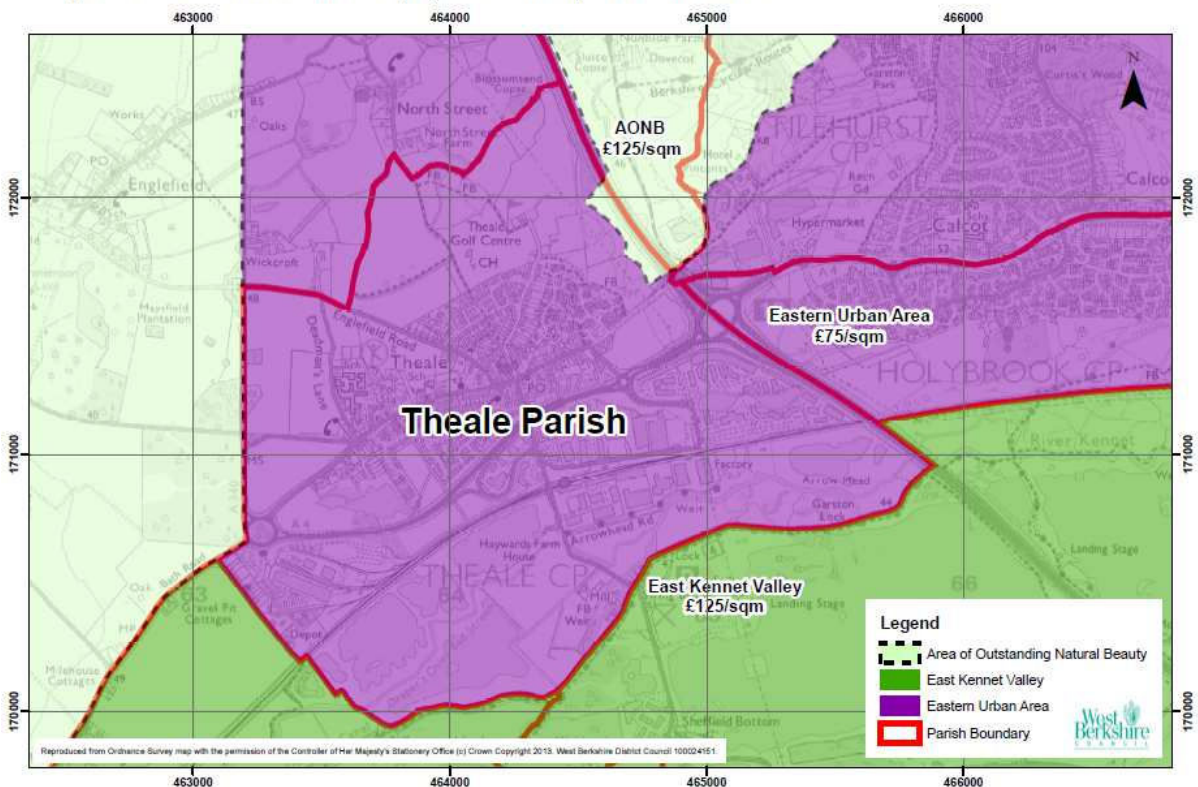
Map 8

Proposed Differential Rate Map (Residential) - Speen Parish



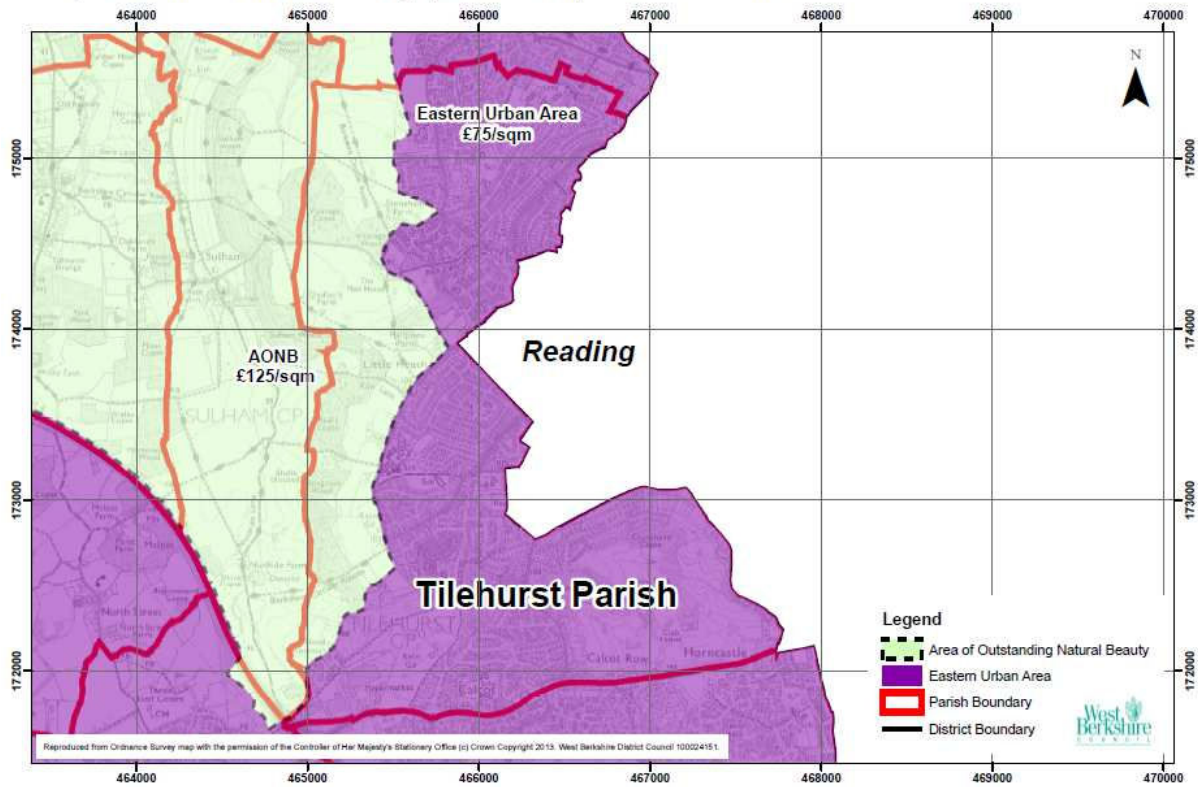
Map 9

Proposed Differential Rate Map (Residential) - Theale Parish



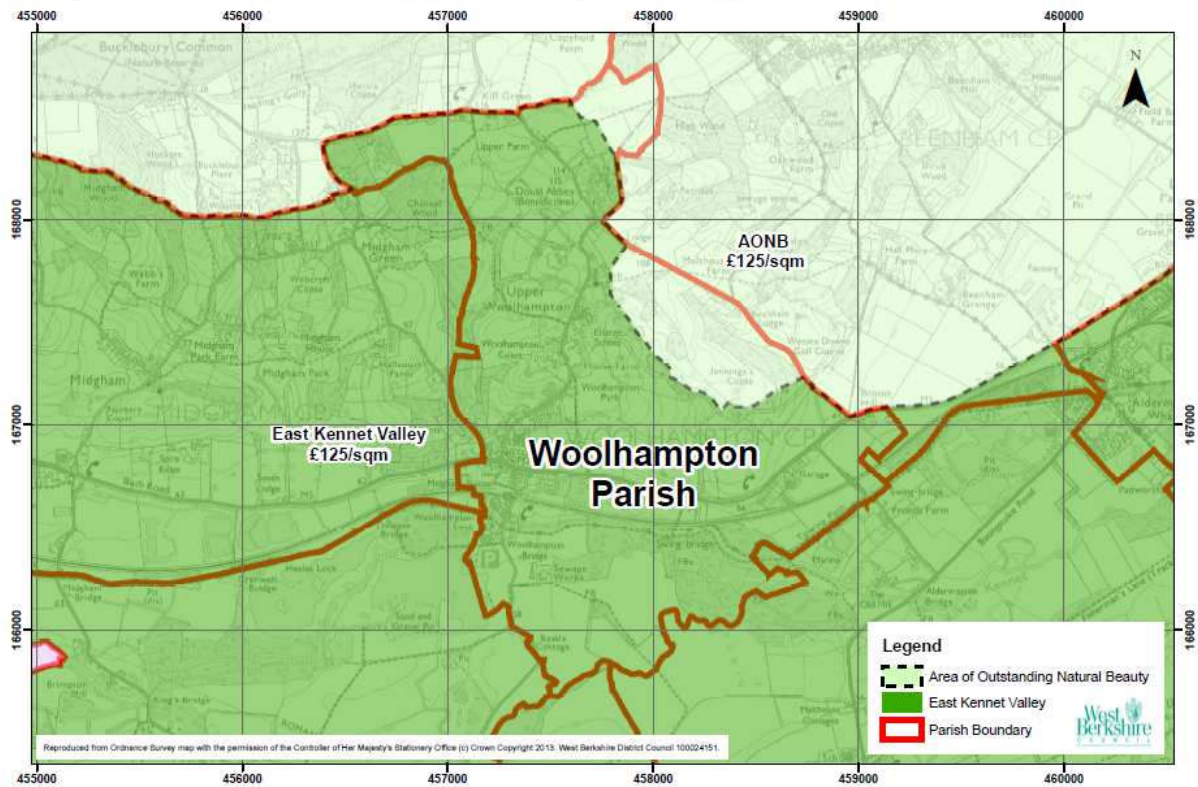
Map 10

Proposed Differential Rate Map (Residential) - Tilehurst Parish



Map 11

Proposed Differential Rate Map (Residential) - Woolhampton Parish



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**West Berkshire Council
Community Infrastructure Levy
Viability Study**

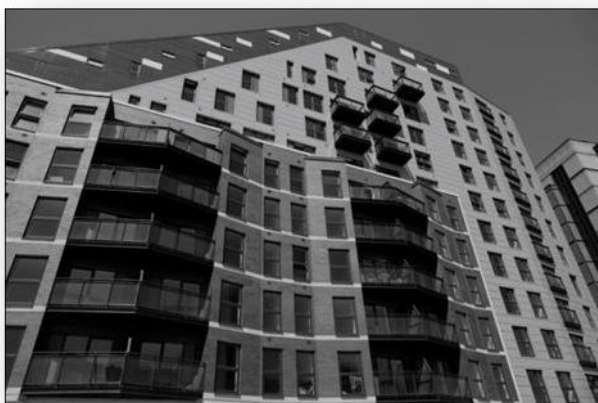
Ref: DSP 12132

Final Report

January 2013

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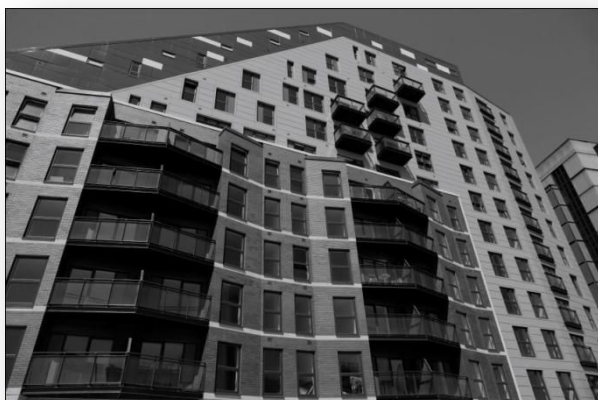
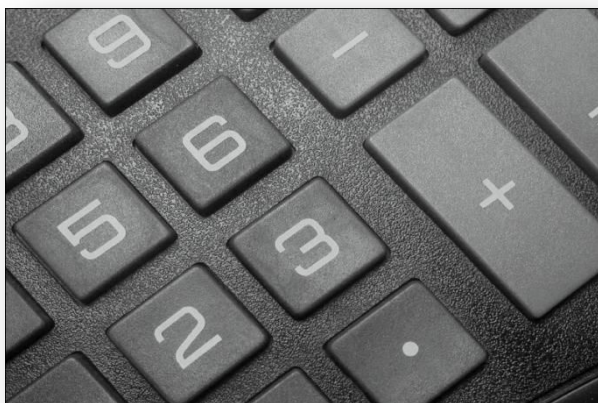
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Executive Summary

Community Infrastructure Levy (CIL) Context

1. This Executive Summary provides very brief background to the introduction of CIL and the viability assessment undertaken to support that in West Berkshire.
2. The Community Infrastructure Levy (CIL) was introduced by the Government as a means of Local Authorities pooling development contributions to help fund the provision of the local infrastructure needed to support the planned growth (plan-led development) in their area. In essence, by April 2014 it will replace s.106 as a means of securing those wider area infrastructure contributions.
3. Therefore, in most cases, Councils that do not put a CIL in place will see their scope to secure those planning obligations (compared with existing mechanisms) severely reduced. S.106 will become a vehicle for securing only planning obligations relating to site-specific mitigation requirements. However, based on the current CIL regulations, s.106 will continue to be used for securing affordable housing.
4. The CIL principles and charging structure are prescribed under the regulations. Those set out a framework that the local authority (the 'charging authority' for the CIL) has no flexibility over; CIL must be implemented and charged in the prescribed way. Charging authorities can however decide on the local charging rate(s), including whether to vary those by development use type and / or by locality; as may be driven by varying development viability in their area.
5. Under the regulations, the CIL will be chargeable on a per square metre (sq. m) basis on all new development which adds more than 100 sq. m gross internal floor-space. This covers all types of property (residential and commercial / non-residential, including extensions). In addition, all new dwellings will be chargeable, including new dwellings of less than 100 sq. m.
6. Affordable housing and developments by charities will not be subject to CIL charging under the current regulations.

7. Subject to certain criteria, CIL charging will not apply to any pre-existing accommodation on a development site. Therefore within the CIL payment calculation, the existing floor area may be deducted (“netted-off”) from the chargeable development floor area. This will have a variable, usually positive, viability impact on developments where existing floor-space is allowed-for in this way.

Study and process

8. West Berkshire Council appointed Dixon Searle Partnership (DSP) to review the viability scope for a range of development types (residential and commercial / non-residential) to support CIL funding in the District. Alongside supporting information on the local infrastructure requirements, the viability assessment is a key piece of evidence required to inform and support the CIL proposals. DSP is amongst the market leaders in assessing viability for the CIL, having now taken our viability work through Examination in Public (EIP) stage successfully on 4 occasions. Currently we are working with a range of other authorities and use our experience gained to inform each assessment.
9. The study assumes that affordable housing will be provided in accordance with Adopted Core Strategy policy (CS6). Similarly, its assumptions need to reasonably reflect the local market, relevant development types and other costs associated with the Council’s adopted policies and West Berkshire area characteristics.
10. Therefore the main purpose of this resulting study is to further inform the Council’s consideration of proposed CIL charging rate(s) in the West Berkshire, by development use type and potentially also by locality – depending on viability, varying (“differential”) charging rates may be set. The study approach achieves this through exploring the collective effect of development costs and obligations; and considering the strength of the relationship between the completed scheme sales values and those. The methodology explores a range of notional (but reasonably representative) development scenarios and tests those for a variety of sensitivities, including the following factors varying:
 - Completed scheme (sales) values (‘gross development value – GDV’);
 - Varying potential land value expectations (e.g. relating to previously developed land (PDL) of varying types and greenfield;
 - Range of “trial” CIL charging rates;
 - Build and other development costs varying by scheme type.

11. The Council must seek to strike an appropriate balance between contributing to local infrastructure funding needs (meeting the infrastructure “funding gap” that CIL aims to bridge) and development viability. In doing so, a range of other factors need to be considered, such as site supply and likely frequency and development plan relevance of various development types to the area.
12. The viability work need not be followed slavishly, but the Council should consider the options and parameters set out by DSP – the scope of our recommendations (see later). DSP always aims to provide options, where possible through the viability findings, and this approach has been beneficial so far.
13. In summary, the study involved the key stages of research; assumptions setting; running a wide range of development viability appraisals; and, finally, analysis and review ready for discussion with and consideration by the Council. The appraisals used residual land valuation principles, as have become the established approach to this type of study and as have been used over a number of years to consider affordable housing and other aspects of viability review for planning policy development. The full study report which follows comprehensively documents the process and outcomes.

Findings

14. For residential development, the headline finding is that suitable overall parameters for CIL charging in West Berkshire were found to be £75 to £125/sq. m, dependent on the chosen approach to applying CIL across the District. The fine-tuning of the approach within these parameters, for local relevance, includes consideration of the location / distribution and type of schemes likely to make-up the housing growth picture in accordance with the outstanding delivery associated with the Adopted Core Strategy (the ‘development plan’ or ‘plan’).
15. Subject to the Council’s preferred approach to differentiated CIL rates for residential development by area (which overall may be considered a primary option over a single-rate approach), the selection of a charging rate or rates is likely to be within the above range.

16. Our main recommendation is for the consideration for a differential approach that includes 2 charging zones for residential development.
17. Under this dual rates scenario, the lower rate of approximately £75/sq. m would apply to the Newbury and Thatcham market area along with the Eastern Urban Area (EUA) of the District. The Newbury and Thatcham area, in particular, is expected to support the largest share of the Core Strategy's remaining growth proposals.
18. Following these principles, the higher rate would be at not more than approximately £125/sq. m. In a differential rates set-up, this is suggested for application to all other areas of the District - i.e. the rural areas and their service centres and villages; the North Wessex Downs AONB (NWD AONB) and the East Kennet Valley areas. This reflects the higher values generally seen away from the main urban areas and the expected bias towards smaller scale greenfield development associated with the relatively limited level of growth in these areas.
19. As an alternative for consideration, a simple single rate approach could also be part of the review process by the Council. In this event, the rate selection would need to be steered by the findings for the Newbury/Thatcham area, because that is to be the main source of the on-going housing growth. A single CIL charging rate for residential development would need to avoid placing undue added risk to development in that area (and therefore on plan delivery as a whole) and we consider that the rate applicable there should not go beyond approximately £75/sq. m in any event.
20. In all cases, (and applicable also to commercial/non-residential scenarios) any rates considered below the levels and parameters that we set out are within the scope of our viability findings.
21. In avoiding setting rates too high, the wider characteristics and costs of development need to be considered. These include a range of factors such as potentially on-going uncertain market conditions, variable land value levels, the need to continue supporting other planning objectives (e.g. affordable housing) to optimal possible levels in the available circumstances and potential occurrence of variable abnormal costs, etc.

22. In summary on residential:

Following our review and discussion with officers **DSP's main residential recommendation** is for the consideration of:

Differential residential charging rates – 2 zones -

Lower rate zone - Suggested at approximately £75/sq. m for the Newbury and Thatcham area together with the EUA.

Higher rate zone – Suggested at approximately £125/sq. m for all other areas of the District (i.e. rural areas – AONB and East Kennet Valley).

Potential alternative option for consideration:**Single rate District-wide approach -**

Set as per the lower rate above; £75/sq. m applied District-wide.

23. The viability of a range of commercial / non-residential development types in West Berkshire was found to be highly variable when viewed overall – with only retail development considered capable of reliably supporting meaningful CIL contributions from our appropriate overview.
24. As with residential development, our findings show that there is viability scope to support various charging rate(s) options for retail development.
25. Following our review and discussion with officers, **DSP's main retail recommendation** is for:

The Council to consider a single, simple charging rate approach – at approximately £125/sq. m applied to all retail development; equivalent to the suggested upper rate for residential development as above. This would not prejudice the plan delivery, associated with which the Council’s latest evidence shows no further requirement for new retail space. As such developments of mixed types may come forward on an ad hoc basis and it is considered that a simple single rate approach would respond effectively to this. A more complex approach is not necessary in the local circumstances.

26. However, the report also provides outcomes and commentary relating to potential alternative approaches, and so provides evidence should the Council consider it relevant to pursue differentiation.
27. As with all CIL charging rate levels, this could all be kept under review for subsequent charging schedules in light of economic circumstances, the updated value/cost relationships and the on-going / potentially changing relevance over time of various scheme types in West Berkshire.
28. In testing other forms of commercial / non-residential development, it was found that any level of CIL charging could generally either exacerbate the viability issues associated with marginal schemes or unviable schemes by placing undue added risk to other forms of new development coming forward. This added risk needs to be balanced against the likely frequency of such schemes, their role in the development plan delivery overall and perhaps also the level of CIL “yield” (total monies collected) that they might provide.

29. At the current time and for the foreseeable future **we recommend a nil (£0/sq. m) charging rate applicable to business development ('B' uses)** – i.e. offices, industrial and warehousing. The viability results were typically poor for these scenarios, such that only most favourable combinations of assumptions produced potentially viable scenarios, and then only in particular site and scheme circumstances. This is not an unusual finding in our experience – it is consistent with our and others’ findings in a wide range of local authority areas. It is a reflection of the poor relationship between development values and costs, as compounded by uncertain market conditions.

30. The same applies to a wide range of other forms of new development, so that we recommend that the Council considers a £0/sq. m (nil) charging rate for those too. We include hotels, care homes, leisure, health, and any agricultural, equestrian, community use or other development within this bracket.

31. We are seeing some authorities looking to charge on development uses such as hotels and care homes where those are shown clearly to be viable, but this is highly variable

32. Whichever approach to CIL is progressed, the Council will need to continue to operate its overall approach to parallel obligations (s.106 where required and other policy requirements) in an adaptable way; reacting to and discussing particular site circumstances as needed (and supported by shared viability information for review). CIL will be fixed, but will need to be viewed as part of a wider package of costs and obligations that will need to be balanced and workable across a range of circumstances. This again is not just a West Berkshire factor, but is a widely applicable principle. The Government's updated CIL guidance (published in December 2012) also places emphasis on charging authorities to set out how they propose to operate s.106 alongside the CIL and which forms of infrastructure / projects will be associated with each.

Executive Summary ends.

January 2013.

Main study report text follows.

1 Introduction

1.1. Background – Community Infrastructure Levy and Purpose of this Report

- 1.1.1 The Community Infrastructure Levy (CIL) came into force in April 2010. The regulations allow local authorities in England and Wales (which will be the ‘charging authorities’) to raise funds from developments in their area as contributions towards infrastructure provision. In this case, West Berkshire Council will be the charging authority.
- 1.1.2 CIL takes the form of a charge levied per square metre (sq. m) on the gross internal floorspace of ‘net additional liable development’¹. The levy is chargeable on most types of new development that involve an increase in floor space. The charge will be expressed as a rate in £s per sq. m of development; known as the charging rate.
- 1.1.3 The majority of developments providing an addition of less than 100 sq. m in gross internal floor area (new floor-space) will not pay. For example, a small extension to a house or to a commercial / non-residential property; or a non-residential new-build of less than 100 sq. m will not be subject to the charge. However, development that involves the creation of a new residential unit (such as a house or a flat) will pay the charge, even if the new dwelling has a gross internal floor area of less than 100 sq. m.
- 1.1.4 The funds raised are to be allocated towards infrastructure needed to support new development in the charging authority’s area, in accordance with its Local Development Framework (LDF) Development Plan (Core Strategy Development Plan Document (DPD)); or Local Plan, as it may now be known. In West Berkshire’s case, the key document is the Core Strategy – formally adopted by the Council in July 2012². The Government has recently consulted on a requirement that charging authorities allocate a ‘meaningful proportion’ of the levy revenue raised in each neighbourhood back to those local areas. Recent announcements suggest that Neighbourhoods that draw up a development plan, and secure the consent of local people in a referendum, will receive 25% of the revenues from the Community

¹ DCLG – Community Infrastructure Levy Guidance (December 2012)

² West Berkshire Local Plan – West Berkshire Core Strategy (2006-2026) July 2012

Infrastructure Levy on relevant development in their parish area. Neighbourhoods without a neighbourhood development plan but where CIL is still charged will still receive a capped 15% share of the levy revenue from relevant development in their area. West Berkshire is 100% parished, so the provisions relating to areas without a parish or town council do not apply here.

- 1.1.5 Under the Government's regulations, affordable housing and development by charities will not be liable for CIL charging. This means that within mixed tenure housing schemes, it is the market dwellings only that will be liable for the payments at the rate(s) set by the charging authority.
- 1.1.6 The levy rate(s) will have to be informed and underpinned firstly by evidence of the infrastructure needed to support new development, and therefore as to the anticipated funding gap that exists; and secondly by evidence of development viability.
- 1.1.7 West Berkshire Council has been working with infrastructure providers and agencies in considering and estimating the costs of the local requirements associated with supporting the Core Strategy. This work forms the basis of identifying the total cost of infrastructure associated with supporting the growth identified in West Berkshire's Core Strategy and the funding gap that will be supported in part through CIL.
- 1.1.8 Infrastructure is taken to mean any service or facility that supports the Council's area and its population and includes (but is not limited to) facilities for transport, open space, education, health, community services, culture and leisure. In the case of the current scope of the CIL, and therefore this assessment, affordable housing is assumed to be outside that and dealt with in the established way through site specific planning (s.106) agreements. Within this study, an allowance has been made for the cost to developers of providing affordable housing in addition to testing potential CIL charging rates. In this sense, the collective planning obligations (affordable housing, CIL and any continued use of s.106) cannot be separated. The level of each will play a role in determining the potential for development to bear this collective cost. Each of these cost factors influences the available scope for supporting the others. It follows that the extent to which s.106 will have an on-going role may also need to be considered in determining suitable CIL charging rates, bearing in mind that CIL will be non-negotiable. In most cases CIL will replace s.106 as

the mechanism for securing developer contributions towards required infrastructure. Indeed, latest Government guidance on CIL states that it expects Council's to work proactively with developers to ensure they are clear about infrastructure needs so that there is no actual or perceived "double dipping" – i.e. charging for infrastructure both through CIL and s.106. S.106 should be scaled back to those matters that are directly related to a specific site and are not set out in a Regulation 123 list (a list of infrastructure projects that the Council intends to fund through the Levy). This could be a significant consideration, for example, in respect of large scale strategic development associated with on-site provision of infrastructure, high site works costs and particularly where these characteristics may coincide with lower value areas.

- 1.1.9 West Berkshire is a unitary authority located in the South East of England. It contains both towns and extensive rural areas (some 90% of the District is rural in character). The North Wessex Downs Area of Outstanding Natural Beauty (NWDONB) is nationally important and legally protected. 74% of West Berkshire's land area lies within the AONB (as we will subsequently refer to it). The rural dimension is important in shaping the character of the District, its communities, economy and environment. It forms part of the Thames Valley.
- 1.1.10 The largest settlements include Newbury and Thatcham and the urban areas of Tilehurst, Purley on Thames and Calcot in the east of the District, close to Reading.
- 1.1.11 The Core Strategy sets out a spatial strategy for West Berkshire. It sets out to deliver at least 10,500 homes across West Berkshire between 2006 and 2026 with most new development taking place in Newbury, Thatcham and settlements in the east of the District close to Reading. Most employment generating uses, such as B1(a) offices, and major mixed use, retail or leisure uses, will be located in those town centre areas.
- 1.1.12 The Core Strategy sets out a delivery strategy that divides the District into four main geographical areas with an Area Delivery Plan Policy for each (although Newbury and Thatcham have separate delivery plan policies). These are as follows:

- Newbury & Thatcham;

- Eastern Area which includes the Eastern Urban Area (which includes Tilehurst, Calcot and Purley on Thames) and Theale;
- North Wessex Downs AONB (which includes Hungerford, Lambourn and Pangbourne);
- East Kennet Valley (including Burghfield and Mortimer);

1.1.13 The Council's Strategic Housing Market Assessment (2007) and the Economic Viability Assessment (2007 & 2009) support the affordable housing policies contained within Core Strategy Policy CS6. Policy CS4 also contains density and housing mix requirements. The affordable housing policies are set out here for ease of reference:

'On development sites of 15 dwellings or more (or 0.5 hectares or more) 30% provision will be sought on previously developed land, and 40% on greenfield land;

On development sites of less than 15 dwellings a sliding scale approach will be used to calculate affordable housing provision, as follows:-

*30% provision on sites of 10 – 14 dwellings; and
20% provision on sites of 5 – 9 dwellings'.*

1.1.14 Most of the new development will be directed to previously developed land (PDL) with the main urban areas as the primary focus of sustainable growth – Newbury is expected to accommodate the development of 5,400 new dwellings over the life of the plan, 28,400 sq. m of retail floor-space (the latter already provided meaning that the demand indicated by the Council's 2010 Retail Study has been met). There is significant development potential on PDL but urban extensions at Newbury Racecourse and Sandford will provide new residential neighbourhoods. Newbury will also be the main focus for business development over the life of the plan. Evidence indicates that West Berkshire has a sufficient supply of employment land to 2026 but not necessarily in the correct use class. The Council's Employment Land Assessment supporting the Core Strategy suggests that there is a shortfall of approximately 121,000 sq. m of B1 a surplus of approximately 65,000 B2 space and a potential shortfall longer term for B8 use space.

1.1.15 Other areas of West Berkshire are also expected to contribute towards the provision of housing, employment and retail development but on a smaller scale to Newbury.

Thattham is expected to provide 900 dwellings (with two thirds already committed). The Eastern area is expected to accommodate 1,400 dwellings; NWD AONB is expected to accommodate 2,000 new dwellings (of which over half are already built or have planning permission) and; the East Kennet Valley is set to accommodate 800 new dwellings (only 270 dwellings approximately to be allocated as of March 2012).

- 1.1.16 The National Planning Policy Framework (NPPF) was published in final form in March 2012 and supersedes previous Planning Policy Statements. This study has been produced in light of that and also includes the consideration of Affordable Rented tenure as introduced by the Government and Homes and Communities Agency (HCA) for its Affordable Homes Programme (AHP) 2011 to 2015.
- 1.1.17 More information on the AHP can be viewed at the HCA's web-site: <http://www.homesandcommunities.co.uk/affordable-homes>. The Government's updated definition of affordable housing is to be found at Annex 2, the Glossary to the NPPF. As will be explained in this study document, affordable housing is a significant component of the assumptions set.
- 1.1.18 An authority wishing to implement the Community Infrastructure Levy locally must produce a charging schedule setting out the levy's rates in its area. The CIL rate or rates should be set at a level that ensures development within the authority's area (as a whole, based on the plan provision) is not put at serious risk.
- 1.1.19 A key requirement of CIL and setting the charging rates is that *'a charging authority, in setting levy rates, must aim to strike what appears to the charging authority to be an appropriate balance between' the desirability of funding infrastructure from the levy and 'the potential effects (taken as a whole) of the imposition of CIL on the economic viability of development across its area'*³. In order to meet the requirement of Regulation 14 of the CIL Regulations April 2010 (as amended) the Council therefore appointed Dixon Searle Partnership (DSP) to provide the viability evidence base to inform the development of the Council's Preliminary Draft and then draft CIL Charging Schedule versions. Both of those stages will be subject to public consultation in due course as part of the local implementation of the CIL.

³ DCLG – Community Infrastructure Levy Guidance (December 2012)

- 1.1.20 This study investigates the potential scope for CIL charging in West Berkshire. This is done by considering the economic viability of residential and commercial / non-residential development scenarios within West Berkshire; taking into account the range of normal costs and obligations associated with development, as would be borne by development schemes alongside the CIL charge. It aims to provide the Council with advice as to the likely viability of seeking developer contributions towards infrastructure provision through the CIL. This includes the consideration of viability and the potential charging rate or rates appropriate in the local context as part of a suitable and achievable overall package of planning obligations. In practice, within any given scheme there are many variations and details that can influence the specific viability outcome. Whilst acknowledging that, this work provides a high level overview that cannot fully reflect a wide range of highly variable site specifics. This necessary overview is in accordance with the CIL principles and provisions.
- 1.1.21 The approach used to inform the study applies the well-recognised methodology of residual land valuation. Put simply, the residual land value (RLV) produced by a potential development is calculated by subtracting the costs of achieving that development from the revenue generated by the completed scheme (the gross development value – GDV).
- 1.1.22 The residual valuation technique has been used to run appraisals on residential and commercial / non-residential scheme types (notional or hypothetical schemes) representing development scenarios that are considered relevant to the development plan and that could come forward within West Berkshire.
- 1.1.23 The study process produces a large range of results relating to the exploration of a range of potential ('trial') CIL charging rates as well as other variables. As with all such studies using these principles, an overview of the results and the trends seen across them is required - so that judgments can be made to inform the Council's on-going work.
- 1.1.24 The potential level of CIL charge viable in each scenario has been varied through an iterative process exploring trial charging rates over a range £0 to £200 per sq. m – for residential and non-residential / commercial scheme test scenarios. This was found

to be a sufficient range for exploring the CIL charging scope locally and did not need to be extended following the review of initial results.

- 1.1.25 The results of each of the appraisals are compared to a range of potential existing or alternative land use value indications or other guides relevant to the circumstances. These are necessary to determine a potentially viable level of CIL as it relates to development type and varying completed scheme value levels (GDVs). The results sets have been tabulated in summary form and those are included as Appendices IIA (residential) and IIB (non-residential / commercial).
- 1.1.26 A key element of the viability overview process is comparison of the RLVs generated by the development appraisals and the potential level of land value that may need to be reached to ensure development sites continue to come forward. These comparisons are necessarily indicative but are usually linked to an existing use value (EUUV) of a site plus, in some, cases a level of uplift. Any surplus is then potentially available for CIL payments.
- 1.1.27 In considering the relationship between the RLV created by a scenario and some comparative level that might need to be reached, we have to acknowledge that in practice this is a dynamic one – land value levels and comparisons will be highly variable in practice. It is acknowledged in a range of similar studies, technical papers and guidance notes on the topic of considering and assessing development viability that this is not an exact science. Therefore, to inform our judgments in making this overview, our practice is to look at a range of potential land value levels that might need to be reached allied to the various scenarios tested.
- 1.1.28 In the background to considering the scale of the potential charging rates and their proportional level in the West Berkshire context, we have also reviewed them alongside a variety of additional measures that are useful in considering the overall impact of a level of CIL on development viability. This includes reviewing the potential CIL charging rates in terms of percentage of development value, percentage of development cost; and the equivalent levy sum in £s per unit or by scheme total. This can then be compared to the impact of other factors that can affect development viability such as changes in property market conditions, build costs, inflation, affordable housing etc.

1.1.29 The report then sets out findings for the Council to consider in taking forward its further development work on the local implementation of the CIL and in particular the Council's Preliminary Draft Charging Schedule.

1.2 Notes and Limitations

1.2.1 This study has been carried out using well recognised residual valuation techniques by consultants highly experienced in the preparation of strategic viability assessments for local authority policy development including affordable housing and CIL economic viability. However, in no way does this study provide formal valuation advice. It should not be relied on for other purposes.

1.2.2 In order to carry out this type of study a large quantity of data is reviewed and a range of assumptions are required alongside that. It is acknowledged that these rarely fit all eventualities - small changes in assumptions can have a significant individual or cumulative effect on the residual land value generated and / or the value of the CIL funding potential (the surplus after land value comparisons).

1.2.3 It should be noted that in practice every scheme is different and no study of this nature can reflect all the variances seen in site specific cases. The study is not intended to prescribe assumptions or outcomes for specific cases.

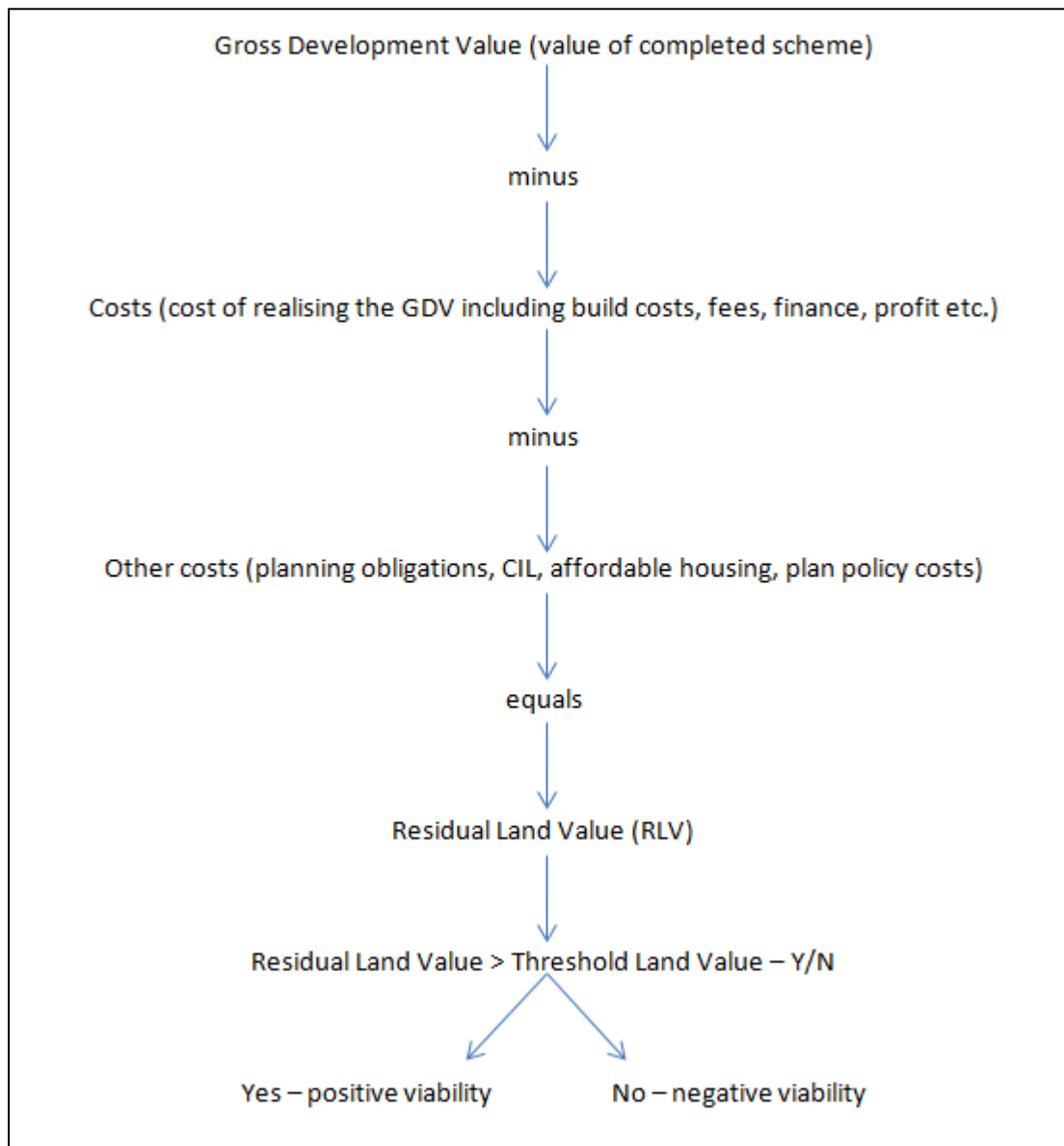
1.2.4 Specific assumptions and values applied for our schemes are unlikely to be appropriate for all developments and a degree of professional judgment is required. We are confident, however, that our approach and assumptions are reasonable in terms of making this viability overview and informing the Council's work on its CIL preliminary draft charging schedule preparations, together with subsequent CIL implementation stages.

2 Assessment Methodology

2.1 Residual Valuation

- 2.1.1 This study investigates the potential for a range of development types to contribute to infrastructure provision funding across West Berkshire through the collection of financial contributions charged via a Community Infrastructure Levy.
- 2.1.2 By fixing the Council's Adopted Core Strategy led affordable housing target (%) requirements and other planning policy / obligations as assumptions that will impact scheme viability alongside the trialled CIL charging rates, we are able to investigate and consider how the cost of these obligations interact and their collective impact on viability. This is in accordance with established practice on reviewing development viability at this strategic level, and consistent with requirements of the NPPF. In this context, a development generally provides a fixed amount of value (the gross development value – GDV) from which to meet all necessary costs and obligations.
- 2.1.3 In carrying out this study we have run development appraisals using the widely recognised principles of residual valuation on a number of notional scheme types, both residential and non-residential/commercial.
- 2.1.4 Residual valuation as the name suggests provides a “residual” value from the gross development value (GDV) of a scheme after all other costs are taken into account. The diagram below shows the basic principles behind residual valuation, in simplified form:

Figure 1: Simplified Residual Land Valuation Principles



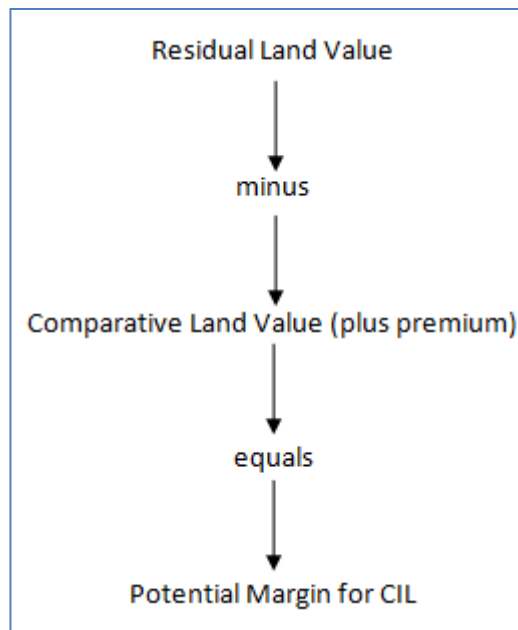
2.1.5 Having allowed for the costs of acquisition, development, finance, profit and sale, the resulting figure indicates the sum that is potentially available to pay for the land – i.e. the residual land value (RLV).

2.1.6 In order to guide on a range of likely viability outcomes the assessment process also requires a benchmark, or range of benchmarks of some form, against which to compare the RLV - such as an indication of existing or alternative land use values (EUVs or AUVs) relevant to the site use and locality; including any potential uplift that may be required to encourage a site to be released for development (which might be termed a premium, over-bid, incentive or similar). Essentially this means reviewing

the potential level(s) that land value (i.e. the scheme related RLV) may need to reach in order to drive varying prospects of schemes being viable.

- 2.1.7 The level of land value sufficient to encourage the release of a site for development is, in practice, a site specific and highly subjective matter. It often relates to a range of factors including the actual site characteristics and/or the specific requirements or circumstances of the landowner. Any available indications of land values using sources such as the Valuation Office Agency (VOA) reporting, previous evidence held by the Council and any available sales, or other evidence on value, are used for this purpose in making our assessment. Recently there has been a low level of activity on land deals and consequently there has been very little to use in terms of examples. As such a range of reporting as mentioned above has to be relied upon to inform our assumptions and judgments. This is certainly not a West Berkshire-specific factor, but one that we are experiencing on a consistent basis in carrying out these types of studies. In assessing the appraisal results, the surplus or excess residual (land value) remaining above these indicative land value comparisons is shown as the margin potentially available to fund CIL contributions.
- 2.1.8 The results trends indicate deteriorating residual land values (and therefore reduced viability) as scheme value (GDV) decreases and / or costs rise – e.g. through adding / increasing affordable housing, increasing build costs (as with varying commercial development types) and increasing trial CIL rates.
- 2.1.9 Any potential margin (CIL funding scope) is then considered in the round so that charging rates are not pushed to the limits but also allow for some other scope to support viability given the range of costs that could alter over time or with scheme specifics. In essence, the steps taken to consider that potential margin or surplus are as follows (see figure 2 below):

Figure 2: Relationship Between RLV & Potential Maximum CIL Rate (surplus or margin potentially available for CIL)



2.1.10 The assumptions that go into the residual land value appraisals are set out in more detail in this chapter. Further information is also available at Appendices I and III. They reflect the local market (through research on local values, costs and types of provision, etc.) and locally relevant planning policies (taking into account the policies set out within the West Berkshire Adopted Core Strategy⁴) as well as other practical delivery aspects locally. At key project stages we liaised with the Council's officers and sought soundings as far as were available from a range of local development industry stakeholders as we considered our assumptions. This included carrying out a Development Industry Forum (DIF) stakeholder workshop / seminar alongside issuing a questionnaire / pro-forma to key stakeholders locally (developers, house builders, landowners, agents, Registered Providers etc.) to get feedback on study assumptions and provide the opportunity for provision of information to inform the study. In excess of 40 parties were contacted and given an opportunity to respond either via the DIF or through receipt of our questionnaire / pro-forma.

⁴ West Berkshire Local Plan – West Berkshire Council Core Strategy (2006 – 2026)

2.2 Site Typologies / Notional Site Types

2.2.1 Appraisals using the principles outlined above have been carried out to review the viability of different types of residential and commercial developments. The scenarios were developed and discussed with the Council following a review of the information it provided; such as the Council's monitoring database, Strategic Housing Land Availability Assessment (SHLAA) and other data in the case of the residential scenarios. For the purposes of this study, it was necessary to determine scenario types reasonably representative of those likely to come forward across West Berkshire bearing in mind the probable life of a first CIL Charging Schedule.

Residential Development Scenarios

2.2.2 For residential schemes, 9 main scenario types were tested with the following mix of dwellings and including (where required by and in accordance with the Council's adopted Core Strategy) integrated affordable housing (see Figure 3 below):

Figure 3: Residential Scheme Types

Scheme Type	Overall Scheme Mix
1 House	1 x 4BH
5 Houses (20% on-site AH)	5 x 3BH
10 Houses (30% on-site AH)	3 x 2BH; 7 x 3BH
15 Houses (30% on-site AH)	4 x 2BH; 11 x 3BH
15 Flats (30% on-site AH)	5 x 1BF, 10 x 2BF
25 Mixed (30% on-site AH)	5 x 1BF, 5 x 2BF; 5 x 2BH, 10 x 3BH
50 Mixed (30% on-site AH) ⁵	8 x 1BF, 17 x 2BF; 6 x 2BH, 12 x 3BH, 7 x 4BH
250 Mixed (30% on-site AH)	30 x 1BF, 158 x 2BF; 25 x 2BH, 37 x 3BH
500 Mixed (40% on-site AH) ⁵	40 x 1BF, 70 x 2BF; 150 x 2BH, 200 x 3BH, 50 x 4BH

Note: AH = Affordable Housing; BH = bed house; BF = bed flat; Mixed = mix of houses and flats.

2.2.3 The assumed dwelling mixes were again based on the range of information reviewed, combined with a likely market led mix. They reflect a range of different types of development that could come forward across West Berkshire so as to ensure that viability has been tested with reference to the on-going housing supply characteristics. Each of the above main scheme types was also tested over a range of

⁵ Also tested at 40% to represent greenfield development affordable housing policy

value levels representing varying residential values seen currently in the area and also allowing us to consider the impact on development viability of changing market conditions over time (i.e. as could be seen through falling or rising values).

- 2.2.4 The scheme mixes are not exhaustive – many other types and variations may be seen, including larger or smaller dwelling types in this District context.
- 2.2.5 The residential scenarios were chosen to reflect and further test the Council’s policies, including Adopted Core Strategy Policy CS6 - Affordable Housing. In all cases it should be noted that a “best fit” of affordable housing numbers and tenure assumptions has to be made, given the effects of numbers rounding and also the limited flexibility within small scheme numbers. The scheme typologies applied in this study reflect those policies and full details of the private and affordable housing numbers assumed within each scheme scenario can be seen in Appendix I – Assumptions Spreadsheet.
- 2.2.6 The dwelling sizes assumed for the purposes of this study are as follows:

Figure 4: Residential Unit Sizes

Unit Sizes (sq. m)	Affordable	Private
1-bed flat	50	45
2-bed flat	67	60
2-bed house	75	75
3-bed house	85	95
4-bed house	110	125

- 2.2.7 As with many areas of the study assumptions there will be a variety of dwelling sizes coming forward in practice, varying by scheme and location. No single size or even range of assumed sizes will represent all dwellings coming forward. Since there is a relationship between dwelling sizes, their values and their build costs, it is the levels of those that are most important for the purposes of this study (i.e. expressed in £ sq. m terms); rather than the specific dwelling sizes to which those levels of costs and values are applied in each case. With this approach, the indicative ‘Values Levels’ (‘VL’s) used in the study can then be applied to varying (alternative) dwelling sizes, as can other assumptions. The approach to focus on values and costs per sq. m also fits with the way developers tend to price and assess schemes; and is consistent with CIL principles. It provides a more relevant context for considering the potential viability

scope and the also, purely as an additional measure, reviewing the potential CIL charging rate outcomes as a proportion of the schemes value and cost (see Chapter 3 for more detail).

2.2.8 The dwelling and development sizes indicated are expressed in terms of gross internal floor areas (GIAs). They are reasonably representative of the type of units coming forward for smaller and average family accommodation, within the scheme types likely to be seen most frequently providing on-site integrated affordable housing. We acknowledge that these 3 and 4-bed house sizes, in particular, may be small compared with some coming forward. All will vary, and from scheme to scheme. However, our research suggests that the values (£ sales values) applicable to larger house types would generally exceed those produced by our dwelling size assumptions but usually would be similarly priced in terms of the relevant analysis – i.e. looking at the range of £ per sq. m ‘Value levels’ basis. In summary on this point, it is always necessary to consider the size of new build accommodation in looking at its price rather than its price alone. The range of prices expressed in £s per square metre is therefore the key measure used in considering the research, working up the range of values levels for testing and in reviewing the results.

Commercial / Non-Residential Development Scenarios

2.2.9 In the same way, the Commercial scheme scenarios were developed through the review of information supplied by, and through Consultation with, the Council following the basis issued in its brief. This was supplemented with and checked against wider information including the local commercial market offer – existing development and any new schemes / proposals. Figure 5 sets out the various notional scheme types modelled for this study, covering a range of uses in order to test the impact on viability of requiring CIL contributions from key types of commercial development considered likely to be relevant in West Berkshire.

2.2.10 In essence, the commercial / non-residential aspects of this study consider the relationship between values and costs associated with different scheme types. Figure 5 below summarises the scenarios appraised through a full residual land value approach; again Appendix I provides more information.

Figure 5: Commercial Development Types

Development Type	Example Scheme Type(s)	GIA (m ²)	Site Coverage	Site Size (Ha)
Large Retail	Large Supermarket – in / edge of town	1000	50%	0.2
Large Retail	Retail warehouse – in / edge of town	1000	40%	0.25
Small Retail (to include comparison, A1-A5)	Convenience Store - various locations. Also includes food and drink, financial services.	310	60%	0.05
Business development - B1(a) Offices - town Centre	In town office building	1000	100%	0.10
Business development - B1(a) Offices - edge of town	Edge of town / business park type office building (3 storey)	7500	50%	1.50
Business development B1, B2, B8 - Industrial / Warehousing	Move-on type industrial unit including offices - industrial estate (also office uses in industrial estate type buildings and locations)	500	40%	0.13
Business development B1, B2, B8 - Industrial / Warehousing	Larger industrial / warehousing unit including offices - industrial estate	2500	55%	0.45
Leisure	Fitness etc.	900	50%	0.18
Hotel – budget	Hotel – edge of town	2000	50%	0.40
Residential Institution - Care home	Nursing home	500	60%	0.08

2.2.11 Although highly variable in practice, these types and sizes of schemes are thought to be reasonably representative of a range of commercial scheme scenarios that could come forward in West Berkshire. As in respect of the assumptions for the residential scenarios, a variety of sources were researched and considered for guides or examples; including on values, land values and other development appraisal assumptions. DSP used information sourced from Estates Gazette Interactive (EGi), the VOA Rating List and other web-based searching. Further information is provided within Appendix III to this report.

- 2.2.12 The site coverage percentages indicated in Figure 5 above are based on information provided by, and discussed with, local planning officers using their local knowledge and records. This is supplemented / verified by local development examples and case studies from our research where possible. Additional information included articles and development industry features sourced from a variety of construction related publications; and in some cases property marketing details. Collectively, our research enabled us to apply a level of “sense check” to our proposed assumptions. Appendix III outlines the range of information considered.
- 2.2.13 In addition to testing the commercial uses of key relevance above, further consideration was given to other development forms that may potentially come forward locally. These include for example non-commercially driven facilities (community halls, medical facilities, schools, etc.) and other commercial uses such as motor sales / garages, depots, workshops, equestrian uses, agricultural storage, surgeries / similar, and day nurseries.
- 2.2.14 Clearly there is potentially a very wide range of such schemes that could come forward. Alongside their viability, it is also relevant for the Council to consider the likely frequency and distribution of these; and their role in the delivery of the development plan (Core Strategy) overall. For these scheme types, as a first step it was possible to review (in basic terms) the key relationship between their completed value per square metre and the cost of building. We say more about this in Chapter 3.
- 2.2.15 Where it can be quickly seen that the build cost (even before all other costs such as finance, fees, profits, purchase and sale, etc., are allowed for) outweighs or is close to the completed value, it becomes clear that a scenario is not financially viable in the usual development sense being reviewed here and related to any CIL contributions scope. We are also able to consider these value / cost relationships alongside the range of main appraisal assumptions and the results that those provide (e.g. related to business development). This is an iterative process in addition to the main appraisals, whereby a further deteriorating relationship between values and costs provides a clear picture of further reducing prospects of viable schemes. This starts to indicate schemes that require other support rather than being able to produce a surplus capable of some level of contribution to CIL.

- 2.2.16 Through this iterative / exploratory process we could determine whether there were any further scenarios that warranted additional viability appraisals. Having explored the viability trends produced by examination of the cost/value relationships we found that in many other cases, completed scheme values were at levels insufficient to cover development costs and thus would not support any level of CIL, certainly not on any regular basis.
- 2.2.17 Further information on this section of the review process is provided within the findings commentary in Chapter 3.

2.3 Gross Development Value (Scheme Value; 'GDV') - Residential

- 2.3.1 For the residential scheme types modelled in this study a range of (sales) value levels (VLs) have been applied to each scenario. This is in order to test the sensitivity of scheme viability to the requirement for a range of potential CIL rates (potentially including geographical values variations and / or with changing values as may be seen with further market variations). Given the values variations seen in different parts of West Berkshire through the initial research stages, the VLs covered market values over the range £2,250 to £3,500/sq. m (£209 to £325/sq. ft.) at £250/sq. m (approx. £23/sq. ft.) intervals. These are set out within Appendix I - VLs 1 to 6.
- 2.3.2 The CIL rates were trialled by increasing the rate applied to each scenario over a scale between £0 and £200/sq. m in £25/sq. m steps. By doing this, we could consider and compare the potential for schemes to support a range of CIL rates over a range of value levels. From the review of emerging results together with our wider experience of studying and considering development viability, and given the balance also needed with other planning obligations including affordable housing (as mentioned at 1.1.24 above), exploration beyond the upper end £200/sq. m potential charging rate level trial was not considered relevant in West Berkshire. The CIL trial rates range would have been extended following initial testing outcomes, had this been considered necessary.
- 2.3.3 We carried out our own desktop and local research on residential values across the area. It is always preferable to consider information from a range of sources to inform the assumptions setting and review of results stages. Therefore we also used existing information for example contained within the Council's Economic Viability

Assessment (EVA), and from sources such as Land Registry data, VOA reporting and a range of property websites. This is in accordance with the CIL Regulations and Guidance which states that proposed CIL rates should be informed by 'appropriate available' evidence and that 'a charging authority should draw on existing data wherever it is available'. Our practice is to consider all available sources to inform our up to date independent overview, not just historic data or particular scheme comparables.

- 2.3.4 A framework needs to be established for gathering and reviewing property values data. For West Berkshire we based our research of residential values patterns on the Area Delivery Plan Policy areas and both the constituent wards and settlements that make up those Areas. On discussion with the Council it was considered that this would also enable a view on how the values patterns compare with the areas in which the most significant new housing provision is expected to come forward.
- 2.3.5 Our first stage desktop research considered the previous affordable housing EVA, current marketing prices of properties across West Berkshire and Land Registry House Prices Index trends; together with a review of new build housing schemes of various types being marketed in West Berkshire at October 2012. Together, this informed a District-wide view of values appropriate to this level of review and for considering the sensitivity of values varying. We were able to look at particular settlements and Wards to consider how the prevailing values varied between those. This research is set out at Appendix III.
- 2.3.6 This research indicated, as expected, that values can vary within and between each settlement. This is as expected – a common finding whereby different values are often seen at opposing sides or ends of roads, within neighbourhoods and even within individual developments dependent on design and orientation, etc. Values patterns are often indistinct and especially at a very local level. However, in this study context we need to consider whether there are any clear variations between localities / settlements where significant development may be occurring in the Core Strategy context. It should also be noted that house price data is highly dependent on specific timing in terms of the number and type of properties within the data-set for a given location at the point of gathering the information. In some cases, small numbers of properties in particular data samples (limited house price information, particularly in smaller neighbourhoods) produce inconsistent results. This aspect is

not specific to West Berkshire. Neither is the relatively small number of current new-build schemes from which to draw information. However these factors do not affect the scope to get a clear overview of how values vary typically between the larger settlements and various areas of West Berkshire, also encompassing its varying characteristics; as set out in these sections and as is suitable for the consideration of the CIL. The West Berkshire context was considered carefully in designing the assessment scope and considering its outcomes.

2.3.7 The detailed research and data sources behind our assumptions on values are included in Appendix III and are not included in the main part of this report. However, a summary of the values range applied for each residential scenario (expressed as 'Value Levels') is shown in Figure 6 below. Each residential scheme type was appraised at 6 value levels. These are shown as £ per sq. m (sales) rates, being the key point of reference as was explained above. Purely for the purposes of indicating what those £ per sq. m values mean for the pricing of our assumed unit sizes, those are also set out – as at Figure 6 below.

Figure 6: Indicative Settlement / Ward Area Relationship to Value Level (VL)

Value Level	Value (£ / sq. m)	1-bed flat	2-bed flat	2-bed house	3-bed house	4-bed house	Indicative Settlement Relationship to Value Level
VL1	£2,250	£101,250	£135,000	£168,750	£213,750	£281,250	Primarily a sensitivity test – i.e. values falling from current lower-end
VL2	£2,500	£112,500	£150,000	£187,500	£237,500	£312,500	E.g. Typical Thatcham / Lambourn
VL3	£2,750	£123,750	£165,000	£206,250	£261,250	£343,750	E.g. Typical Tilehurst / lower end Newbury / upper end Thatcham
VL4	£3,000	£135,000	£180,000	£225,000	£285,000	£375,000	E.g. Typical Newbury / Purley / Burghfield, EUA / Hungerford / Burghfield Common / Theale
VL5	£3,250	£146,250	£195,000	£243,750	£308,750	£406,250	Upper end Newbury / Purley / Burghfield, EUA / Hungerford / Burghfield Common / Theale
VL6	£3,500	£157,500	£210,000	£262,500	£332,500	£437,500	Higher value instances / Other areas e.g. rural / Pangbourne / Mortimer

- 2.3.8 The values assumed will affect the consideration of viability across West Berkshire and ultimately the level of CIL that can be charged without unduly affecting the viability of development. As will be outlined in Chapter 3, this process informed a developing view of how to most appropriately describe and cater for the values and viability levels seen through varying property values. Through on-going discussion and consideration of the various data sources, this evolved to a settled, evidenced view of the key characteristics of West Berkshire - to inform potential options for an appropriate local approach to CIL charging.
- 2.3.9 In addition to the market housing, the development appraisals also assume a requirement for affordable housing that accords with the Core Strategy policies. For the affordable housing, we have assumed that approximately 70% is affordable rented tenure and 30% is 'intermediate' in the form of shared ownership (although again it should be noted that this tenure mix was accommodated as far as best fits the overall scheme mixes and affordable housing proportion in each scenario). This is a fairly typical approach to targeting an appropriate affordable housing tenure mix.
- 2.3.10 It should be noted that in practice many tenure mix variations could be possible; as well as many differing levels of rents derived from the affordable rents approach as affected by local markets and by affordability. The same applies to the intermediate (assumed shared ownership) element in that the setting the initial purchase share percentage, the rental level charged on the RP's retained equity and the interaction of these two would usually be scheme specific considerations. Shared ownership is sometimes referred to as a form of 'low cost home ownership' (LCHO). Assumptions need to be made for the study purpose.
- 2.3.11 It was agreed with the Council that, for the rented element, the appraisals should reflect a cautious approach to the Affordable Rent model as detailed within the Homes and Communities Agency's (HCA) Affordable Homes Programme (2011-2015). For the affordable housing the revenue that is assumed to be received by a developer is based on only the capitalised value of the net rental stream (affordable rent / social rent) or capitalised net rental stream and capital value of retained equity (in the case of low cost/affordable home ownership – i.e. typically shared ownership). Currently the HCA expects affordable housing of either tenure on s.106 sites to be delivered with nil grant input; at the very least this should be the starting assumption

pending any review of viability and later funding support for specific scenarios / programmes. We have therefore made no allowance for grant.

2.3.12 The value of the affordable housing (level of revenue received for it by the developer) is variable by its very nature. This may be described as the 'payment to developer', 'RP payment price', 'transfer payment' or similar. These revenue assumptions were reviewed in the context of our extensive experience in dealing with affordable housing policy development and site specific viability issues (including specific work on SPD, affordable rents, financial contributions and other aspects for other authorities). The affordable housing revenue assumptions were also underpinned by a wide range of RP type financial appraisals carried out using the functionality present in the Homes and Communities Agency Development Appraisal Toolkit (HCA DAT). We considered the affordable rented revenue levels associated with potential variations in the proportion (%) of market rent (MR); up to the maximum allowed by the Government of 80% MR including service charge. Consultation with key RP's in West Berkshire was also undertaken to ascertain reasonable affordable rented and shared ownership values and financial appraisal input assumptions.

2.3.13 For rented properties the assumption has been made that the Local Housing Allowance (LHA) levels will act as an upper level above which rents will not be set (i.e. that they represent 80% of market rent including service charge). This is to ensure that the percentage of MV figure does not reach a point that in practice would be unaffordable or impractical.

2.3.14 Using the LHA rate, including as a form of cap, in this way to estimate the transfer value of an affordable rented property means that in practice, taken across the whole values range (range of value levels - VLs) the transfer price as a proportion of open market value generally reduces as the VL increases. This varies by property size (bedroom numbers) and market value (MV).

2.3.15 In broad terms, the average transfer price assumed in this study varies between approximately 37% and 65% of market value (MV) dependent on tenure, unit type and VL. In practice, as above, the affordable housing revenues generated would be dependent on property size and other factors including the RP's own development strategies and therefore could well vary significantly from case to case when looking

at site specifics. The RP may have access to other sources of funding, such as related to its own business plan, funding resources, cross-subsidy from sales / other tenure forms, recycled capital grant from stair-casing receipts, for example, but such additional funding cannot be regarded as the norm for the purposes of setting viability study assumptions – it is highly scheme dependent and variable and so has not been factored in here.

2.4 Gross Development Value (Completed Scheme (capital) Value) - Commercial

- 2.4.1 The value (GDV) generated by a commercial or other non-residential scheme varies enormously by specific type of development and location. In order to consider the viability of various commercial development types a range of assumptions needed to be made with regard to the rental values and yields that would drive the levels of completed scheme values that would be compared with the various development costs to be applied within each commercial scheme appraisal. The strength of the relationship between the GDV and the development costs was then considered. This was either through residual valuation techniques very similar to those used in the residential appraisals (in the case of the main development types to be considered) or; a simpler value vs. cost comparison (where it became clear that a poor relationship between the two existed so that clear viability would not be shown - making full appraisals unnecessary for a wider range of trial scenarios).
- 2.4.2 Broadly the commercial appraisals process follows that carried out for the residential scenarios, with a range of different information sources informing the values (revenue) related inputs. Data on yields and rental values was from a range of sources including the VOA, EGi and a range of development industry publications and features. As with the residential information, Appendix III sets out more detail on the assumptions background for the commercial schemes.
- 2.4.3 Figure 7 below shows the range of annual rental values assumed for each scheme type. These were then capitalised based on associated yield assumptions to provide a GDV for each scheme dependent on the combination of yield and rental values applied.
- 2.4.4 The rental values were tested at varying levels and are representative of low, medium and high rental values assessed as relevant for each commercial / non-

residential scheme type in West Berkshire. This enables us to assess the sensitivity of the viability findings to varying values. They are necessarily estimates and based on the assumption of new build development, consistent with the nature of the CIL regulations in that refurbishments / conversions / straight reuse of existing property will not attract CIL payments. In many cases, however, limited or no new build information exists (useful for providing comparable information), particularly given recent and current market circumstances. Therefore, views have had to be formed from local prevailing rents / prices and information on existing property. In any event, the amount and depth of available information varied considerably by development type. Once again, this is not a West Berkshire-only factor and it does not detract from the necessary viability overview process that is appropriate for CIL.

- 2.4.5 The varying rental levels were combined with yields assumed at between 6.5% and 7.5% (varying dependent on scheme type). This envisages good quality new development, rather than older accommodation which much of the marketing / transactional evidence provides. As with rents, varying the yields enabled us to explore the sensitivity of the results to such variations, given that in practice a wide variety of rental and yield expectations or requirements could be seen. We settled our view that the medium level rental assumptions combined with 7.5% base yield (6.5% for large retail formats and hotel overviews) were appropriately cautious at the current time in providing context for reviewing results and considering viability outcomes. Taking this approach also means that it is possible to consider what changes would be needed to such assumptions to sufficiently improve the viability of non-viable schemes or, conversely, the degree to which viable scheme assumptions and results could deteriorate whilst still supporting the collective costs, including CIL.
- 2.4.6 It is important to note here that small variations, particularly in the yield assumption, but also in rental value assumptions, can have a significant impact on the gross development value that is available to support the development costs (and thus the viability of a scheme) together with any potential CIL funding scope. We consider this very important to bear in mind in the context of the balance that must be found between infrastructure funding needs and viability. Overly optimistic assumptions, or assumptions that would rely on infrequent circumstances in the local context (but envisaging new development and appropriate lease covenants etc. rather than older stock), could well act against finding that balance.

2.4.7 Overall, this approach enabled us to consider the sensitivity of likely viability outcomes to changes in the capitalised rents and allowed us to then consider the most relevant areas of the results in coming to our overview. As with other study elements, particular assumptions used will not necessarily match scheme specifics and therefore we need to look instead at whether / how frequently local scenarios are likely to fall within the potentially viable areas of the results (including as values vary). This is explained further in Chapter 3 which follows.

Figure 7: Rental Value for Commercial Schemes

Scheme Type	Value Level (Annual Rental Indication £/sq. m)*		
	("Low")	("Medium")	("High")
Large Retail (supermarket – convenience)	£220	£250	£280
Large Retail (retail warehouse type)	£150	£225	£300
Small Retail (convenience; including A1-A5)	£125	£150	£200
Business development - Town Centre offices	£120	£150	£180
Business development – Out of /edge of town	£120	£150	£180
Business development - B1, B2, B8 - Industrial / Warehousing - Small	£60	£70	£80
Business development - B1, B2, B8 - Industrial / Warehousing - Larger	£55	£65	£75
C1 Hotel (budget)	£4,500 (per room)		
C2 Residential Institution (care/nursing home)	Tested at up to £8,000 per room		

*unless stated

Economic and market conditions

2.4.8 We are making this viability assessment following a period of significant recession which has seen a major downturn in the fortunes of the property market – from an international and national to a local level, and affecting all property types (residential and commercial). At the time of writing we still have a relatively weak and uncertain economic backdrop still feeding through in to on-going property market uncertainty. Although there were a range of mixed signs in 2012, we are still seeing relatively low levels of development activity in many areas. This is caused by a cocktail of factors e.g. as a result of low occupier demand, and related to poor availability of attractively

priced and readily available finance for property development and purchasing. At the point of closing-off the study, there continues to be mixed messages and some signs of further economic recovery, although with the Eurozone still in difficulty.

- 2.4.9 The RICS Commercial Market Survey for Q3 of 2012 - stated that '*Demand weakens while supply continues to edge upwards*'. It went on to say '*Rent expectations remain negative at headline level*' and that '*Investment enquiries fall and capital value expectations are rooted in negative territory*'. The survey went on to comment as follows:

'The RICS UK Commercial Market Survey for the third quarter shows that sentiment among surveyors dipped further, as the ongoing weakness in the economy weighs on confidence in the sector. Indeed, at the headline level, a further modest drop in occupier demand and coupled with a rise in availability resulted in a negative rental expectations net balance; 11% more surveyors expect rents to fall as opposed to rise in the next quarter. Unsurprisingly, inducement packages offered by landlords are seen to be rising.

Anecdotal evidence from respondents suggests that occupiers are reluctant to commit to leasing decisions while the economy remains under pressure. The Olympics are also said to have impacted on occupier activity in the market over the third quarter.

Meanwhile, investment activity also appears to have fallen back in Q3, as purchaser enquiries retreated over the period. Surveyors once again site the difficulty in raising finance as one of the chief reasons for the dearth of transaction activity; not surprisingly, the availability of investment funds net balance decreased again, but at a lesser pace than in Q2. Consequently, capital value expectations weakened further. New developments appear to have been on hold through the quarter, with the net balance suggesting little change had occurred.

Looking at the sector breakdown, retail appears to be bearing the brunt of the downturn, with the sector showing the greatest falls in tenant demand and rental expectations. The contrast is provided by the industrial sector, which is broadly stable; the net balance for rent expectations has been close to zero for the last three quarters. Finally, capital values for retail and office units are the most negative,

though they are also in decline for industrials. Once again, central London offices are the outperforming sub-category, with rental expectations reaching +22.'

2.4.10 As with residential development, consideration was given as to whether there should be any varying approach to CIL charging levels for commercial and other developments across West Berkshire.

2.5 Development Costs – General

2.5.1 Total development costs can vary significantly from one site or scheme to another in practice. For these strategic overview purposes, assumptions have to be fixed to enable the comparison of results and outcomes in a way which is not unduly affected by how variable site specific cases can be. As with the residential scenarios, an overview of the various available data sources is required; and is appropriate.

2.5.2 Each area of the development cost assumptions is informed by data - from sources such as the RICS Building Cost Information Service (BCIS), any locally available soundings and scheme examples, professional experience and other research.

2.5.3 For this overview we have not allowed for abnormal costs that may be associated with particular sites - these are highly specific and can distort comparisons at this level of review. This is another factor that should be kept in mind in setting CIL charging rates and ensuring those are not set to the 'limits' of viability. In some circumstances and over time, overall costs could rise from current / assumed levels. The interaction between values and costs is important and whilst any costs rise may be accompanied by increased values from assumed levels, this cannot be relied upon.

2.6 Development Costs – Build Costs

2.6.1 The base build cost levels shown below are taken from the BCIS. In each case the median figure, rebased to Q3 2012 and a Newbury location index (106 relative to a national level of 100) is used. As with other cost assumptions, this needs to be built in to the study thinking as part of finding the right local balance through avoiding assumptions that leave insufficient scope when the CIL charging is applied in practice. Costs shown are for each development type (residential and commercial):

Figure 8: Build Cost Data (BCIS Median, Q3 2012, Location Index 106)

Use	Property Type	BCIS Build Cost (£/sq. m)*
Residential	Mixed developments	£853
Residential	Flats - Generally	£970
Large Retail	Supermarket	£1,002
Large Retail	Retail warehouse	£580
Small Retail	Convenience Store	£719
Business development	Town Centre Office Building	£1,291
Business development	Out of / edge of town office building	£1,267
Business development	Industrial unit including offices	£819
Business development	Larger industrial / warehousing unit including offices.	£812
Hotel	Budget hotel.	£1,087
Residential Institution	Nursing (care) Home	£1,333

*excludes externals and contingencies (these are added to above base build costs)

2.6.2 The above build cost levels do not include contingencies or external works. An allowance for externals has been added to the above base build cost on a variable basis depending on the scheme type (typically between 15% and 20% of base build cost). These are based on a range of information sources and cost models and pitched at a level above some information seen on this assumption in order to ensure sufficient allowance for the potentially variable nature of site works. The resultant build costs assumptions (after adding to the above for external works allowances but before contingencies and fees) are included at the tables in Appendix I.

2.6.3 For this broad test of viability it is not possible to test all potential variations to additional costs. There will always be a range of data and opinions on, and methods of describing, build costs. In our view, we have made reasonable assumptions which lie within the range of figures we generally see for typical new build schemes (rather than high specification or particularly complex schemes which might require particular construction techniques or materials). As with many aspects there is no single appropriate figure in reality, so judgments on overview assumptions are necessary. As with any appraisal input of course, in practice this will be highly site specific. In the same way that we have mentioned the potential to see increased costs in some cases, we could also see cases where base costs, externals costs or

other elements will be lower than those assumed. Once again, in accordance with considering balance and the prospect of scheme specifics varying in practice, we aim to pitch assumptions which are appropriate and realistic through not looking as favourably as possible (for viability) at all assumptions areas.

- 2.6.4 A further allowance of 5.85% has been added to the total build cost in respect of achieving higher sustainable design and construction standards (either in relation to building regulations or equivalent requirements – e.g. Code for Sustainable Homes / BREEAM). In the residential scenarios, this was applied to all dwellings assuming that construction standards met the energy and water requirements of Code for Sustainable Homes enhancement to level 4. In addition a notional cost of £3,500 per unit has been included to cover related costs (e.g. associated with renewable energy requirements) together with £575 per dwelling associated with Lifetime Homes. Sensitivity testing has also taken place assuming the attainment of CfSH L5. In practice such cost allowances could in fact be directed towards other sources of cost increases over the base build cost assumptions should those become relevant.
- 2.6.5 An allowance of 5% of build cost has also been added to cover contingencies. This is a relatively standard assumption in our recent experience. We have seen variations, again, either side of this level in practice.
- 2.6.6 Standard survey costs of £500 per unit have also been allowed for on a notional basis for residential scenarios; variable within the commercial schemes.
- 2.6.7 The interaction of costs and values levels will need to be considered again at future local CIL review points. In this context it is also important to bear in mind that the base build cost levels will also vary over time. In the recent recessionary period we have seen build costs fall, but moving ahead they are expected to rise again, if only over the longer term. Costs peaked at around Q4 2007 / Q1 2008 but fell significantly (by more than 10%) to a low at around Q1 2010 (similar index point to that seen at around Q1- Q2 2004 levels). The index shows that, after modest rises in the first half of 2010, tender prices have been at relatively consistent (flat) levels. This trend is forecast to continue through to the first half of 2013 after which, currently, very steady tender price increases are forecast through to early 2017 (rising from about a 1 – 2% per annum increase in 2013 to 4.5% at the end of 2016). Clearly only time will tell how things run-out in comparison with these forecasts.

2.7 Development Costs – Fees, Finance & Profit (Residential)

2.7.1 The following costs have been assumed for the purposes of this study and vary slightly depending on the type of development (residential or commercial). Other key development cost allowances for residential scenarios are as follows (Appendix I provides a further summary):

Professional and other fees: *Total of 10% of build cost*

Site Acquisition Fees: *1.5% agent's fees*
0.75% legal fees
Standard rate (scale) for Stamp Duty Land Tax

Finance: *7.0% interest rate (assumes scheme is debt funded)*
Arrangement fee variable – basis 2% (of cost)

Marketing costs: *3.0% sales fees*
£750 per unit legal fees

Developer Profit: *Affordable Housing – 6% of GDV*
Open Market Housing – 20% of GDV

2.8 Development Costs – Fees, Finance & Profit (Commercial)

2.8.1 Other development cost allowances for commercial development are as follows:

Professional and other costs and fees: *Total of 12% of build cost*

Site Acquisition Fees: *1.5% agent's fees*
0.75% legal fees
Standard rate (scale) for Stamp Duty land Tax

Finance: *7.0% interest rate (assumes scheme is debt funded)*
Arrangement fee variable – 2% loan cost

Marketing costs: 1% promotion costs (% of annual income)
 10% letting / management fees (% of annual income)

Purchaser's Costs: 5.8% of GDV

Developer Profit: 20% of GDV

2.9 Build Period

2.9.1 The build period assumed for each development scenario has been based on BCIS data (using its Construction Duration calculator - by entering the specific scheme types modelled in this study) alongside professional experience and informed by examples where available. The following build periods have therefore been assumed. Note that this is for the build only; lead-in and extended sales periods have also been allowed-for on a variable basis according to scheme type and size, having the effect of increasing the periods over which finance costs are applied (see Figure 9 below):

Figure 9: Build Period

Scheme Type	Build Period (months)
1 Unit Housing Schemes	6
5 Unit Housing Scheme	6
10 Unit Housing Scheme	9
15 Unit Housing Scheme	12
15 Unit Flatted Scheme	12
25 Unit Mixed Scheme	18
50 Unit Mixed Scheme	18
250 Unit Mixed Scheme	60
500 Unit Mixed Scheme	60*
Large Retail -supermarket	9
Large Retail –retail warehousing	7
Small Retail (principally convenience stores)	6
Business - Town Centre Offices	12
Business - Business Park Offices	24
Industrial (small)	6

Industrial / Warehousing (larger)	8
Hotel	16
Care Home	12

*assumes two developer's concurrently

2.10 Other planning obligations - section 106 Costs

2.10.1 An on-going site specific s.106 allowance (financial contribution) has been factored into the appraisal assumptions as well (alongside affordable housing). On discussion with the Council it was considered that a majority of existing Planning Obligation requirements would be taken up within the CIL proposals, but nevertheless that small scale site specific requirements (perhaps dedicated highways improvements / alterations or similar) could remain in some circumstances. The appraisals included a notional sum of £1,500 per dwelling on this aspect purely for the purposes of this study and in the context of seeking to allow for a range of potential scenarios and requirements.

2.10.2 For our largest scheme types modelled, an assumption has been made that some form of on-site infrastructure will be required through s.106. For this scheme we have applied a notional assumption of £15,000 per unit for s.106 alongside added site improvement works at £400,000 per gross hectare.

2.11 Indicative land value comparisons and related discussion

2.11.1 As discussed previously, in order to consider the likely viability scope for a range of potential (trial) CIL contribution rates in relation to any development scheme, a comparison needs to be made between the outturn results of the development appraisals (in terms of RLV) and some benchmark or known land value. As suitable context for a high level review of this nature, DSP's practice is to compare the wide range of appraisal RLV results with a variety of potential land value comparisons. This allows us to consider a wide range of potential scenarios and outcomes and the viability trends across those. This approach reflects the varied land supply picture that the Council expects to see, including the regular occurrence of schemes coming forward on previously developed former commercial / employment land in the future; as well as reuse and intensification of existing residential sites and garden areas and larger scale greenfield sites.

- 2.11.2 The scale of the difference between the RLV and comparative land value level (i.e. surplus after all costs, profit and likely land value expectations have been met) in any particular example, and as that changes between scenarios, allows us to judge the potential CIL funding scope. It follows that, in the event of little or no surplus, or a negative outcome (deficit), then we can see that, alongside the other costs assumed, there is little or no CIL contribution scope.
- 2.11.3 This also needs to be viewed in the context that invariably (as we see across a range of CIL viability studies) the CIL trial rates are usually not the main factor in the overall viability outcome. Market conditions and whether a scheme is inherently viable or not (i.e. prior to CIL payment considerations) tend to be the key factors. Small shifts in the CIL trial rate only significantly affect viability in the case of schemes that are only marginally viable and so at a tipping-point of moving to become non-viable once CIL is imposed or other relatively modest costs (in the context of overall development costs) are added. As the inherent viability of schemes improves then even a larger increase in the CIL trial rate is often not seen to have a very significant impact on the RLV and therefore likely viability impact by itself. As the trial CIL rate increases it is usually more a matter of relatively small steps down in reducing viability and so also considering the added risk to developments and the balance that Councils need to find between funding local infrastructure and the viability of development in their area.
- 2.11.4 In order to inform these land value comparisons or benchmarks we sought to find examples of recent land transactions locally. However, little evidence of such was available from the various soundings we took and sources we explored. Similarly, indications from local sources were very limited. We reviewed information sourced as far as possible from the VOA, site specific examples, previous research / studies / advice provided by the Council, seeking local soundings, EGi; and from a range of property and land marketing web-sites.
- 2.11.5 Each of the RLV results is compared to a range of land value levels representing potential values for sites of varying types of brownfield (PDL) and greenfield sites; envisaging a potential spectrum of sites from greenfield through lower and then upper value commercial land and sites with existing residential use. Again, scheme

specific scenarios and the particular influence of site owners' circumstances and requirements will be variable in practice.

2.11.6 In terms of the VOA, data available for comparison has reduced significantly since the July 2009 publication of its Property Market Report; with data provided only for 2 areas within the South East in the latest (January 2011) report. However, the July 2009 report provides a range of values for industrial land for the South East and the January 2011 report indicates that commercial market had changed little in between. Other information has been sourced from existing data and research together with general indications and soundings all as far as were available.

2.11.7 As can be seen at Appendices IIA and IIB (residential and commercial scenarios results respectively), we have made indicative comparisons at land value levels in a range between £250,000/ha and £2,000,000/ha overall so that we can see whether our RLVs fall beneath or above each of these levels. This does not exclude the consideration of wider results and indeed a range of scenarios produce outcomes in excess of the highest comparisons made, showing that greater land value expectations may be met from those.

2.11.8 In the event that greenfield or other lower value land were to be relevant then the results can be used in exactly the same way; to get a feel for how the RLVs (expressed in per ha terms) compare with a lower land value level of say £500,000/ha. The minimum land values likely to incentivise release for development under any circumstances is probably in the range £250,000 - £500,000/ha in West Berkshire; and those are likely only to be relevant to greenfield. This range could be relevant for consideration as the lowest base point for enhancement to greenfield land values (with agricultural land reported by the VOA to be valued at £15,000 - £20,000/Ha in existing use). The HCA issued a transparent assumptions document which referred to guide parameters of an uplift of 10 to 20 times agricultural land value. This sort of level of land value could also be relevant to a range of less attractive locations or land for improvement. This is not to say that land value expectations would not go beyond these levels – they could well do in a range of circumstances. We are also aware of garden land being valued indicatively at say £700,000 - £850,000/Ha in a similar local authority context, purely as a further indication of a potentially lower value scenario in certain circumstances and in general of the range of comparisons that could be relevant overall.

- 2.11.9 As well as a level of value relating to an existing or alternative use driving a site's value ('EUV' or 'AUV'), there may be an element of premium (an over-bid or incentive) required to enable the release of land for development. In our view, this would not apply, however, in situations where there is no established ready market for an existing or alternative use. The HCA's draft document 'Transparent Viability Assumptions' that accompanies its Area Wide Viability Model suggests that *'the rationale of the development appraisal process is to assess the residual land value that is likely to be generated by the proposed development and to compare it with a benchmark that represents the value required for the land to come forward for development'*. This benchmark is referred to as threshold land value in that example: *'Threshold land value is commonly described as existing use value plus a premium, but there is not an authoritative definition of that premium, largely because land market circumstances vary widely'*. Further it goes on to say that *'There is some practitioner convention on the required premium above EUV, but this is some way short of consensus and the views of Planning Inspectors at Examination of Core Strategy have varied'*. These types of acknowledgements of the variables involved in practice align to our thinking on the potential range of scenarios likely to be seen. As further acknowledged later, this is one of a number of factors to be kept in mind in setting suitable rates which balance viability factors with the infrastructure needs side.
- 2.11.10 We would stress here that any overbid level of land value (i.e. incentive or uplifted level of land value) would be dependent on a ready market for the existing or other use that could be continued or considered as an alternative to pursuing the redevelopment option being assumed. The influences of existing / alternative uses on site value need to be carefully considered. At a time of a low demand through depressed commercial property market circumstances, for example, we would not expect to see inappropriate levels of benchmarks or land price expectations being set for opportunities created from those sites. Just as other scheme specifics and appropriate appraisal inputs vary, so will landowner expectation.
- 2.11.11 Essentially this approach leads to the comparison of the RLV results in £s per hectare (having taken into account all values and costs including varying levels of CIL) to a range of potential land values representing various greenfield, previously developed

land (e.g. former commercial uses) or existing residential (residential intensification) benchmark land value indications. The range of land value comparisons is set out beneath the results tables (at Appendices IIA and IIB) and further information is set out within the wider research as included at Appendix III. The results trends associated with these are seen at Appendices IIA and IIB, as explained in chapter 3 below.

3 Findings

3.1 Introduction

3.1.1 Results summaries are included and trends can be seen at Appendix IIa (residential scenarios) and Appendix IIb (commercial/non-residential); in each case reflecting the scenarios explained in Chapter 2 and summarised at Appendix I. The report text also deals with other scenarios / factors considered outside the scope of the main appraisals sets; or where it was not necessary to develop full appraisals sets following the initial review of information or emerging outcomes.

3.1.2 The individual tables within Appendices IIa and IIb, numbered 1 to 4, show results relating to:

Table 1:

Residential results for range of scenarios 1 to 250 dwellings, assuming on previously developed land (PDL – i.e. brownfield land);

Table 2:

Residential results for 50 and 500 dwellings scenarios, assuming on greenfield land;

Table 3:

Results for commercial scenarios where full appraisals sets were carried out (retail, offices, industrial and hotel), tested at 6.5% yield and with PDL land value comparisons assumed;

Table 4:

Results for commercial scenarios where full appraisals sets were carried out (retail, offices, industrial and hotel), tested at 7.5% yield and with PDL land value comparisons assumed.

3.1.3 Only the results relating to key commercial development trials are included at Appendix IIb, because the exploratory process quickly showed there to be no point developing the testing beyond initial stages where certain scenarios were seen to be clearly unviable.

3.1.4 In the case of the commercial results, the 2 sets covering alternative yield trials of 6.5% and 7.5% relate to exploring the sensitivity of the results to these factors. The 6.5% yield represents a more positive assumption for viability (results in a higher capitalisation rate applied to the rents). In practice this is a factor that will vary. In terms of making our overview, we consider that within this range the 6.5% yield trials may be more representative than other levels for retail and hotel developments (whereas B use scenarios – offices and industrial – would typically be associated with a lower rental capitalisation rate (higher yield %)). We consider that the 7.5% yield trials in the main represent a sensitivity test layer for the schemes with positive viability outcomes. In contrast, it is likely in the current climate that the 7.5% yield trial may well represent too positive a scenario for the B uses. However, these trials served the purpose of exploring how positive the assumptions would need to become to support viability where poor initial outcomes were seen and hence, potentially, how far they would need to move so as to provide scope for CIL charging. It follows that if those and other scenarios (including for hotels and similar uses) produce poor results with these assumptions then we can see that the results would deteriorate further (become increasingly negative) with a range of less favourable yield assumptions that might be seen in practice.

3.1.5 In summary the Appendix IIa and IIb results tables show:

- Left side column: Scheme scenario (dwelling numbers / scheme type and, for residential scenarios, affordable housing requirement / proportion).
- Under each residential scheme type: Increasing value (meaning market sales value - GDV) level (VL 1-6). To recap, VL1 is represents the lowest market values sensitivity test, through a scale including the highest market values sensitivity test at VL6.
- Under each commercial scheme type: Increasing value (again meaning sales value - GDV) – L (low); M (Medium); High (H). The 'M' value levels were considered to be the key area regarding current time, balanced interpretation of results. 'L' and 'H' allow us to consider the sensitivity of outcomes flowing from lower or higher values, related to varying scheme type / location; and /

or market movements. As with the yield % trials, in the case of poor viability outcomes, they provide context by helping us to gauge the extent to which the values would need to increase to provide viable scheme indications. Similarly, we can develop a feel for how sensitive the better viability indications are to a reduction in values.

- Left hand side of main table area (white and grey rows section): RLV appraisal results expressed in £s (RLV sums (in £s) generated by each individual appraisal).
- Right hand side of main table area (coloured-coded section): the same RLV appraisal results expressed in £s per hectare (£/Ha or £ per Ha) equivalent, given the assumed scenario type, density / site coverage, etc.
 - Within each of those sections the coloured table cells (see below) are the key areas used in terms of reviewing results (viability indications) trends. The trial CIL rates – in £/sq. m are shown across the top row - applied as a key part of the iterative process of exploring the effect on likely viability (or risk to the scheme proceeding) as those rates increase (moving from left to right). As discussed earlier, realistically this testing of trial CIL rates has to be carried out in steps to control to reasonable parameters the extent of the appraisal modelling exercise. Providing these trial rates span a sufficient range and the steps between each trial level are not too large, the iterative process can be applied and considered successfully. It is not necessary, and would not be practical or economic to further extend this process. In West Berkshire's case, we considered rates of £0 to £200/sq. m for residential and commercial scenarios – covering the range of scenarios and associated outcomes that in our experience, and from review of emerging results, provided us with suitable parameters and context for review with the Council.
 - It is important to note that the colour-coding at Appendices IIa and IIb provides only a rough guide to the trends – it helps to highlight the general results trends. Based on the accepted nature of such an exercise, i.e. this not being an exact science, this must not be over-interpreted as representing any strict cut-offs as regards viability / non-viability. In

practice, switch-points between viability and non-viability will be variable and this process explores the likelihood of various realistically assumed values and costs (including potential CIL rates) proving to be workable and therefore achieving the most appropriate points for finding balance between CIL rates and the high level of the local infrastructure needs. We can see the results trends as indicative outcomes vary with increasing sales values (GDVs – as expressed through increasing VLs 1 to 6; L, M and H values for commercial); increasing CIL trial rate; changing scheme type and changing affordable housing content with that (residential scenarios).

- Taking into account the above comments, the colours therefore indicate general trends as follows in accordance with a general grading that indicates increased confidence levels in the viability outcomes ranging from red (representing poor outcomes – negative RLVs – i.e. clear non-viability) to the boldest green-coloured results (indicating the greatest level confidence in viability outcomes):
 - Boldest green colouring - Considered to be good viability prospects - RLVs exceeding £2m/ha (PDL upper level – residential) and £500,000/ha (greenfield - where applicable);
 - Paler green colouring (graduated) – Considered prospects with reducing confidence in scheme viability i.e. where the RLVs exceed the lower land value comparison levels and so could be viable in a reduced range of circumstances – representing lower grade residential or former industrial / commercial PDL sites or lower land value expectations associated with greenfield enhancement - RLVs between £750,000/ha and £2m/ha (PDL) and £250,000/ha to £500,000/ha (greenfield);
 - Palest green (off-white) colouring – low viability prospects / schemes marginal at best with positive RLVs, but at levels beneath these lower land value benchmarks;
 - Red – poor outcomes – in all cases negative RLVs very unlikely to support viable schemes based on the assumptions used.

- Footnotes at the bottom – reminder of the range of land value benchmark indications (as above); bearing in mind the context and explanations provided in this report.
- 3.1.6 In addition, each results Appendix contains sample appraisal(s) summary information (extracts), which display the key input areas, the relationship between those and the outputs (indicative RLVs) they produced (as transposed to the Appendix IIa and IIb tables discussed above). Bearing in mind the study purpose and nature, these are not the full appraisals, given the volume and added complexity of information that would involve displaying. They are intended to provide an overview of the basic calculation structures and the outcomes; and to further help an understanding of how residual land valuation principles have been used here.
- 3.1.7 Government guidance states that the CIL charging rates should not be set up to their potential limits. On reviewing the results and the Council taking this further into the wider consideration of its Preliminary Draft Charging Schedule (PDCS) CIL rate(s) proposals, a number of key principles have been and are to be kept in mind, as follows (see sections 3.1.8 to 3.1.22 below).
- 3.1.8 Costs will vary from these assumptions levels (build costs being a key example) – we have allowed appropriately and have not kept these to what might be minimum levels by any means. Some scope may be needed where costs are higher, however, by reason of site specific abnormalities, particular construction techniques / materials, increasing carbon reduction agenda requirements longer term, etc. West Berkshire has been identified as an area in which average build costs are typically above national levels; as allowed for in the assumptions (BCIS location index factor 106 compared to the index national base of 100). When viewed overall, the various assumptions made represent market norms from our wide experience of strategic and site-specific viability assessment work and from established information sources; but tailored to West Berkshire where more specific / local information pointed to particular assumptions or adjustments being used. Through applying our well established and tested approach the assessment is strategic in a West Berkshire relevant way.
- 3.1.9 Land owners' situations and requirements will vary. While, as stated, those will need to be realistic (and, as part of that, assessments will need to be made as to whether

there are realistic prospects of securing significant value from existing or alternative uses in the prevailing market), they could be outside the ranges that we have explored in making our overviews; including at higher levels.

- 3.1.10 The market remains uncertain and could continue to falter, including to an increased view (if so, with reducing sales volumes and further impacting on prices – directly impacting the GDV assumptions; hence the range of value levels (VLs) explored for sensitivity).
- 3.1.11 Affordable housing provision (as has been assumed in full in accordance with West Berkshire’s Core Strategy targets, alongside the trial CIL rates) and other wider planning objectives such as sustainability remain key priorities of the Council. HCA funding for affordable housing appears to be uncertain at best and likely to continue being limited in application for the foreseeable future. Again, appropriate revenue assumptions have been made so that no affordable housing grant / subsidy have been factored-in.
- 3.1.12 Developer’s profit level requirements (and in some cases related funders’ stipulations) could well vary. Particularly in the case of commercial schemes, we could see lower profit level requirements than those we have assumed. However, we felt it appropriate in particularly depressed commercial market conditions overall to acknowledge that there may need to be some scope in this regard; or in respect of other commercial scheme costs / risks. This, again, is part of setting assumptions which fit with arriving at a balanced approach overall; avoiding removing cost from collective assumptions so that scheme prospects become too dependent on those particular assumptions proving correct in practice. When it comes to site specifics all will vary, and how they inter-act will vary too therefore.
- 3.1.13 The potential CIL charging rates need to be considered alongside other factors relevant to the locality and development plan (Core Strategy) delivery.
- 3.1.14 Amongst these, the location and frequency of key parts of the local growth planning is key – i.e. considering where in the main development will be coming forward (in relation to the values patterns for example). In West Berkshire’s case, the primary focus is for growth associated with the Newbury and Thatcham area. A lower level of development will also be distributed within other localities including the eastern

urban area (adjoining Reading in the east of the District) and smaller towns within the AONB to the north; and to a more limited extent the East Kennet Valley area in the south east of the District.

- 3.1.15 The types and frequency of schemes likely to be relevant will also influence the selection of the Council's approach to implementing the CIL. In practice, the variation of schemes types could be very wide – particularly for commercial / non-residential development, where schemes could be seen in many shapes and sizes, widely varying uses; and combinations thereof. However, it is necessary to consider the local relevance of those in terms of the Development Plan (Core Strategy) delivery as a whole alongside their likely typical scope to support viability. Focus needs to be on the main relevant types, given that this is all about plan (Core Strategy) delivery and West Berkshire Councils' proposals for growth across its administrative area as a whole.
- 3.1.16 Any clear values patterns that influence viability are to be respected. However, it also needs to be understood that there are bound to be imperfections in defining any viability zones or similar (linked to differential CIL charging rates). In practice values can change over very short distances (even within schemes, between different sides or ends of roads, with different aspects, school catchments or other local variations). A suitable overview needs to be made and the charging regime should not become overcomplicated by aiming to respect too many of these detailed aspects. It would not be possible to respect them all fully in any event.
- 3.1.17 Understanding that some individual schemes may not be able to support the collective requirements, but looking at the bigger – District-wide – plan delivery picture. Under the CIL principles the test of whether the local balance is right is a high level one relating to the delivery of the plan as a whole; this may not be prejudiced by individual schemes becoming unviable.
- 3.1.18 On the flip-side, this means also understanding that in theory some schemes / scheme types may have been able to fund a greater level of contribution than the recommended levels (and / or greater levels of other obligations). This is again in the context of seeking an appropriate local balance in setting the charging rate(s); not adding undue risk to delivery and therefore moving forward with the local economy

and developments whilst collecting contributions towards meeting the infrastructure needs associated with the growth.

- 3.1.19 The variety of site types that is expected to come forward is an important consideration – meaning reviewing the results scales in the context of a range of potential land value comparison levels. We do not consider it appropriate to rely on comparisons at a single land value level for each scenario as development will come forward in various forms and on a range of site types over time. In assessing results it has been necessary to consider viability outcomes across the results sets and against various land value comparison levels. In some cases it can be seen that the land value comparisons are greatly exceeded, showing that higher levels of land value expectations could be met in those scenarios (assumptions sets). Whilst the reducing boldness of the green colour-coding within the results tables indicates scenarios that are unlikely to be viable against the higher land value benchmarks, those outcomes meet or exceed requirements where lower land values could be relevant.
- 3.1.20 The scale of local infrastructure needs and therefore the likely funding gap is the opposing tension to viability in the Council assessing the balance. There is a substantial funding gap here; meaning that the Council does need to secure a meaningful but realistic level of funding through CIL as a key ingredient of the overall growth and funding packages.
- 3.1.21 CIL charging calculations will relate to net new development – added floor-space. In practice we understand that in line with the CIL regulations a significant number of developments in West Berkshire will entail some level of “netting-off” of existing floor-space in the charging calculations. This means that the CIL rate will not be applied to the full scale of new development in many cases. This could be by way of replaced or re-used / part re-used buildings. Our appraisals have not factored-in any netting-off in this way, because this will be a highly variable influence on scheme outcomes. Refurbishment or other costs may also be relevant to overall viability calculations on site specifics, however. The netting-off effect is expected to further contribute to ensuring that schemes remain deliverable and that the charging rates(s) are not set “right up to the margin of economic viability” as part of this overall theme.

- 3.1.22 The results are highly variable in line with the broad overview nature of this assessment, which is to be used as a viability health-check from a strategic perspective alongside the Council's wider work on, and consideration of, a range of other factors such as these.
- 3.1.23 This all links to avoiding "setting a charge right up to the margin of economic viability"⁶ in accordance with the tone of the Government's guidance. Local authorities (the charging authorities) have significant scope to consider exactly how they will assess what is the right balance in a particular area.
- 3.1.24 A common theme running through all of the results (residential and commercial) is that they are highly sensitive to varied appraisal inputs and to the land value comparisons considered as potential benchmark ranges. A relatively small adjustment, particularly in some assumptions areas, can have a significant effect on the outcome.
- 3.1.25 This assessment process explores the degree to which changes in key assumptions produce varying results. It is not a specific valuation exercise (it cannot be) but it has enabled us to consider the likelihood of a wide range of potential CIL charging rates being achievable and suitable. In the case of poor viability results (no or low viability prospects), this included looking at the extent to which assumptions would need to vary in order to improve the viability appraisal outcomes sufficiently to create workable scenarios. The opposite was considered for scenarios with good viability prospects (i.e. the potential "lee-way" for those outcomes to decline but still be potentially viable). In both of these cases we considered whether those changes in assumptions amounted to realistic scenarios or not, given what we can currently see of market conditions, etc.
- 3.1.26 Potentially there are almost infinite variations of assumptions that could be worked-through. It is important therefore that an overview is made. In doing so, we review the trends shown in the results and can also consider what type of outcomes would be found between the points (appraisal assumptions combinations) that have been

⁶ DCLG – Community Infrastructure Levy Guidance – Charge Setting and Charging Schedule Procedures (March 2010)

modelled. Ultimately, at the delivery stages there will be no getting away from the reality of a range of scheme specific outcomes, within and potentially outside the scope of the appraisal inputs that we have used.

3.1.27 There may be cases where specific developments are unable to bear some or all of the additional cost of CIL (in the same way that is sometimes seen with other obligations on a scheme). Such viability outcomes are unlikely to be solely due to CIL charging, however. They are more likely to be associated with market conditions (arguably the biggest single factor), affordable housing, scheme design / construction / specification requirements (including but not limited to sustainable construction) and wider planning objectives. Usually, the collective costs impact on schemes will be relevant for consideration where issues arise, so that some level of prioritisation may be required – bearing in mind CIL payments will be non-negotiable.

3.1.28 It is important to note, when we refer to highly variable outcomes / sensitive results, that:

- These are not factors that are unique to West Berkshire. In our significant experience of CIL viability assessment to date, they have to be recognised in any similar study and applied through practical local application of the Government's CIL regime – regardless of location.
- These characteristics would apply regardless of the CIL rate(s) set, so that with particular scheme difficulties (for all development types) setting a significantly lower CIL rate would not necessarily resolve any viability issues; we could still see a range of unviable or marginally viable schemes with even a zero (£0/sq. m) CIL rate – as the results for some commercial scheme types (Appendix IIb) and lower value residential sensitivities (Appendix IIa) show.

3.2 Values patterns and other characteristics – Findings: Residential

3.2.1 In the assessment stages, we relied on the research before deciding on whether any sufficiently clear values patterns were evident for a reliable link with variable CIL (or sometimes called 'differential') charging rates for West Berkshire. So the research informed the consideration (whether as the main suggested approach or as an option for the Council to consider) of any clear viability drivers for varying the local CIL

charging regime in some way by geography – e.g. by reference to particular zones such as the 4 market / Core Strategy Spatial Areas, or other geographical variation linked to viability.

- 3.2.2 As a framework for our residential values research, we collected house price data in respect of the larger settlements listed within the summary information at Appendix III using the Council's settlement hierarchy categories of urban areas (UA), rural service centres (RSC) and service villages (SV). These settlement types were seen to be distributed throughout the overall range of values. However, the UAs were typically associated with lower to mid values in the overall District context (e.g. Thatcham, Calcot, Newbury, Tilehurst, and Purley-On-Thames). The RSCs were associated with the full range of values (from Lambourn to Theale and Hungerford; and increasing to Burghfield Common, Mortimer and Pangbourne). The numerous SVs were more generally associated with mid to higher values seen in the District.
- 3.2.3 The information relating to the individual settlements on this basis was then considered in terms of the 4 market areas too, as noted previously.
- 3.2.4 With reference to the research summarised at Appendix III, we found a range of clear and relatively consistent pointers to residential values variations and patterns that were seen in West Berkshire. In summary we observed the following themes:
- A range of house prices in West Berkshire when viewed overall;
 - Highest values in the AONB and East Kennet Valley – viewed generally;
 - However in the AONB in particular, settlements such as Lambourn and (to a lesser degree) Hungerford showed values beneath those for the AONB when viewed overall, and similar to those in the Newbury / Thatcham areas;
 - Lower to mid values in Thatcham and Newbury; typically higher in Newbury than in Thatcham, but a variable picture with scheme specifics and blurring between the two;
 - Eastern Urban Area – 'EUA' - (west of Reading) – variable values, but overall similar to Newbury levels.
- 3.2.5 There are some very high values seen in certain settlements within the rural areas, but also some consistent with the more typical values context for the District (mid-

range values). We consider those more typical levels to be best represented by Newbury (or Newbury and Thatcham market area) and typical EUA values – at VLs 3 to 4 in the mid part of the overall range.

- 3.2.6 So, bearing in mind that, as in most areas that we study, the values within any locality vary to some degree, and that overall the values represent a hierarchy, there were some patterns that emerged. These were also felt to relate to areas of West Berkshire which vary in their relevance to the Council's overall plan delivery.
- 3.2.7 Looking at the 4 market areas, but acknowledging that there is local variance from this picture, viewed overall similar higher levels of values were seen in the AONB and East Kennet Valley; typically lower values (relatively) were associated with the urban areas (Newbury, Thatcham and EUA – viewed overall).
- 3.2.8 With the most significant proportion of delivery of overall housing growth planned to be from the Newbury and Thatcham market area, a key study finding is that the CIL charging rate(s) selected by the Council need to be responsive to that area of the values range. In doing so, we consider this means that they would also be reflective of the EUA viability outcomes.
- 3.2.9 We consider that this points to 2 options – i.e. routes through which these findings could be respected (in no particular order):
1. Single district-wide rate set so as not to place undue added risk on the core of housing growth coming from Newbury/Thatcham and a lesser extent the EUA. This would be at a rate not exceeding £75/sq. m or similar level. It could be argued that applied district-wide this may represent some level of under-charging on the relatively small scale of development coming forward in the typically higher value AONB and East Kennet Valley areas. However, in respect of those rural areas, it is also relevant to reiterate that some significant settlements in the AONB (e.g. RSCs such as Lambourn and Hungerford) have lower values than seen in their rural surroundings / in smaller rural area settlements (SVs). In our view, this values variation between the AONB market area settlements might be a tempering factor for the Council to consider if looking away from a single

rate that would be relevant to the areas providing the majority of the expected housing supply (see also 2 below). Certainly it follows that the development plan relevance of Lambourn and Hungerford would need to be considered in the context of overall housing delivery across West Berkshire if a higher differential rate is to be considered for the AONB.

2. Varied (differential) rates set with a lower rate to respond primarily to the Newbury/Thatcham focus (at no more than say £75/sq. m as per 1 above, also suggested as applicable to the EUA given variable values there). Under this approach, a second (upper) rate would then be considered for the predominantly rural areas – i.e. the AONB and East Kennet Valley market areas. Given that values across the AONB are not consistently at the higher levels for the District we consider that the scope for any higher charging rate is limited to approximately £125/sq. m. The lower land values associated with greenfield enhancement (compared with generally higher previously developed land values) that will be relevant to the majority of housing growth within the AONB are clearly shown to provide greater viability scope than typical PDL scenarios. These aspects of plan relevance will be important considerations for the Council's weighing-up of options related to the CIL rate(s) parameters that we set out. DSP reviewed this differential rates option with the Council's officers in further detail. Examination of the site supply indicators, including the SHLAA, and therefore the types of development and overall plan relevance in these settlements confirmed that:

- Lambourn is planned to accommodate additional growth over the plan period in its role as a rural service centre. Due to its size and location and its more local level role than the larger rural service centre of Hungerford, development is anticipated to be more limited than in Hungerford (see below). Development here is likely to be predominantly on small scale greenfield sites, with opportunities for development on previously developed land fairly limited. The positive results that we found from our representative 50 dwellings scenario at VL2 based on greenfield enhancement value would support a £125/sq m CIL rate (Appendix IIa table 2).
- In the western part of the AONB development will be primarily focused on Hungerford as the more sustainable rural service centre. Hungerford

performs a significant function for a large catchment area. Again opportunities for development on previously developed land are relatively limited and it is anticipated that allocations on greenfield land will make up the majority of new development over the plan period. The scale of any single greenfield development is not likely to be more than 250 dwellings. Again this means that the results relating to a representative form of development support positive viability outcomes; and more so than above given the VL3-4 / 4 values considered likely to be relevant for this form of development here. Whilst associated with similar sales values (GDVs), PDL scenarios would be less viable but again are expected to account for a low level of provision.

- Overall, therefore, should a differential residential charging rates approach (incorporating a higher rate for the rural areas – AONB and East Kennet Valley) be considered, this could be set at no more than £125/sq m bearing in mind the housing supply site types at, and limited overall plan housing growth relevance of, those AONB settlements that have lower values than the prevailing levels in the rural areas.

3.2.10 An additional factor that has been considered in the study scope and assessing the outcomes again is the role in overall plan terms, and perhaps especially its relevance to the likely lifespan of the first CIL charging schedule, of the strategic development area at Sandleford. In this context, it is important to note that the key Sandleford planning application(s) are expected to precede the Council's implementation of the CIL so that the planning infrastructure requirements for this development will be dealt with under the existing s.106 arrangements and will be outside the CIL regime. Nonetheless, having considered the full range of factors and potential scenarios locally, this assessment also provides wider information for the Council; hence this commentary was kept rather than excluded from the report. Sandleford is proposed to be delivered over a period of many years over which values, costs and the strength of the relationship between those will no doubt change. At a current stage high level look, as represented by our 500 unit dwellings Greenfield scenario as a phase or proportion of such a scheme (see the results Table 2 at Appendix IIa), we estimate that this would attract values at VLs 3 to 4. Based on our assumptions as regards collective costs and obligations, this means that alongside affordable housing and the £15,000/dwelling s.106 assumption, £75/sq. m CIL represents a level which may need

to be considered further if the costs (whether from s.106 or other sources) increased significantly beyond the assumed levels. This may only be a factor for consideration at a future review of the CIL charging schedule if this type of development becomes relevant to CIL, but we flag it up here in the context of the overall CIL charging scope parameters and options identified through this report. If Sandleford or a similar scale of development became relevant to CIL in future, the Council may need to consider whether it influences the rate selection(s) on review future review.

3.2.11 The CIL principles are such that ideally Charging Schedules should be as simple as possible; as simple as the viability overview and finding the right balance locally will permit. It is worth bearing in mind that, potentially, a differential charging approach could get quite complicated through seeking to reflect more local variations. A move in a more complicated direction should not be necessary given the factors and plan relevance discussed above but, just for example, could go as far as:

- Seeking to differentiate between Newbury and Thatcham (however, within this market area there is blurring, and “where to draw the line” effectively on a charging zones map would be a significant challenge);
- Looking in a finer-grained way at the AONB (various settlements within it);
- Considering any similar (although more blurred) distinction relevant for / with the East Kennet Valley;
- Considering any similar (although more blurred) distinction relevant for / with the EUA;
- Related to Newbury / Thatcham, considering any separate Sandleford implications.

However, in our view and experience of considering CIL charging approaches with local authorities, going down this route potentially moves against the thrust of the CIL principles, and in this case a simpler approach has the capacity to work effectively across the range of circumstances seen within West Berkshire without seeking to reflect all of the local area specifics.

3.2.12 Despite recent market conditions, a level of development activity was seen to be continuing in West Berkshire. At the time of research, this included new-build housing schemes in locations across the District. After deducting 10% from asking price (in practice, as at 3.2.12 below, more likely adjustments are considered to be at around 5% or in the range 5 – 10%), the Newbury schemes suggested figures of (approximately) £2,500 to £3,500/sq. m (approximately £232 to £325/sq. ft.). On the same basis the Thatcham developments seen pointed to sales values of approximately £2,500 to £2,800/sq. m (approximately £232 to £260/sq. ft.); as did the EUA area examples that we saw. The East Kennet Valley located houses that we saw being marketed suggested approximately £3,400/sq. m (approximately £316/sq. ft.) on the same basis. Four schemes within the AONB market area provided figures of approximately £2,850 to £4,300 (approximately £265 to £400/sq. ft.) after deducting from asking price as above.

3.2.13 Asking to sale price adjustments will vary by developer, by scheme and often by individual plot. They are often handled by way of bespoke incentives to particular purchasers, rather than by headline price adjustments. Nevertheless, we consider that looking at a 10% deduction from asking prices in most cases is likely to represent a cautious approach to the sales value estimate; an adjustment of nearer to 5% may be more representative in many cases.

3.2.14 The range of values and their indicative fit to localities was summarised in the table at Figure 6 (section 2) above.

3.2.15 Overall, the parameters for CIL charging on residential development within West Berkshire lie in the range £50/sq. m to £125/sq. m. Within this, the core area for consideration is £75/sq. m to £125/sq. m; the lower end of this scope representing a suitable placing of a simple single District-wide approach, given the plan relevance of the Newbury and Thatcham area, if that route is preferred. The upper rate(s) scope to £125/sq. m relates to a differential approach, if selected, applicable to limited geographies (based on the rural areas) away from the areas that are most relevant to plan delivery (particularly Newbury and Thatcham, but also suggested including the EUA) and then with the detail dependent on that link with degree of relevance to plan delivery as a whole. These considerations are in accordance with the high level CIL tests related to local authorities seeking the right balance for their area.

- 3.2.16 The following paragraphs (3.2.17 to 3.2.28) offer additional observations relating to our findings and CIL viability assessment experience.
- 3.2.17 For clarity, these findings are considered to also apply to sheltered housing development, which in our experience is capable of supporting similar viability outcomes and competing effectively for suitable sites with general market / non-retirement housing. By sheltered housing we are referring to the generally high density apartment based schemes providing retirement / minimum age-restricted housing in self-contained units, where no significant element of care is provided. These schemes generally trigger affordable housing requirements (which in our experience may often be provided by way of financial contributions given the potential development mix, management and service charge issues than might otherwise arise in some scenarios by seeking to integrate an affordable housing element). They are regarded as falling under Use Class C3 (dwelling houses). They are distinct in our view from care / nursing homes which would generally fall within Use Class C2 and have been considered specifically for this study purpose.
- 3.2.18 While it is possible to look at some results from higher end value scenarios, we consider that their relevance would not be significant enough in overall plan terms to warrant a level of charge set above this range in any of the local circumstances. This is stated with the above points in mind – for example the need to recognise factors such as higher house prices tending to drive higher land price expectations.
- 3.2.19 The Council will need to consider whether, on balance, a higher charging rate for the typically higher value areas is justified whilst seeking to maintain a simple charging approach as far as possible and by looking at the potential additional CIL receipts given the relatively limited overall level of housing supply likely to come from the areas with those characteristics.
- 3.2.20 A single residential charging rate (i.e. applied district-wide) would need to be set at what amounts to a lowest common denominator approach, i.e. respecting likely lower to mid values (potentially combined with higher development / s.106 costs in respect of strategic level development schemes).

3.2.21 There may be instances of lower value schemes and localities where developments struggle for viability in any event. It is important to stress that this could occur even without any CIL or similar (s.106) contribution / obligation. Wider scheme details, costs and obligations or abnormal costs can render schemes marginally viable or unviable prior to the consideration of CIL. As a common finding and point made within our assessments, no lower level set for CIL (i.e. even if at £0/sq. m) could ensure the deliverability of all these individual schemes on a reliable basis. Similarly, it is not likely to be possible to make sure that some level of CIL charge would always leave all schemes viable. In some cases, viability is inherently low or marginal, regardless of CIL or other specific cost implications. In this sense, CIL is unlikely to be solely responsible for very poor or non-viability. These are not just West Berkshire factors; we find them in much of our wider viability work. The same principles apply to commercial schemes too. The key test in terms of the CIL principles is that the rates selected do not put at undue risk the overall plan delivery; it is accepted that some schemes may not work and that those do not in themselves necessarily prejudice the bigger picture.

3.2.22 Associated with this, it will be necessary for the Council to monitor outcomes annually as part of its normal monitoring processes, with a view to informing any potential / necessary review in perhaps 2-3 or more years' time as other Government or local policy developments may take place; and / or potentially in response to market and costs movements, or indeed any other key viability influences over time.

3.2.23 The results of the residential appraisals are typically most sensitive to the Value Levels assumed for the market housing that will drive scheme viability (as those may vary according to locations and / or varying market conditions). However, other factors that typically have a significant effect on viability outcomes are:

- Affordable housing – although this has been fixed within all appraisals at Core Strategy policy levels;
- Scheme density – linked to land take (site area occupied) and the land value requirement / expectation;
- Build costs – generally, but including related to sustainable design and construction;
- Land value expectation / requirement;

- Other costs side influences – profit levels, finance, fees, etc.;
- The incidence, alongside usual development costs and obligations, of costs that are considered abnormal.

3.2.24 The land value with which the appraisal RLV is to be compared (land value expectation / requirement – i.e. benchmark / comparison level) is important as a balancing factor in areas that command higher house prices. Strong house prices in an area (such as seen in the rural areas of West Berkshire – many of the smaller settlements in the AONB and East Kennet Valley) tend to drive higher land value expectations. This (and so the strength of results relative to benchmarks) should be considered in making sure that any higher rate for such areas set as part of a differential option is not set beyond the parameters that our findings provide.

3.2.25 In our exploratory stages, we carried out additional background appraisals on the single unit residential scenarios. These are not included within the final reporting owing to the need to produce a realistically scoped scale of work and documentation; as with many other angles where in theory this type of work could be expanded to even greater levels of detail, beyond the expectations of the CIL guidance on considering viability.

3.2.26 On this point, however, we found that, for low value scenarios, increasing the dwelling size reduced the RLV and viability outcome further; and for higher viability scenarios (scenarios with already positive outcomes) the opposite was seen – viability indications were improved. As seen through those appraisals, with other aspects fixed this is basically a case of increasing the direction of an existing outcome – either way (depending on whether as a starting point it is a viable scenario given the typical relationship between costs and values seen at the particular point on the values scale). The indications are that larger dwelling sizes, as may be seen more on the smallest schemes, will tend to show better viability outcomes providing they are in situations and locations that support values at the mid to upper range values typical for West Berkshire; and providing that the development costs are not too high. Larger dwelling types assumed at higher specifications might well be associated with higher costs levels. Higher build and other development costs associated with the property type will of course have a balancing effect on viability. In general, as above, varying costs is a factor which needs to be kept in mind.

3.2.27 For the Council's information, DSP also reviewed on a sensitivity basis the potential effect on RLV results from a Code for Sustainable Homes (CfSH) level 5 assumption; in place of the base CfSH4 assumption. For example on a sample 15 units scheme (i.e. with affordable housing) at £75 to £125/sq. m CIL the comparative results were as below (see Figure 10):

Figure 10: CfSH 5 sensitivity test and comparison with CfSH4 RLVs (£ per ha)

CfSHL4

CIL trial	£75	£100	£125
VL1	£406,976	£356,255	£305,535
VL2	£889,509	£838,788	£788,067
VL3	£1,333,380	£1,284,017	£1,234,653
VL4	£1,803,001	£1,753,638	£1,704,274
VL5	£2,272,622	£2,223,259	£2,173,895
VL6	£2,741,269	£2,691,905	£2,642,542

CfSHL5

CIL trial	£75	£100	£125
VL1	-£14,623	-£37,652	-£60,681
VL2	£168,872	£149,852	£130,831
VL3	£349,071	£330,050	£311,030
VL4	£515,838	£497,327	£478,816
VL5	£691,946	£673,435	£654,924
VL6	£867,689	£849,177	£830,666

3.2.28 The significant deterioration of results is clear to see (based on the same colour-coding principles as used in Appendices II a and b. However, it is important to note that this is based on the current time review / estimate of costs variance, informed only by available information to date. Although this does not relate to a West Berkshire policy position and need not inform initial charging schedule considerations

so far as we can see, this is a further pointer towards future review based on development requirements and costs according to updated information at the time. This relates to the much wider (nationwide) scenario that is likely to be part of the Government's on-going review of requirements placed on new development.

3.3 Values and other characteristics – Findings: Commercial

3.3.1 A similar review process was considered with respect to commercial and non-residential schemes – i.e. whether or not there were any particular values patterns or distinct scenarios that might influence the implementation of a CIL charging schedule for West Berkshire.

3.3.1 As with residential, the aim would be a simple approach to the charging regime as far as development viability, and the relationship of that to plan relevance, permits. In essence, after considering the forms of development most relevant and the research we decided that the focus for differentiation should be on varying development use types. Variance also by locality was considered to be unwarranted, otherwise the local CIL charging approach could become unnecessarily complex.

3.3.2 In arriving at this, a number of aspects were considered alongside the values research (see Appendix III for the research). This also helped to determine the scope of the commercial / non-residential scenarios modelling carried out overall:

- Retail: Following the completion of a significant mixed use scheme with in Newbury ('Parkway'), which added approximately 30,000 sq. m of new retail space to the main town centre in the District, we understand that town centre comparison retail is not a significant plan delivery theme. In fact the Council's most recent evidence on retail shows that no new retail space is needed in the District.
- Any new retailing associated with housing developments that comes forward on a more ad hoc basis is considered likely to be largely convenience based where it occurs. However, it is important to note retail development is not a development plan theme in any sense. It follows that the plan (Core Strategy) delivery would not be prejudiced by the setting of a charging rate that may affect the viability of

individual proposals that may come forward outside the Core Strategy policies scope.

- Business development (offices and industrial / warehousing): Experience from elsewhere along with emerging findings suggested that viability outcomes here would not be sufficient to support CIL charging from these ('B' class) uses. This theme is developed below, but it showed that if realistic assumptions were used then viability would be unlikely to improve sufficiently to evidence CIL charging scope, regardless of any area based variation (e.g. including potentially higher rental values for some development forms in parts of the EUA). Therefore, any area based differentiation would not be relevant for these uses.
- Equestrian uses were considered in initial discussions with the Council officers. However, following DSP's experience of reviewing this area and engaging stakeholders in another very recent CIL viability project (East Cambridgeshire) it was considered that in West Berkshire similar difficulties would arise with being able to sufficiently define the chargeable uses, even if a modest CIL charging rate were evidenced as sustainable. In that case, East Cambridgeshire DC removed a rate of £30/sq. m from its CIL charging proposals following Preliminary Draft Charging Schedule (PDCS) stage, at which point confidential viability information was shared with DSP. The number of relevant schemes (of over 100 sq. m) was small, the cost of facilities was shown to be frequently high and the information pointed all round to the Council not pursuing that aspect of its schedule. Through review with West Berkshire Council, we did not consider the local circumstances to be sufficiently different to warrant another approach and therefore to justify further work to explore and determine that.
- Hotel (budget type) and care home scenarios were considered, in common with the usual scope of our and others' viability assessments.

3.3.3 In practice, commercial or non-residential development could occur across a wide range of locations within West Berkshire (for example smaller retail proposals – e.g. new convenience stores, care homes and similar proposals, hotels, small office developments, small industrial developments). More significant commercial proposals (for example larger retail proposals, larger scale office development and

industrial / warehousing) would be likely to be confined to the urban areas – Newbury / Thatcham and the EUA.

- 3.3.4 As in other cases that we have dealt with, our viability findings provide scope to differentiate for varying retail formats if relevant as an alternative option to a single retail charging rate. In the background to this, viability was shown to be less strong, typically, for smaller convenience store development compared with the outcomes for the larger formats – supermarkets and retail warehousing. As with the residential findings, the Council will be able to consider options. On this key point however, as at 3.3.2 above, the CIL charging approach for retail development in West Berkshire need not differentiate for varying types because retail is no longer a theme for the Core Strategy. Therefore a simple single rate approach (at £125/sq m equivalent to the upper end of the residential rates parameters) would respond appropriately to the local circumstances and in any event would not put the plan at risk. Overall, there are no real drivers for differential CIL charging rates applicable to retail development (as may occur on an ad hoc basis) in West Berkshire.
- 3.3.5 As would be expected, the commercial / non-residential appraisal findings are very wide-ranging when viewed overall. For this strategic overview rather than detailed valuation exercise we have essentially considered the interaction of rent and yield as presenting a view of sample ranges within which capitalised net rents (completed scheme sales values - GDVs) could fall. Then we considered the strength of the relationship between the GDV and the development costs.
- 3.3.6 In this way we have explored various combinations of assumptions (including capitalised rental levels) which produce a range of results from negative or marginal outcomes (meaning nil or at best very limited CIL charging scope) to those which produce meaningful and in some cases considerable CIL charging scope. To illustrate the trends that we see, the coloured tables at Appendix IIb use the “coding” principles as the residential results tables (strongest green colouring indicating the best viability prospects through to red areas indicating non-viability based on the assumptions used).
- 3.3.7 Another factor to which the commercial outcomes are greatly sensitive is the site coverage of a scheme, i.e. the amount of accommodation to be provided on a given site area; the equivalent of residential scheme density. This can affect results

considerably, combined with the assumed land buy-in cost for the scheme. We saw the effect of these factors in looking at the residential scenarios too.

3.3.8 Factors such as build costs clearly have an impact as well but, for the given scheme scenarios, are not likely to vary to an extent which makes this a more significant single driver of results than the values influences (rents and yields) outlined above. In practice, it will be the interaction of actual appraisal inputs (rather than these high level assessment assumptions) that determines specific outcomes. As with actual schemes though, again it is the interaction of the various assumptions (their collective effect) which counts more than individual assumption levels in most cases. There are some commercial or non-residential use types where build costs, or build and other development costs, will not be met or will not be sufficiently exceeded by the completed values (GDVs) so as to promote viable development.

3.3.9 We will now summarise the assessment findings for the commercial development scenarios considered, bearing in mind that scheme types will be highly variable.

3.4 Retail scenarios (within Use Classes A1 – A5; i.e. also covering food and drink, financial services, etc.)

3.4.1 In general, we saw good viability indications from the sample retail scenarios that we ran, based on the range of assumptions applied (see Appendix IIb table 3 results at base 6.5% yield for example). These schemes showed the best viability outcomes from the wide range seen within commercial; and bettered residential outcomes in some cases. As a high level outcome this is consistent with our previous and wider work on CIL viability, as well as findings by other consultants engaged in similar work. This tone of results is shown by the largely green coloured cells (using this measure of potential CIL scope up to £200 / sq. m as trialled).

3.4.2 Before moving on to the detail (some of which may not be applicable if a single rate approach is selected), there are two key aspects to the retail picture and associated viability findings which we summarise as follows:

- An option for a simple charging approach involving a single rate. That would be applied District-wide to all forms of retail development, given that no new retail

development is needed to underpin the delivery of the Core Strategy; the Council's evidence shows no demand for new retail;

- Viability findings that are available to support (as a potential option) a more complex differential charging rates approach, by retail development type; but only in the event the Council considers that relevant. Ultimately, we describe this as an alternative option because, following discussion with the Council, there were no clear drivers for this approach in terms of the need for new retail in the District and the remaining Core Strategy delivery. A single rate could respond appropriately to any ad hoc (unplanned) development that may come forward without prejudicing the Council's development strategies.

3.4.3 DSP has experience of single and differential CIL charging rates approaches for retail development. We consider that a CIL charging rate for the larger retail types considered and most often associated with edge of town / out of town development (supermarket and retail warehousing formats) could certainly be taken up to match the £125/sq. m recommended residential charging rate for the upper level within the potential two zones differential approach.

3.4.4 Although a supermarket / retail warehousing based charging rate might be taken higher than this in theory, the prospect that relatively high land values may be associated with this form of development needs to be kept in mind, together with the significant overall development costs. There are a range of factors which, together, suggest that setting retail up to the higher CIL trial rate levels explored (i.e. up to £200/sq. m) may not be appropriate in West Berkshire at this stage.

3.4.5 The smaller format convenience retail scenarios produced less strong results in general – lower RLVs. If this form of development were more relevant to plan delivery locally, then the results suggest that this should influence the rate set in those circumstances; either:

- As a single overall retail rate;
- Within a differential retail rates option, if that were preferred in response to the development types expected.

- 3.4.6 So if a differential rates approach were selected for retail based on plan relevance, then the viability evidence is such that consideration could be given to a lower charging rate for smaller convenience retail developments than might be applied to the larger convenience stores (supermarkets) or retail warehousing formats.
- 3.4.7 In order to provide the Council with additional information should it be needed in due course, whilst exploring this potential differentiation further and appraising the smaller retail category, we explored the sensitivity of that scenario type to varied size (floor area). These outcomes are not included in detail in this report, but further information can be supplied to the Council by DSP if ultimately a differential charging rates approach is preferred for retail development.
- 3.4.8 Since varying the floor area to any point between say 200 and 500 sq. m would not trigger varying values or costs at this level of review, basically the reported values / costs relationship stays constant; so that we did not see altering viability prospects as we altered its specific floor area but assumed development for the same use type (same type of retail offer). This means that the outcomes for this scenario (as for many others) are not dependent on the specific size of unit. The key factor differentiating these types of retail scenarios from the larger ones is the value / cost relationship related to the type of premises and the use of them; they are simply different scenarios where that relationship is not as positive as it is in respect of larger, generally out of town / edge of town stores. Specific floor area will not produce a different nature of use and value / cost relationship. In our view, any differentiation is more about the distinct development use, the different retail offer that it creates and the particular site type that it requires, etc. The description of the use and its characteristics may therefore be more critical than a floor area threshold or similar. The latter could also be set out to add clarity to the definition and therefore to the operation of the charging schedule in due course.
- 3.4.9 If differentiating between these smaller and larger retail formats, for example because of their plan relevance, we consider that creating a link with the scale of sales floor space associated with the Sunday Trading provisions (3,000 sq. ft. / approx. 280 sq. m) may provide the most appropriate threshold.
- 3.4.10 It is considered that, where these schemes may come forward in the district on an ad hoc basis, they could be seen in a variety of circumstances; although none of those

being plan-led. They could be promoted on previously developed land (PDL) or in a greenfield situation associated with new housing. They could also be associated with mixed uses where they will need to provide a positive contribution to overall viability (perhaps as part of supporting other non-viable or less viable uses within local neighbourhood centre provision, etc.).

3.4.11 Overall, and again only if differentiating as a result of the relevance of the smaller formats to plan delivery, we consider that a charging rate set beneath the large retail rate would be appropriate. In this event, we would recommend the Council to consider a CIL charging rate not exceeding say £75/sq. m for small convenience retail scenarios. Again, it seems possible to justify a higher rate than this in viability terms. As above, if differentiation is pursued in this way, the approach does not have to link to a specific floor area size from a viability perspective alone (although in that scenario it would be appropriate to define clearly the point at which the higher retail rate would apply).

3.4.12 In the background to potential viability distinction by retail development type, it is also likely that a less favourable rental capitalisation rate would be applied to smaller retail units such as these (the 7.5% yield scenarios potentially being more representative than the 6.5% yield trials in this case). This reinforces the varied nature of the value levels available to outweigh the costs. In the case of retail, we are aware that more positive yields than those we have assumed may be relevant; we consider that a reasonably prudent view has been taken on assumptions.

3.4.13 As noted, above all the forms of retail development likely to come forward in the local context need to be considered in reviewing the viability scope for and approach to CIL charging rate setting. In West Berkshire's case, the Council's evidence is that further retail development is not a requirement in general.

3.4.14 Overall, therefore, we consider that these findings viewed alongside our wider work on retail point to the Council considering a simple approach based on a single suitably pitched retail charging rate. This would operate District-wide at a rate suggested not exceeding £125/sq m.

3.4.15 This is put forward in the West Berkshire context that a more complex approach capable of responding to various sensitivities is not necessary given that further retail development in general is not a requirement identified in the Council's evidence supporting the Core Strategy.

3.4.16 There are a range of retail related uses, such as motor sales units and retail warehousing / wholesale type clubs / businesses, which may also be seen in West Berkshire, although not regularly as new builds because these uses often occupy existing premises. Whilst it is not possible to cover all eventualities, and that is not the intention of the CIL principles, we consider that it would be appropriate in viability terms to relate these to the single rate approach covering all retail as set out above. Once again, these are not forms of development that are key to the Core Strategy delivery.

3.4.17 Similarly, we assume that new fast food outlets, petrol station shops, etc., provided for example as part of retail developments, would be treated as part of the retail scheme.

3.4.18 Other uses under the umbrella of retail would be treated similarly. Individual units or extensions would be charged according to their size applied to the selected rate as per the regulations and standard charging calculation approach.

3.5 Business Development – Office / Industrial / Warehousing scenarios (Use Classes B1, B1a, B2, B8)

3.5.1 In terms of likely scheme viability, these are simpler to discuss than retail. Whilst, again, actual proposals could be highly variable in nature, the overview results convincingly show that there is no foreseeable scope for any meaningful level of CIL charge to be applied to such schemes in West Berkshire (at least not without adding further delivery risk to schemes in what is already a very challenging market scenario). This is seen through the red colour-coded results range at Appendix IIb table 4, and even at table 3 (which is based on an optimistic rental yield assumption for these scenarios – sensitivity test only). This is consistent with similar findings in most instances across the country due to the recent economic conditions and

insufficient demand to underpin development bearing in mind the risks and viability difficulties.

- 3.5.2 We consider that, in order to create meaningful CIL scope, the collective assumptions need to be moved to points that are too optimistic overall to be seen regularly in West Berkshire at the current time - and we feel that this is likely to be the case for these development types for the foreseeable future.
- 3.5.3 The industrial development type scenarios reviewed produced a similar tone of poor results to offices on the basis of the assumptions applied. As such, we have not considered it appropriate or necessary to further explore where the potentially workable scenarios may lie in terms of wider views of assumptions. In practice, we could very likely see less favourable yield and rental combinations than those we have reviewed, especially after allowing for incentives to new occupiers, etc. We would certainly not want to assume more favourable rental capitalisation than from a 7.5% yield for these scheme types in the current on-going climate of economic uncertainty.
- 3.5.4 In summary, we recommend that a zero (£0/sq. m) CIL charging rate be considered for these (Business) development types.

3.6 Hotels

- 3.6.1 The budget type hotel scenarios reviewed represent a range of outcomes that are again very sensitive to the capitalised rental assumptions (varying combinations of annual rentals and yields) driving the appraisals.
- 3.6.2 We consider that the 6.5% yield test scenarios could well be more relevant, or if not as relevant, to this development type as those run at a 7.5% yield trial. However, even with our highest value assumptions from the tested range we do not see positive results that suggest a good prospect of viability; the results are a range of negative RLVs. Even with assumptions improved to some degree, a low land value starting point scenario, the improvement in outcomes looks marginal (i.e. limited viability prospects). This indicates that such schemes would probably rely on low value / public land or some other joint venture or mixed use type scenario where

land was not being pursued against other uses in the market; or perhaps where other uses supported overall viability as part of a mixed use scheme.

3.6.3 We recommend that at the current point a zero (£0) charging rate be considered for this use type. In looking for the right balance, it appears that the likely limited CIL yield (contribution to funding gap) potential evidenced by more optimistic assumptions would not outweigh the added risk to the viability of any new build / extension proposals for hotel use.

3.6.4 The Council should keep this under review, however, so as to see how experience in practice may influence any future review. Readily available information sources are limited on this development use, and local experience of how the market operates over time may prove useful in this respect.

3.7 Residential Institutions – Care Homes and similar

3.7.1 Through discussion with the Council we have focussed our appraisal basis on a notional Care Homes scenario at this stage. Proposals falling under this category (envisaged within Use Class C2 as opposed to C3 – see 3.2.17 above) could again be highly variable in nature, as well as in terms of the values and other assumptions potentially applicable to varying scheme specifics. Related to the ageing population profile, as in many areas it is a form of provision considered relevant as part of the overall accommodation and care offer that may be made available within West Berkshire in the form of new-builds.

3.7.2 We have not been able to identify nor been provided with any recent development examples or other comparables / guides as to likely financial assumptions associated with this form of development in West Berkshire. In the absence of such information, it has been necessary to make high level assumptions; nevertheless, as fits this level of study. In a similar way to the reviews carried out for other development types, it was possible to consider what would need to change within the assumptions to create scenarios with reasonable viability prospects on a regular basis.

3.7.3 On the assumptions applied, based around a typical suburban low rise development for this type of use (as has occurred in the wider area), we have found a very similar tone of viability indications to those associated with hotels. Therefore, similarly, our

evidence suggests poor viability prospects as a form of development (rather than necessarily as part of a wider business model) unless assumptions are moved in favour of viability by increasing values and / or reducing costs from the levels assumed. Again, experience in practice could show that will happen, but we are not able to clearly evidence viability to that point at present.

3.7.4 Based on very similar thinking to that above in relation to hotels, therefore, currently we are not able to support through detailed evidence any meaningful level of CIL scope in respect of such developments. Within the general monitoring scenario, however, the Council should keep this under review so as to see how experience in practice may influence any future review – as for hotel developments. A zero (£0) CIL charging rate is therefore recommended at this stage.

3.8 Other development types – including Community Uses

- 3.8.1 Following our extensive iterative review process, throughout this assessment we can see that once values fall to a certain level there is simply not enough development revenue to support the developments costs, even before CIL scope is considered (i.e. where adding CIL cost simply increases the nominal or negative numbers produced by the residual land value results – makes the RLVs, and therefore viability prospects, lower or moves them further into negative).
- 3.8.2 In such scenarios, a level of CIL charge or other similar degree of added cost in any form would not usually be the single cause of a lack of viability. Such scenarios are generally unviable in the sense we are studying here – as a starting point. This is because they have either a very low or no real commercial value and yet the development costs are often similar to equivalent types of commercial builds. We regularly see that the even the build costs, and certainly the total costs, exceed levels that can be supported based on any usual view of development viability. These are often schemes that require financial support through some form of subsidy or through the particular business plans of the organisations promoting and using them.
- 3.8.3 As will be seen below, there are a wide range of potential development types which could come forward as new builds, but even collectively these are not likely to be significant in terms of “lost opportunity” as regards CIL funding scope. We consider

that many of these uses would more frequently occupy existing / refurbished / adapted premises.

3.8.4 A clear case in point will be community uses which generally either generate very low or sub-market level income streams from various community groups and as a general rule require very significant levels of subsidy to support their development cost; in the main they are likely to be a long way from producing any meaningful CIL scope.

3.8.5 There are of course a range of other arguments in support of a distinct approach for such uses. For example, in themselves, such facilities are generally contributing to the wider availability of community infrastructure. They may even be the very types of facilities that the pooled CIL contributions will ultimately support to some degree. For all this, so far as we can see the guiding principle in considering the CIL regime as may be applied to these types of scenarios remains their viability as new build scenarios.

3.8.6 In any event, from our viability perspective, a zero (£0/sq. m) CIL rate is recommended in these instances.

3.8.7 As a part of reviewing the viability prospects associated with a range of other uses, we compared their estimated typical values (or range of values) – with reference to values research from entries in the VOA's Rating List and with their likely build cost levels (base build costs before external works and fees) sourced from BCIS. As has been discussed above, where the relationship between these two key appraisal ingredients is not favourable (i.e. where costs exceed or are not sufficiently outweighed by values) then we can quickly see that we are not dealing with viable development scenarios. The lack of positive relationship is often such that, even with low land costs assumed, schemes will not be viable. Some of these types of new developments may in any event be promoted / owned by charitable organisations and thereby be exempt from CIL charging (as affordable housing is).

3.8.8 Figure 11 below provides examples of the review of relationship between values and costs in a range of these other scenarios. This is not an exhaustive list by any means, but it enables us to gain a clear picture of the extent of development types which (even if coming forward as new builds) would be unlikely to support CIL funding scope so as to sufficiently outweigh the added viability burden and complication in the local CIL regime. These types of value / cost relationships are not unique to West

Berkshire – very similar information is applicable in a wide range of locations in our experience.

Figure 11: Other uses – example guide value/cost ranges and relationships

Example development use type	Indicative annual rental value (£/sq. m)	Indicative capital value (£/sq. m)	Base build cost indications – BCIS**	Viability prospects and Notes
Halls – community halls, etc.	£10 - 30	£100 - 300	Approx. £1,500 (General purpose halls)	Clear lack of development viability
Community centres, clubs and similar	£20 - 40	£200 - 400	Approx. £1,400 (Community centres)	Clear lack of development viability
Garages & depots	£40 – 75 (max £125)	£400 – 750 (max £1250)	£780 (Builders yards, highways depots and similar)	Similar to low grade industrial (B uses) – costs generally exceed values
Storage – e.g. on farms / other	Up to £60 - 90	Up to £600 - 900	Approx. £470 - £530 (agricultural storage to purpose built warehouse)	As above – assumed B type uses. Costs generally exceed values. No evidence in support of regular viability.
Surgeries / similar	£90 - 185	£900 – 1850	Approx. £1,400 - £1,500 (Health centres, clinics, group practice surgeries).	Insufficient viability to clearly outweigh costs on a reliable basis.
Day nurseries	£80 - 125	£800 - 1250	Approx. £1,500 - £1,600	Insufficient viability to clearly outweigh costs on

Example development use type	Indicative annual rental value (£/sq. m)	Indicative capital value (£/sq. m)	Base build cost indications – BCIS**	Viability prospects and Notes
				a reliable basis.
Leisure – other Bowling / cinema	£115 - £125	£1533 (@7.5% yield)	Approx. £1,100- £1,200	Likely marginal development viability at best – probable need to be supported within mixed uses; or to occupy existing premises.
Leisure – private health / fitness	£120	£1600 (@7.5%yield)	Approx. £1,700 (Gymnasia, fitness centres etc.)	Likely marginal development viability at best – probable need to be supported within mixed uses; or to occupy existing premises.

*£/sq. m rough guide prior to all costs allowances (based on assumed 10% yield for illustrative purposes - unless stated otherwise)

**Approximations excluding external works, fees, contingencies, sustainability additions, etc.

3.8.9 With the exception, potentially, of retail linked types such as mentioned at 3.4.17 above (should the Council consider those sufficiently relevant to the plan delivery and include those with the CIL charging scope), our recommendation is for the Council to consider a zero (£0/sq. m) CIL rate in respect of a range of other uses such as these. As in other cases, this could be reviewed in future - in response to monitoring information. Our over-riding view is that the frequency of these other new build scenarios that could support meaningful CIL scope is likely to be very limited.

3.8.10 As alternatives, and we understand that there is no guidance pointing either way, the Council could consider leaving such other proposals to “default “ to a nominal rate; or to a higher rate to capture contributions from a small number of developments - but with the risk that others could present difficulties.

3.9 Charge Setting and CIL Rate Review

3.9.1 To further inform the Council’s rate setting and on-going work, we have considered the range of potential CIL rates that have been viability tested in terms of their proportion of (percentage of - %) completed development value (sales value or ‘GDV’).

3.9.2 The following figures (contained with the tables at Figures 12 and 13 below) do not relate to the viability testing (they are not viability tested outcomes or recommendations) beyond the fact that we have considered these straight calculations at a selection of the potential CIL (trial) rates that were tested for viability. The values assumptions (GDVs) used to calculate the following proportions are as assumed within the study (see chapter 2 and Appendix I).

3.9.3 Percentage of GDV figures are only provided here for the residential and example commercial uses (viability study scenarios) that are capable of supporting CIL charging (CIL rate as % of GDV figures for other non-viable uses are not provided). See Figures 12 and 13 on the following pages.

Figure 12: CIL charging trial rates as % of GDV – Residential

CIL Rate (£/sq. m)	Value Level					
	1	2	3	4	5	6
	£2,250	£2,500	£2,750	£3,000	£3,250	£3,500
25	1.11%	1.00%	0.91%	0.83%	0.77%	0.71%
50	2.22%	2.00%	1.82%	1.67%	1.54%	1.43%
75	3.33%	3.00%	2.73%	2.50%	2.31%	2.14%
100	4.44%	4.00%	3.64%	3.33%	3.08%	2.86%
125	5.56%	5.00%	4.55%	4.17%	3.85%	3.57%
150	6.67%	6.00%	5.45%	5.00%	4.62%	4.29%
175	7.78%	7.00%	6.36%	5.83%	5.38%	5.00%
200	8.89%	8.00%	7.27%	6.67%	6.15%	5.71%

Figure 13: CIL charging trial rates as % of GDV – Commercial

Scheme Type	CIL Rate (£/sq. m)	7.50% Yield			6.50% Yield		
		L	M	H	L	M	H
Capital Value (GDV)		£2,933	£3,333	£3,732	£3,384	£3,845	£4,306
Supermarket	£25	0.85%	0.75%	0.67%	0.74%	0.65%	0.58%
	£50	1.70%	1.50%	1.33%	1.48%	1.30%	1.16%
	£75	2.56%	2.25%	2.00%	2.22%	1.95%	1.74%
	£100	3.40%	3.00%	2.68%	2.95%	2.60%	2.32%
	£125	4.26%	3.75%	3.35%	3.69%	3.25%	2.90%
	£150	5.11%	4.50%	4.02%	4.43%	3.90%	3.48%
	£175	5.97%	5.25%	4.69%	5.17%	4.55%	4.06%
	£200	6.80%	6.00%	5.36%	5.91%	5.20%	4.64%
Capital Value (GDV)		£2,000	£3,000	£4,000	£2,307	£3,461	£4,615
Retail Warehouse	25	1.25%	0.83%	0.63%	1.08%	0.72%	0.54%
	50	2.50%	1.67%	1.25%	2.17%	1.44%	1.08%
	75	3.75%	2.50%	1.88%	3.25%	2.17%	1.63%
	100	5.00%	3.33%	2.50%	4.33%	2.89%	2.17%
	125	6.25%	4.17%	3.13%	5.42%	3.61%	2.71%
	150	7.50%	5.00%	3.75%	6.50%	4.33%	3.25%
	175	8.75%	5.83%	4.38%	7.59%	5.06%	3.79%
	200	10.00%	6.67%	5.00%	8.67%	5.78%	4.33%
Capital Value (GDV)		£1,666	£2,000	£2,667	£1,923	£2,307	£3,077
Small Convenience Store	25	1.50%	1.25%	0.94%	1.30%	1.08%	0.81%
	50	3.00%	2.50%	1.88%	2.60%	2.17%	1.63%
	75	4.50%	3.75%	2.81%	3.90%	3.25%	2.44%
	100	6.00%	5.00%	3.75%	5.20%	4.33%	3.25%
	125	7.50%	6.25%	4.69%	6.50%	5.42%	4.06%
	150	9.00%	7.50%	5.63%	7.80%	6.50%	4.88%
	175	10.50%	8.75%	6.56%	9.10%	7.59%	5.69%
	200	12.00%	10.00%	7.50%	10.40%	8.67%	6.50%

3.9.4 The Council may wish to use the above information to consider the potential CIL charging rates recommended, and the wider potential rates / options, as part of its balancing of objectives and overall assessment.

3.10 Summary – CIL Charging Rate and other Recommendations

3.10.1 In summary, from a viability point of view we recommend the following for consideration by West Berkshire Council in taking forward the setting of rates within a preliminary draft charging schedule:

Figure 14: Recommendations Summary - CIL charging rates

Preliminary draft charging schedule – Rates for consideration
A. Residential
<p>Recommendations:</p> <p>Consideration of a differential rates approach –</p> <p>Including Newbury/Thatcham and the Eastern Urban Area (EUA) zones (market / spatial strategy areas) at £75/sq. m;</p> <p>All other areas (AONB and East Kennet Valley) at £125/sq.</p> <p><i>Possible alternative option:</i></p> <p>SINGLE RATE approach –</p> <p>Suggested at £75/sq. m District-wide necessarily set to respond to the main plan delivery relevance of the Newbury / Thatcham area.</p>
B. Retail – large (supermarket / retail warehousing)
<p>Primary Recommendation:</p> <p>Single rate not exceeding £125/sq m</p> <p><i>Possible alternative option:</i></p> <p>Differential rates for larger and smaller retail formats – suggested not exceeding £125/ sq. m and £75/sq. m respectively (see report for details).</p>

C. <u>Business Development - Office and Industrial (B1, B1a, B2, B8)</u>
Recommendation:
Zero rate (£0/sq. m)
D. <u>Hotels and Care Homes</u>
Recommendation:
Zero rate (£0/sq. m)
E. <u>Community (and all other) uses</u>
Recommendation:
Zero rate (£0/sq. m) on balance in preference to a low / nominal rate (Alternative: nominal / low CIL default rate, subject to further consideration)

3.10.2 Provisional version residential charging zones maps as prepared by West Berkshire Council have been considered in response to our emerging stage findings and should be made available as part of the PDCS consultation stage if the Council decides to move forward with a differential rates charging approach (by geographical zones) for residential development.

3.10.3 **Additional recommendation: To consider monitoring and review.** The DCLG Charge Setting Procedures (paragraph 75)⁷ state that: *'The Government has not specified a recommended lifetime for charging schedules and there is no requirement in the Act placing charging authorities under a duty to review their charging schedules. However, charging authorities are strongly encouraged to keep their charging schedules under review. This is important to ensure that CIL charges remain appropriate over time – for instance as market conditions change, and also so that they remain relevant to the gap in the funding for the infrastructure needed to support the development of their area.'* Although there is no fixed period or frequency for this we recommend that the Council begins to consider its more detailed implementation strategies around CIL, including how it will monitor and

⁷ DCLG – Community Infrastructure Levy Guidance – Charge Setting and Charging Schedule Procedures (March 2010)

potentially review CIL collection and levels – informed by the experience of operating it in practice. (Italics section quoted from the CLG document).

3.10.4 **Additional recommendation:** To implement such monitoring processes and use them to inform the future review of the local implementation of the CIL. The DCLG CIL Overview⁸ document (at paragraphs 19 and 20) touches on the intended open and transparent nature of the levy and in doing so states that charging authorities must prepare short monitoring reports each year.

3.10.5 **Additional recommendation:** As has been the case with s.106 obligations, to consider the scope (as far as permitted) to phase CIL payment timings where needed as part of mitigation against scheme viability and / or delivery issues. Through all of our development viability work, particularly in relation to larger developments and especially longer running / phased residential schemes, we observe the impact that the particular timing of planning obligations have. The same will apply to the payments due under the CIL. Front loading of significant costs can impact development cash flows in a very detrimental way, as costs (negative balances) are carried in advance of sales income counteracting those. Considering the spreading of the cost burden to some extent - as far as may be permissible - even on some smaller schemes, may well provide a useful tool for supporting viability in the early stages.

3.10.6 Allied to this, the Council may wish to consider the extent to which pooled funds might be used to forward-fund or part fund key early infrastructure elements that may be required to facilitate schemes progressing, or proceeding more smoothly. This is not a new principle. Discussions with developers on the timing of affordable housing provision and / or financial contribution obligations, for example, could also continue to be important in this regard. In some cases, an affordable housing element provides valuable and relatively secure cash flow; in others there may be overall scheme benefits from phasing its provision differently.

3.10.7 **Additional recommendation:** Given that CIL takes the form of a fixed, non-negotiable charge once implemented, the Council will need to continue to operate its wider

⁸ DCLG – The Community Infrastructure Levy - An Overview (May 2011)

planning objectives and policies sufficiently flexibly. This should enable it to adapt where necessary to viability and other scheme constraints where developers can share their appraisals to demonstrate the need for flexibility on the overall planning obligations package. Abnormal development costs and other factors could also influence this process in particular instances. Prioritisation of objectives may be necessary, and such outcomes would be highly scheme specific – tailored to particular needs where proven to be necessary.

3.10.8 *Additional recommendation:* In this respect, in accordance with the Government’s latest CIL guidance (issued at the closing stages of this study on 14th December 2012). This outlines the linkages between the relevant plan, CIL, s.106 obligations and spending of the CIL on infrastructure. One key aspect which has been the subject of discussion at previous CIL examinations is that the Council will need to develop its strategy to clarify the relationship between CIL and s.106. It will need to be able to reassure developers that there will be no double-counting (“double-dipping”, as it has been referred to) between the operation of the two regimes in terms of the infrastructure projects that each set of funds (or works provided in-lieu) contributes to.

**Main text of study report ends.
January 2013.**

Appendix I
Development Appraisal Assumptions

West Berkshire Council - Community Infrastructure Levy Viability Assessment - Residential Assumptions Sheet

Site Size Appraised	Site type	Indicative Density (Dwellings per hectare - dph)	Dwelling Mix (BF = Bed Flat; BH = Bed House)	Percentage Affordable Housing & Tenure Mix						Build Period (Months)
				20% Affordable Housing*		30% Affordable Housing*		40% Affordable Housing*		
				Private Mix	Affordable Tenure Split 70% Rent; 30% Intermediate	Private Mix	Affordable Tenure Split 70% Rent; 30% Intermediate	Private Mix	Affordable Tenure Split 70% Rent; 30% Intermediate	
1 House	PDL / Existing Residential	30	1 x 4BH	No AH						6
5 Houses	PDL / Existing Residential	30	5 x 3BH	4 x 3BH	1 x 3BH	N/A				6
10 Houses	PDL / Employment / Existing Residential	40	3 x 2BH, 7 x 3BH	N/A		2 x 2BH / 5 x 3BH	2 x 3BH Rent / 1 x 2BH SO	N/A		9
15 Houses	PDL / Employment / Existing Residential	40	4 x 2BH; 11 x 3BH	N/A		3 x 2BH / 7 x 3BH	4 x 3BH Rent / 1 x 2BH SO	N/A***		12
15 Flats	PDL / Employment / Existing Residential	120	5 x 1BF; 10 x 2BF	N/A		4 x 1BF / 6 x 2BF	4 x 2BF Rent / 1 x 1BF SO	N/A***		12
25 Mixed	PDL / Employment / Existing Residential	55	5 x 1BF; 5 x 2BF; 5 x 2BH; 10 x 3BH	N/A		4 x 1BF / 4 x 2BF / 1 x 2BH / 8 x 3BH	4 x 2BH; 2 x 3BH Rent / 1 x 1BF / 1 x 2BF SO	N/A***		18
50 Mixed	Greenfield / PDL / Employment / Existing Residential	55	8 x 1BF; 17 x 2BF; 6 x 2BH; 12 x 3BH; 7 x 4BH	N/A		6 x 1BF / 15 x 2BF / 8 x 3BH / 6 x 4BH	6 x 2BH; 4 x 3BH; 1 x 4BH Rent / 2 x 1BF / 2 x 2BF SO	5 x 1BF / 14 x 2BF / 6 x 3BH / 5 x 4BH	6 x 2BH; 6 x 3BH; 2 x 4BH Rent / 3 x 1BF / 3 x 2BF SO	18
250 Mixed	PDL / Employment	120	30 x 1BF; 158 x 2BF; 25 x 2BH; 37 x 3BH	N/A		21 x 1BF; 111 x 2BF; 17 x 2BH; 26 x 3BH	6 x 1BF / 33 x 2BF / 3 x 2BH / 11 x 3BH; 3 x 1BF / 14 x 2BF / 5 x 2BH	N/A***		60
500 Mixed**	Greenfield	40	40 x 1BF; 70 x 2BF; 150 x 2BH; 200 x 3BH; 50 x 4BH	N/A		N/A***		24 x 1BF; 36 x 2BF; 90 x 2BH; 120 x 3BH; 30 x 4BH	12 x 1BF; 16 x 2BF; 12 x 2BH; 80 x 3BH; 20 x 4BH; 4 x 1BF; 8 x 2BF; 48 x 2BH	60****

*Policy position. Actual percentage will vary due to numbers rounding.

Affordable housing mix proportional to private mix.

** Representative of part of large scale strategic site with share of wider cost burdens - sample basis.

*** only for the purposes of the modelling. In practice greenfield sites of this size would require 40% AH.

****assumes 2 developer's concurrently

Unit Sizes (sq m)	Affordable	Private
1-bed flat	50	45
2-bed flat	67	60
2-bed house	75	75
3-bed house	85	95
4-bed house	110	125

Open Market Value	VL1	VL2	VL3	VL4	VL5	VL6
		E.g. Thatcham / Lambourn	E.g. Tilehurst / lower end Newbury	E.g. Newbury, Purley, Burghfield, EUA, Hungerford, Burgfield Common / Theale	Other areas	
1-bed flat	£101,250	£112,500	£123,750	£135,000	£146,250	£157,500
2-bed flat	£135,000	£150,000	£165,000	£180,000	£195,000	£210,000
2-bed house	£168,750	£187,500	£206,250	£225,000	£243,750	£262,500
3-bed house	£213,750	£237,500	£261,250	£285,000	£308,750	£332,500
4-bed house	£281,250	£312,500	£343,750	£375,000	£406,250	£437,500
Value Houses (£ / m²)	£2,250	£2,500	£2,750	£3,000	£3,250	£3,500

Affordable Housing Revenue - Rented - 48% of OMV Average
SO - 60% of OMV Average

Development / Policy Costs	
RESIDENTIAL BUILDING, MARKETING & S106 COSTS	
Build Costs Flats (Generally) (£/m ²) ¹	£1,116
Build Costs Houses (Mixed Developments) (£/m ²) ¹	£981
Survey Costs (£ / unit)	£500
Contingencies (% of build cost)	5%
Professional & Other Fees (% of build cost)	10.0%
Sustainable Design / Construction Standards (% of build cost) ²	5.85%
Sustainable Design / Construction Standards (% of build cost) ² - Sensitivity testing CfSH Level 5	25%
Renewables / CHP connection - notional allowance (per unit)	£3,500
Residual s106 /non-CIL costs (£ per unit)	£1,500
Marketing & Sales Costs (%of GDV)	3%
Legal Fees on sale (£ per unit)	£750
DEVELOPER'S RETURN FOR RISK AND PROFIT	
Open Market Housing Profit (% of GDV)	20.0%
Affordable Housing Profit (% of GDV)	6.0%
FINANCE & ACQUISITION COSTS	
Arrangement Fees - (% of loan)	2.0%
Miscellaneous (Surveyors etc) - per unit	0.00%
Agents Fees (% of site value)	1.50%
Legal Fees (% of site value)	0.75%
Stamp Duty (% of site value)	0% to 5%
Finance Rate - Build (%)	7.0%
Finance Rate - Land (%)	7.0%

For small, non-strategic sites. £15,000 per unit for large strategic sites.

HMRC scale

Notes:

¹ Build cost taken as "Median" figure from BCIS for that build type - e.g. flats ; houses storey heights etc and then rounded. Median figure gives a better figure than the Mean as it is not so influenced by rogue figures that can distort the mean on small sample sizes. BCIS data: Flats (Generally): £970/m² GIA (Generally); Houses Mixed Development: £853/m² GIA.

BCIS build costs taken from 3rd Quarter 2012 and rebased to Newbury Location Factor of 106 without externals, contingencies or fees

Above build costs include externals at 15%.

² The above costs are based on the Cost of Building to the Code for Sustainable Homes - Updated Cost Review (August 2011) cost data assuming Building Regs 2010 baseline. All appraisals assume cost uplift of 5.85% to achieve CfSH L4. This averages 5.85% from all of the development scenarios used in that study. For future development sensitivity analysis using the same Updated Cost Review document, an allowance has been applied for meeting CfSH Level 5. This equates to an average uplift in today's build costs of approximately 25%. Notional cost allowance for on-site renewables to reduce CO₂ emissions - £3,500 per unit.

³ Allowance to achieve Lifetime Homes Standards acknowledged within report as potential variable cost issue (depending on design etc). There have been a number of studies into the costs and benefits of building to the Lifetime Homes standard. These have concluded that the costs range from £545 to £1615 per dwelling, depending on: the experience of the home designer and builder; the size of the dwelling (it is easier to design larger dwellings that incorporate Lifetime Homes standards cost effectively than smaller ones); whether Lifetime Homes design criteria were designed into developments from the outset or whether a standard house type is modified (it is more cost effective to incorporate the standards at the design stage rather than modify standard designs); and any analysis of costs is a 'snapshot' in time. The net cost of implementing Lifetime Homes will diminish as the concept is more widely adopted and as design standards, and market expectations, rise (www.lifetimehomes.org.uk).

West Berkshire Council - Community Infrastructure Levy Viability Assessment - Commercial Assumptions Sheet

Use Class / Type	Example Scheme Type	GIA (m ²)	Site Coverage	Site Size (Ha)	Build Period (Months)**	Values Range - Annual Rents £ per sq m			Build Cost (£ per sq m)*	External works cost	Total Build Cost (£/sq)	Notes:
						Low	Mid	High				
Large Retail (A1)	Supermarket - Out-of-Town	1000	50%	0.20	9	£220.00	£250.00	£280.00	£1,002	20%	£1,202	BCIS - Hypermarkets / Supermarkets - generally.
	Retail warehouse - out-of-town	1000	40%	0.25	7	£150.00	£225.00	£300.00	£580	20%	£696	BCIS - Retail warehouses - up to 1,000 sq m.
A1- A5 - Small Retail	Convenience Store - various locations	310	60%	0.05	6	£125.00	£150.00	£200.00	£719	20%	£863	BCIS - Shops - Generally
B1(a) Offices - Town Centre	Office Building	1000	100%	0.10	12	£120.00	£150.00	£180.00	£1,291	20%	£1,549	BCIS - Offices - 3-5 stories; airconditioned
B1(a) Offices - Business Park	Office Building	7500	50%	1.50	24	£120.00	£150.00	£180.00	£1,267	20%	£1,520	BCIS - Offices - 1-2 Storey; airconditioned
B1 , B2, B8 - Industrial / Warehousing	Move-on type industrial unit including offices - industrial estate (also trade counter / industrial estate offices)	500	40%	0.13	6	£60.00	£70.00	£80.00	£819	20%	£983	BCIS - Advance factories / offices - mixed facilities (B1) - 500 - 2,000 sq m
	Larger industrial / warehousing unit including offices - industrial estate	2500	55%	0.45	8	£55.00	£65.00	£75.00	£812	20%	£974	BCIS - Advance factories / offices - mixed facilities (B1) - > 2,000 sq m
D2 - Leisure	Fitness etc	900	50%	0.18	12	£90.00	£120.00	£150.00	£1,661	20%	£1,993	BCIS - Gymnasias / fitness centres , etc
C1 - Hotel (budget) - 65 rooms	Hotel - edge of town / out of centre	2000	50%	0.40	16	£4,500/room			£1,087	20%	£1,304	BCIS - Hotels & Specific Examples from BCIS Database
C2 - Residential Institution	Nursing Home	500	60%	0.08	12	Tested at up to £8,000 per unit			£1,333	20%	£1,600	BCIS - Nursing Homes, convalescent homes, short stay medical homes
Other / Sui Generi	Variable - tested on values / costs relationship basis including R&D, community facilities incl. schools, car dealerships, garden centre, agricultural development											

Development Costs	
Professional Fees (% of cost)	10%
Contingencies (% of cost)	5%
Planning / Building Regs etc / insurances (% of cost)	2.0%
Site survey / preparation costs	Variable
Finance Costs	
Finance rate p.a. (including over lead-in and letting / sales period)	7.0%
Arrangement / other fees (% of cost)	2.0%
Marketing Costs	
Advertising Fees (% of annual income)	1%
Letting Fees (% of annual income)	10%
Purchaser's costs	5.75%
Developer Profit (% of GDV)	20%
Yields	Variable
Site Acquisition Costs	
Agents Fees (% of site value)	1.50%
Legal Fees (% of site value)	0.75%
Stamp Duty (% of value)	0 to 5%

*BCIS Median - Location Factor Newbury (106); 3Q 2012

**BCIS Construction Duration Calculator

Cumulative Impact of Policy on Development Viability

Policy	Addressed where applicable through study approach / assumptions - Y/N?
Spatial strategy	Y - site types / development scenarios, locations, densities, dwelling mixes, affordable housing requirements designed to reflect WBC strategy. Build cost / sales value assumptions reflect development typologies.
CS1 - Delivering New Homes & Retaining Housing Stock	Y - site types / development scenarios, locations, densities, dwelling mixes, affordable housing requirements designed to reflect WBC strategy. Build cost / sales value assumptions reflect development typologies.
CS2 - Newbury Racecourse Strategic Site Allocation	Y - Planning permission already in place so not applicable. Any new application covered by large strategic site typology modelling carried out in this study.
CS3 - Sandleford Strategic Site Allocation	Y - site types / development scenarios, locations, densities, dwelling mixes, affordable housing requirements designed to reflect WBC strategy. Build cost / sales value assumptions reflect development typologies.
CS4 - Housing Type & Mix	Y - site typologies take into account broad dwelling mix requirements where possible. Range of site types.
CS5 - Infrastructure	Y - CIL - this study to inform CIL implementation.
CS6 - Affordable Housing	Y - Affordable housing policy taken into account across sites of differing sizes / thresholds
CS7 - Gypsies / Travellers / Travelling Showpeople	N/A
CS8 - AWE Aldermaston & AWE Burghfield	N/A
CS9 - Employment & The Economy	Y - site types / development scenarios, locations etc designed to reflect WBC strategy. Build cost / sales value assumptions reflect development typologies.
CS10 - Rural Economy	Y - site types / development scenarios, locations etc designed to reflect WBC strategy. Build cost / sales value assumptions reflect development typologies.
CS11 - Hierarchy of Centres	Y - site types / development scenarios, locations, densities, designed to reflect strategy.
CS12 - Equestrian / Racecourse Industry	Y - specifically included within site typologies and modelling.
CS13 - Transport	Y - CIL - this study to inform CIL implementation.
CS14 - Design	Y - Planning / design issue rather than direct cost impact except in exceptional circumstances.
CS15 - Sustainable Construction & Energy Efficiency	Y - CfSH L4 assumed for all residential development. Level 5 assumed for sensitivity testing. Level 6 not tested at this stage. BREEAM Excellent assumed for non-residential development. Cost allowance for renewables / reduction in CO ₂ also included.
CS16 - Flooding	Y - Standard SUDS requirements - assumed within build costs; standard FRA within fees.
CS17 - Biodiversity	Y - generally within build costs and density assumptions.
CS18 - Green Infrastructure	Y - through CIL / s106 depending on site size and density assumptions.
CS19 - Historic Environment & Landscape Character	Y - Planning / design issue rather than direct cost impact except in exceptional circumstances. Archaeology survey included in fees assumptions.

Appendix IIa
Residential Appraisal Results
Summary

Table 1: Residual Land Value Results by Scheme Type, Value Level & CIL Rate
70% Rented /30% LCHO - PDL Sites

Development Scenario	Value Level	Value £/m ²	Market Floor Area	Site Density (dph)	Residual Land Value (£)										Residual Land Value (£/Ha)									
					Residual Land Value - £0/m ² CIL	Residual Land Value - £25/m ² CIL	Residual Land Value - £50/m ² CIL	Residual Land Value - £75/m ² CIL	Residual Land Value - £100/m ² CIL	Residual Land Value - £125/m ² CIL	Residual Land Value - £150/m ² CIL	Residual Land Value - £175/m ² CIL	Residual Land Value - £200/m ² CIL	Residual Land Value - £0/m ² CIL	Residual Land Value - £25/m ² CIL	Residual Land Value - £50/m ² CIL	Residual Land Value - £75/m ² CIL	Residual Land Value - £100/m ² CIL	Residual Land Value - £125/m ² CIL	Residual Land Value - £150/m ² CIL	Residual Land Value - £175/m ² CIL	Residual Land Value - £200/m ² CIL		
1 House	1	£2,250	125	30	£50,358	£47,614	£44,869	£42,125	£39,380	£36,636	£33,891	£31,147	£28,402	£1,510,741	£1,428,407	£1,346,073	£1,263,739	£1,181,405	£1,099,071	£1,016,737	£934,403	£852,069		
	2	£2,500	125	30	£71,113	£68,368	£65,624	£62,879	£60,135	£57,390	£54,646	£51,902	£49,157	£2,133,385	£2,051,051	£1,968,717	£1,886,383	£1,804,049	£1,721,715	£1,639,381	£1,557,047	£1,474,713		
	3	£2,750	125	30	£91,868	£89,123	£86,379	£83,634	£80,890	£78,145	£75,401	£72,656	£69,912	£2,756,029	£2,673,695	£2,591,361	£2,509,026	£2,426,692	£2,344,358	£2,262,024	£2,179,690	£2,097,356		
	4	£3,000	125	30	£112,622	£109,878	£107,133	£104,389	£101,645	£98,900	£96,156	£93,411	£90,667	£3,378,672	£3,296,338	£3,214,004	£3,131,670	£3,049,336	£2,967,002	£2,884,668	£2,802,334	£2,720,000		
	5	£3,250	125	30	£133,377	£130,633	£127,888	£125,144	£122,399	£119,655	£116,910	£114,166	£111,421	£4,001,316	£3,918,982	£3,836,648	£3,754,314	£3,671,980	£3,589,645	£3,507,311	£3,424,977	£3,342,643		
	6	£3,500	125	30	£154,132	£151,388	£148,643	£145,899	£143,154	£140,410	£137,665	£134,921	£132,176	£4,623,959	£4,541,625	£4,459,291	£4,376,957	£4,294,623	£4,212,289	£4,129,955	£4,047,621	£3,965,287		
5 Houses (20% AH)	1	£2,250	380	30	£124,326	£115,983	£107,640	£99,296	£90,953	£82,610	£74,267	£65,924	£57,581	£745,956	£695,897	£645,838	£595,779	£545,720	£495,661	£445,601	£395,542	£345,483		
	2	£2,500	380	30	£195,427	£187,084	£178,741	£170,398	£162,055	£153,712	£145,368	£137,025	£128,682	£1,172,565	£1,122,506	£1,072,447	£1,022,387	£972,328	£922,269	£872,210	£822,151	£772,092		
	3	£2,750	380	30	£266,529	£258,186	£249,843	£241,500	£233,156	£224,813	£216,470	£208,127	£199,784	£1,599,173	£1,549,114	£1,499,055	£1,448,996	£1,398,937	£1,348,878	£1,298,819	£1,248,760	£1,198,701		
	4	£3,000	380	30	£337,630	£329,287	£320,944	£312,601	£304,258	£295,915	£287,572	£279,228	£270,885	£2,025,782	£1,975,723	£1,925,664	£1,875,605	£1,825,546	£1,775,487	£1,725,428	£1,675,368	£1,625,309		
	5	£3,250	380	30	£408,732	£400,389	£392,046	£383,702	£375,359	£367,016	£358,673	£350,330	£341,986	£2,452,391	£2,402,332	£2,352,273	£2,302,214	£2,252,154	£2,202,095	£2,152,036	£2,101,977	£2,051,918		
	6	£3,500	380	30	£467,936	£459,593	£451,250	£442,907	£434,564	£426,221	£417,878	£409,535	£401,192	£427,255	£427,255	£427,255	£427,255	£427,255	£427,255	£427,255	£427,255	£427,255	£427,255	
10 Houses (30% AH)	1	£2,250	625	30	£176,848	£163,306	£149,763	£136,221	£122,679	£109,137	£95,595	£82,052	£68,510	£530,543	£489,917	£449,290	£408,664	£368,037	£327,410	£286,784	£246,157	£205,531		
	2	£2,500	625	30	£303,230	£289,688	£276,146	£262,604	£249,061	£235,519	£221,977	£208,435	£194,893	£909,690	£869,064	£828,437	£787,811	£747,184	£706,557	£665,931	£625,304	£584,678		
	3	£2,750	625	30	£417,800	£415,302	£401,760	£388,218	£374,676	£361,134	£347,591	£334,049	£320,507	£1,253,401	£1,245,907	£1,238,413	£1,230,919	£1,223,425	£1,215,931	£1,208,437	£1,200,943	£1,193,449		
	4	£3,000	625	30	£540,928	£527,734	£514,541	£501,347	£488,154	£474,961	£461,767	£448,574	£435,380	£1,622,783	£1,583,203	£1,543,623	£1,504,043	£1,464,463	£1,424,883	£1,385,303	£1,345,723	£1,306,143		
	5	£3,250	625	30	£664,055	£650,862	£637,668	£624,475	£611,282	£598,088	£584,895	£571,701	£558,508	£1,992,166	£1,952,585	£1,913,005	£1,873,425	£1,833,845	£1,794,264	£1,754,684	£1,715,104	£1,675,523		
	6	£3,500	625	30	£786,809	£773,615	£760,422	£747,228	£734,035	£720,842	£707,648	£694,455	£681,261	£2,360,426	£2,320,846	£2,281,266	£2,241,685	£2,202,105	£2,162,525	£2,122,944	£2,083,364	£2,043,784		
15 Houses - (30% AH)	1	£2,250	890	40	£209,677	£190,657	£171,636	£152,616	£133,596	£114,575	£95,555	£76,535	£57,515	£559,139	£508,418	£457,697	£406,976	£356,255	£305,535	£254,814	£204,093	£153,372		
	2	£2,500	890	40	£390,627	£371,606	£352,586	£333,566	£314,545	£295,525	£276,505	£257,485	£238,464	£1,041,671	£990,950	£940,229	£889,509	£838,788	£788,067	£737,346	£686,625	£635,905		
	3	£2,750	890	40	£555,552	£537,040	£518,529	£500,018	£481,506	£462,995	£444,483	£425,972	£407,461	£1,481,471	£1,432,108	£1,382,744	£1,333,380	£1,284,017	£1,234,653	£1,185,289	£1,135,926	£1,086,562		
	4	£3,000	890	40	£731,660	£713,148	£694,637	£676,125	£657,614	£639,103	£620,591	£602,080	£583,569	£1,951,992	£1,901,729	£1,852,365	£1,803,001	£1,753,637	£1,704,274	£1,654,910	£1,605,547	£1,556,183		
	5	£3,250	890	40	£907,767	£889,255	£870,743	£852,233	£833,722	£815,211	£796,700	£778,188	£759,677	£2,420,713	£2,371,350	£2,321,987	£2,272,624	£2,223,261	£2,173,897	£2,124,534	£2,075,171	£2,025,808		
	6	£3,500	890	40	£1,083,510	£1,064,999	£1,046,487	£1,027,976	£1,009,465	£990,953	£972,442	£953,930	£935,419	£2,889,360	£2,839,996	£2,790,633	£2,741,269	£2,691,905	£2,642,542	£2,593,178	£2,543,815	£2,494,451		
15 Flats (30% AH)	1	£2,250	540	75	£14,073	£2,532	Negative RLV					£70,363	£12,661	Negative RLV										
	2	£2,500	540	75	£129,586	£118,046	£106,505	£94,965	£83,424	£71,884	£60,343	£48,803	£37,263	£647,930	£590,228	£532,526	£474,824	£417,121	£359,419	£301,717	£244,015	£186,313		
	3	£2,750	540	75	£245,475	£233,934	£222,394	£210,853	£199,313	£187,773	£176,232	£164,692	£153,151	£1,227,373	£1,169,671	£1,111,969	£1,054,267	£996,565	£938,863	£881,161	£823,459	£765,757		
	4	£3,000	540	75	£360,988	£349,448	£337,907	£326,367	£314,826	£303,286	£291,745	£280,205	£268,665	£1,804,940	£1,747,238	£1,689,536	£1,631,833	£1,574,131	£1,516,429	£1,458,727	£1,401,025	£1,343,323		
	5	£3,250	540	75	£464,117	£452,885	£441,653	£430,422	£419,190	£407,958	£396,726	£385,494	£374,262	£2,320,583	£2,264,425	£2,208,267	£2,152,109	£2,095,951	£2,039,793	£2,038,171	£1,980,469	£1,922,767		
	6	£3,500	540	75	£576,904	£565,673	£554,441	£543,210	£531,978	£520,746	£509,515	£498,283	£487,051	£2,884,522	£2,828,364	£2,772,206	£2,716,048	£2,659,890	£2,603,731	£2,547,573	£2,491,415	£2,435,257		
25 Mixed (30% AH)	1	£2,250	1225	55	£187,760	£161,714	£135,668	£109,622	£83,575	£57,529	£31,483	£5,437	Negative RLV	£413,073	£355,771	£298,469	£241,168	£183,866	£126,564	£69,262	£11,961	Negative RLV		
	2	£2,500	1225	55	£418,767	£393,473	£379,139	£353,093	£327,047	£301,001	£274,954	£248,908	£222,862	£921,286	£865,641	£809,996	£754,351	£698,706	£643,061	£587,416	£531,771	£476,126		
	3	£2,750	1225	55	£655,548	£630,255	£604,961	£579,668	£554,375	£529,081	£503,788	£478,495	£453,201	£1,442,206	£1,386,560	£1,330,915	£1,275,270	£1,219,624	£1,163,979	£1,108,333	£1,052,688	£997,043		
	4	£3,000	1225	55	£891,982	£866,688	£841,395	£816,102	£790,808	£765,515	£740,222	£714,928	£689,635	£1,962,359	£1,906,714	£1,851,069	£1,795,423	£1,739,778	£1,684,133	£1,628,487	£1,572,842	£1,517,197		
	5	£3,250	1225	55	£1,128,763	£1,103,470	£1,078,176	£1,052,883	£1,027,590	£1,002,296	£977,003	£951,710	£926,416	£2,483,279	£2,427,633	£2,371,987	£2,316,343	£2,260,697	£2,205,052	£2,149,407	£2,093,761	£2,038,116		
	6	£3,500	1225	55	£1,365,545	£1,340,251	£1,314,958	£1,289,664	£1,264,371	£1,239,077	£1,213,784	£1,188,491	£1,163,198	£3,004,198	£2,948,553	£2,892,907	£2,837,262	£2,781,617	£2,725,971	£2,670,326	£2,614,680	£2,559,035		
50 Mixed (30% AH)	1	£2,250	2680	55	£404,828	£361,258	£305,638	£250,017	£194,396	£138,776	£83,155	£27,534	Negative RLV	£445,311	£397,384	£336,201	£275,019	£213,836	£152,653	£91,470	£30,288	Negative RLV		
	2	£2,500	2680	55	£898,535	£844,522	£790,509	£736,496	£682,484	£628,471	£574,458	£520,445	£466,432	£988,389	£928,974	£869,560	£810,146	£750,732	£691,318	£631,904	£572,489	£513,075		
	3	£2,750	2680	55	£1,392,938	£1,338,925	£1,284,912	£1,230,899	£1,176,886	£1,122,87														

**Table 2: Residual Land Value Results by Scheme Type, Value Level & CIL Rate
70% Rented / 30% LCHO - Greenfield**

Development Scenario	Value Level	Value £/m ²	Market Floor Area	Site Density (dph)	Residual Land Value (£)										Residual Land Value (£/Ha)									
					Residual Land Value - £0/m ² CIL	Residual Land Value - £25/m ² CIL	Residual Land Value - £50/m ² CIL	Residual Land Value - £75/m ² CIL	Residual Land Value - £100/m ² CIL	Residual Land Value - £125/m ² CIL	Residual Land Value - £150/m ² CIL	Residual Land Value - £175/m ² CIL	Residual Land Value - £200/m ² CIL	Residual Land Value - £0/m ² CIL	Residual Land Value - £25/m ² CIL	Residual Land Value - £50/m ² CIL	Residual Land Value - £75/m ² CIL	Residual Land Value - £100/m ² CIL	Residual Land Value - £125/m ² CIL	Residual Land Value - £150/m ² CIL	Residual Land Value - £175/m ² CIL	Residual Land Value - £200/m ² CIL		
50 Houses (40% AH) - Greenfield	1	£2,250	2260	40	£187,678	£140,774	£93,870	£46,966	£62	Negative RLV					£500,474	£375,396	£250,319	£125,242	£164	Negative RLV				
	2	£2,500	2260	40	£649,228	£603,679	£558,131	£512,583	£467,035	£421,487	£387,129	£340,225	£293,321	£1,731,274	£1,609,812	£1,488,350	£1,366,888	£1,245,426	£1,123,965	£1,032,344	£907,267	£782,190		
	3	£2,750	2260	40	£1,117,246	£1,071,698	£1,026,150	£980,602	£935,054	£889,506	£843,957	£798,409	£752,861	£2,979,324	£2,857,862	£2,736,400	£2,614,938	£2,493,476	£2,372,015	£2,250,553	£2,129,091	£2,007,629		
	4	£3,000	2260	40	£1,584,221	£1,538,673	£1,493,125	£1,447,577	£1,402,029	£1,356,481	£1,310,932	£1,265,384	£1,219,836	£4,224,591	£4,103,129	£3,981,667	£3,860,205	£3,738,743	£3,617,282	£3,495,820	£3,374,358	£3,252,896		
	5	£3,250	2260	40	£2,052,240	£2,006,692	£1,961,144	£1,915,596	£1,870,048	£1,824,499	£1,778,951	£1,733,403	£1,687,855	£5,472,641	£5,351,179	£5,229,717	£5,108,255	£4,986,793	£4,865,332	£4,743,870	£4,622,408	£4,500,946		
	6	£3,500	2260	40	£2,520,259	£2,474,711	£2,429,163	£2,383,615	£2,338,066	£2,292,518	£2,246,970	£2,201,422	£2,155,874	£6,720,691	£6,599,229	£6,477,767	£6,356,305	£6,234,844	£6,113,382	£5,991,920	£5,870,458	£5,748,996		
500 Mixed (500% AH) - Greenfield	1	£2,250	25140	40	Negative RLV										Negative RLV									
	2	£2,500	25140	40	Negative RLV										Negative RLV									
	3	£2,750	25140	40	£2,753,586	£2,173,544	£1,593,502	£1,013,460	£433,418	Negative RLV					£1,101,434	£869,418	£637,401	£405,384	£173,367	Negative RLV				
	4	£3,000	25140	40	£7,807,433	£7,227,391	£6,647,349	£6,067,307	£5,487,265	£4,907,223	£4,327,181	£3,747,139	£3,167,097	£3,122,973	£2,890,956	£2,658,940	£2,426,923	£2,194,906	£1,962,889	£1,730,872	£1,498,856	£1,266,839		
	5	£3,250	25140	40	£12,862,757	£12,282,715	£11,702,673	£11,122,631	£10,542,590	£9,962,548	£9,382,506	£8,802,464	£8,222,422	£5,145,103	£4,913,086	£4,681,069	£4,449,053	£4,217,036	£3,985,019	£3,753,002	£3,520,986	£3,288,969		
	6	£3,500	25140	40	£17,899,944	£17,319,902	£16,739,860	£16,159,819	£15,579,777	£14,999,735	£14,419,693	£13,839,651	£13,259,609	£7,159,978	£6,927,961	£6,695,944	£6,463,927	£6,231,911	£5,999,894	£5,767,877	£5,535,860	£5,303,844		

PDL unless stated

Key:

- Negative RLV
- RLV between zero and assumed lower greenfield enhancement value (c£250,000/Ha)
- RLV between lower and assumed upper greenfield enhancement value (c£250,000 - £500,000/Ha)
- RLV at or above assumed greenfield enhancement value (c£500,000/Ha)

Source: Dixon Searle LLP (September 2012)

Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	£75 CIL				
DEVELOPMENT SIZE (TOTAL m²) - GIA	1,305				
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH	
	15	10	5	33%	
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2
	67%	0%	27%	7%	0%
SITE SIZE (HA)	0.38				
VALUE / AREA	4				
<u>REVENUE</u>					
Affordable Housing Revenue				£626,600	
Open Market Housing Revenue				£2,670,000	
<u>Total Value of Scheme</u>				£3,296,600	
<u>RESIDENTIAL BUILDING, MARKETING & S106 COSTS</u>					
Build Costs				£1,280,205	
Fees, Contingencies, Planning Costs etc				£192,031	
Site Preparation / Survey Costs / Planning etc				£12,525	
Sustainable Design & Construction Costs / Lifetime Homes				£136,017	
<u>Total Build Costs</u>				£1,620,778	
Section 106 / CIL Costs				£89,250	
Marketing Costs & Legal Fees				£110,148	
<u>Total s106 & Marketing Costs</u>				£199,398	
<u>Finance on Build Costs</u>				£63,706	
<u>TOTAL DEVELOPMENT COSTS</u>				£1,883,882	
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>					
Open Market Housing Profit				£534,000	
Affordable Housing Profit				£37,596	
<u>Total Operating Profit</u>				£571,596	
<u>GROSS RESIDUAL LAND VALUE</u>				£841,122	

FINANCE & ACQUISITION COSTS

Arrangement Fee / Misc Fees (Surveyors etc)	£16,822
Agents Fees	£12,617
Legal Fees	£6,308
Stamp Duty	£33,645
Interest on Land Purchase	£95,604

Total Finance & Acquisition Costs £164,997

NET RESIDUAL LAND VALUE

RLV (£ per Ha) **£676,125** (ignores finance & acquisition costs if GRLV Negative)
 £1,803,001

NRLV as % of GDV 20.5%

Appendix IIb
Commercial Appraisal Results
Summary

**Table 3: Residual Land Value Results by Use Class, Scheme Type, Value Level & CIL Rate
PDL Benchmark Comparison - 6.5% Yield**

Use Class / Type	Scheme Type	Value Level	Site Size (Ha)	Residual Land Value (£)									Residual Land Value (£/Ha)									
				Residual Land Value - £0/m ² CIL	Residual Land Value - £25/m ² CIL	Residual Land Value - £50/m ² CIL	Residual Land Value - £75/m ² CIL	Residual Land Value - £100/m ² CIL	Residual Land Value - £125/m ² CIL	Residual Land Value - £150/m ² CIL	Residual Land Value - £175/m ² CIL	Residual Land Value - £200/m ² CIL	Residual Land Value - £0/m ² CIL	Residual Land Value - £25/m ² CIL	Residual Land Value - £50/m ² CIL	Residual Land Value - £75/m ² CIL	Residual Land Value - £100/m ² CIL	Residual Land Value - £125/m ² CIL	Residual Land Value - £150/m ² CIL	Residual Land Value - £175/m ² CIL	Residual Land Value - £200/m ² CIL	
A1 Large Format Retail	Supermarket	L	0.20	£515,355	£497,650	£475,139	£452,628	£430,118	£407,607	£385,097	£362,586	£340,076	£2,576,775	£2,488,250	£2,375,695	£2,263,140	£2,150,590	£2,038,035	£1,925,485	£1,812,930	£1,700,380	
		M	0.20	£759,433	£737,130	£714,827	£692,525	£670,222	£647,920	£625,617	£603,314	£581,012	£558,710	£3,797,165	£3,685,650	£3,574,135	£3,462,625	£3,351,110	£3,239,600	£3,128,085	£3,016,570	£2,905,060
		H	0.20	£1,003,510	£981,208	£958,905	£936,603	£914,300	£891,997	£869,695	£847,392	£825,089	£802,787	£5,017,550	£4,906,040	£4,794,525	£4,683,015	£4,571,500	£4,459,985	£4,348,475	£4,236,960	£4,125,445
A1 Large Format Retail	Retail Warehouse	L	0.25	£484,547	£462,036	£439,525	£417,015	£394,504	£371,994	£349,483	£326,973	£304,462	£1,938,188	£1,848,144	£1,758,100	£1,668,060	£1,578,016	£1,487,976	£1,397,932	£1,307,892	£1,217,848	
		M	0.25	£1,087,359	£1,065,261	£1,043,162	£1,021,064	£1,000,631	£985,891	£963,589	£941,286	£918,983	£896,681	£4,349,436	£4,261,044	£4,172,648	£4,084,256	£4,022,524	£3,943,564	£3,854,356	£3,765,144	£3,675,932
		H	0.25	£1,699,043	£1,676,944	£1,654,846	£1,632,747	£1,610,649	£1,588,550	£1,566,452	£1,544,353	£1,522,255	£1,500,157	£6,796,172	£6,707,776	£6,619,384	£6,530,988	£6,442,596	£6,354,200	£6,265,808	£6,177,412	£6,089,020
A1-A5 Small Retail	Convenience Store	L	0.05	£35,542	£28,363	£21,184	£14,005	£6,826	Negative RLV				£710,840	£567,260	£423,680	£280,100	£136,520	Negative RLV				
		M	0.05	£102,167	£94,988	£87,809	£80,630	£73,451	£66,272	£59,093	£51,914	£44,735	£2,043,340	£1,899,760	£1,756,180	£1,612,600	£1,469,020	£1,325,440	£1,181,860	£1,038,280	£894,700	
		H	0.05	£233,181	£226,070	£218,959	£211,848	£204,737	£197,627	£190,516	£183,405	£176,294	£4,663,620	£4,521,400	£4,379,180	£4,236,960	£4,094,740	£3,952,540	£3,810,320	£3,668,100	£3,525,880	
B1(a) Offices	Town Centre Office Building	L	0.10	Negative RLV								Negative RLV										
		M	0.10	Negative RLV								Negative RLV										
		H	0.10	Negative RLV								Negative RLV										
B1(a) Offices	Out of Town Office Building	L	1.50	Negative RLV								Negative RLV										
		M	1.50	Negative RLV								Negative RLV										
		H	1.50	Negative RLV								Negative RLV										
B1, B2, Industrial / B8 Warehousing	Move on type industrial unit including offices	L	0.13	Negative RLV								Negative RLV										
		M	0.13	Negative RLV								Negative RLV										
		H	0.13	Negative RLV								Negative RLV										
B1, B2, Industrial / B8 Warehousing	Large industrial warehousing including offices	L	0.45	Negative RLV								Negative RLV										
		M	0.45	Negative RLV								Negative RLV										
		H	0.45	Negative RLV								Negative RLV										
C1 Hotel	Hotel - edge of town	L	0.40	Negative RLV								Negative RLV										
		M	0.40	Negative RLV								Negative RLV										
		H	0.40	Negative RLV								Negative RLV										

Key:

 Negative RLV
 RLV between zero and assumed lower employment / non-residential value (c£750,000/Ha)
 RLV between lower and upper assumed employment / non-residential value (c£1,300,000/Ha)
 RLV between assumed upper employment / non-residential value & assumed PDL / residential intensification value (c£2,000,000/Ha)
 RLV at or above PDL / residential intensification value (c£2,000,000/Ha)
 NB Required values could be higher.

Source: Dixon Searle LLP (December 2012)

Table 4: Residual Land Value Results by Use Class, Scheme Type, Value Level & CIL Rate
PDL Benchmark Comparison - 7.5% Yield

Use Class / Type	Scheme Type	Value Level	Site Size (Ha)	Residual Land Value (£)									Residual Land Value (£/Ha)										
				Residual Land Value - £0/m² CIL	Residual Land Value - £25/m² CIL	Residual Land Value - £50/m² CIL	Residual Land Value - £75/m² CIL	Residual Land Value - £100/m² CIL	Residual Land Value - £125/m² CIL	Residual Land Value - £150/m² CIL	Residual Land Value - £175/m² CIL	Residual Land Value - £200/m² CIL	Residual Land Value - £0/m² CIL	Residual Land Value - £25/m² CIL	Residual Land Value - £50/m² CIL	Residual Land Value - £75/m² CIL	Residual Land Value - £100/m² CIL	Residual Land Value - £125/m² CIL	Residual Land Value - £150/m² CIL	Residual Land Value - £175/m² CIL	Residual Land Value - £200/m² CIL		
A1 Large Format Retail	Supermarket	L	0.20	£262,070	£244,111	£221,173	£198,235	£175,296	£152,358	£129,420	£107,503	£84,344	£1,310,350	£1,220,555	£1,105,865	£991,175	£876,480	£761,790	£647,100	£537,515	£421,720		
		M	0.20	£473,229	£450,718	£428,208	£405,697	£383,187	£360,676	£338,165	£315,655	£293,144	£270,633	£2,366,145	£2,253,590	£2,141,040	£2,028,485	£1,915,935	£1,803,380	£1,690,825	£1,578,275	£1,465,720	
		H	0.20	£678,066	£655,763	£633,461	£611,158	£588,855	£566,553	£544,250	£521,948	£500,000	£478,098	£3,390,330	£3,278,815	£3,167,305	£3,055,790	£2,944,275	£2,832,765	£2,721,250	£2,609,740	£100,000	
A1 Large Format Retail	Retail Warehouse	L	0.25	£306,517	£284,006	£261,496	£243,526	£220,588	£197,650	£174,711	£151,773	£128,835	£1,226,068	£1,136,024	£1,045,984	£974,104	£882,352	£790,600	£698,844	£607,092	£515,340		
		M	0.25	£832,826	£810,524	£788,221	£765,919	£743,616	£721,313	£699,011	£676,708	£654,405	£632,102	£5,331,304	£5,242,096	£5,152,888	£5,063,676	£4,974,464	£4,885,252	£4,796,040	£4,706,828	£4,617,616	
		H	0.25	£1,349,501	£1,327,403	£1,305,304	£1,283,206	£1,261,107	£1,239,009	£1,216,910	£1,194,812	£1,172,713	£1,150,615	£5,398,004	£5,309,612	£5,221,216	£5,132,824	£5,044,428	£4,956,036	£4,867,640	£4,779,248	£4,690,852	
A1-A5 Small Retail	Convenience Store	L	0.05	Negative RLV									Negative RLV										
		M	0.05	£45,059	£37,880	£30,701	£23,521	£16,342	£9,163	£1,984	Negative RLV			£901,180	£757,600	£614,020	£470,420	£326,840	£183,260	£39,680	Negative RLV		
		H	0.05	£159,273	£152,094	£144,915	£137,736	£130,557	£123,377	£116,198	£109,019	£101,840	Negative RLV										
B1(a) Offices	Town Centre Office Building	L	0.10	Negative RLV									Negative RLV										
		M	0.10	Negative RLV									Negative RLV										
		H	0.10	Negative RLV									Negative RLV										
B1(a) Offices	Out of Town Office Building	L	1.50	Negative RLV									Negative RLV										
		M	1.50	Negative RLV									Negative RLV										
		H	1.50	Negative RLV									Negative RLV										
B1, B2, Industrial / B8 Warehousing	Move on type industrial unit including offices	L	0.13	Negative RLV									Negative RLV										
		M	0.13	Negative RLV									Negative RLV										
		H	0.13	Negative RLV									Negative RLV										
B1, B2, Industrial / B8 Warehousing	Large industrial warehousing including offices	L	0.45	Negative RLV									Negative RLV										
		M	0.45	Negative RLV									Negative RLV										
		H	0.45	Negative RLV									Negative RLV										
C1 Hotel	Hotel - edge of town	L	0.40	Negative RLV									Negative RLV										
		M	0.40	Negative RLV									Negative RLV										
		H	0.40	Negative RLV									Negative RLV										

Key:

- Negative RLV
- RLV between zero and assumed lower employment / non-residential value (c£750,000/Ha)
- RLV between lower and upper assumed employment / non-residential value (c£1,300,000/Ha)
- RLV between assumed upper employment / non-residential value & assumed PDL / residential intensification value (c£2,000,000/Ha)
- RLV at or above PDL / residential intensification value (c£2,000,000/Ha)

NB Required values could be higher.

Source: Dixon Searle LLP (December 2012)

Dixon Searle Partnership

Development Appraisal

Supermarket (1,000sqm) - Medium Value

Report Date: 11 January 2013

Supermarket (1,000sqm) - Medium Value

Summary Appraisal for Phase 1

Currency in £

REVENUE

Rental Area Summary

	Units	m²	Rate m²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Supermarket (1,000 sqm)	1	900.00	250.00	225,000	225,000	225,000

Investment Valuation

Supermarket (1,000 sqm)

Market Rent (1yr Rent Free)	225,000	YP @ PV 1yr @	6.5000% 6.5000%	15.3846 0.9390	3,250,271	
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GROSS DEVELOPMENT VALUE

3,250,271

Purchaser's Costs		5.75%	(186,891)	(186,891)		
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NET DEVELOPMENT VALUE

3,063,380

NET REALISATION

3,063,380

OUTLAY

ACQUISITION COSTS

Residualised Price (0.20 Ha 3,239,597.90 pHect)				647,920		
Stamp Duty				25,917		
Agent Fee		1.50%		9,719		
Legal Fee		0.75%		4,859		
Site Survey & Prep Costs	0.20 m ²	100,000.00 pm ²		20,000		
					708,415	

CONSTRUCTION COSTS

Construction	m²	Rate m²	Cost	
Supermarket (1,000 sqm)	1,000.00 m ²	1,002.00 pm ²	1,002,000	1,002,000
Contingency		5.00%	50,100	
CIL	1,000.00 m ²	125.00 pm ²	125,000	
				175,100

Other Construction

Site Works		20.00%	200,400	200,400
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PROFESSIONAL FEES

All Professional		10.00%	120,240	120,240
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MARKETING & LETTING

Letting Agent Fee		10.00%	22,500	
Letting Legal Fee		1.00%	2,250	
				24,750

Additional Costs

Arrangement Fee		2.00%	12,958	12,958
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MISCELLANEOUS FEES

Planning / Insurances		2.00%	20,040	
BREEAM		5.00%	50,100	
				70,140

FINANCE

Debit Rate 7.000% Credit Rate 0.500% (Nominal)				
Land			58,403	
Construction			40,920	
Total Finance Cost				99,323

TOTAL COSTS

2,413,326

PROFIT

650,054

Supermarket (1,000sqm) - Medium Value**Performance Measures**

Profit on Cost%	26.94%
Profit on GDV%	20.00%
Profit on NDV%	21.22%
Development Yield% (on Rent)	9.32%
Equivalent Yield% (Nominal)	6.50%
Equivalent Yield% (True)	6.77%
IRR	48.16%
Rent Cover	2 yrs 11 mths
Profit Erosion (finance rate 7.000%)	3 yrs 5 mths

Appendix III

Market and Values Research

For: West Berkshire Council
Community Infrastructure Levy (CIL)
Viability Assessment

Dixon Searle LLP
The Old Hayloft
28C Headley Road
Grayshott
Hindhead
GU26 6LD

www.dixonsearle.co.uk

Appendix III contents**Page (of this Appendix)**

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EGi property resource extracts for research base follow the above – see end of Appendix III.

West Berkshire Council – Data by Settlement (Oct 2012)

Newbury

(373 properties)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	-	£315,454	£478,627
Semi-Detached	n/a	£237,107	£245,963	£360,141
Terraced	n/a	£204,471	£232,480	£303,329
Flats	£141,237	£203,861	n/a	n/a
Bungalows	n/a	£269,500	£312,988	£388,713

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	£141,237	£75,000	£117,113	£135,000	£170,738	£214,950
2-Bed Flats	£203,861	£124,950	£156,875	£185,000	£246,450	£350,000
2-Bed Houses	£211,191	£155,000	£186,713	£199,975	£233,700	£315,000
3-Bed Houses	£256,001	£100,000	£219,950	£249,950	£289,950	£474,950
4-Bed Houses	£420,595	£160,000	£324,950	£399,950	£475,000	£875,000
2-Bed Bungalows	£269,500	£237,500	£265,000	£280,000	£280,000	£285,000
3-Bed Bungalows	£312,988	£260,000	£284,988	£287,000	£347,488	£400,000
4-Bed Bungalows	£388,713	£349,950	£372,450	£389,950	£406,213	£425,000

October 2012, www.rightmove.co.uk

Thatcham

(193 properties)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	-	£270,230	£337,185
Semi-Detached	n/a	£208,979	£219,583	£277,486
Terraced	n/a	£186,710	£204,856	£286,633
Flats	£117,276	£148,912	n/a	n/a
Bungalows	n/a	£211,280	£224,967	£319,950

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	£117,276	£85,000	£104,975	£121,500	£124,975	£155,000
2-Bed Flats	£148,912	£128,000	£139,450	£144,950	£156,213	£179,995
2-Bed Houses	£194,133	£167,950	£182,450	£194,950	£202,498	£240,000
3-Bed Houses	£229,121	£164,950	£211,871	£227,225	£244,950	£369,950
4-Bed Houses	£327,889	£235,000	£281,234	£309,475	£343,749	£685,000
2-Bed Bungalows	£211,280	£179,950	£185,000	£189,950	£249,000	£252,500
3-Bed Bungalows	£224,967	£205,000	£219,975	£234,950	£234,950	£234,950
4-Bed Bungalows	£319,950	£319,950	£319,950	£319,950	£319,950	£319,950

October 2012, www.rightmove.co.uk

Tilehurst

(73 properties)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	-	£365,606	£393,980
Semi-Detached	n/a	£216,650	£247,224	£296,206
Terraced	n/a	-	£221,625	-
Flats	-	£157,300	n/a	n/a
Bungalows	n/a	£249,967	£319,967	-

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	-	£0	-	-	-	£0
2-Bed Flats	£157,300	£145,000	£147,475	£149,950	£163,450	£176,950
2-Bed Houses	£216,650	£205,000	£212,475	£219,950	£222,475	£225,000
3-Bed Houses	£265,677	£190,000	£237,475	£249,950	£272,475	£545,000
4-Bed Houses	£350,525	£264,950	£289,950	£334,975	£360,000	£599,950
2-Bed Bungalows	£249,967	£249,950	£249,950	£249,950	£249,975	£250,000
3-Bed Bungalows	£319,967	£279,950	£304,950	£329,950	£339,975	£350,000
4-Bed Bungalows	-	£0	-	-	-	£0

October 2012, www.rightmove.co.uk**Purley on Thames**

(78 properties)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	-	£358,100	£432,409
Semi-Detached	n/a	£218,317	£257,964	£264,950
Terraced	n/a	£206,211	£218,564	-
Flats	£136,238	£187,260	n/a	n/a
Bungalows	n/a	£238,106	£365,825	-

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	£136,238	£120,000	£123,750	£129,975	£142,463	£165,000
2-Bed Flats	£187,260	£169,950	£179,950	£186,500	£199,950	£199,950
2-Bed Houses	£211,399	£184,950	£202,450	£210,000	£222,475	£234,995
3-Bed Houses	£278,167	£175,000	£228,450	£254,975	£297,488	£450,000
4-Bed Houses	£424,798	£264,950	£367,488	£399,950	£490,500	£585,000
2-Bed Bungalows	£238,106	£199,950	£209,988	£235,000	£248,750	£299,950
3-Bed Bungalows	£365,825	£285,000	£312,463	£357,500	£425,000	£450,000
4-Bed Bungalows	-	£0	-	-	-	£0

October 2012, www.rightmove.co.uk

Calcot

(85 properties)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	-	£258,600	£428,823
Semi-Detached	n/a	£186,888	£243,150	£249,975
Terraced	n/a	£204,956	£213,649	£289,995
Flats	£138,782	£214,393	n/a	n/a
Bungalows	n/a	£199,950	£287,475	-

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	£138,782	£99,950	£134,963	£141,450	£149,988	£159,950
2-Bed Flats	£214,393	£178,950	£195,950	£225,000	£227,475	£249,950
2-Bed Houses	£194,631	£148,000	£179,950	£189,950	£209,950	£234,950
3-Bed Houses	£240,281	£180,000	£219,950	£241,473	£254,950	£375,000
4-Bed Houses	£397,790	£249,950	£298,700	£332,475	£476,250	£895,000
2-Bed Bungalows	£199,950	£199,950	£199,950	£199,950	£199,950	£199,950
3-Bed Bungalows	£287,475	£275,000	£281,238	£287,475	£293,713	£299,950
4-Bed Bungalows	-	£0	-	-	-	£0

October 2012, www.rightmove.co.uk**Theale**

(35 properties)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	£650,000	£424,975	£396,617
Semi-Detached	n/a	£209,950	£252,450	£249,950
Terraced	n/a	£197,450	£194,967	£242,950
Flats	£136,213	£201,225	n/a	n/a
Bungalows	n/a	£280,000	£399,950	-

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	£136,213	£129,950	£129,988	£132,475	£138,700	£149,950
2-Bed Flats	£201,225	£134,950	£152,488	£169,950	£185,613	£395,000
2-Bed Houses	£274,958	£179,950	£196,200	£204,950	£213,700	£650,000
3-Bed Houses	£268,141	£169,950	£207,475	£249,950	£292,450	£449,950
4-Bed Houses	£336,550	£242,950	£249,950	£329,950	£419,950	£439,950
2-Bed Bungalows	£280,000	£260,000	£270,000	£280,000	£290,000	£300,000
3-Bed Bungalows	£399,950	£399,950	£399,950	£399,950	£399,950	£399,950
4-Bed Bungalows	-	£0	-	-	-	£0

October 2012, www.rightmove.co.uk

Burghfield Common (including Burghfield)

(68 properties)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	£285,000	£339,155	£438,904
Semi-Detached	n/a	£220,500	£256,970	£362,475
Terraced	n/a	£192,107	£282,481	-
Flats	£144,950	£120,000	n/a	n/a
Bungalows	n/a	£339,973	£397,475	£375,000

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	£144,950	£144,950	£144,950	£144,950	£144,950	£144,950
2-Bed Flats	£120,000	£120,000	£120,000	£120,000	£120,000	£120,000
2-Bed Houses	£207,075	£179,950	£182,450	£194,225	£217,500	£285,000
3-Bed Houses	£299,868	£197,500	£241,838	£269,950	£305,000	£735,000
4-Bed Houses	£433,242	£274,950	£342,475	£415,000	£499,975	£749,000
2-Bed Bungalows	£339,973	£279,995	£309,984	£339,973	£369,961	£399,950
3-Bed Bungalows	£397,475	£299,950	£348,713	£397,475	£446,238	£495,000
4-Bed Bungalows	£375,000	£375,000	£375,000	£375,000	£375,000	£375,000

October 2012, www.rightmove.co.uk**Mortimer**

(41 properties)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	£400,000	£347,500	£541,805
Semi-Detached	n/a	£251,250	£320,445	£405,000
Terraced	n/a	-	£183,725	£349,950
Flats	£124,983	£146,985	n/a	n/a
Bungalows	n/a	£315,000	-	-

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	£124,983	£95,000	£110,000	£125,000	£139,975	£154,950
2-Bed Flats	£146,985	£139,995	£139,995	£144,998	£151,988	£157,950
2-Bed Houses	£300,833	£240,000	£251,250	£262,500	£331,250	£400,000
3-Bed Houses	£308,428	£179,950	£261,250	£316,250	£349,996	£425,000
4-Bed Houses	£508,557	£349,950	£456,250	£477,475	£592,500	£675,000
2-Bed Bungalows	£315,000	£315,000	£315,000	£315,000	£315,000	£315,000
3-Bed Bungalows	-	£0	-	-	-	£0
4-Bed Bungalows	-	£0	-	-	-	£0

October 2012, www.rightmove.co.uk

Aldermaston (including Aldermaston Wharf)

(17 properties)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	-	£289,950	£449,980
Semi-Detached	n/a	£257,250	£309,950	£355,000
Terraced	n/a	£214,983	£360,000	£499,950
Flats	£179,950	£159,950	n/a	n/a
Bungalows	n/a	-	-	-

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	£179,950	£179,950	£179,950	£179,950	£179,950	£179,950
2-Bed Flats	£159,950	£159,950	£159,950	£159,950	£159,950	£159,950
2-Bed Houses	£231,890	£165,000	£200,000	£219,950	£225,000	£349,500
3-Bed Houses	£319,967	£289,950	£299,950	£309,950	£334,975	£360,000
4-Bed Houses	£443,550	£355,000	£400,000	£420,000	£464,950	£599,950
2-Bed Bungalows	-	£0	-	-	-	£0
3-Bed Bungalows	-	£0	-	-	-	£0
4-Bed Bungalows	-	£0	-	-	-	£0

October 2012, www.rightmove.co.uk**Woolhampton**

(8 properties)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	-	-	£625,000
Semi-Detached	n/a	-	£229,950	£340,000
Terraced	n/a	£193,300	-	-
Flats	-	£150,000	n/a	n/a
Bungalows	n/a	-	-	£390,000

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	-	£0	-	-	-	£0
2-Bed Flats	£150,000	£150,000	£150,000	£150,000	£150,000	£150,000
2-Bed Houses	£193,300	£169,950	£174,950	£179,950	£204,975	£230,000
3-Bed Houses	£229,950	£229,950	£229,950	£229,950	£229,950	£229,950
4-Bed Houses	£482,500	£340,000	£411,250	£482,500	£553,750	£625,000
2-Bed Bungalows	-	£0	-	-	-	£0
3-Bed Bungalows	-	£0	-	-	-	£0
4-Bed Bungalows	£390,000	£390,000	£390,000	£390,000	£390,000	£390,000

October 2012, www.rightmove.co.uk

Lambourn**(36 properties)**

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	£275,000	£278,333	£315,000
Semi-Detached	n/a	£194,975	£219,982	£322,500
Terraced	n/a	£214,167	£181,250	-
Flats	-	£120,200	n/a	n/a
Bungalows	n/a	-	£239,983	£269,000

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	-	£0	-	-	-	£0
2-Bed Flats	£120,200	£109,500	£112,000	£119,500	£125,000	£135,000
2-Bed Houses	£217,908	£157,500	£167,488	£194,975	£256,250	£325,000
3-Bed Houses	£221,995	£155,000	£183,750	£214,975	£249,999	£300,000
4-Bed Houses	£316,364	£200,000	£305,000	£325,000	£347,500	£395,000
2-Bed Bungalows	-	£0	-	-	-	£0
3-Bed Bungalows	£239,983	£190,000	£195,000	£200,000	£264,975	£329,950
4-Bed Bungalows	£269,000	£269,000	£269,000	£269,000	£269,000	£269,000

October 2012, www.rightmove.co.uk**Hungerford (including Eddington)****(54 properties)**

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	£250,000	£376,000	£412,475
Semi-Detached	n/a	£217,475	£288,039	£472,475
Terraced	n/a	£219,681	£254,100	£225,000
Flats	£116,725	£151,225	n/a	n/a
Bungalows	n/a	£252,483	£380,000	£485,000

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	£116,725	£87,000	£104,213	£114,975	£127,488	£149,950
2-Bed Flats	£151,225	£140,000	£142,488	£149,950	£149,950	£177,500
2-Bed Houses	£222,036	£160,000	£197,475	£219,950	£245,000	£325,000
3-Bed Houses	£295,689	£195,000	£228,738	£269,000	£350,000	£495,000
4-Bed Houses	£398,980	£225,000	£374,950	£395,000	£450,000	£549,950
2-Bed Bungalows	£252,483	£245,000	£247,475	£249,950	£256,225	£262,500
3-Bed Bungalows	£380,000	£285,000	£332,500	£380,000	£427,500	£475,000
4-Bed Bungalows	£485,000	£485,000	£485,000	£485,000	£485,000	£485,000

October 2012, www.rightmove.co.uk

Pangbourne

(36 properties)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	£420,000	£428,967	£663,750
Semi-Detached	n/a	£387,475	£366,990	£629,000
Terraced	n/a	£356,150	£285,570	£319,475
Flats	£132,474	£274,975	n/a	n/a
Bungalows	n/a	-	£599,950	-

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	£132,474	£109,950	£109,950	£119,975	£142,499	£179,995
2-Bed Flats	£274,975	£250,000	£262,488	£274,975	£287,463	£299,950
2-Bed Houses	£379,794	£189,000	£307,450	£322,475	£459,875	£595,000
3-Bed Houses	£349,977	£193,000	£269,950	£329,950	£369,950	£650,000
4-Bed Houses	£568,994	£189,950	£421,750	£542,500	£795,750	£895,000
2-Bed Bungalows	-	£0	-	-	-	£0
3-Bed Bungalows	£599,950	£599,950	£599,950	£599,950	£599,950	£599,950
4-Bed Bungalows	-	£0	-	-	-	£0

October 2012, www.rightmove.co.uk**Bradfield Southend**

(7 properties)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	-	£533,317	£645,000
Semi-Detached	n/a	-	£334,950	-
Terraced	n/a	£285,000	-	-
Flats	-	-	n/a	n/a
Bungalows	n/a	-	-	-

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	-	£0	-	-	-	£0
2-Bed Flats	-	£0	-	-	-	£0
2-Bed Houses	£285,000	£285,000	£285,000	£285,000	£285,000	£285,000
3-Bed Houses	£483,725	£334,950	£346,238	£399,975	£537,463	£800,000
4-Bed Houses	£645,000	£545,000	£595,000	£645,000	£695,000	£745,000
2-Bed Bungalows	-	£0	-	-	-	£0
3-Bed Bungalows	-	£0	-	-	-	£0
4-Bed Bungalows	-	£0	-	-	-	£0

October 2012, www.rightmove.co.uk

Chieveley (including Downend)**(8 properties)**

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	-	-	£546,667
Semi-Detached	n/a	-	£399,950	£395,000
Terraced	n/a	£199,995	-	-
Flats	-	-	n/a	n/a
Bungalows	n/a	-	-	£482,475

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile
1-Bed Flats	-	£0	-	-	-
2-Bed Flats	-	£0	-	-	-
2-Bed Houses	£199,995	£199,995	£199,995	£199,995	£199,995
3-Bed Houses	£399,950	£399,950	£399,950	£399,950	£399,950
4-Bed Houses	£508,750	£395,000	£398,750	£422,500	£532,500
2-Bed Bungalows	-	£0	-	-	-
3-Bed Bungalows	-	£0	-	-	-
4-Bed Bungalows	£482,475	£369,950	£426,213	£482,475	£538,738

October 2012, www.rightmove.co.uk**Cold Ash****(11 properties)**

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	-	-	£590,000
Semi-Detached	n/a	-	-	-
Terraced	n/a	-	-	-
Flats	-	-	n/a	n/a
Bungalows	n/a	£235,000	£405,000	£595,000

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	-	£0	-	-	-	£0
2-Bed Flats	-	£0	-	-	-	£0
2-Bed Houses	-	£0	-	-	-	£0
3-Bed Houses	-	£0	-	-	-	£0
4-Bed Houses	£590,000	£360,000	£522,500	£550,000	£640,000	£895,000
2-Bed Bungalows	£235,000	£235,000	£235,000	£235,000	£235,000	£235,000
3-Bed Bungalows	£405,000	£385,000	£395,000	£405,000	£415,000	£425,000
4-Bed Bungalows	£595,000	£595,000	£595,000	£595,000	£595,000	£595,000

October 2012, www.rightmove.co.uk

Compton**(16 properties)**

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	-	-	£533,419
Semi-Detached	n/a	£229,750	£247,475	£359,950
Terraced	n/a	-	£239,950	-
Flats	-	-	n/a	n/a
Bungalows	n/a	-	£260,000	-

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	-	£0	-	-	-	£0
2-Bed Flats	-	£0	-	-	-	£0
2-Bed Houses	£229,750	£224,500	£227,125	£229,750	£232,375	£235,000
3-Bed Houses	£244,967	£239,950	£242,450	£244,950	£247,475	£250,000
4-Bed Houses	£514,144	£359,950	£399,950	£527,500	£625,000	£750,000
2-Bed Bungalows	-	£0	-	-	-	£0
3-Bed Bungalows	£260,000	£245,000	£252,500	£260,000	£267,500	£275,000
4-Bed Bungalows	-	£0	-	-	-	£0

October 2012, www.rightmove.co.uk**Great Shefford****(7 properties)**

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	-	£325,000	£322,475
Semi-Detached	n/a	£179,950	-	-
Terraced	n/a	£175,000	-	-
Flats	-	-	n/a	n/a
Bungalows	n/a	£229,950	£300,000	-

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	-	£0	-	-	-	£0
2-Bed Flats	-	£0	-	-	-	£0
2-Bed Houses	£177,475	£175,000	£176,238	£177,475	£178,713	£179,950
3-Bed Houses	£325,000	£325,000	£325,000	£325,000	£325,000	£325,000
4-Bed Houses	£322,475	£285,000	£303,738	£322,475	£341,213	£359,950
2-Bed Bungalows	£229,950	£229,950	£229,950	£229,950	£229,950	£229,950
3-Bed Bungalows	£300,000	£300,000	£300,000	£300,000	£300,000	£300,000
4-Bed Bungalows	-	£0	-	-	-	£0

October 2012, www.rightmove.co.uk

Hermitage**(23 properties)**

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	£399,950	£379,950	£417,177
Semi-Detached	n/a	-	£284,998	-
Terraced	n/a	£229,950	£242,225	-
Flats	-	£112,000	n/a	n/a
Bungalows	n/a	-	£360,000	-

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	-	£0	-	-	-	£0
2-Bed Flats	£112,000	£112,000	£112,000	£112,000	£112,000	£112,000
2-Bed Houses	£314,950	£229,950	£272,450	£314,950	£357,450	£399,950
3-Bed Houses	£287,349	£234,950	£243,488	£260,000	£314,984	£399,950
4-Bed Houses	£417,177	£339,950	£362,500	£385,000	£450,000	£595,000
2-Bed Bungalows	-	£0	-	-	-	£0
3-Bed Bungalows	£360,000	£360,000	£360,000	£360,000	£360,000	£360,000
4-Bed Bungalows	-	£0	-	-	-	£0

October 2012, www.rightmove.co.uk**Kintbury****(27 properties)**

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	£337,500	-	£631,238
Semi-Detached	n/a	-	£246,970	£825,000
Terraced	n/a	£198,725	£225,917	-
Flats	-	£435,500	n/a	n/a
Bungalows	n/a	-	-	-

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	-	£0	-	-	-	£0
2-Bed Flats	£435,500	£145,000	£431,250	£475,000	£490,000	£525,000
2-Bed Houses	£268,113	£197,500	£199,338	£262,475	£331,250	£350,000
3-Bed Houses	£239,075	£187,750	£221,213	£237,475	£257,463	£285,000
4-Bed Houses	£669,990	£399,950	£625,000	£650,000	£825,000	£850,000
2-Bed Bungalows	-	£0	-	-	-	£0
3-Bed Bungalows	-	£0	-	-	-	£0
4-Bed Bungalows	-	£0	-	-	-	£0

October 2012, www.rightmove.co.uk

Summary Data by Settlement (October 2012)

Average Asking Prices Analysis - Flats and Houses						
Settlement	1 Bed Flats	2 Bed Flats	2 Bed House	3 Bed House	4 Bed House	All Properties
Cold Ash (SV)	-	-	-	-	£590,000	£590,000
Bradfield Southend (SV)	-	-	£285,000	£483,725	£645,000	£501,414
Chieveley (SV)	-	-	£199,995	£399,950	£508,750	£439,158
Compton (SV)	-	-	£229,750	£244,967	£514,144	£415,836
Kintbury (SV)	-	£435,500	£268,113	£239,075	£669,990	£395,926
Pangbourne (RSC)	£132,474	£274,975	£379,794	£349,977	£568,994	£377,710
Mortimer (RSC)	£124,983	£146,985	£300,833	£308,428	£508,557	£348,001
Hermitage (SV)	-	£112,000	£314,950	£287,349	£417,177	£346,802
Burghfield Common (RSC)	£144,950	£120,000	£207,075	£299,868	£433,242	£338,202
Aldermaston (SV)	£179,950	£159,950	£231,890	£319,967	£443,550	£327,300
Purley on Thames (UA)	£136,238	£187,260	£211,399	£278,167	£424,798	£305,296
Tilehurst (UA)	-	£157,300	£216,650	£265,677	£350,525	£281,424
Woolhampton (SV)	-	£150,000	£193,300	£229,950	£482,500	£274,979
Great Shefford (SV)	-	-	£177,475	£325,000	£322,475	£264,980
Hungerford (RSC)	£116,725	£151,225	£222,036	£295,689	£398,980	£256,598
Theale (RSC)	£136,213	£201,225	£274,958	£268,141	£336,550	£251,070
Newbury (UA)	£141,237	£203,861	£211,191	£256,001	£420,595	£249,959
Calcot (UA)	£138,782	£214,393	£194,631	£240,281	£397,790	£239,785
Lambourn (RSC)	-	£120,200	£217,908	£221,995	£316,364	£237,762
Thatcham (UA)	£117,276	£148,912	£194,133	£229,121	£327,889	£221,939
Overall	£134,813	£202,236	£225,429	£265,446	£419,853	£275,686

Average Asking Price Analysis - Flats and Houses		
1 Bed Flat	-	£134,813
2 Bed Flat	-	£202,236
2 Bed House	Terraced	£208,879
	Semi-Detached	£227,800
	Detached	£372,772
3 Bed House	Terraced	£229,704
	Semi-Detached	£254,830
	Detached	£328,049
4 Bed House	Terraced	£306,666
	Semi-Detached	£359,895
	Detached	£444,639

October 2012, www.rightmove.co.uk

Average Asking Prices Analysis - Flats and Houses (£ per sq m*) - Sorted by "All Properties"						
Settlement	1 Bed Flats	2 Bed Flats	2 Bed House	3 Bed House	4 Bed House	All Properties
Bradfield Southend (SV)	£0	£0	£3,800	£5,092	£5,160	£4,792
Cold Ash (SV)	£0	£0	£0	£0	£4,720	£4,720
Kintbury (SV)	£0	£7,258	£3,575	£2,517	£5,360	£4,543
Pangbourne (RSC)	£2,944	£4,583	£5,064	£3,684	£4,552	£4,266
Chieveley (SV)	£0	£0	£2,667	£4,210	£4,070	£3,758
Mortimer (RSC)	£2,777	£2,450	£4,011	£3,247	£4,068	£3,474
Compton (SV)	£0	£0	£3,063	£2,579	£4,113	£3,352
Aldermaston (SV)	£3,999	£2,666	£3,092	£3,368	£3,548	£3,338
Hermitage (SV)	£0	£1,867	£4,199	£3,025	£3,337	£3,187
Purley on Thames (UA)	£3,028	£3,121	£2,819	£2,928	£3,398	£3,095
Newbury (UA)	£3,139	£3,398	£2,816	£2,695	£3,365	£3,082
Theale (RSC)	£3,027	£3,354	£3,666	£2,823	£2,692	£3,043
Burghfield Common (RSC)	£3,221	£2,000	£2,761	£3,157	£3,466	£3,013
Woolhampton (SV)	£0	£2,500	£2,577	£2,421	£3,860	£2,974
Calcot (UA)	£3,084	£3,573	£2,595	£2,529	£3,182	£2,965
Hungerford (RSC)	£2,594	£2,520	£2,960	£3,113	£3,192	£2,962
Great Shefford (SV)	£0	£0	£2,366	£3,421	£2,580	£2,796
Tilehurst (UA)	£0	£2,622	£2,889	£2,797	£2,804	£2,789
Thatcham (UA)	£2,606	£2,482	£2,588	£2,412	£2,623	£2,543
Lambourn (RSC)	£0	£2,003	£2,905	£2,337	£2,531	£2,469
Overall	£2,996	£3,371	£3,006	£2,794	£3,359	£3,119

* as if units were all as per DSP sizes used for modelling purposes.

Average Asking Prices Analysis - Bungalows				
Settlement	2 Bed Bungalow	3 Bed Bungalow	4 Bed Bungalow	All Properties
Pangbourne (RSC)	-	£599,950	-	£599,950
Chieveley (SV)	-	-	£482,475	£482,475
Cold Ash (SV)	£235,000	£405,000	£595,000	£410,000
Woolhampton (SV)	-	-	£390,000	£390,000
Burghfield Common (RSC)	£339,973	£397,475	£375,000	£371,414
Hermitage (SV)	-	£360,000	-	£360,000
Hungerford (RSC)	£252,483	£380,000	£485,000	£333,742
Theale (RSC)	£280,000	£399,950	-	£319,983
Newbury (UA)	£269,500	£312,988	£388,713	£318,015
Mortimer (RSC)	£315,000	-	-	£315,000
Purley on Thames (UA)	£238,106	£365,825	-	£292,843
Tilehurst (UA)	£249,967	£319,967	-	£284,967
Great Shefford (SV)	£229,950	£300,000	-	£264,975
Compton (SV)	-	£260,000	-	£260,000
Calcot (UA)	£199,950	£287,475	-	£258,300
Lambourn (RSC)	-	£239,983	£269,000	£247,238
Thatcham (UA)	£211,280	£224,967	£319,950	£227,917
Overall	£251,123	£329,011	£407,411	£312,206

Average Asking Price Analysis - Bungalows		
2 Bed Bungalow	-	£251,123
3 Bed Bungalow	-	£329,011
4 Bed Bungalow	-	£407,411

October 2012, www.rightmove.co.uk

West Berkshire Council – Data by Core Strategy Area (Oct 2012)

Including Newbury & Thatcham (combined) area overview

Average Asking Prices Analysis - Flats and Houses						
Settlement	1 Bed Flats	2 Bed Flats	2 Bed House	3 Bed House	4 Bed House	All Properties
N Wessex Downs AONB	£124,599	£271,888	£264,594	£298,299	£479,578	£339,340
East Kennet Valley	£139,970	£145,413	£224,410	£302,900	£457,744	£336,315
Eastern Area	£137,852	£196,014	£212,615	£263,199	£388,564	£269,759
Newbury & Thatcham	£134,702	£191,650	£205,969	£243,913	£386,737	£240,412
Overall	£134,813	£202,236	£225,429	£265,446	£419,853	£275,686

Average Asking Prices Analysis - Bungalows				
Settlement	2 Bed Bungalow	3 Bed Bungalow	4 Bed Bungalow	All Properties
East Kennet Valley	£331,648	£397,475	£378,750	£367,211
N Wessex Downs AONB	£244,480	£339,158	£462,790	£345,739
Eastern Area	£243,907	£344,146	-	£290,171
Newbury & Thatcham	£240,390	£288,982	£374,960	£286,827
Overall	£251,123	£329,011	£407,411	£312,206

Average Asking Price Analysis - Flats and Houses		
1 Bed Flat	-	£134,813
2 Bed Flat	-	£202,236
2 Bed House	Terraced	£208,879
	Semi-Detached	£227,800
	Detached	£372,772
3 Bed House	Terraced	£229,704
	Semi-Detached	£254,830
	Detached	£328,049
4 Bed House	Terraced	£306,666
	Semi-Detached	£359,895
	Detached	£444,639

Average Asking Price Analysis - Bungalows		
2 Bed Bungalow	-	£251,123
3 Bed Bungalow	-	£329,011
4 Bed Bungalow	-	£407,411

Newbury (only)**(373 properties)**

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	-	£315,454	£478,627
Semi-Detached	n/a	£237,107	£245,963	£360,141
Terraced	n/a	£204,471	£232,480	£303,329
Flats	£141,237	£203,861	n/a	n/a
Bungalows	n/a	£269,500	£312,988	£388,713

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	£141,237	£75,000	£117,113	£135,000	£170,738	£214,950
2-Bed Flats	£203,861	£124,950	£156,875	£185,000	£246,450	£350,000
2-Bed Houses	£211,191	£155,000	£186,713	£199,975	£233,700	£315,000
3-Bed Houses	£256,001	£100,000	£219,950	£249,950	£289,950	£474,950
4-Bed Houses	£420,595	£160,000	£324,950	£399,950	£475,000	£875,000
2-Bed Bungalows	£269,500	£237,500	£265,000	£280,000	£280,000	£285,000
3-Bed Bungalows	£312,988	£260,000	£284,988	£287,000	£347,488	£400,000
4-Bed Bungalows	£388,713	£349,950	£372,450	£389,950	£406,213	£425,000

October 2012, www.rightmove.co.uk**Thatcham (only)****(193 properties)**

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	-	£270,230	£337,185
Semi-Detached	n/a	£208,979	£219,583	£277,486
Terraced	n/a	£186,710	£204,856	£286,633
Flats	£117,276	£148,912	n/a	n/a
Bungalows	n/a	£211,280	£224,967	£319,950

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	£117,276	£85,000	£104,975	£121,500	£124,975	£155,000
2-Bed Flats	£148,912	£128,000	£139,450	£144,950	£156,213	£179,995
2-Bed Houses	£194,133	£167,950	£182,450	£194,950	£202,498	£240,000
3-Bed Houses	£229,121	£164,950	£211,871	£227,225	£244,950	£369,950
4-Bed Houses	£327,889	£235,000	£281,234	£309,475	£343,749	£685,000
2-Bed Bungalows	£211,280	£179,950	£185,000	£189,950	£249,000	£252,500
3-Bed Bungalows	£224,967	£205,000	£219,975	£234,950	£234,950	£234,950
4-Bed Bungalows	£319,950	£319,950	£319,950	£319,950	£319,950	£319,950

October 2012, www.rightmove.co.uk

Eastern Urban Area ('EUA')**(271 properties)**

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	£650,000	£337,992	£420,956
Semi-Detached	n/a	£197,763	£249,061	£282,042
Terraced	n/a	£203,485	£214,841	£266,473
Flats	£137,852	£196,014	n/a	n/a
Bungalows	n/a	£243,907	£344,146	-

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	£137,852	£99,950	£129,963	£136,475	£149,950	£165,000
2-Bed Flats	£196,014	£134,950	£169,950	£181,950	£209,950	£395,000
2-Bed Houses	£212,615	£148,000	£185,000	£204,950	£219,950	£650,000
3-Bed Houses	£263,199	£169,950	£226,500	£249,950	£276,200	£545,000
4-Bed Houses	£388,564	£242,950	£299,950	£364,950	£465,000	£895,000
2-Bed Bungalows	£243,907	£199,950	£215,000	£244,975	£257,500	£300,000
3-Bed Bungalows	£344,146	£275,000	£296,213	£339,975	£373,738	£450,000
4-Bed Bungalows	-	£0	-	-	-	£0

October 2012, www.rightmove.co.uk**East Kennet Valley****(134 properties)**

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	£342,500	£337,296	£471,603
Semi-Detached	n/a	£243,000	£297,202	£371,658
Terraced	n/a	£197,662	£271,573	£424,950
Flats	£139,970	£145,413	n/a	n/a
Bungalows	n/a	£331,648	£397,475	£378,750

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	£139,970	£95,000	£125,000	£144,950	£154,950	£179,950
2-Bed Flats	£145,413	£120,000	£139,995	£150,000	£153,975	£159,950
2-Bed Houses	£224,410	£165,000	£179,950	£200,000	£240,000	£400,000
3-Bed Houses	£302,900	£179,950	£248,113	£289,975	£328,750	£735,000
4-Bed Houses	£457,744	£274,950	£358,738	£437,500	£511,246	£749,000
2-Bed Bungalows	£331,648	£279,995	£297,498	£315,000	£357,475	£399,950
3-Bed Bungalows	£397,475	£299,950	£348,713	£397,475	£446,238	£495,000
4-Bed Bungalows	£378,750	£375,000	£375,000	£375,000	£378,750	£390,000

October 2012, www.rightmove.co.uk

North Wessex Downs AONB ('NWD AONB')

(225 properties)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	£336,658	£393,338	£488,484
Semi-Detached	n/a	£274,023	£290,069	£491,989
Terraced	n/a	£237,790	£242,890	£287,983
Flats	£124,599	£271,888	n/a	n/a
Bungalows	n/a	£244,480	£339,158	£462,790

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	£124,599	£87,000	£109,950	£114,975	£134,988	£179,995
2-Bed Flats	£271,888	£109,500	£138,750	£163,725	£456,250	£525,000
2-Bed Houses	£264,594	£157,500	£197,500	£229,950	£319,950	£595,000
3-Bed Houses	£298,299	£155,000	£234,963	£268,975	£350,000	£800,000
4-Bed Houses	£479,578	£189,950	£350,000	£412,500	£602,500	£895,000
2-Bed Bungalows	£244,480	£229,950	£235,000	£245,000	£249,950	£262,500
3-Bed Bungalows	£339,158	£190,000	£267,500	£314,975	£395,000	£599,950
4-Bed Bungalows	£462,790	£269,000	£369,950	£485,000	£595,000	£595,000

October 2012, www.rightmove.co.uk

Overview (alternative basis - Newbury and Thatcham included separately)

Average Asking Prices Analysis - Flats and Houses						
Settlement	1 Bed Flats	2 Bed Flats	2 Bed House	3 Bed House	4 Bed House	All Properties
N Wessex Downs AONB	£124,599	£271,888	£264,594	£298,299	£479,578	£339,340
East Kennet Valley	£139,970	£145,413	£224,410	£302,900	£457,744	£336,315
Eastern Area	£137,852	£196,014	£212,615	£263,199	£388,564	£269,759
Newbury	£141,237	£203,861	£211,191	£256,001	£420,595	£249,959
Thatcham	£117,276	£148,912	£194,133	£229,121	£327,889	£221,939
Overall	£134,813	£202,236	£225,429	£265,446	£419,853	£275,686

October 2012, www.rightmove.co.uk

Average Asking Prices Analysis - Bungalows				
Settlement	2 Bed Bungalow	3 Bed Bungalow	4 Bed Bungalow	All Properties
East Kennet Valley	£331,648	£397,475	£378,750	£367,211
N Wessex Downs AONB	£244,480	£339,158	£462,790	£345,739
Newbury	£269,500	£312,988	£388,713	£318,015
Eastern Urban Area	£243,907	£344,146	#DIV/0!	£290,171
Thatcham	£211,280	£224,967	£319,950	£227,917
Overall	£251,123	£329,011	£407,411	£312,206

October 2012, www.rightmove.co.uk

Indicative average asking prices analysis for values patterns - Flats and Houses (£ per sq m) - Sorted by "All Properties"						
Settlement	1 Bed Flats	2 Bed Flats	2 Bed House	3 Bed House	4 Bed House	All Properties
N Wessex Downs AONB	£2,769	£4,531	£3,528	£3,140	£3,837	£3,597
East Kennet Valley	£3,110	£2,424	£2,992	£3,188	£3,662	£3,176
Newbury	£3,139	£3,398	£2,816	£2,695	£3,365	£3,082
Eastern Urban Area	£3,063	£3,267	£2,835	£2,771	£3,109	£2,996
Thatcham	£2,606	£2,482	£2,588	£2,412	£2,623	£2,543
Overall	£2,996	£3,371	£3,006	£2,794	£3,359	£3,119

* assuming dwellings were all as per DSP sizes used for modelling purposes.

West Berkshire Council area – New-build properties review (October 2012)

Address	Description	Price	Size (m2)	Price per m2	Price Less 20%	Price Less 10%	Price Plus 10%	Developer / Agent
Newbury								
Houses								
Woodridge, RG14 6NA	4 bed detached	£635,000	197.0	£3,223	£2,579	£2,901	£3,546	Carter Jonas
St Bartholomew's Grange, Enborne Road, RG14	4 bed detached	£515,000	148.6	£3,467	£2,773	£3,120	£3,813	Linden Homes/ Carter Jonas
	4 bed townhouse	£415,000	174.4	£2,380	£1,904	£2,142	£2,618	
	4 bed townhouse	£405,000	180.7	£2,241	£1,793	£2,017	£2,465	
	4 bed townhouse	£399,000	180.7	£2,208	£1,767	£1,987	£2,429	
	4 bed townhouse	£365,000	137.3	£2,658	£2,127	£2,392	£2,924	
	3 bed terraced	£290,000	91.5	£3,169	£2,535	£2,852	£3,486	
Average		£432,000	158.6	£2,764	£2,211	£2,487	£3,040	
Flats								
Craven Road, RG14	2 bed flat	£189,950	n/k					Atkinson Keene
	2 bed flat	£177,950	n/k					
	1 bed flat	£151,950	n/k					
Nicolas Wharf, West Mills, RG14 5HP	2 bed flat	£350,000	63.0	£5,556	£4,444	£5,000	£6,111	Highfield Developments/Jones Robinson
	2 bed flat	£245,000	62.0	£3,952	£3,161	£3,556	£4,347	
	2 bed flat	£220,000	62.0	£3,548	£2,839	£3,194	£3,903	
	2 bed flat	£185,000	62.0	£2,984	£2,387	£2,685	£3,282	
	1 bed flat	£185,000	45.0	£4,111	£3,289	£3,700	£4,522	
	1 bed flat	£176,000	45.0	£3,911	£3,129	£3,520	£4,302	
	1 bed flat	£170,000	45.0	£3,778	£3,022	£3,400	£4,156	
	1 bed flat	£160,000	34.0	£4,706	£3,765	£4,235	£5,176	
	1 bed flat	£145,000	34.0	£4,265	£3,412	£3,838	£4,691	
	1 bed flat	£145,000	32.0	£4,531	£3,625	£4,078	£4,984	
	1 bed flat	£135,000	32.0	£4,219	£3,375	£3,797	£4,641	
Attfield Building, Parkway Living RG14	2 bed flat	£285,950	73.6	£3,886	£3,109	£3,498	£4,275	Shearer Property Group/ Carter Jonas
	2 bed flat	£285,950	73.6	£3,886	£3,109	£3,498	£4,275	
	2 bed flat	£282,950	73.6	£3,846	£3,076	£3,461	£4,230	
	2 bed flat	£279,950	70.9	£3,949	£3,159	£3,554	£4,344	
	2 bed flat	£267,950	66.5	£4,028	£3,223	£3,625	£4,431	
	2 bed flat	£247,950	64.6	£3,839	£3,071	£3,455	£4,222	
	2 bed flat	£245,950	60.7	£4,054	£3,243	£3,649	£4,460	
	2 bed flat	£239,950	64.6	£3,715	£2,972	£3,343	£4,086	
	1 bed flat	£214,950	61.9	£3,474	£2,779	£3,127	£3,821	
	1 bed flat	£202,950	57.0	£3,558	£2,846	£3,202	£3,914	
	1 bed flat	£192,950	57.1	£3,379	£2,703	£3,041	£3,717	
	1 bed flat	£189,950	53.5	£3,550	£2,840	£3,195	£3,905	

Address	Description	Price	Size (m2)	Price per m2	Price Less 20%	Price Less 10%	Price Plus 10%	Developer / Agent
	1 bed flat	£182,950	58.4	£3,133	£2,506	£2,819	£3,446	
	1 bed flat	£179,950	56.1	£3,207	£2,566	£2,887	£3,528	
	1 bed flat	£179,950	52.8	£3,410	£2,728	£3,069	£3,751	
	1 bed flat	£179,950	52.4	£3,434	£2,747	£3,091	£3,778	
	1 bed flat	£174,950	54.6	£3,204	£2,563	£2,884	£3,525	
	1 bed flat	£172,950	49.3	£3,508	£2,806	£3,157	£3,859	
	1 bed flat	£169,950	48.4	£3,511	£2,809	£3,160	£3,862	
	1 bed flat	£169,950	48.9	£3,475	£2,780	£3,128	£3,823	
Haskins Building, Parkway Living, RG14	2 bed flat	£327,950	81.5	£4,025	£3,220	£3,623	£4,428	Shearer Property Group/ Carter Jonas
	2 bed flat	£319,950	78.3	£4,085	£3,268	£3,677	£4,494	
	2 bed flat	£319,950	78.3	£4,085	£3,268	£3,677	£4,494	
	2 bed flat	£319,950	74.9	£4,273	£3,418	£3,846	£4,700	
	2 bed flat	£314,950	77.3	£4,075	£3,260	£3,667	£4,482	
	2 bed flat	£314,950	70.8	£4,449	£3,559	£4,004	£4,894	
	2 bed flat	£305,950	74.2	£4,122	£3,297	£3,710	£4,534	
	2 bed flat	£271,950	63.8	£4,261	£3,409	£3,835	£4,687	
Benedict Court, Western Avenue, RG14 1AR	1 bed flat	£176,950	45.0	£3,932	£3,146	£3,539	£4,325	McCarthy & Stone
	1 bed flat	£176,950	45.0	£3,932	£3,146	£3,539	£4,325	
	1 bed flat	£176,950	45.0	£3,932	£3,146	£3,539	£4,325	
Average		£222,451	58.3	£3,876	£3,101	£3,488	£4,263	

Thatcham								
Houses								
Church Gate, Lower Way, RG19	4 bed detached	£685,000	221.5	£3,093	£2,474	£2,783	£3,402	Carter Jonas
The Kennet, Bath Road, RG18 3BD	3 bed semi	£225,000	85.0	£2,647	£2,118	£2,382	£2,912	Ressance Ltd
	3 bed semi	£225,000	85.0	£2,647	£2,118	£2,382	£2,912	
Average		£378,333	130.5	£2,796	£2,236	£2,516	£3,075	
Flats								
The Kennet, Bath Road, RG18 3BD	2 bed flat	£179,000	75.0	£2,387	£1,909	£2,148	£2,625	Ressance Ltd
	2 bed flat	£175,000	68.0	£2,574	£2,059	£2,316	£2,831	
	1 bed flat	£139,000	42.0	£3,310	£2,648	£2,979	£3,640	
	1 bed flat	£132,000	36.0	£3,667	£2,933	£3,300	£4,033	
	1 bed flat	£121,500	36.0	£3,375	£2,700	£3,038	£3,713	
Gordon Road, RG18	2 bed flat	£175,000	53.5	£3,271	£2,617	£2,944	£3,598	Chancellors
	1 bed flat	£155,000	51.3	£3,021	£2,417	£2,719	£3,324	
Average		£153,786	51.7	£3,086	£2,469	£2,778	£3,395	

Address	Description	Price	Size (m ²)	Price per m ²	Price Less 20%	Price Less 10%	Price Plus 10%	Developer / Agent
Eastern Urban Area								
Houses								
Cecil Aldin Drive, Purley on Thames	3 bed detached	£399,950	157.0	£2,547	£2,038	£2,293	£2,802	Patrick Williams, Estate Agent
	3 bed detached	£389,950	163.0	£2,392	£1,914	£2,153	£2,632	
Fairway Avenue, Tilehurst	4 bed detached	£599,950	213.7	£2,808	£2,246	£2,527	£3,089	Patrick Williams, Estate Agent
The Lawns, Carters Rise, Calcot, RG31 7BP	4 bed townhouse	£289,995	102.6	£2,827	£2,262	£2,545	£3,110	Bellway Homes
	3 bed terraced	£242,995	77.8	£3,122	£2,498	£2,810	£3,434	
	2 bed terraced	£234,950	69.3	£3,390	£2,712	£3,051	£3,729	
	2 bed terraced	£219,950	69.3	£3,174	£2,539	£2,856	£3,491	
Glamis Way, Calcot, RG31 4UX	3 bed semi	£254,950	103.0	£2,475	£1,980	£2,228	£2,723	Parkers Estate Agents
	3 bed semi	£254,950	102.4	£2,490	£1,992	£2,241	£2,739	
Average		£320,849	117.6	£2,803	£2,242	£2,523	£3,083	
Flats								
The Lawns, Carters Rise, Calcot, RG31 7 BP	2 bed flat	£181,950	58.7	£3,099	£2,479	£2,789	£3,409	Bellway Homes (some shared ownership)
	2 bed flat	£178,950	58.7	£3,048	£2,438	£2,743	£3,353	
	1 bed flat	£151,950	50.0	£3,040	£2,432	£2,736	£3,344	
	1 bed flat	£149,950	49.3	£3,040	£2,432	£2,736	£3,344	
	1 bed flat	£137,950	49.3	£2,796	£2,237	£2,517	£3,076	
	1 bed flat	£135,000	50.0	£2,701	£2,161	£2,431	£2,971	
Calcot Priory, Bath Road, Calcot, RG31 7QD (retirement homes)	2 bed flat	£229,950	71.0	£3,239	£2,591	£2,915	£3,563	Pegasus Homes/ various estate agents
	1 bed flat	£159,950	47.5	£3,367	£2,694	£3,031	£3,704	
	1 bed flat	£154,950	47.5	£3,262	£2,610	£2,936	£3,588	
	1 bed flat	£150,000	47.5	£3,158	£2,526	£2,842	£3,474	
	1 bed flat	£142,950	47.5	£3,009	£2,408	£2,709	£3,310	
	1 bed flat	£142,950	47.5	£3,009	£2,408	£2,709	£3,310	
Graham Court, James Butcher Drive, Theale, RG7 5FF	2 bed flat	£187,500	67.0	£2,799	£2,239	£2,519	£3,078	Southern Space/ Queensgate Residential
Average		£161,846	53.2	£3,044	£2,435	£2,739	£3,348	
Development Sites								
Long Lane, Purley on Thames	£510,000	Land with planning permission for one 5 bed detached and one 4 bed detached house						Patrick Williams, Estate Agent

Address	Description	Price	Size (m2)	Price per m2	Price Less 20%	Price Less 10%	Price Plus 10%	Developer / Agent
East Kennet Valley								
Houses								
Tanners Close, Burghfield Common, RG7	4 bed detached	£599,950	164.9	£3,638	£2,911	£3,274	£4,002	Knightswood Homes
	4 bed detached	£599,950	164.9	£3,638	£2,911	£3,274	£4,002	
Juniper Gardens, Mortimer, RG7 3TH	4 bed detached	£475,000	125.5	£3,785	£3,028	£3,406	£4,163	Bewley Homes
	3 bed semi	£335,000	82.5	£4,061	£3,248	£3,655	£4,467	
Average		£502,475	134.5	£3,780	£3,024	£3,402	£4,159	

North Wessex Downs (NWD) AONB								
Houses								
The Pines, Cold Ash Hill, Cold Ash, RG18	4 bed detached	£645,000	189.6	£3,403	£2,722	£3,062	£3,743	Rivar New Homes/Jones Robinson
	4 bed detached	£635,000	196.7	£3,228	£2,583	£2,905	£3,551	
	4 bed detached	£550,000	185.8	£2,960	£2,368	£2,664	£3,256	
	4 bed detached	£525,000	170.8	£3,074	£2,459	£2,766	£3,381	
Mulberry Grove, Compton, RG20 7PG	4 bed detached	£640,000	209.0	£3,062	£2,450	£2,756	£3,368	Rivar New Homes/Jones Robinson
	4 bed detached	£625,000	200.9	£3,111	£2,489	£2,800	£3,422	
	4 bed detached	£535,000	167.2	£3,200	£2,560	£2,880	£3,520	
Sonnets Place, Pinewood Crescent, Hermitage, RG18 9WL	4 bed detached	£375,000	129.0	£2,907	£2,326	£2,616	£3,198	Taylor Wimpey
	4 bed detached	£350,000	109.5	£3,196	£2,557	£2,877	£3,516	
	4 bed detached	£345,000	101.5	£3,399	£2,719	£3,059	£3,739	
	3 bed semi	£270,000	84.5	£3,195	£2,556	£2,876	£3,515	
Average		£499,545	158.6	£3,158	£2,526	£2,842	£3,474	
Flats								
Inglewood House, Templeton Road, Kintbury, RG17 9SW (retirement homes - rebuilt manor house)	2 bed flat	£525,000	109.0	£4,817	£3,853	£4,335	£5,298	Audley Retirement Villages/ Strutt & Parker
	2 bed flat	£495,000	118.0	£4,195	£3,356	£3,775	£4,614	
	2 bed flat	£495,000	112.5	£4,400	£3,520	£3,960	£4,840	
	2 bed flat	£475,000	112.5	£4,222	£3,378	£3,800	£4,644	
	2 bed flat	£475,000	95.0	£5,000	£4,000	£4,500	£5,500	
	2 bed flat	£475,000	90.0	£5,278	£4,222	£4,750	£5,806	
	2 bed flat	£450,000	89.0	£5,056	£4,045	£4,551	£5,562	
	2 bed flat	£425,000	93.0	£4,570	£3,656	£4,113	£5,027	
2 bed flat	£395,000	76.0	£5,197	£4,158	£4,678	£5,717		
Average		£467,778	99.4	£4,748	£3,799	£4,273	£5,223	

Address	Description	Price	Size (m2)	Price per m2	Price Less 20%	Price Less 10%	Price Plus 10%	Developer / Agent
Development Sites being marketed								
Charnham Street, Hungerford, RG17	£355,000	Former pub with planning permission for two 3-bed flats and two 1-bed cottages						Patrick Williams, Estate Agent
Pangbourne Hill, Pangbourne, RG8	Price to be released	Three 4-bed detached houses - details to be released						Patrick Williams, Estate Agent
See also any further examples from wider research – noted at page 49 below.								

October 2012, www.rightmove.co.uk/zoopla.co.uk

Notes on above new builds information:

Not exhaustive – there may be other examples.

Per sq m values are necessarily indications.

Entries in *italics* text are based on estimated floor areas (by DSP) from plans or other information provided by Agents / house builders.

n/k = not known. Where no plan or other information was readily available to allow us to estimate the floor area and therefore provide per sq m pricing indications.

Stakeholder Consultation

DSP also carried out a stakeholder consultation on the 6th November 2012, see list below of those stakeholders invited from West Berkshire Council's 'Development Industry Forum' ('DIF').

DIF Consultation meeting - 6th November, Shaw House, Newbury
Company
Independent Surveyor
Carter Jonas LLP
Sutton Griffin Architects
Boyer Planning
Barton Willmore
Mathewson Waters Architects
Independent Architect
Plan and Design Company
Charles Lucas and Marshall Solicitors
Chamber of Commerce
Bullfinch Homes Ltd
David Wilson Homes
Pro Vision Planning & Design
Sovereign Housing Group

Those who attended this consultation were asked to help contribute by providing local market and residential / commercial values information in order to help inform the study assumptions, for review alongside our own research, experience and judgments - by way of a survey / pro-forma (containing suggested assumptions) supplied by email by DSP and discussed at the meeting. The meeting was also used to introduce the CIL principles and study approach.

During the consultation DSP also issued the same information and invitation to engage to a wider range of other industry stakeholders outside the DIF, who were also contacted requesting market information. Reminders of the process were also issued.

Other companies / organisations contacted were: -

Company / Organisation
Savills
Mike Page Consultants
Manlow Property
Hungerford Design
Gerry Lytle Associates Ltd
Keen Partnership
Simon Cooper Associates Ltd
Harris Partnership

Company / Organisation
BBA Architects
DB Planners
The Edwards Irish Partnership LLP
Mathewson Waters Architects
Gould And Company
Stradling Design Architecture
Bayliss Design
Edge Architecture
Noel Wright Architects
Bewley Homes PLC
Ressance Land No 1 Ltd
Donnington New Homes
Shanly Homes Ltd
Longshot Developments (NI) Ltd
Brunsdon Commercial Property Section
Quintons Commercial Property Consultants
Palady Homes
Linden Homes
Rivar Ltd
Beyond Green Developments
Bellway Homes
Barton Wilmore
Other Registered Providers (RPs) of affordable housing as per Housing Officers' suggested partner / active RP contacts.
Other officers of the Council (in addition to planning) – e.g. Housing, Property and Economic Regeneration.

The response overall was very limited, as is not unusual for this type of process in DSP's wide experience of CIL and other strategic level viability assessments to date. There are a range of sensitivities and aspects involved, which were acknowledged during the process. DSP received one completed survey indicating the following: -

Residential Values	£250 - £300 per sq ft
Land Values	About £1,000,000 per acre reflecting contributions and in some cases the requirement for social housing to be provided.
Development Costs	Residential development costs based on 2 examples typically say £117 to £125 per sq ft, depending on ground conditions etc. This would include schemes where there is a requirement for a Section 38 road.

Economic context

Bank of England

The current official Bank Rate (Base Rate) has remained at 0.5% - since being reduced to that level in March 2009.

The Agents' summary of Business Conditions October 2012 stated:

- *Spending on consumer goods and services continued to grow at a gradual pace. But the weather, together with sporting events over the summer, had affected the type and timing of purchases.*
- *Activity in the **housing market** picked up slightly. Contacts remained concerned though that this pickup would not be sustained, as continuing worries about the economic outlook restrained both potential buyers and sellers.*
- ***Investment intentions continued to ease back**, suggesting there would be little change in the level of capital spending by firms over the next six months.*
- *Export growth continued to slow, as euro-area demand weakened further.*
- *Turnover in the business services sector was still increasing at a gradual pace.*
- *Manufacturing output slowed further and was now broadly flat on a year ago. The slowdown appeared more widespread.*
- ***Construction output continued to fall**, as the slow recovery in private sector activity remained below the scale needed to replace public sector projects as they reached completion.*
- *For many companies the cost of borrowing appeared to be stabilising, albeit at levels well above a year ago.*
- *Typically larger firms had access to credit on good terms, but smaller firms still struggled to secure credit.*
- *Overall, demand for credit remained subdued.*
- *Employment intentions indicated there would be little job creation in the private sector over the next six months.*
- *In sectors where growth remained stronger, firms were operating close to capacity. Whereas in areas of persistent demand weakness, by contrast, there was typically a higher degree of slack. Manufacturers had seen capacity utilisation fall back recently, as activity slowed.*
- *Growth in labour costs per employee remained modest.*
- *Non-labour input cost inflation remained subdued. But contacts thought it less likely that inflation would fall further over the rest of the year, following the recent price increases of oil, cereals and some basic foodstuffs.*
- *Output price inflation had declined further, in response to past falls in input costs and weaker demand.*
- *The fall in consumer price inflation had slowed, in part as a result of renewed increases in energy and fresh food prices.*

Housing Market Context

The **September 2012 Land Registry House Price Index Report** (released 26th October 2012) provided the following information, in summary, in terms of market trends:

Sales volumes

- *'In the months April to July 2012, sales volumes averaged 52,309 transactions per month. This is a decrease from the same period a year earlier, when sales volumes averaged 54,935 per month.'*
- *'Over the past twenty eight months transaction volumes have been relatively consistent.'*

House prices trends - update

The September 2012 report stated:

For England Wales overall:

Annual change in average house prices 1.1% (positive)

Monthly change in average house prices -0.3% (negative)

Average price £162,561

For the South East:

Annual change in average house prices 2.3% (positive)

Monthly change in average house prices -0.4% (negative)

Average price £210,301

For West Berkshire:

Annual change in average house prices 2.3% (positive)

Monthly change in average house prices 0.1% (positive)

Average price £229,952

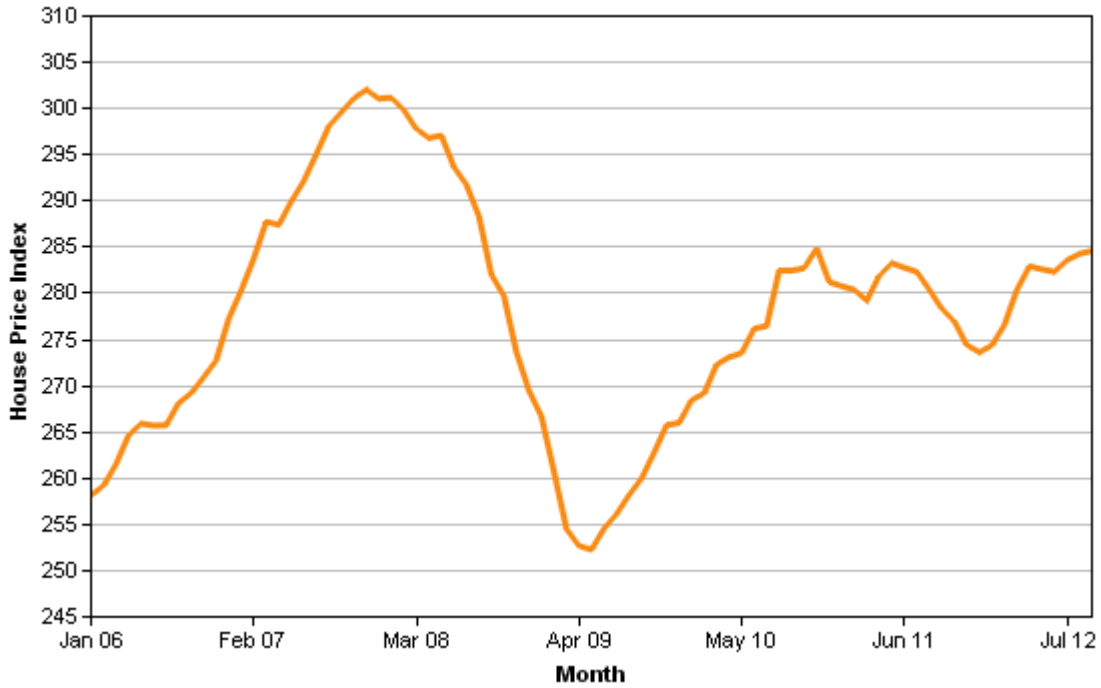
Source: www.landregistry.gov.uk

This latest set of data indicates that recently the West Berkshire market has been performing marginally better than the England and Wales and South East overviews.

Source: www.landregistry.gov.uk

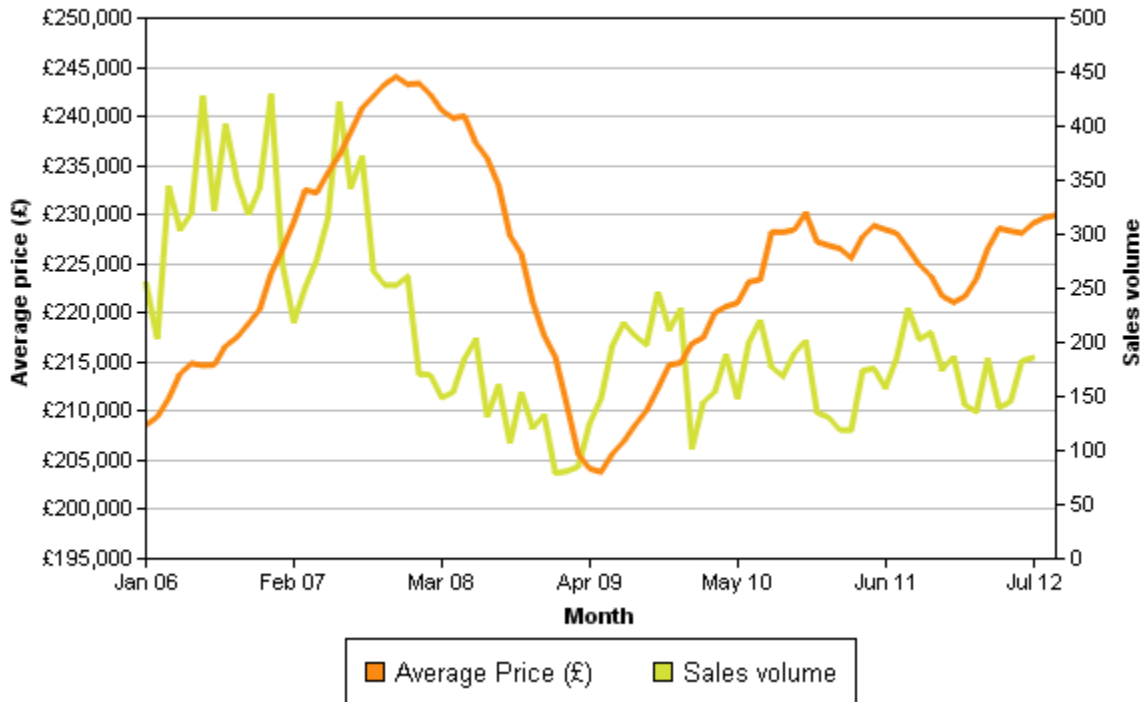
House Price Index report – West Berkshire Council (January 2006 - September 2012)

House Price Index - West Berkshire Council



Source: www.landregistry.gov.uk

House price and sales volume - West Berkshire Council



Source: www.landregistry.gov.uk

**Land Registry House Price Index report extract- West Berkshire Council
(January 2006 - September 2012)**

Month	Index	Average Price (£)	Monthly Change (%)	Annual Change (%)	Sales Volume
January 2006	258.2	208,589	0.3	0.0	255
February 2006	259.2	209,432	0.4	-0.8	203
March 2006	261.5	211,325	0.9	0.5	344
April 2006	264.7	213,840	1.2	2.1	304
May 2006	265.9	214,856	0.5	3.0	320
June 2006	265.7	214,684	-0.1	2.7	428
July 2006	265.7	214,717	0.0	3.5	322
August 2006	268.2	216,666	0.9	4.5	402
September 2006	269.2	217,507	0.4	4.8	350
October 2006	270.9	218,914	0.6	5.6	318
November 2006	272.7	220,380	0.7	5.7	343
December 2006	277.3	224,019	1.7	7.7	429
January 2007	280.3	226,503	1.1	8.6	272
February 2007	283.8	229,283	1.2	9.5	219
March 2007	287.8	232,512	1.4	10.0	251
April 2007	287.4	232,223	-0.1	8.6	276
May 2007	289.9	234,270	0.9	9.0	315
June 2007	292.2	236,067	0.8	10.0	422
July 2007	295.1	238,403	1.0	11.0	343
August 2007	298.1	240,845	1.0	11.2	372
September 2007	299.6	242,066	0.5	11.3	266
October 2007	301.1	243,297	0.5	11.1	253
November 2007 (Index peak)	302	244,035	0.3	10.7	253
December 2007	301.1	243,268	-0.3	8.6	261
January 2008	301.2	243,352	0.0	7.4	171
February 2008	299.8	242,257	-0.4	5.7	170
March 2008	297.8	240,602	-0.7	3.5	149
April 2008	296.8	239,835	-0.3	3.3	154
May 2008	297.1	240,027	0.1	2.5	185
June 2008	293.7	237,293	-1.1	0.5	203
July 2008	291.8	235,742	-0.7	-1.1	131
August 2008	288.4	232,995	-1.2	-3.3	161

Month	Index	Average Price (£)	Monthly Change (%)	Annual Change (%)	Sales Volume
September 2008	282	227,871	-2.2	-5.9	107
October 2008	279.7	226,007	-0.8	-7.1	154
November 2008	273.6	221,102	-2.2	-9.4	121
December 2008	269.5	217,738	-1.5	-10.5	133
January 2009	266.7	215,479	-1.0	-11.5	79
February 2009	260.7	210,654	-2.2	-13.0	81
March 2009	254.5	205,642	-2.4	-14.5	85
April 2009	252.7	204,162	-0.7	-14.9	125
May 2009 (Index low-point)	252.3	203,836	-0.2	-15.1	148
June 2009	254.5	205,671	0.9	-13.3	197
July 2009	256.1	206,943	0.6	-12.2	218
August 2009	258.2	208,600	0.8	-10.5	206
September 2009	260	210,063	0.7	-7.8	198
October 2009	262.8	212,316	1.1	-6.1	247
November 2009	265.7	214,725	1.1	-2.9	212
December 2009	266	214,915	0.1	-1.3	231
January 2010	268.5	216,919	0.9	0.7	102
February 2010	269.2	217,495	0.3	3.2	145
March 2010	272.3	220,022	1.2	7.0	154
April 2010	273.1	220,664	0.3	8.1	189
May 2010	273.5	221,024	0.2	8.4	148
June 2010	276.2	223,159	1.0	8.5	200
July 2010	276.5	223,391	0.1	7.9	221
August 2010	282.5	228,243	2.2	9.4	177
September 2010	282.5	228,229	0.0	8.6	169
October 2010	282.7	228,450	0.1	7.6	190
November 2010	284.9	230,177	0.8	7.2	202
December 2010	281.2	227,237	-1.3	5.7	135
January 2011	280.8	226,876	-0.2	4.6	131
February 2011	280.4	226,553	-0.1	4.2	119
March 2011	279.2	225,614	-0.4	2.5	119
April 2011	281.9	227,797	1.0	3.2	174
May 2011	283.3	228,884	0.5	3.6	176
June 2011	282.8	228,486	-0.2	2.4	158

Month	Index	Average Price (£)	Monthly Change (%)	Annual Change (%)	Sales Volume
July 2011	282.3	228,126	-0.2	2.1	186
August 2011	280.4	226,562	-0.7	-0.7	232
September 2011	278.3	224,884	-0.7	-1.5	203
October 2011	277	223,804	-0.5	-2.0	209
November 2011	274.4	221,712	-0.9	-3.7	175
December 2011	273.6	221,099	-0.3	-2.7	187
January 2012	274.4	221,685	0.3	-2.3	142
February 2012	276.6	223,481	0.8	-1.4	136
March 2012	280.4	226,539	1.4	0.4	185
April 2012	282.9	228,608	0.9	0.4	140
May 2012	282.6	228,346	-0.1	-0.2	145
June 2012	282.3	228,135	-0.1	-0.2	183
July 2012	283.6	229,132	0.4	0.4	186
August 2012	284.3	229,696	0.2	1.4	-
September 2012 (Index latest at research point)	284.6	229,952	0.1	2.3	-

The yellow highlighted rows added by DSP to the Land Registry's index report indicate:

- Market prices peak (high point) – November 2007 – Index 302.0
- Market prices trough (low point) – May 2009 – Index 252.3
- Latest available information (at research point) – September 2012 – Index 284.6

(Data for the two most recent months is not included on further report updating due to the lag in the registration of sold properties)

Source: www.landregistry.gov.uk

DCLG – House Price Index

The latest UK house price index statistics produced by the Department for Communities and Local Government were released in 13 March 2012.

That statistics release included data based on mortgage completions during the month of January 2012.

The key points from the release were:

- *'In January UK house prices increased by 0.2 per cent over the year and decreased by 0.7 per cent over the month (seasonally adjusted).*
- *The average mix-adjusted UK house price was £206,523 (not seasonally adjusted).*
- *Average house prices increased by 0.2 per cent over the quarter to January, compared to an increase of 0.6 per cent over the quarter to October (seasonally adjusted).*
- *Average prices decreased during the year in three UK countries; Wales (-0.5 per cent), Scotland (-1.7 per cent) and Northern Ireland (-7.6 per cent). However, there was an increase of 0.4 per cent in average house prices in England.*
- *Prices paid by first time buyers were 0.8 per cent higher on average than a year earlier whilst there was no change in the prices paid by former owner occupiers.*
- ***Prices for new properties were 8.8 per cent higher on average than a year earlier whilst prices for pre-owned dwellings decreased by 0.4 per cent.'***

(Emphasis in bold by DSP)

Source: <http://www.communities.gov.uk/publications/corporate/statistics/hpi012012>

RICS Housing Market Survey Update – UK Housing Market Survey September 2012

Headline: *‘Stable market in September but sales expectations improve’*

- *‘Price balance turns less negative’*
- *‘London continues to outperform’*
- *‘Sales expectations rise to best level since May 2010’*

‘The RICS September 2012 Housing Market Survey highlights, at the national level, a broadly flat picture for both prices and transactions during the month. Expectations of price falls have become slightly less widespread, while there was a marked pick up in sales expectations.’

The survey is based on surveyors’ and agents’ soundings. A selection of comments from the South East region were noted as follows (most related to the wider region rather than specifically to areas in or around West Berkshire):

RICS Commercial Property Market Survey (Quarter 3 – 2012)

The survey was released under the headline and essentially continued to report on a weak market scenario for commercial property: *‘Demand falls as uncertainty prevails’*

- Demand weakens while supply continues to edge upwards
- Rent expectations remain negative at headline level; London offices continue to buck the trend
- Investment enquiries fall and capital value expectations are rooted in negative territory

The RICS UK Commercial Market Survey for the third quarter shows that sentiment among surveyors dipped further, as the ongoing weakness in the economy weighs on confidence in the sector. Indeed, at the headline level, a further modest drop in occupier demand and coupled with a rise in availability resulted in a negative rental expectations net balance; 11% more surveyors expect rents to fall as opposed to rise in the next quarter. Unsurprisingly, inducement packages offered by landlords are seen to be rising.

Anecdotal evidence from respondents suggests that occupiers are reluctant to commit to leasing decisions while the economy remains under pressure. The Olympics are also said to have impacted on occupier activity in the market over the third quarter.

Meanwhile, investment activity also appears to have fallen back in Q3, as purchaser enquiries retreated over the period. Surveyors once again site the difficulty in raising finance as one of the chief reasons for the dearth of transaction activity; not surprisingly, the availability of investment funds net balance decreased again, but at a lesser pace than in Q2.

Consequently, capital value expectations weakened further. New developments appear to have been on hold through the quarter, with the net balance suggesting little change had occurred. Looking at the sector breakdown, retail appears to be bearing the brunt of the downturn, with the sector showing the greatest falls in tenant demand and rental expectations. The contrast is provided by the industrial sector, which is broadly stable; the net balance for rent expectations has been close to zero for the last three quarters.

Finally, capital values for retail and office units are the most negative, though they are also in decline for industrials.

Source: RICS UK Housing Market Survey September 2012.

Residential Values Summary

Overall, for the purposes of this strategic overview of development viability for CIL, we decided to focus our appraisals around the following values range - represented by what we refer to as Values Levels 1 to 6 (1 being the lowest level trialled; 6 the highest). These were aligned to areas in which these value levels are found typically (see below), but acknowledging the potential local and scheme-specific factors and variances that will be found, as the study text recognises.

West Berkshire new build housing values assumptions - Values Range							
Value Level (VL)	1-Bed Flats	2-Bed Flats	2-Bed Houses	3-Bed Houses	4-Bed Houses	£ / sq m guide	£ / sq ft guide
1	£76,000	£102,000	£127,500	£161,500	£212,500	£2,250	£209
2	£90,000	£120,000	£150,000	£190,000	£250,000	£2,500	£232
3	£103,500	£138,000	£172,500	£218,500	£287,500	£2,750	£256
4	£117,000	£156,000	£195,000	£247,000	£325,000	£3,000	£279
5	£130,500	£174,000	£217,500	£275,500	£362,500	£3,250	£302
6	£144,000	£192,000	£240,000	£304,000	£400,000	£3,500	£325

Source: DSP from overview of residential research. Indicative prices are based on assumed market dwellings floor areas (see below) – the key information being the range of per sq ft /m sales values levels, which can also be applied to other dwelling types and sizes. In practice dwelling sizes will vary greatly – the above have been selected for the purposes of this study. Value levels 1 to 6 indicate increasing values as seen varying through location and / or market conditions).

The table above assumes the following dwelling gross internal floor areas (these are shown here purely for the purpose of the above dwelling price illustrations, and reflect the sizes assumed for appraisals):

1-bed flat at 45 sq m (484 sq ft)

2-bed flat at 60 sq m (646 sq ft)

2-bed house at 75 sq m (807 sq ft)

3-bed house at 95 sq m (1023 sq ft)

4-bed house at 125 sq m (1346 sq ft)

As in all areas, values are always mixed to some extent within particular localities, but the following are broad indications of the relevance of the values levels (VLs) by locality:

Revenue (GDV) - Sales Value Level (VL) & indicative relevance by locality	
VL1 (£2,250/sq m)/(£209/sq ft)	Market falling from current lower-end
VL2 (£2,500/sq m)/(£232/sq ft)	Thatcham / Lambourne
VL3 (£2,750/sq m)/(£256/sq ft)	Tilehurst / Thatcham / Newbury / Purley / Theale / Burghfield / EUA / Hungerford / Burghfield Common
VL4 (£3,000 /sq m)/(£279/sq ft)	
VL5 (£3,250/sq m)/(£302/sq ft)	Higher Value Service Villages & Mortimer & Pangbourne
VL6 (£3,500 /sq m)/(£325/sq ft)	

VOA Property Market Report Data 2011 - Land

Residential Land – Valuation Office Agency indications so far as available from latest property market report

VOA Property Market Report - Value of Land for Residential Development as at 1st January 2011				
Region	Location	Suburban Sites of 0.5ha		
		£ per ha Site Area	£ per Hab Room	£ per m2 Completed Space GIA
South East	Southampton	£1,700,000	£10,760	£475
	Reading	£2,750,000	£17,400	£765
	Oxford	£4,000,000	£25,250	£1,100
	Medway Towns	£1,400,000	£8,850	£390

Source: www.voa.gov.uk/dvs/_downloads/pmr_2011.pdf

Commercial Rents / Values & Yields (information as available)

Sources used included:

- EGi (Estates Gazette Interactive) based on search for North Somerset District and locations within – EGi reporting extracts follow these sections – all detail not quoted here (Source: EGi – www.egi.co.uk – subscription based Commercial Property Intelligence resource used and informed by a wide range of Agents and other property firms)
- Valuation Office Agency (VOA) Rating List
- Others as advertised /available – web-based research; other information supplied by the Council; any available local soundings – e.g. from Agents.

Commercial property data extracted from the Valuation Office Agency (VOA)
Rating list – by property category as relevant to the study.

NOTE: Research on VOA for Hotels and Residential Institutions provides no valuation detail – owing to commercial sensitivities. Therefore this type of information cannot be used in the same way for those development uses.

Offices

Address	Description	Size (m2)	Smallest	Largest	£/m2 Annual Rental Indications	Lowest Value	Highest Value
Newbury							
Hambridge Road	6 Entries	2204.44	130.50	7827.16	£115.00	£65.00	£200.00
Northbrook Street	18 Entries	155.54	102.80	398.70	£93.51	£85.00	£97.28
Kingsclere Park	16 Entries	235.04	100.40	404.45	£108.13	£100.00	£150.00
Bartholome w Street	13 Entries	458.10	108.30	1808.10	£125.53	£80.00	£400.00
London Road	29 Entries	356.44	118.14	983.00	£118.52	£70.00	£140.00
Newbury Business Park - London Road	12 Entries	1071.05	233.38	2057.10	£107.74	£97.22	£150.00
Oxford Street	15 Entries	360.45	101.40	977.67	£118.88	£110.00	£123.27
Cheap Street	17 Entries	217.02	105.70	431.00	£129.39	£94.61	£500.00
AVRERAGE:		507.66			£112.52		
Thatcham							
New Greenham Park	10 Entries	201.91	103.92	337.70	£78.18	£60.00	£81.79
Lower Way	6 Entries	182.81	120.70	353.60	£95.83	£90.00	£105.00
Clerewater Place - Lower Way	4 Entries	134.36	104.70	215.02	£95.13	£95.00	£95.51
Pipers Way	4 Entries	110.03	107.00	112.60	£120.00	£120.00	£120.00
Colthrop Way	7 Entries	270.69	163.90	519.20	£130.05	£120.38	£135.00
Votec Centre - Hambridge Lane	8 Entries	421.28	118.85	1256.00	£102.50	£65.00	£110.00
The Broadway	4 Entries	173.79	117.50	246.10	£120.00	£120.00	£120.00
AVERAGE:		235.94			£101.94		

Address	Description	Size (m2)	Smallest	Largest	£/m2 Annual Rental Indications	Lowest Value	Highest Value
Hungerford							
Charnham Lane	4 Entries	230.75	105.10	392.70	£120.00	£60.00	£140.00
High Street	6 Entries	245.16	139.80	395.41	£120.00	£50.00	£140.00
AVERAGE:		233.15			£120.00		
RG30 - Tilehurst and surrounding							
Oxford Road	4 Entries	164.14	108.30	215.86	£77.50	£75.00	£80.00
Portman Road	7 Entries	747.75	455.90	1072.33	£77.50	£57.50	£135.00
Honey End	2 Entries	343.05	304.80	381.30	£75.00	£75.00	£75.00
Conwy Close	1 Entry	1765.39	1765.39	1765.39	£130.00	£130.00	£130.00
Paxton and Pendragon House - Bath Road	1 Entry	2137.30	2137.30	2137.30	£70.00	£70.00	£70.00
AVERAGE:		651.92			£79.58		
RG31 - Tilehurst, Theale and surrounding							
School Road	6 Entries	160.95	100.72	258.30	£86.56	£80.00	£90.00
Pincent's Lane	6 Entries	784.84	361.50	1061.26	£100.63	£95.00	£105.00
Bourne Close	2 Entries	714.87	371.10	1058.64	£110.00	£95.00	£125.00
AVERAGE:		523.83			£95.39		

Industrial / Warehousing

Address	Description	Size (m2)	Smallest	Largest	£/m2 Annual Rental Indications	Lowest Value	Highest Value
Newbury							
Newbury Business Park - London Road	2 Entries	356.54	105.78	607.30	£72.50	£60.00	£85.00
Langley Business Court - Oxford Road	3 Entries	186.58	113.96	266.65	£90.00	£87.50	£95.00
The Galloway Centre - Express Way	7 Entries	256.20	174.15	511.53	£68.57	£65.00	£70.00
Newbury Trade Park - Hambridge Road	12 Entries	272.39	226.03	340.42	£97.05	£95.00	£100.00
Castle Industrial Park - Castle Way	8 Entries	424.57	280.69	698.16	£64.53	£60.00	£66.26
Riverpark Estate - Ampere Road	8 Entries	632.64	157.17	1699.60	£65.48	£45.00	£76.35
Bone Lane	18 Entries	1486.02	144.57	4275.98	£52.67	£40.00	£70.00
Faraday Road	3 Entries	342.77	226.79	423.19	£61.67	£40.00	£80.00
Fleming Road	3 Entries	452.54	435.09	487.42	£65.00	£65.00	£65.00
Winchester Road	3 Entries	771.61	234.73	1642.54	£34.46	£33.38	£35.00
Abex Road	2 Entries	1337.42	1012.40	1662.43	£57.14	£55.00	£59.27
AVERAGE:		664.07			£67.23		
Thattham							
Pipers Industrial Estate, Pipers Lane	6 Entries	373.18	104.28	598.09	£71.27	£61.00	£86.31
Aylesford Way, Pipers Way	4 Entries	13284.87	452.86	40883.29	£70.25	£62.50	£78.50
Hambridge road	6 Entries	636.45	180.37	1475.80	£59.06	£41.58	£77.50
The Paddocks, Hambridge Road	4 Entries	228.05	113.39	341.24	£83.92	£82.50	£88.19
Brookway, Hambridge Road	4 Entries	254.47	221.13	310.50	£68.75	£65.00	£70.00
Berkshire Business Centre, Berkshire Drive	6 Entries	334.01	209.27	461.61	£66.67	£65.00	£70.00
Pipers Court, Berkshire Drive	7 Entries	422.66	311.67	641.86	£63.94	£61.16	£65.00
New Greenham Park, Greenham	15 Entries	974.75	68.79	2933.48	£51.84	£40.00	£80.00

Address	Description	Size (m2)	Smallest	Largest	£/m2 Annual Rental Indications	Lowest Value	Highest Value
Station Road Industrial Estate	4 entries	764.34	574.00	1190.72	£42.76	£42.50	£43.55
Coltrhop Lane	3 Entries	1559.99	510.17	3197.93	£58.83	£52.78	£63.70
Coltrhop Business Park	11 Entries	1826.88	630.71	3363.74	£30.91	£25.00	£32.50
Harrods Distribution Centre, Mill Lane	1 Entry	31265.00	31265.00	31265.00	£78.00	£78.00	£78.00
AVERAGE:		1956.94			£57.72		
Hungerford							
Kennet Enterprise Centre	2 Entries	134.30	110.00	158.60	£78.74	£75.66	£81.82
Station Industrial Estate, Station Road	1 Entry	134.59	134.59	134.59	£80.00	£80.00	£80.00
Swangate, Charnham Park	5 Entries	293.52	115.54	614.04	£75.13	£65.00	£85.67
Hungerford Trading Estate, Smitham Bridge Road	4 Entries	748.03	475.82	1204.40	£51.25	£45.00	£55.00
Charnham Lane	3 Entries	349.50	160.49	526.14	£70.59	£61.77	£80.00
AVERAGE:		399.26			£68.37		
RG30 - Tilehurst and surrounding							
Albury Close	10 Entries	178.95	102.67	409.03	£101.58	£80.00	£115.00
Broughton Close	3 Entries	180.05	125.92	254.01	£100.00	£90.00	£105.00
The Portman Centre, Loverock Road	9 Entries	241.46	171.39	633.27	£71.11	£60.00	£72.50
Loverock Road	25 Entries	504.55	203.63	1280.28	£63.80	£49.45	£72.50
Gresham Way	6 Entries	281.03	175.82	587.62	£82.20	£70.00	£95.00
Portman Road	13 Entries	1262.59	275.42	6547.12	£62.69	£47.50	£70.00
Deacon Way	10 Entries	1420.16	734.23	2683.45	£57.81	£55.00	£63.86
Stadium Way	16 Entries	921.03	563.82	1519.25	£58.83	£55.00	£62.08
AVERAGE:		647.71			£71.85		
RG31 - Tilehurst, Theale and surrounding							
Pincents Lane	9 Entries	1677.56	411.72	9893.26	£72.51	£57.50	£80.00
City Road	1 Entry	577.81	577.81	577.81	£61.45	£61.45	£61.45
AVERAGE:		1577.58			£71.50		

Retail Warehousing

Address	Description	Size (m2)	Smallest	Largest	£/m2 Annual Rental Indications	Lowest Value	Highest Value
Newbury							
London Road	8 Entries including Carpetright, Dunelm Mill and B&Q	£1,362.11	£244.62	£4,200.90	£148.38	£135.00	£152.00
Greenham Road Retail Park	2 Entries	£1,030.15	£928.24	£1,132.05	£180.00	£180.00	£180.00
AVERAGE:		£1,328.91			£151.54		
Thatcham							
Newbury Business Park	16 Entries	£1,154.11	£156.28	£3,821.69	£217.81	£65.00	£250.00
AVERAGE:		£1,154.11			£217.81		
Hungerford		N/A	N/A	N/A	N/A	N/A	N/A
RG30 - Tilehurst and surrounding							
Reading Retail Park	7 Entries	£1,745.89	£477.71	£4,818.24	£207.14	£175.00	£220.00
AVERAGE:		£1,745.89			£207.14		
RG31 - Tilehurst, Theale and surrounding							
Savacentre, Bath Road	2 Entries including Next	£1,744.77	£847.89	£2,641.65	£362.50	£325.00	£400.00
Pincent's Lane	5 Entries including Carpetright and Homebase	£2,186.35	£893.42	£5,091.72	£106.00	£100.00	£120.00
AVERAGE:		£1,855.17			£298.38		

Shops

Address	Description	Size (m2)	Smallest	Largest	£/m2 Annual Rental Indications	Lowest Value	Highest Value
Newbury							
Bartholomew Street	27 Entries	£213.50	£102.30	£1,209.50	£423.70	£115.00	£550.00
Northbrook Street	61 Entries	£574.61	£102.77	£7,335.80	£927.60	£57.75	£1,300.00
The Broadway	7 Entries	£173.10	£102.82	£412.20	£364.29	£300.00	£450.00
London Road	4 Entries	£160.60	£104.36	£230.40	£210.00	£120.00	£240.00
Cheap Street	10 Entries	£191.56	£110.43	£328.60	£391.00	£250.00	£500.00
The Kennet Centre	18 Entries	£574.03	£141.79	£3,217.27	£342.11	£48.00	£400.00
Parkway Shopping Centre	17 Entries	£1,216.23	£147.15	£8,427.53	£966.91	£75.00	£1,100.00
AVERAGE:		£433.00			£635.13		
Thattham							
The Broadway	7 Entries	£425.98	£103.30	£1,900.90	£319.29	£135.00	£350.00
The Garden Centre, Bath Road	5 Entries	£236.23	£126.43	£414.97	£135.00	£135.00	£135.00
Turnpike Road	3 Entries	£189.05	£111.80	£307.85	£135.00	£135.00	£135.00
Kingsland Centre	2 Entries	£170.14	£134.90	£205.38	£350.00	£350.00	£350.00
Chapel Street	3 Entries	£224.23	£137.80	£385.50	£175.00	£175.00	£175.00
AVERAGE:		£287.09			£233.15		
Hungerford							
Bridge Street	2 Entries	£219.95	£105.70	£334.20	£185.00	£185.00	£185.00
High Street	18 Entries	£239.11	£103.30	£611.30	£308.82	£90.00	£450.00
Charnham Street	3 Entries	£147.44	£108.88	£176.20	£150.00	£150.00	£150.00
AVERAGE:		£232.33			£284.72		
RG30 - Tilehurst and surrounding							
Oxford Road	39 Entries	£200.63	£103.94	£963.00	£230.00	£95.00	£275.00
Meadway Precinct	5 Entries	£188.39	£119.15	£370.61	£190.00	£190.00	£190.00
AVERAGE:		£200.33			£229.02		

Address	Description	Size (m2)	Smallest	Largest	£/m2 Annual Rental Indications	Lowest Value	Highest Value
RG31 - Tilehurst, Theale and surrounding							
Kentwood Hill	4 Entries	£159.70	£112.80	£283.80	£175.00	£175.00	£175.00
School Road	6 Entries	£352.41	£141.71	£1,103.43	£220.83	£75.00	£250.00
Park Lane	2 Entries	£155.92	£142.95	£168.88	£225.00	£225.00	£225.00
AVERAGE:		£263.17			£203.53		

Superstores (retail)

Address	Description	Size (m2)	Smallest	Largest	£/m2 Annual Rental Indications	Lowest Value	Highest Value
Newbury							
London Road	1 Entry - Tesco	3177.47	3177.47	3177.47	£215.00	£215.00	£215.00
Oxford Road	1 Entry - Waitrose	4187.24	4187.24	4187.24	£255.00	£255.00	£255.00
Kings Road	1 Entry - Sainsburys	10559.82	10559.82	10559.82	£295.00	£295.00	£295.00
AVERAGE:		5974.84			£255.00		
Thattham							
The Broadway	1 Entry - Waitrose	2627	2627	2627	£185.00	£185.00	£185.00
Pinchington Lane	1 Entry - Tesco	10424.1	10424.1	10424.1	£295.00	£295.00	£295.00
AVERAGE:		6525.55			£240.00		
Hungerford							
				N/A			
RG30 - Tilehurst and surrounding							
Honey End Lane	1 Entry	5135.46	5135.46	5135.46	£185.00	£185.00	£185.00
Portman Road	1 Entry - Tesco	10411.24	10411.24	10411.24	£292.00	£292.00	£292.00
AVERAGE:		7773.35			£238.50		
RG31 - Tilehurst, Theale and Surrounding							
Oxford Road	1 Entry - Waitrose	4512.5	4512.5	4512.5	£260.00	£260.00	£260.00
Bath Road	1 Entry - Sainsburys	16027.5	16027.5	16027.5	£295.00	£295.00	£295.00
AVERAGE:		10270			£277.50		

Leisure / fitness

Address	Description	Size (m2)	Smallest	Largest	£/m2 Annual Rental Indications	Lowest Value	Highest Value
Newbury							
Park Way	1 Entry - Energy Fitness Club	1238.27	1238.27	1238.27	£107.50	£107.50	£107.50
AVERAGE:		1238.27			£107.50		
Thatcham							
Greenham Road	1 Entry - Greenacres Leisure Centre	1353.59	1353.59	1353.59	£57.00	£57.00	£57.00
New Greenham Park	1 Entry	2317	2317	2317	£7.50	£7.50	£7.50
Pinnacle The Club Newbury Racecourse	1 Entry	4586.9	4586.9	4586.9	£120.00	£120.00	£120.00
AVERAGE:		2752.497			£61.50		
Hungerford							
Charnham Park	1 Entry - Leisure Centre	1496.22	1496.22	1496.22	£107.50	£107.50	£107.20
AVERAGE:		1496.22			£107.50		
RG30 - Tilehurst and surrounding							
Meadway Precinct	1 Entry - Fitness First	1650.72	1650.72	1650.72	£76.00	£76.00	£76.00
AVERAGE:		1650.72			£76.00		
RG31 - Tilehurst, Theale and surrounding				N/A			

Community

Address	Description	Size (m2)	Smallest	Largest	£/m2 Annual Rental Indications	Lowest Value	Highest Value
Newbury Gaywood Drive	1 Entry	191.26	191.26	191.26	£20.00	£20.00	£20.00
Greenham House, Greenham Road	1 Entry	319.3	319.3	319.3	£30.00	£30.00	£30.00
Riverside Community Centre	1 Entry	664.66	664.66	664.66	£30.00	£30.00	£30.00
AVERAGE:		391.74			£26.67		
Thatcham New Greenham Park	2 Entries - Frank Hutchins Community Centre and The Slater Centre	912.19	396.6	1427.78	£30.00	£30.00	£30.00
AVERAGE:		912.19			£30.00		
Hungerford	N/A						
RG30 - Tilehurst and surrounding Lyons Square, Tilehurst	1 Entry	205.7	205.7	205.7	£20.00	£20.00	£20.00
AVERAGE:		205.7			£20.00		
RG31 - Tilehurst, Theale and surrounding Carters Rise Charington Road	Holybrook Centre Recreation Ground	272.25	272.25	272.25	£62.50	£62.50	£62.50
	Westwood Farm	321.6	321.6	321.6	£27.50	£27.50	£27.50
Downs Way	Community Centre	371.5	371.5	371.5	£12.50	£12.50	£12.50
AVERAGE:		321.7833			£34.17		

Other Research – Land

Rightmove Land Sales Research as at 28/1/2013				
Address	Agent	Size Ha	Guide Price	Comments
Redhill, Newbury	Clarke Gammon Wellers	14.22	£1,250,000	Burial/cemetery site with large storage barn which has planning permission to be extended under
Greenham, Newbury	Carter Jonas	3.94 acres	£750,000	Detailed planning permission for 6 dwellings, Grade 2* coach house, stables and grooms quarters. Also includes grounds and woodland
Plot 1 - Upper Basildon	Waringham & Co		£695,000	Building Plot with planning permission for a family home of 3,500 sq ft.
Plot 2 - Upper Basildon	Waringham & Co		£695,000.00	Building Plot with planning permission for a family home of 3,500 sq ft.
The Bower Pangbourne Road, Upper Basildon	Jackson Stops and Staff	315sq.m	£535,000	Building plot with planning permission for a 5 bed detached house.
High Street, Thatcham	Chequers Estate Agents		£450,000	Retail and residential site with full planning consent for 3 retail units on the ground floor and 10 residential mixed comprising 1 and 2 bedroom flats
Hollybush Lane	Simmons and Sons	4.79 acres	£85,000	Paddock Land
Beenham Hill	Carter Jonas	5.19 acres	£72,500	Pasture Land

See also examples noted alongside the new-builds residential research – page 22 above.

Other Commercial Property Research

Quintons Commercial Property Research - www.quintons.co.uk 15/11/2012 "Increased demand but only for properties at the cheaper end of the scale" NOTE: Figures in italics have been calculated by DSP from other information – e.g. as available from Quintons								
Address	Size (m2 / acres)	Type	Price per Sq. m	Quoted Rent <i>pa</i>	Freehold Guide Price	Let / Sold	Lease Length	Comments
Green Lane Industrial Estate, Thatcham	145.3	Industrial unit	<i>£53.82</i>	£7,820	-	✓		
Green Lane Industrial Estate, Thatcham	391.8	Industrial Unit	<i>£53.82</i>	-	-			Quintons quoted £5per sq.ft. DSP converted into price per sq.m
4 Freemans Yard, Bone Lane, Newbury	119.2	Offices	<i>£80.54</i>	£9,600.00	-	✓	3 Years	Let to a local care company
Unit 9 Inch's Yard, Market Street, Newbury	42.5	Retail	<i>£194.31</i>	£8,250.00	-	✓		Arts and Craft Company
St Anthony's House, Oxford Street, Newbury	130.1	GF Offices	<i>£118.41</i>	-	-	✓		Quintons quoted £11 per sq.ft. DSP calculated into price per sq.m. Let to a Bank
The Burdwood Centre, Thatcham	54.1	Retail	-	-	-		Negotiable	New instruction
The Burdwood Centre, Thatcham	51.804 to 163.14	FF Office	-	-	-			New instruction
Newbury Town Centre	114.9	Office	-	-	-			New instruction
Unit G1 Raceview Business Centre, Hambridge Road, Newbury	117.1	Light Industrial	<i>£64.58</i>	£7,560.00	-			Available to rent but owner may sell

Address	Size (m2 / acres)	Type	Price per Sq. m	Quoted Rent <i>pa</i>	Freehold <i>Guide</i> Price	Let / Sold	Lease Length	Comments
Avon Business Park, Thatcham	0.73a	Land	-	-	£275,000.00	✓		Claude Fenton - Reading based developer
Consort House, Bone Lane, Newbury	111.5	Offices	£118.41	-	£1,200,000.00	✓	3 Years	Quintons quoted £11 per sq.ft. DSP converted into price per sq.m. Can include 0.3acre adjacent car park for a freehold guide price of £200,000
Brook House, Northbrook Street, Newbury	72.4	FF Offices	-	-	-			
5 High Street, Hungerford	141.5	Retail	-	£25,000.00	-			
62 Bartholomew Street, Newbury, Berkshire	52.2	Retail	-	£9,500.00	-			
Former Clock Tower Pub, The Broadway, Newbury	41.2	GF Retail	-	£13,800.00	-			Two GF units, can be rented as one or individually
Yard/car parking land, Bone Lane, Newbury	2023.0	Car Sales / storage	-	£20,000.00	-			
41 Newtown Road, Newbury	122.3	Retail	£102.25	£12,500.00	-			Comprises upstairs and basement storage
6 High Street, Thatcham	96.7	retail	£180.95	£17,500.00	-			
Unit 7, New Mills Industrial Estate, Hungerford	339.2	Light Industrial	£29.48	£10,000.00	£250,000.00			
Wessex Business Park, Bath Road	242.8	Storage Land	£22.65	£5,500.00	-		Negotiable	
11 - 13 Market Place, Newbury	131.2	Retail	-	£50,000.00	-			

Address	Size (m2 / acres)	Type	Price per Sq. m	Quoted Rent <i>pa</i>	Freehold <i>Guide</i> Price	Let / Sold	Lease Length	Comments
29 Kingfisher Court, Hambridge Road, Newbury	214.7	Offices	£53.56	£11,500.00	£175,000.00			Note 'Guide Price' is actually on a long lease basis
Construction House, Winchester Road, Burghclere, Newbury	475.1	Offices	£57.88	£27,500.00	£1,100,000.00			The land to the rear of offices has planning consent for an office building of 371 sq.m. The freehold guide price for the existing office building and the land to the rear is approximately £1.4million.
Land at Construction House	-	-	-	-	£300,000.00			See above
Land & Buildings, Newbury Road, Hermitage, Thatcham	659.2	Warehouse and Offices	£45.51	£30,000.00	-			
45 Bartholomew Street, Newbury	78.0	Retail	£128.22	£10,000.00	£200,000.00			Includes Upper storage space
74 Bartholomew Street	65.0	Office Investment	-	-	£140,000.00			
Bankside House, West Mills	28.0		-	-	£150,000.00			
Waterside Court, Bone Lane, Newbury	233.1	Light Industrial	-	-	£199,950.00			
86 Bartholomew Street, Newbury	136.6	Retail	-	-	£300,000.00			First and second floors previously used as flats, access through ground floor - now have external staircase for access.
Former One Stop Premises, Farady Road, Newbury	402.6	Retail and Office	£62.10	£25,000.00	£325,000.00			
Ado House, Abex Road, Newbury	610.9	Offices	-	-	£500,000.00	✓		

Address	Size (m2 / acres)	Type	Price per Sq. m	Quoted Rent <i>pa</i>	Freehold <i>Guide</i> Price	Let / Sold	Lease Length	Comments
Pentangle, Park Street, Newbury	202.2	Offices	£184.21	£37,250.00	£585,000.00			Quoted 6.02% return
Kelvin House, Kelvin Road, Newbury	426 - 853	Offices	91.50	£38,500.00	£1,200,000.00			Quintons quoted £8.50per sq.ft. DSP converted into price per sq.m. Self contained office building. Suggested alternative uses quoted to include trade counter, hotel, car showroom and sales.
Units 1-7 Norman House, Hambridge Road, Newbury	1426.0	Industrial Warehouse	-	-	£1,300,000.00			Recently refurbished, one unit has planning consent for retail

Notes to Appendix III

- This is not intended to be and must not be interpreted as definitive or formal valuation exercise.
- The research carried out has not been exhaustive. It has focused on information readily available from the Council and a range of other sources as noted in this Appendix and study report, as is appropriate to informing a range of assumptions and judgments in keeping with the high level nature of this viability overview.
- In practice, assumptions and appraisal inputs, as well as outcomes, will vary beyond the ranges explored here. In our opinion the most relevant range of guides and assumptions, bearing in mind the study purpose, have been used. These have enabled us to consider the points at which likely scheme viability would support CIL contributions of certain levels – to consider the potential “switch points” and assumptions combinations that could mean schemes moving in to viable or non-viable territory.
- As it does with other areas of policy and delivery, the Council will be able to keep an eye on market trends and consider keeping under review the type of information contained within this study Appendix (III) – to help inform its ongoing monitoring and any potential future review in light of market and cost movements, any changes in infrastructure requirements and regulations; and local delivery experiences.
- per sq m (/sq m) = per square metre (may also be seen as m²). Rental rates / price indications and floor areas given in sq m are normally rounded to the nearest (whole) sq m using conventional rounding.
- per sq ft (/sq ft) = per square foot (may also be seen as ft²).
- 1 sq m = 10.764 sq ft
1 Hectare (Ha/ha) = 2.47 acres (1Ha = 10,000 sq. m)
- Appendix III text sections in italics are quoted from the sources listed; non-italic sections within or adjacent to those are comments or clarifications added by DSP. Emphasis (e.g. in **bold text**) is usually by DSP.

Appendix III text ends –

EGi reporting extracts follow this page.

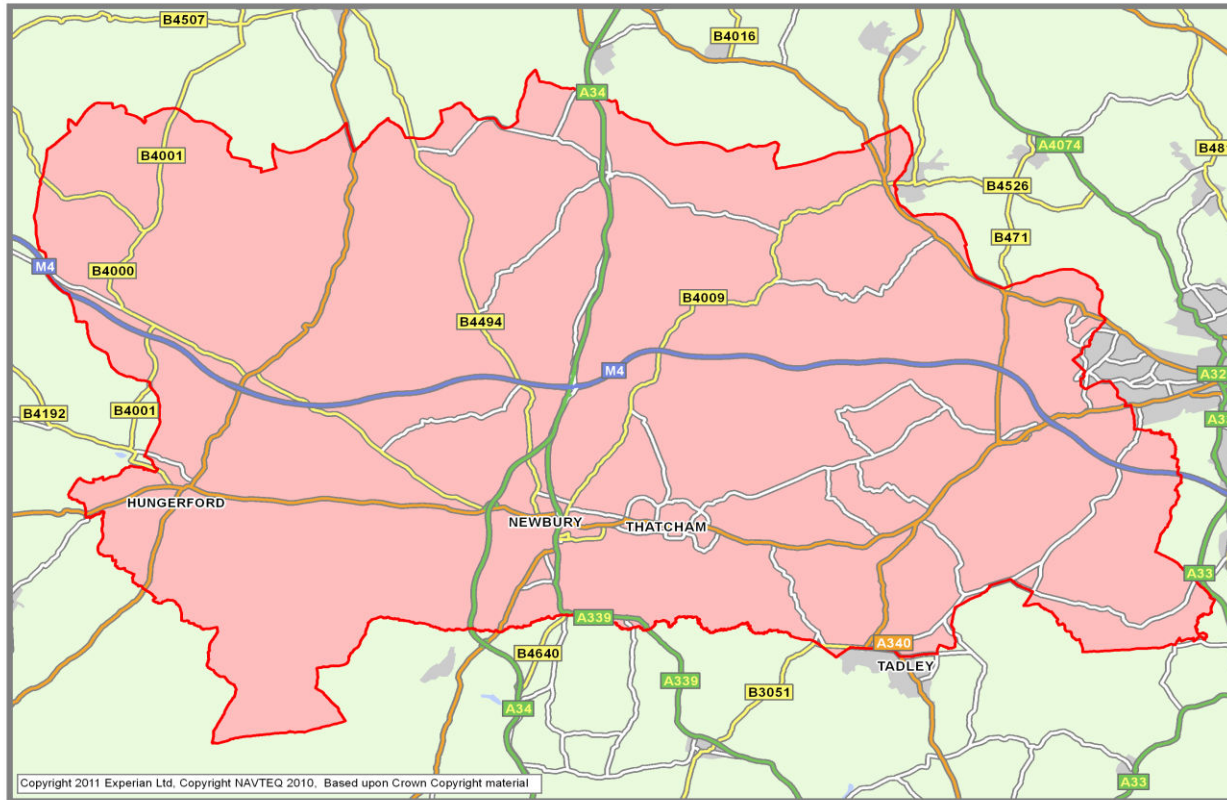


EGi Town Report Prepared

02 October 2012

Area: West Berkshire (2010 Districts and Council Areas)

Area: West Berkshire (2010 Districts and Council Areas)



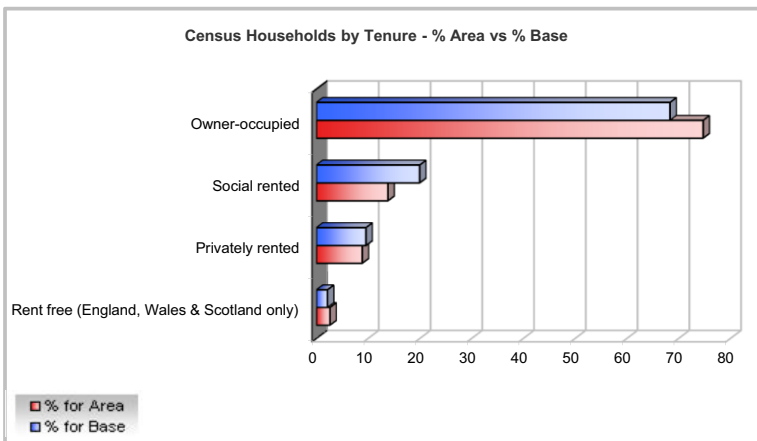
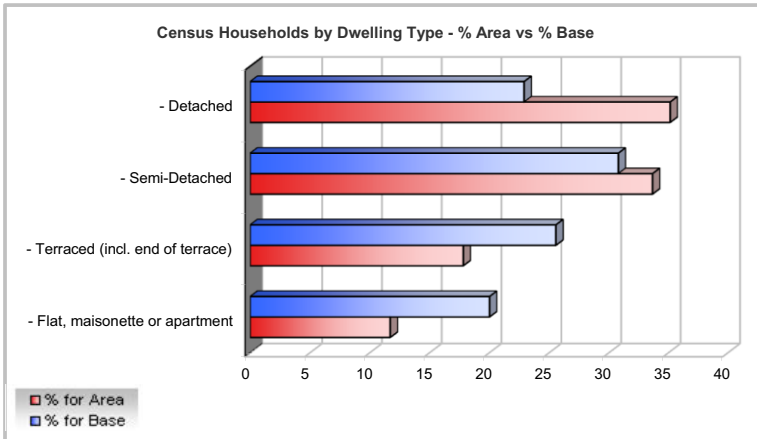
2001 Census Households Profile



Area: West Berkshire (2010 Districts and Council Areas)
Base: Great Britain

	Data for area	Data as % for area	Data as % for base	Index av=100 0	100	200
Total Resident Population	144,483	100.0	100.0	100		
Total Households	57,397	100.0	100.0	100		
Dwelling Type	58,741	100.0	100.0	100		
All unshared accommodation	58,610	99.8	99.7	100		
- Detached	20,645	35.1	22.9	153		
- Semi-Detached	19,774	33.7	30.8	109		
- Terraced (incl. end of terrace)	10,469	17.8	25.6	70		
- Flat, maisonette or apartment	6,884	11.7	20.0	59		
In purpose built block	5,315	9.0	15.1	60		
In converted/shared building	1,131	1.9	3.8	50		
In commercial building	438	0.7	1.1	69		
- In caravan or other mobile or temporary structure	838	1.4	0.4	361		
Shared accommodation	131	0.2	0.3	70		
Tenure	57,397	100.0	100.0	100		
Owner-occupied	42,882	74.7	68.3	109		
Owned outright	16,300	28.4	28.9	98		
Owned with mortgage or loan	26,187	45.6	38.8	118		
Shared Ownership	395	0.7	0.6	107		
Social rented	7,931	13.8	20.0	69		
Rented from council	479	0.8	14.1	6		
Other social rented	7,452	13.0	5.8	223		
Privately rented	5,077	8.8	9.6	92		
Private landlord or letting agency	4,074	7.1	8.4	85		
Employer of household member	465	0.8	0.3	312		
Relative or friend of household member	287	0.5	0.6	79		
Other privately rented	251	0.4	0.3	147		
Rent free (England, Wales & Scotland only)	1,507	2.6	2.1	123		
Cars or vans in household	57,342	100.0	100.0	100		
No cars or vans	7,609	13.3	27.4	48		
1 car or van	22,729	39.6	43.8	91		
2 cars or vans	20,581	35.9	23.1	155		
3 cars or vans	4,809	8.4	4.4	192		
4 cars or vans or more	1,614	2.8	1.3	211		

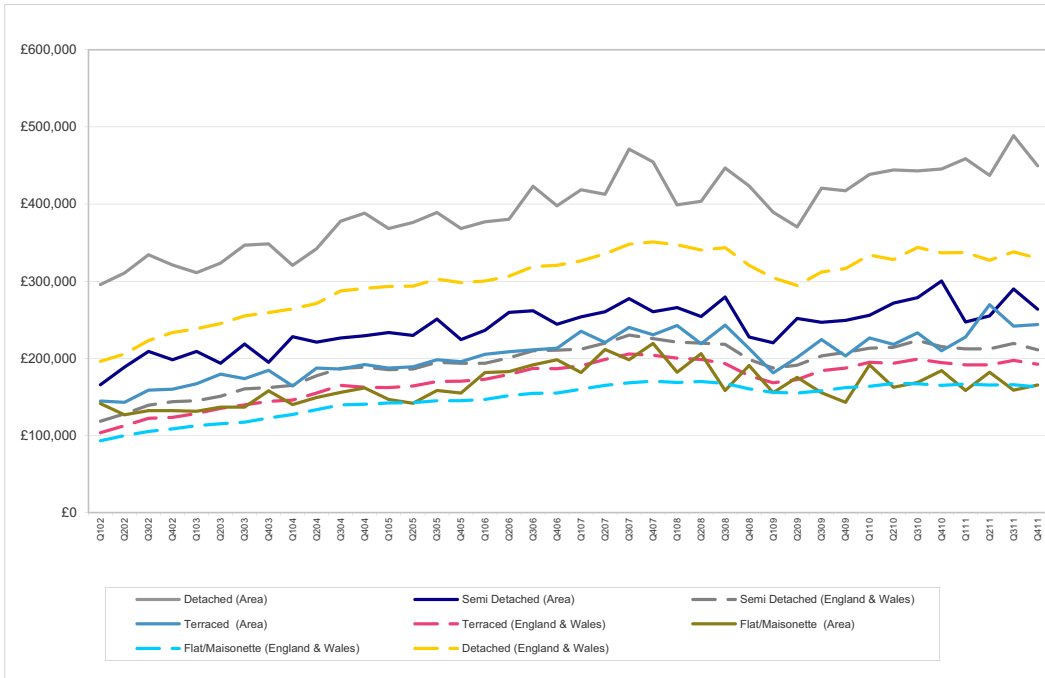
Area: West Berkshire (2010 Districts and Council Areas)
 Base: Great Britain



Residential Property Prices



Area: West Berkshire (2010 Districts and Council Areas)
Base: Great Britain



	Detached (Area)	Detached (England & Wales)	Semi Detached (Area)	Semi Detached (England & Wales)	Terraced (Area)	Terraced (England & Wales)	Flat/Maisonette (Area)	Flat/Maisonette (England & Wales)
Q102	£295,755	£196,044	£165,661	£118,512	£144,478	£103,613	£141,452	£93,150
Q202	£310,766	£205,705	£188,800	£128,151	£143,115	£112,439	£126,955	£99,836
Q302	£334,137	£223,059	£208,855	£139,248	£158,597	£122,311	£132,243	£105,226
Q402	£321,180	£233,596	£198,124	£143,911	£160,099	£123,523	£132,232	£108,325
Q103	£310,954	£238,212	£208,921	£144,905	£167,186	£128,323	£131,364	£112,572
Q203	£323,682	£245,157	£193,628	£150,946	£179,403	£134,896	£136,875	£115,133
Q303	£346,594	£254,895	£218,309	£160,183	£173,807	£139,446	£136,519	£117,104
Q403	£348,369	£259,345	£194,959	£162,054	£184,514	£143,999	£157,680	£122,732
Q104	£320,708	£264,315	£227,990	£165,144	£164,259	£145,877	£139,872	£127,132
Q204	£342,078	£271,079	£220,884	£177,211	£187,263	£154,906	£149,186	£133,433
Q304	£377,855	£287,458	£226,277	£187,136	£186,051	£164,738	£155,628	£139,440
Q404	£388,081	£290,669	£229,207	£188,561	£191,905	£162,640	£161,781	£140,371
Q105	£368,397	£293,287	£233,582	£185,121	£187,343	£162,103	£146,535	£142,110
Q205	£376,143	£293,444	£229,552	£185,914	£188,938	£164,041	£141,510	£142,433
Q305	£389,168	£302,735	£250,910	£194,731	£198,036	£169,897	£158,307	£145,010
Q405	£368,481	£298,099	£224,220	£193,378	£195,634	£170,138	£154,926	£145,021
Q106	£377,120	£300,219	£236,223	£193,745	£205,142	£172,820	£181,406	£146,870
Q206	£380,193	£306,661	£259,736	£200,709	£208,335	£178,961	£182,588	£151,702
Q306	£423,191	£319,137	£261,599	£209,747	£211,155	£186,872	£191,400	£154,479
Q406	£397,632	£320,476	£244,427	£210,616	£213,151	£186,563	£198,260	£155,059
Q107	£418,439	£326,363	£253,587	£211,759	£235,190	£190,281	£181,548	£160,140
Q207	£412,746	£335,484	£260,273	£219,550	£220,621	£198,421	£211,290	£164,999
Q307	£471,240	£348,092	£277,434	£230,083	£240,058	£205,580	£198,001	£168,438
Q407	£454,615	£351,058	£260,375	£225,482	£230,593	£203,822	£219,512	£170,270
Q108	£399,023	£347,179	£266,013	£220,939	£242,567	£200,213	£182,048	£168,706
Q208	£403,594	£340,709	£254,181	£219,663	£218,705	£198,402	£206,075	£170,021
Q308	£446,616	£343,333	£279,576	£218,174	£242,793	£193,256	£158,238	£167,368
Q408	£423,356	£320,534	£227,699	£198,363	£212,823	£177,211	£190,693	£160,545
Q109	£389,631	£304,328	£220,346	£187,464	£181,219	£168,188	£155,577	£155,790
Q209	£370,452	£294,403	£251,770	£190,931	£201,128	£172,387	£175,120	£154,797
Q309	£420,688	£311,996	£246,897	£203,058	£224,476	£184,237	£155,296	£157,786
Q409	£417,238	£316,271	£249,148	£207,763	£203,245	£187,433	£142,881	£161,832
Q110	£438,383	£333,730	£255,642	£212,908	£226,543	£194,672	£191,425	£163,614
Q210	£444,417	£328,031	£271,596	£214,459	£218,228	£193,673	£162,286	£167,544
Q310	£443,096	£343,793	£278,855	£223,007	£232,902	£198,991	£168,817	£166,974
Q410	£445,709	£336,692	£300,218	£215,288	£209,630	£194,266	£183,993	£165,119
Q111	£458,937	£337,241	£247,206	£212,139	£227,659	£191,405	£158,233	£166,616
Q211	£437,201	£327,347	£254,848	£212,276	£269,442	£191,486	£182,113	£165,380
Q311	£488,668	£338,083	£290,069	£219,236	£241,641	£197,313	£158,828	£165,741
Q411	£449,651	£329,912	£263,923	£211,010	£243,633	£192,266	£165,404	£162,917

(Not Available for Scotland)

*Please note that if prices are shown as '£0' no data is available for the corresponding centre. Please also note that these quarters relate to financial quarters.



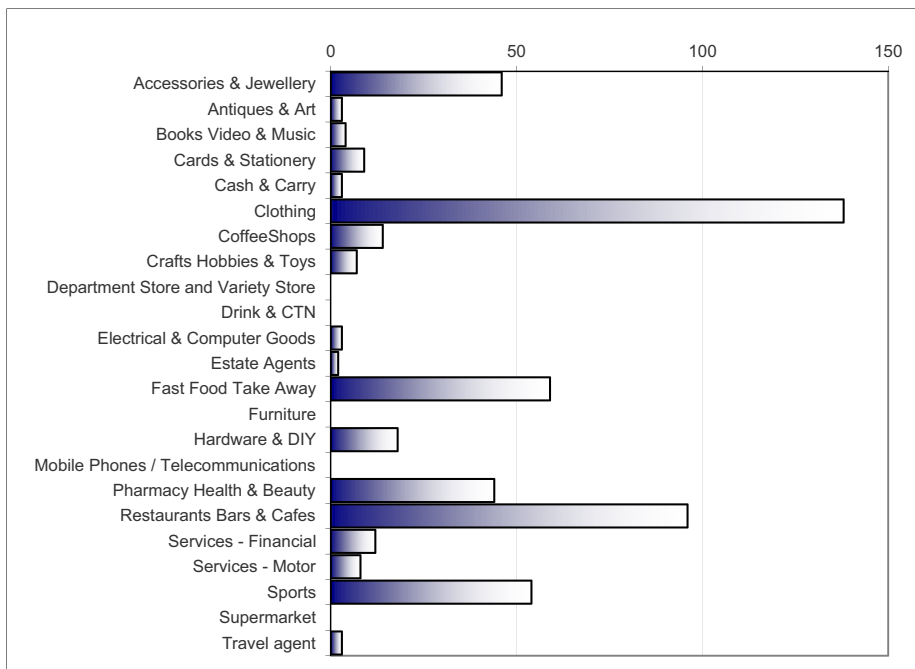
Retail Requirements Profile



Area: West Berkshire (2010 Districts and Council Areas)
Base: Great Britain

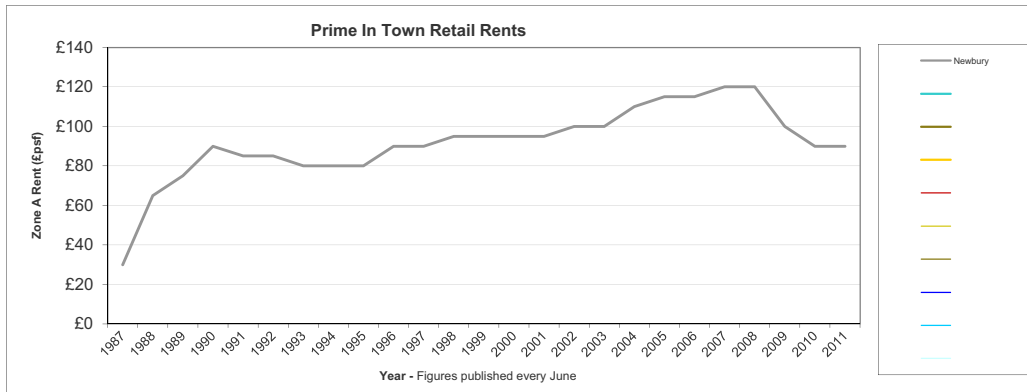
Information from EGI's Retail Requirements Service. Requirements relate to the centre name in Drivetime and Radius reports, however in Local Authority reports requirements are an accumulation of centres in the contour.

Retailer Type	Number of Requirements in this area
Accessories & Jewellery	46
Antiques & Art	3
Books Video & Music	4
Cards & Stationery	9
Cash & Carry	3
Clothing	138
CoffeeShops	14
Crafts Hobbies & Toys	7
Department Store and Variety Store	0
Drink & CTN	0
Electrical & Computer Goods	3
Estate Agents	2
Fast Food Take Away	59
Furniture	0
Hardware & DIY	18
Mobile Phones / Telecommunications	0
Pharmacy Health & Beauty	44
Restaurants Bars & Cafes	96
Services - Financial	12
Services - Motor	8
Sports	54
Supermarket	0
Travel agent	3



Area: West Berkshire (2010 Districts and Council Areas)
 Base: Great Britain

Colliers International has provided its estimated prime retail rents for key In Town locations throughout the UK.



Provided by Colliers International ©.

The Colliers International In Town retail rents database is based upon their opinion of the open market Zone A rent in more than 600 shopping locations in the UK.

The rental values relate to a hypothetical shop unit of optimum size and configuration in the prime pitch. The figures have been arrived at by adopting zone sizes standard for the location and are expressed at £ per sq ft per annum.

In the case of shopping centre locations where the rent payable is the greater of the base Rent (a percentage of Full Rental Value (typically 80%)) or a percentage of turnover, the rental contained is Full Rental Value (i.e. grossed up Base Rent).

In assessing their opinion of the open market Zone A rent Colliers International only acknowledge the presence of shopping centres once completed and open to the public.

Contact: Dr Richard Doidge, Director of Research Consultancy, Colliers International. Email: richard.doidge@colliers.com Tel: 020 7344 6872

*Please note that if rent values are shown as '£0' no data is available for the corresponding years. Only the top ten centres whose rents are highest in 2010 are graphed.

Centre	Estimated Zone A Rents																								
	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Newbury	£30	£65	£75	£90	£85	£85	£80	£80	£80	£90	£90	£95	£95	£95	£95	£100	£100	£110	£115	£115	£120	£120	£100	£90	£90

Retail Profile



Area: West Berkshire (2010 Districts and Council Areas)
Base: Great Britain



© Retail Locations 2006
Contact Retail Locations
on 020 8559 1944
www.retaillocations.co.uk

A listing of the retailers in this catchment area, by type. Index figures over 100 suggest a greater than usual concentration of this type in this area.

Type of Store	Data for area	Data as % for area	Data for base	Data as % for base	Index av=100
Accessories & Jewellery	6	2%	2,902	2%	82
Antiques & Art	3	1%	807	1%	148
Books Video & Music	3	1%	960	1%	124
Cards & Stationery	3	1%	1,809	1%	66
Cash & Carry	1	0%	438	0%	91
Clothing	50	14%	21,786	16%	91
CoffeeShops	15	4%	3,153	2%	189
Crafts Hobbies & Toys	3	1%	1,077	1%	111
Department Store and Variety Store	12	3%	4,874	4%	98
Drink & CTN	9	3%	2,855	2%	125
Electrical & Computer Goods	6	2%	3,216	2%	74
Estate Agents	12	3%	3,778	3%	126
Fast Food Take Away	22	6%	7,013	5%	125
Furniture	3	1%	1,225	1%	97
Hardware & DIY	20	6%	5,859	4%	136
Mobile Phones / Telecommunications	9	3%	3,440	2%	104
Pharmacy Health & Beauty	29	8%	13,664	10%	84
Restaurants Bars & Cafes	46	13%	18,711	14%	98
Services - Financial	30	9%	12,840	9%	93
Services - Motor	33	10%	13,457	10%	97
Sports	4	1%	1,748	1%	91
Supermarket	21	6%	9,314	7%	90
Travel agent	7	2%	2,989	2%	93

Key Retail Profile



Area: West Berkshire (2010 Districts and Council Areas)
Base: Great Britain



© Retail Locations 2006
Contact Retail Locations
on 020 8559 1944
www.retaillocations.co.uk

A listing of key UK retailers and their presence or requirements in this catchment area.
Requirements relate to the centre name in Drivetime and Radius reports, however in Local Authority reports requirements are an accumulation of centres in the contour.

Retailer	Count of branches in this area	Requirements
3 Store	1	-
Argos	1	0
Boots	3	0
Burger King	4	9
Carphone Warehouse	2	5
Claire's	0	0
Clarks	1	3
Costa Coffee	4	2
Domino's	1	-
Dorothy Perkins	0	3
Game	1	0
Greggs	0	1
HMV	1	-
Halfords	1	0
Holland & Barrett	1	0
Iceland	1	3
KFC	3	0
Marks & Spencer	1	-
McDonald's	3	0
Monsoon Accessorize	2	0
New Look	2	0
Next	2	-
Phones 4 U	1	0
Pizza Express	1	0
Instore (Poundstretcher)	2	-
Primark	0	-
Sainsbury's	2	3
Starbucks	2	3
Subway	3	5
Superdrug	2	3
Tesco	6	0
Waterstone's	1	-
WH Smith	1	0

*Please note that if values are '-' then no requirement data is available

Office Availability



Powered by



Area: West Berkshire (2010 Districts and Council Areas)

Base: Great Britain

Data provided by EGPropertyLink - all live availability records are listed. The 20 most recent on the market are displayed, click on the filter arrows to view more. Use the listed URL to view more details of these properties.

Date	Postcode	Address	Type	Agents	Floorspace	Rental	Asking Price	URL
27/09/2012	RG14 5SJ	6 & 7 Kingfisher Court NEWBURY RG14 5SJ	For Sale	Quintons	217 - 433 sq m			http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedDLList=3420196
24/09/2012	RG7 5HR	Westminster House Bath Road Padworth Theale RG7 5HR	For Sale, To Let	Parkinson Holt		£35000 PA		http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedDLList=3419683
19/09/2012	RG7 8JA		For Sale	Woodford and Company				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedDLList=3419282
12/09/2012	RG14 5LL	15A Office 15A Office 1 Bartholomew Street Newbury RG14 5LL	To Let	London & Cambridge Properties Ltd (LCP)				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedDLList=3418270
12/09/2012	RG14 5DP	Newmarket House Market Street NEWBURY RG14 5DP	To Let	Quintons				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedDLList=3417847
12/09/2012	RG14 5XB	Unit A1, Argents Mere Cyril Vokins Road NEWBURY RG14 5XB	To Let	Quintons				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedDLList=3417849
01/09/2012	RG7 8EN	Bacchus House Unit 3 Calleva Park Reading RG7 8EN	For Sale, To Let	Haslams				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedDLList=3320329
01/09/2012	RG7 2PQ	Unit 9 The Green Easter Park Benyon Road Reading RG7 2PQ	For Sale	Haslams	692 - 692 sq m			http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedDLList=3289737
01/09/2012	RG7 2PQ	Unit 8 The Green Easter Park Benyon Road Reading RG7 2PQ	For Sale, To Let	Haslams				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedDLList=3289740
01/09/2012	RG7 2PQ	Unit 7 The Green Easter Park Benyon Road Reading RG7 2PQ	For Sale	Haslams				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedDLList=3289744
01/09/2012	RG7 2PQ	Unit 6 The Green Easter Park Benyon Road Reading RG7 2PQ	For Sale, To Let	Haslams	293 - 293 sq m			http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedDLList=3289749
01/09/2012	RG7 2PQ	Unit 2 The Green Easter Park Benyon Road Reading RG7 2PQ	For Sale	Haslams	247 - 247 sq m			http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedDLList=3289763
01/09/2012	RG14 2QB	Rivergate Newbury Business Park London Road Newbury RG14 2QB	To Let	Lambert Smith Hampton	562 - 1212 sq m			http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedDLList=3284953
01/09/2012	RG7 4AB	Unit 2 Commerce Park Brunel Road THEALE RG7 4AB	To Let	Haslams	93 - 430 sq m			http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedDLList=3343044

01/09/2012	RG7 4SA	1510 & 1520 Arlington Business ParkTheale Reading RG7 4SA	For Sale	Haslams	2026 - 4000 sq m	http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3389534
28/08/2012	RG8 7HY	Unit 7Reading Road Pangbourne RG8 7HY	To Let	Highmoor Cross		http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3415299
24/08/2012	RG7 2PQ	The Green, Easter ParkBenyon Road Silchester Aldermaston RG7 2PQ	For Sale, To Let	Woodford and Company	207 - 758 sq m	http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3415018
21/08/2012	RG14 1JQ	St. Anne's HouseOxford Street NEWBURY RG14 1JQ	To Let	Colliers International		http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3264773
21/08/2012	RG14 1JQ	University HouseOxford Street NEWBURY RG14 1JQ	To Let	Colliers International	176 - 529 sq m	http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3264774
21/08/2012	RG14 2PZ	NEWBURY RG14 2PZ	To Let	Colliers International		http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3265411

Office Deals Listing



Area: West Berkshire (2010 Districts and Council Areas)
Base: Great Britain

The 20 most recent deals for this area and sector are displayed below, click on the arrows on the date heading to show all the deals.

Date	Postcode	Address	Type	Lessee/ Purchaser	Total Space	Price	Rental PSM	Yield (%)
20/07/2012	RG19 3RF	Clerewater Place, Lower Way, Thatcham, Berkshire, RG19 3RF	Lease	Lessee: Amputees in Action Limited	111.483 Net sq m	N/A	N/A	N/A
11/07/2012	RG19 3RF	Clerewater Place, Lower Way, Thatcham, Berkshire, RG19 3RF	Lease	Lessee: MD Technology Limited Liability Partnership	125.975 Net sq m	N/A	£107.64	N/A
11/07/2012	RG19 4NT	Armour House, Colthrop Lane, Thatcham, Berkshire, RG19 4NT	Lease	Lessee: History & Heraldry Limited of Rotherham	83.612 Net sq m	N/A	£53.82	N/A
01/07/2012	RG19 4NT	Armour House, Colthrop Lane, Thatcham, Berkshire, RG19 4NT	Lease	Lessee: Export Business Development Limited	75.7153 Net sq m	N/A	£53.82	N/A
01/06/2012	RG14 1EU	1 The Pentangle, Newbury, Berkshire, RG14 1EU	Lease	N/A	317.354 Net sq m	N/A	£107.64	N/A
01/06/2012	RG14 5HG	2 West Mills, Newbury, Berkshire, RG14 5HG	Lease	Lessee: Horsey Lightly	610.925 Net sq m	N/A	£134.23	N/A
04/05/2012	RG14 1JN	Georgian House, 67- 71 London Road, Newbury, Berkshire, RG14 1JN	Lease	N/A	116.128 Net sq m	N/A	£123.79	N/A
01/05/2012	RG14 6DY	Commercial House, 53b Kingsbridge Road, Newbury, Berkshire, RG14 6DY	Lease	Lessee: Mays Carpets	59.4575 Net sq m	N/A	£172.22	N/A
01/05/2012	RG14 1JQ	St Annes House, Oxford Square, Oxford Street, Newbury, Berkshire, RG14 1JQ	Lease	Lessee: Achievement For All Limited	204.385 Net sq m	N/A	£131.21	N/A
01/05/2012	RG14 5SJ	Kingfisher Court, Hambridge Road, Newbury, Berkshire, RG14 5SJ	Lease	N/A	202.62 Net sq m	N/A	£79.01	N/A
20/04/2012	RG14 1JA	Bayer House, Strawberry Hill, Newbury, Berkshire, RG14 1JA	Investment Sale	Lessee: Bayer plc, Purchaser: Praxis (Holdings) Limited	12968.6 Net sq m	£16325000	£139.93	10.5
21/03/2012	RG7 5AH	1a High Street, Reading, Berkshire, RG7 5AH	Lease	Lessee: Chemtech International Limited	324.229 Net sq m	N/A	£163.61	N/A
09/03/2012	RG14 1JG	Albion House, 27 Oxford Street, Newbury, Berkshire, RG14 1JG	Lease	Lessee: 20:20 Agency Limited	603.865 Net sq m	N/A	£132.50	N/A
01/02/2012	RG19 3PN	The Grange, 18-21 Church Gate, Thatcham, Berkshire, RG19 3PN	Investment Sale	Purchaser: Private	486.622 Net sq m	£1350000	N/A	N/A
31/01/2012	RG14 2DB	Ringway House, Kelvin Road, Newbury, Berkshire, RG14 2DB	Lease	Lessee: Powershot Studios	60.3865 Net sq m	N/A	N/A	N/A

01/01/2012	RG14 2PZ	Newbury Business Park, Astor House, London Road, Newbury, Berkshire, RG14 2PZ	Lease	Lessee: Arieso Limited	120.773 Net sq m	N/A	£129.17	N/A
05/12/2011	RG7 5AJ	Brewery Court, High Street, Reading, Berkshire, RG7 5AJ	Lease	Lessee: Osirium Limited	187.384 Net sq m	N/A	£193.75	N/A
23/09/2011	RG7 5AJ	Brewery Court, High Street, Reading, Berkshire, RG7 5AJ	Lease	Lessee: Transept Consulting Limited	111.111 Net sq m	N/A	N/A	N/A
01/08/2011	RG14 1JQ	St Annes House, Oxford Square, Oxford Street, Newbury, Berkshire, RG14 1JQ	Lease	Lessee: Undisclosed letting	313.359 Net sq m	N/A	£117.97	N/A
15/07/2011	RG17 0DY	Station Yard, 1 Station Road, Hungerford, Berkshire, RG17 0DY	Lease	Lessee: TRITEQ Limited	464.511 Net sq m	N/A	£53.82	N/A
15/07/2011	RG14 5DP	Inches Yard, Market Street, Newbury, Berkshire, RG14 5DP	Lease	Lessee: Reflex Marine Limited	83.612 Net sq m	N/A	£107.64	N/A

Area: West Berkshire (2010 Districts and Council Areas)
Base: Great Britain

Planning applications for this use type in this area. The most recent 20 are displayed, use the filter arrows to display more.

Address	Status	Application Date	Permission Date	Subsector	Proposed Size	Units	Planning Authority
Station Yard, 1 Station Road, Hungerford, Berkshire, RG17 0DY	OutApp	27/07/2012		Business (B1a)	570	Gross sq m	West Berkshire Council
Station Yard, 1 Station Road, Hungerford, Berkshire, RG17 0DY	OutApp	22/05/2012		Business (B1a)	N/A	N/A	West Berkshire Council
Land Off Faraday And, Kelvin Road, Newbury, Berkshire, RG14 2DB	OutApp	11/04/2012		Business (B1a), Retail (A1), Retail (A2), Hotels (C1), Retail (A3), Retail (A5), Residential (C3), Residential (C3), Business (B1c)	N/A	N/A	West Berkshire Council
Theale Lakes Business Park, Moulden Way, Reading, Berkshire, RG7 4GB	App	09/03/2012		Business (B1a)	605	Gross sq m	West Berkshire Council
Membury Airfield, Lambourn Woodlands, Hungerford, Berkshire, RG17 7TJ	PPG	28/02/2012	08/08/2012	Business (B1a), Business (B1c)	N/A	N/A	West Berkshire Council
Old Kiln Quarry, Oxford Road, Thatcham, Berkshire, RG18 9XX	Ref	20/12/2011		Industrial (B2), Business (B1a)	N/A	N/A	West Berkshire Council
Lowesden Works, Lambourn Woodlands, Hungerford, Berkshire, RG17 7RU	OutRef	07/10/2011		Business (B1a), Industrial (B8)	2090	Gross sq m	West Berkshire Council
Land Off Faraday And, Kelvin Road, Newbury, Berkshire, RG14 2DB	Ref	06/10/2011		Business (B1a), Retail (A1), Retail (A2), Hotels (C1), Retail (A3), Retail (A5), Business (B1c), Residential (C3), Residential (C3), General	N/A	N/A	West Berkshire Council
Newbury Business Park, London Road, Newbury, Berkshire, RG14 2PZ	PPG	05/08/2011	28/12/2011	Business (B1a)	878	Gross sq m	West Berkshire Council
Newbury Racecourse, The Racecourse, Newbury, Berkshire, RG14 7NZ	PPG	29/07/2011	17/11/2011	Hotels (C1), Business (B1a), Hotels (C1), Non-resi Institutional (D1)	N/A	N/A	West Berkshire Council
Newbury Business Park, Medway House, London Road, Newbury, Berkshire, RG14 2PZ	OutPPG	07/07/2011	31/01/2012	Business (B1a)	2970	Gross sq m	West Berkshire Council
The Usherwood Centre, Station Road, Reading, Berkshire, RG7 4PZ	PPG	06/07/2011	22/02/2012	Industrial (B1/2/8), Business (B1a)	N/A	N/A	West Berkshire Council
Omega Teaching Centre, Enterprise Way, Thatcham, Berkshire, RG19 4AE	PPG	11/05/2011	07/07/2011	Business (B1a)	913	Gross sq m	West Berkshire Council
Lambwood Hill Industrial Estate, Bloomfieldhatch Lane, Reading, Berkshire, RG7 1JW	Ref	11/04/2011		Business (B1c), General, Business (B1a)	N/A	N/A	West Berkshire Council
Newbury Business Park, London Road, Newbury, Berkshire, RG14 2PZ	PPG	01/06/2010	01/09/2010	Business (B1a)	2719	Gross sq m	West Berkshire Council
Green Park, Reading, Berkshire, RG30 3UH	OutPPG	16/03/2010	15/06/2010	Business (B1c), Industrial (B8), Business (B1a), General	N/A	N/A	West Berkshire Council
Land At Awe Aldermaston, Off A340, Reading, Berkshire, RG7 4PR	App	03/02/2010		Business (B1a), Industrial (B8)	N/A	N/A	West Berkshire Council
Arlington Business Park, Arlington Business Park, Reading, Berkshire, RG7 4SA	OutApp	29/10/2009		Business (B1a)	19509	Gross sq m	West Berkshire Council
Omega House, Enterprise Way, Thatcham, Berkshire, RG19 4AE	PPG	13/03/2009	18/05/2009	Business (B1a)	913	Gross sq m	West Berkshire Council

Omega House, Enterprise Way, Thatcham, Berkshire, RG19 4AE	PPG	13/03/2009	18/05/2009	Business (B1a)	913	Gross sq m	West Berkshire Council
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Retail Availability



Area: West Berkshire (2010 Districts and Council Areas)
Base: Great Britain

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EG PropertyLink

Data provided by EGPropertyLink - all live availability records are listed. The 20 most recent on the market are displayed, click on the filter arrows to view more. Use the listed URL to view more details of these properties.

Date	Postcode	Address	Type	Agents	Floorspace	Rental	Asking Price	URL
24/09/2012	RG7 5HR	Westminster HouseBath Road Padworth Theale RG7 5HR	For Sale, To Let	Parkinson Holt		£35000 PA		http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3419683
19/09/2012	RG14 1DJ	2-3 Northbrook Street South East Newbury RG14 1DJ	Investment	Jones Lang LaSalle				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3419244
14/09/2012	RG14 5NG		For Sale	Chancellors	135 sq m			http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3418893
12/09/2012	RG14 5LL		To Let	Quintons				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3417848
12/09/2012	RG14 5XB	Unit A1, Argents MereCyril Vokins Road NEWBURY RG14 5XB	To Let	Quintons				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3417849
04/09/2012	RG7 4PW	24-27 Youngs Industrial Estate READING RG7 4PW	To Let	Young (Aldermaston) Development s Ltd				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3416641
04/09/2012	rg7 4pw		To Let	Young (Aldermaston) Development s Ltd				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3416659
28/08/2012	RG8 7HY	Unit 7Reading Road Pangbourne RG8 7HY	To Let	Highmoor Cross				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3415299
13/08/2012	RG17 0NB		To Let	Quintons				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3413760
13/08/2012	RG17 0DN		To Let	Quintons				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3413778
13/08/2012	RG7 5LT	Field BarnBeenham Hill Beenham RG7 5LT	To Let	Quintons	222 - 527 sq m			http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3413751
03/07/2012	rg7 4pw	22-27 Youngs Industrial Estate Aldermaston READING rg7 4pw	To Let	Woodford and Company				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3406834
18/06/2012	RG14 1DJ	Parkway South East Newbury RG14 1DJ	To Let	Jones Lang LaSalle				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3401291
14/06/2012	RG7 2PQ	Unit 33 Easter ParkBenyon Road Silchester Reading RG7 2PQ	To Let	Chilvers Page				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3398228
21/05/2012	RG14 1DJ	Parkway South East Newbury RG14 1DJ	To Let	Jones Lang LaSalle				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3386809
16/05/2012	RG14 7EY		To Let	Quintons				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3393338
15/05/2012	RG17 0EG		To Let	Peter Brunsten Associates	32 sq m	£10750 PA		http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3393172
07/05/2012	RG14 5DT		To Let	Quintons				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3392214
01/05/2012	RG7 8DN	1 Hercules HouseCalleva Park Aldermaston Reading RG7 8DN	For Sale, To Let	Sharps Commercial				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3381488
01/05/2012	RG14 5PE	Brookway Trading EstateBrookway Newbury RG14 5PE	To Let	Sharps Commercial	97 - 231 sq m			http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3326071

01/05/2012 RG7 2AB

Unit 2, Brunel
HouseStation Road
Mortimer Reading To Let
RG7 2AB

Sharps
Commercial 157 - 157 sq m

<http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3326056>

Retail Deals Listing



Area: West Berkshire (2010 Districts and Council Areas)
Base: Great Britain

The 20 most recent deals for this area and sector are displayed below, click on the arrows on the date heading to show all the deals.

Date	Postcode	Address	Type	Lessee/ Purchaser	Total Space	Price (£)	Zone A Rent	Yield (%)
01/08/2012	RG14 5DY	Eight Bells Arcade, 4 Bartholomew Street, Newbury, Berkshire, RG14 5DY	Lease	Lessee: Private individual(s)	14.7715 Net sq m	N/A	£5400	N/A
20/07/2012	RG14 1AZ	6 Saddlers Court, Newbury, Berkshire, RG14 1AZ	Lease	N/A	139.353 Net sq m	N/A	N/A	N/A
11/07/2012	RG14 5LL	10 Bartholomew Street, Newbury, Berkshire, RG14 5LL	Lease	Lessee: Busby's Hair	130.063 Net sq m	N/A	£26500	N/A
01/07/2012	RG14 1AE	77 Northbrook Street, Newbury, Berkshire, RG14 1AE	Lease	Lessee: Greggs	91.6945 Net sq m	N/A	£46000	N/A
01/06/2012	RG14 5EE	83 Bartholomew Street, Newbury, Berkshire, RG14 5EE	Lease	N/A	56.5775 Net sq m	N/A	£11950	N/A
15/04/2012	RG18 4QL	4 Chapel Street, Thatcham, Berkshire, RG18 4QL	Lease	Lessee: Poshbags UK Limited	31 Net sq m	N/A	N/A	N/A
01/04/2012	RG19 3JA	7-8 The Broadway, Thatcham, Berkshire, RG19 3JA	Lease	N/A	73.6715 Net sq m	N/A	£17500	N/A
22/02/2012	RG7 3SG	56 Victoria Road, Reading, Berkshire, RG7 3SG	Sale	Purchaser: Private individual(s)	40.4125 Net sq m	£200000	N/A	N/A
09/02/2012	RG14 7BE	63b Bartholomew Street, Newbury, Berkshire, RG14 7BE	Lease	Lessee: Hair Off The Dog	58 Net sq m	N/A	£6000	N/A
23/01/2012	RG14 1AE	71 Northbrook Street, Newbury, Berkshire, RG14 1AE	Lease	Lessee: Parsons Bakery	28.4281 Net sq m	N/A	£27000	N/A
03/01/2012	RG14 1AE	85 Northbrook Street, Newbury, Berkshire, RG14 1AE	Lease	Lessee: Vodafone	269.417 Net sq m	N/A	£95000	N/A
15/10/2011	RG14 1AE	87-89 Northbrook Street, Newbury, Berkshire, RG14 1AE	Investment Sale	Lessee: WH Smith, Purchaser: Aspect Property Group Limited	1270.35 Net sq m	£3700000	£270000	6.8
01/10/2011	RG14 1AE	78 Northbrook Street, Newbury, Berkshire, RG14 1AE	Lease	Lessee: Crew Clothing	119.937 Net sq m	N/A	£65000	N/A
29/09/2011	RG14 1AL	5-6 Weavers Walk, Northbrook Street, Newbury, Berkshire, RG14 1AL	Lease	Lessee: Private individual(s)	N/A	N/A	N/A	N/A
15/07/2011	RG14 5QH	59 Bartholomew Street, Newbury, Berkshire, RG14 5QH	Lease	Lessee: Private individual(s)	48.1234 Net sq m	N/A	£9500	N/A
15/07/2011	RG14 5AA	11-13 Market Place, Newbury, Berkshire, RG14 5AA	Investment Sale	Lessee: Save The Children Fund, Purchaser: Private individual(s)	130.621 Net sq m	£495000	£50344	9.8
15/07/2011	RG14 1AE	62a Northbrook Street, Newbury, Berkshire, RG14 1AE	Lease	Lessee: Private individual(s)	97.7332 Net sq m	N/A	£45000	N/A
19/01/2011	RG17 0NF	25 High Street, Hungerford, Berkshire, RG17 0NF	Lease	Lessee: Plum Source	89.4649 Net sq m	N/A	£20000	N/A
15/11/2010	RG17 0DL	121 High Street, Hungerford, Berkshire, RG17 0DL	Sub-Letting	Lessee: M & P Cards Limited	209.123 Net sq m	N/A	£35000	N/A
28/09/2010	RG14 1BA	14 The Broadway, Newbury, Berkshire, RG14 1BA	Sale	Purchaser: Private Investor	134 Net sq m	N/A	N/A	N/A

Planning Applications - Retail



Area: West Berkshire (2010 Districts and Council Areas)

Base: Great Britain

Planning applications for this use type in this area. The most recent 20 are displayed, use the filter arrows to display more.

Address	Status	Application Date	Permission Date	Subsector	Proposed Size	Units	Planning Authority
Woodside Nursery, Priors Court Road, Thatcham, Berkshire, RG18 9TG	App	28/06/2012		Retail (A1)	N/A	N/A	West Berkshire Council
Land Off Faraday And, Kelvin Road, Newbury, Berkshire, RG14 2DB	OutApp	11/04/2012		Business (B1a), Retail (A1), Retail (A2), Hotels (C1), Retail (A3), Retail (A5), Residential (C3), Residential (C3), Business (B1c)	N/A	N/A	West Berkshire Council
Land North East Of Firlands Farm, Hollybush Lane, Reading, Berkshire, RG7 3JN	OutApp	22/02/2012		Residential (C3), Retail (A1), Retail (A3), Non-resi Institutional (D1), Residential (C3), Residential Institutional (C2)	3444	Gross sq m	West Berkshire Council
Land North East Of Firlands Farm, Hollybush Lane, Reading, Berkshire, RG7 3JN	OutApp	22/02/2012		Residential (C3), Retail (A1), Retail (A3), Non-resi Institutional (D1), Residential (C3), Residential Institutional (C2)	743	Gross sq m	West Berkshire Council
Land North East Of Firlands Farm, Hollybush Lane, Reading, Berkshire, RG7 3JN	OutApp	22/02/2012		Residential (C3), Retail (A1), Retail (A3), Non-resi Institutional (D1), Residential (C3), Residential Institutional (C2)	3444	Gross sq m	West Berkshire Council
Land North East Of Firlands Farm, Hollybush Lane, Reading, Berkshire, RG7 3JN	OutApp	22/02/2012		Residential (C3), Retail (A1), Retail (A3), Non-resi Institutional (D1), Residential (C3), Residential Institutional (C2)	743	Gross sq m	West Berkshire Council
Falcon Garage, Burghfield Road, Tadley, Hampshire, RG26 4QY	App	20/02/2012		Retail (A1), Business (B1c), Business (B1c)	460	Gross sq m	West Berkshire Council
Parkway Shopping Centre, 70-71 Northbrook Street, Newbury, Berkshire, RG14 1AY	PPG	14/10/2011	19/12/2011	Retail (A1)	566	Gross sq m	West Berkshire Council
Land Off Faraday And, Kelvin Road, Newbury, Berkshire, RG14 2DB	Ref	06/10/2011		Business (B1a), Retail (A1), Retail (A2), Hotels (C1), Retail (A3), Retail (A5), Business (B1c), Residential (C3), Residential (C3), General	N/A	N/A	West Berkshire Council
Pincent's Lane Retail Park, Pincent's Kiln, Reading, Berkshire, RG31 7SG	PPG	03/03/2011	02/08/2012	Retail (A1)	39332	Gross sq m	West Berkshire Council
Pincent's Lane Retail Park, Pincent's Kiln, Reading, Berkshire, RG31 7SG	PPG	15/02/2011	02/08/2012	Retail (A1)	47232	Net sq m	West Berkshire Council
Parkway, Parkway, Newbury, Berkshire, RG14 1EP	App	04/11/2010		Retail (A1)	2	Gross sq m	West Berkshire Council
Parkway, Parkway, Newbury, Berkshire, RG14 1EP	PPG	04/11/2010	09/03/2011	Retail (A1)	45982	Gross sq m	West Berkshire Council
London Road Retail Park (Newbury), London Road, Newbury, Berkshire, RG14 2BA	PPG	27/09/2010	15/06/2011	Retail (A1)	1693	Gross sq m	West Berkshire Council
London Road Retail Park (Newbury), London Road, Newbury, Berkshire, RG14 2BA	PPG	27/09/2010	15/06/2011	Retail (A1)	12512	Gross sq m	West Berkshire Council
New Greenham Park, Basingstoke Road, Thatcham, Berkshire, RG19 6HW	PPG	08/06/2010	01/09/2010	Retail (A1)	558	Gross sq m	West Berkshire Council
Newbury Retail Park, Pinchington Lane, Newbury, Berkshire, RG14 7HU	PPG	21/04/2010	16/06/2010	Retail (A1)	557	Gross sq m	West Berkshire Council
49 London Road, Newbury, Berkshire, RG14 1JN	PPG	11/09/2009	11/12/2009	Retail (A1), Hotels (C1)	239	Gross sq m	West Berkshire Council

Land Off, Pincents Lane, Reading, Berkshire, RG31 4UQ	OutRef	24/07/2009		Residential (C3), Non- resi Institutional (D1), Non-resi Institutional (D1), Hotels (C1), Assembly & Leisure (D2), Non-resi Institutional (D1), Retail (A3)	N/A	N/A	West Berkshire Council
11-15 Bartholomew Street, Newbury, Berkshire, RG14 5LL	PPG	24/11/2008	03/03/2009	Retail (A1), Business (B1a), Residential (C3)	881	Gross sq m	West Berkshire Council

Shopping Centre Details



Area: West Berkshire (2010 Districts and Council Areas)
Base: Great Britain

02/10/2012

Details from EGI's Shopping Centre Research. The Shopping Centre Research database contains information on purpose-built retail schemes - shopping centre, retail park, factory outlet, or shopping park. The database focuses on schemes of in excess of 50.

Address	Opening Date	Total Size (sq m)	Opening Hours	Anchor Tenants	Owner(s)
Parkway, Parkway, Newbury, Berkshire, RG14 1EP	27/10/2011	44128.6	N/A	Debenhams, H&M	Standard Life Investments Limited, West Berkshire Council
Pincents Lane Retail Park, Pincents Kiln, Reading, Berkshire, RG31 7SG	01/04/2000	7900.04	N/A	N/A	Hammerson, Ikea Limited, IKEA Properties Investments Limited
Newbury Retail Park, Pinchington Lane, Newbury, Berkshire, RG14 7HU	01/03/1997	17641.2	N/A	N/A	Dixons Retail Plc, Real Estate Properties Limited, Rivar Limited
London Road Retail Park (Newbury), London Road, Newbury, Berkshire, RG14 2BA	01/09/1988	10873	N/A	N/A	Alecta Pensionforsakring Omsesidigt
Kennet Shopping, Bartholomew Street, Newbury, Berkshire, RG14 5EN	01/12/1972	26983	Mon-Sat 09:00-18:00, Sun 11:00-17:00	N/A	Land Securities Group

Area: West Berkshire (2010 Districts and Council Areas)

Base: Great Britain

Data provided by EGPropertyLink - all live availability records are listed. The 20 most recent on the market are displayed, click on the filter arrows to view more. Use the listed URL to view more details of these properties.

Date	Postcode	Address	Type	Agents	Floorspace	Rental	Asking Price	URL
24/09/2012	RG7 5HR	Westminster HouseBath Road Padworth Theale RG7 5HR	For Sale, To Let	Parkinson Holt		£35000 PA		http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3419683
12/09/2012	RG17 0QP	Unit 6 Unit 61 Hungerford Trading Estate Hungerford RG17 0QP	To Let	London & Cambridge Properties Ltd (LCP)				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3418233
12/09/2012	RG14 5XB	Unit A1, Argents Mere Cyril Vokins Road NEWBURY RG14 5XB	To Let	Quintons				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3417849
04/09/2012	RG7 4PW	24-27 Youngs Industrial Estate READING RG7 4PW	To Let	Young (Aldermaston) Developments Ltd				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3416641
04/09/2012	rg7 4pw		To Let	Young (Aldermaston) Developments Ltd				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3416659
01/09/2012	RG19 6HN	Prologis Park New Greenham Park Newbury RG19 6HN	For Sale	Lambert Smith Hampton	2787 - 18581 sq m			http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3284975
01/09/2012	RG7 2PQ	Unit 45 Easter Park Benyon Road Aldermaston Reading RG7 2PQ	For Sale, To Let	Haslams				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3289729
01/09/2012	RG7 2PQ	Unit 43 Easter Park Benyon Road Aldermaston Reading RG7 2PQ	For Sale, To Let	Haslams				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3289730
01/09/2012	RG7 2PQ	Unit 37 Easter Park Benyon Road Reading RG7 2PQ	For Sale	Haslams				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3382811
01/09/2012	RG7 2PQ	Unit 23 Easter Park Benyon Road Reading RG7 2PQ	For Sale	Haslams	129 - 129 sq m			http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3382816
01/09/2012	RG7 2PQ	Unit 34 Easter Park Benyon Road Reading RG7 2PQ	For Sale, To Let	Haslams	117 - 117 sq m			http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3420150
01/09/2012	RG19 4ND	Craigard One Aylesford Way Thatcham RG19 4ND	For Sale, To Let	Haslams				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3406237
28/08/2012	RG8 7HY	Unit 7 Reading Road Pangbourne RG8 7HY	To Let	Highmoor Cross				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3415299
21/08/2012	RG19 4LP	Unit 6 Colthrop Lane THATCHAM RG19 4LP	To Let	Colliers International				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3264565
13/08/2012	RG7 5LT	Field Barn Beenham Hill Beenham RG7 5LT	To Let	Quintons	222 - 527 sq m			http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3413751
31/07/2012	RG14 5SS	Hambridge Road Newbury RG14 5SS	To Let	GVA	1394 - 4190 sq m			http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3371141
18/07/2012	RG30 3XN	Land at Weirside Reading RG30 3XN		GVA				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3362662
03/07/2012	rg7 4pw	22-27 Youngs Industrial Estate Aldermaston READING rg7 4pw	To Let	Woodford and Company				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3406834
18/06/2012	RG19 4ZA	Transigo (Unit 7) South East Thatcham RG19 4ZA	For Sale	Jones Lang LaSalle				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3401557

18/06/2012 RG7 5HR
Bath Road South
East Reading RG7
5HR

For Sale, To
Let Jones Lang
LaSalle

<http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3400986>

Industrial Deals Listing



Area: West Berkshire (2010 Districts and Council Areas)

Base: Great Britain

The 20 most recent deals for this area and sector are displayed below, click on the arrows on the date heading to show all the deals.

Date	Postcode	Address	Type	Lessee/ Purchaser	Total Space	Price (£)	Rental PSM	Yield (%)
03/09/2012	RG14 5EY	Ado House, Abex Road, Newbury, Berkshire, RG14 5EY	Sale	Purchaser: Apple Print Limited	610.925 Net sq m	£430000	N/A	N/A
17/05/2012	RG7 4BQ	Theale Commercial Estate, Ely Road, Reading, Berkshire, RG7 4BQ	Lease	Lessee: Findel Plc	463.304 Net sq m	N/A	£88.80	N/A
14/05/2012	RG14 5TR	Land At Plenty, Hambridge Road, Newbury, Berkshire, RG14 5TR	Investment Sale	Lessee: SPX International Limited, Purchaser: LaSalle Investment Management	9940.54 Net sq m	£4700000	N/A	N/A
01/04/2012	RG19 3RG	Green Lane Industrial Estate, Green Lane, Thatcham, Berkshire, RG19 3RG	Lease	N/A	92.9023 Net sq m	N/A	£64.58	N/A
01/04/2012	RG19 3RG	Green Lane Industrial Estate, Green Lane, Thatcham, Berkshire, RG19 3RG	Lease	N/A	92.9023 Net sq m	N/A	£64.58	N/A
15/01/2012	RG14 5PX	Kennetside, Bone Lane, Newbury, Berkshire, RG14 5PX	Lease	Lessee: Metal Improvement Company LLC	1871.24 Net sq m	N/A	£69.97	N/A
15/01/2012	RG14 5PX	Kennetside, Bone Lane, Newbury, Berkshire, RG14 5PX	Lease	Lessee: Kosnic UK Limited	325.158 Net sq m	N/A	£69.97	N/A
01/11/2011	RG14 5SQ	Mandarin Court, Hambridge Road, Newbury, Berkshire, RG14 5SQ	Sale	Purchaser: Private individual(s)	325.158 Net sq m	£290000	N/A	N/A
15/10/2011	RG7 4PQ	Youngs Industrial Estate, Paices Hill, Reading, Berkshire, RG7 4PQ	Lease	Lessee: Scott Associates Asset Management Limited	415.459 Net sq m	N/A	£71.37	N/A
01/10/2011	RG19 3RG	Green Lane Industrial Estate, Green Lane, Thatcham, Berkshire, RG19 3RG	Lease	Lessee: Scion Communications Limited	157.934 Net sq m	N/A	£80.73	N/A
15/09/2011	RG19 4NB	Colthrop Business Park, Colthrop Lane, Thatcham, Berkshire, RG19 4NB	Lease	Lessee: Burnt Common Nurseries Limited	0.505848 Hectares	N/A	£13.46	N/A
15/02/2011	RG19 4ND	G Park Thames Valley, Mill Lane, Aylesford Way, Thatcham, Berkshire, RG19 4ND	Sale	Purchaser: Harrods	23766.7 Net sq m	£20000000	N/A	N/A
21/01/2011	RG19 3RG	Green Lane Industrial Estate, Green Lane, Thatcham, Berkshire, RG19 3RG	Lease	Lessee: Awash Laundry Limited	92.9023 Net sq m	N/A	£80.73	N/A

15/04/2010	RG14 5TU	Warehouse Units, Hambridge Lane, Newbury, Berkshire, RG14 5TU	Lease	Lessee: Private Clients	1510.13 Net sq m	N/A	£27.15	N/A
15/01/2010	RG19 4NR	Thatcham Unit, Colthrop Lane, Thatcham, Berkshire, RG19 4NR	Investment Sale	Purchaser: Mayfair Capital Investment Management Limited	2827.48 Net sq m	£4380000	£96.01	8.82
01/01/2010	RG14 5SH	Venture House, Bone Lane, Newbury, Berkshire, RG14 5SH	Lease	Lessee: Private individual(s)	685.526 Net sq m	N/A	N/A	N/A
15/12/2009	RG19 6HN	New Greenham Park, Ministry Road, Greenham, Berkshire, RG19 6HN	Lease	N/A	317.075 Net sq m	N/A	£47.31	N/A
15/10/2009	RG19 4ER	8 Pipers Court, Berkshire Drive, Thatcham, Berkshire, RG19 4ER	Lease	N/A	312.152 Net sq m	N/A	£86.50	N/A
01/10/2009	RG19 6HN	New Greenham Park, Ministry Road, Greenham, Berkshire, RG19 6HN	Licence	Lessee: Wincanton plc	1.61871 Hectares	N/A	N/A	N/A
01/09/2009	RG14 5SH	Venture House, Bone Lane, Newbury, Berkshire, RG14 5SH	Lease	N/A	777.127 Net sq m	N/A	N/A	N/A

Planning Applications - Industrial



Area: West Berkshire (2010 Districts and Council Areas)

Base: Great Britain

Planning applications for this use type in this area. The most recent 20 are displayed, use the filter arrows to display more.

Address	Status	Application Date	Permission Date	Subsector	Proposed Size	Units	Planning Authority
New Greenham Park, Ministry Road, Greenham, Berkshire, RG19 6HN	PPG	26/03/2012	26/03/2012	Industrial (B2)	2584	Gross sq m	West Berkshire Council
Copyhold Farmhouse, Off Crabtree Lane, Thatcham, Berkshire, RG18 9DR	With	08/02/2012		Industrial (B2)	1046	Gross sq m	West Berkshire Council
Pipers Lane Industrial Estate, Industrial Units, Pipers Lane, Thatcham, Berkshire, RG19 4NA	PPG	07/02/2012	03/04/2012	Business (B1c), Industrial (B8)	3426	Gross sq m	West Berkshire Council
Batts Barn, Westridge Green, Reading, Berkshire, With RG8 9RJ	With	07/02/2012		Industrial (B8)	1515	Gross sq m	West Berkshire Council
Lowesden Works, Lambourn Woodlands, Hungerford, Berkshire, RG17 7RU	PPG	09/01/2012	05/03/2012	Industrial (B1/2/8)	N/A	N/A	West Berkshire Council
Old Kiln Quarry, Oxford Road, Thatcham, Berkshire, RG18 9XX	Ref	20/12/2011		Industrial (B2), Business (B1a)	16422	Gross sq m	West Berkshire Council
New Greenham Park, Ministry Road, Greenham, Berkshire, RG19 6HN	App	19/12/2011		Industrial (B8)	559	Gross sq m	West Berkshire Council
Lowesden Works, Lambourn Woodlands, Hungerford, Berkshire, RG17 7RU	OutRef	07/10/2011		Business (B1a), Industrial (B8)	2096	Gross sq m	West Berkshire Council
Charnham Lane Industrial Estate, Charnham Lane, Hungerford, Berkshire, RG17 0EY	PPG	28/09/2011	28/09/2011	Industrial (B2)	N/A	N/A	West Berkshire Council
Aerial Business Park, Membury, Hungerford, Berkshire, RG17 7RZ	PPG	11/07/2011	25/10/2011	Industrial (B2)	552	Gross sq m	West Berkshire Council
The Usherwood Centre, Station Road, Reading, Berkshire, RG7 4PZ	PPG	06/07/2011	22/02/2012	Industrial (B1/2/8), Business (B1a)	4952	Gross sq m	West Berkshire Council
New Greenham Park, Basingstoke Road, Thatcham, Berkshire, RG19 6HW	PPG	15/06/2011	30/09/2011	Industrial (B2), Industrial (B8), General	N/A	N/A	West Berkshire Council
High And Mighty, 11 Bone Lane, Newbury, Berkshire, RG14 5SH	PPG	04/03/2011	17/06/2011	Industrial (B2)	660	Gross sq m	West Berkshire Council
Mill Park, Mill Lane, Colthrop Lane, Thatcham, Berkshire, RG19 4LW	PPG	01/03/2011	07/04/2011	Industrial (B8)	2835	Gross sq m	West Berkshire Council

Land At Awe Aldermaston, Off A340, Reading, Berkshire, RG7 4PR	PPG	25/01/2011	27/04/2011	Industrial (B2)	9675	Gross sq m	West Berkshire Council
New Hayward Farm, New Hayward, Hungerford, Berkshire, RG17 0PZ	PPG	18/01/2011	07/06/2011	Industrial (B8)	520	Gross sq m	West Berkshire Council
New Greenham Park, Basingstoke Road, Thatcham, Berkshire, RG19 6HW	PPG	24/12/2010	11/02/2011	Industrial (B8)	838	Gross sq m	West Berkshire Council
Malpas Farm, North Street, Reading, Berkshire, RG7 5EU	PPG	23/11/2010	22/02/2011	Industrial (B8)	1586	Gross sq m	West Berkshire Council
Land At Junction Of, Faraday Road, Lonond Road, Newbury, Berkshire, RG14 2AD	Ref	08/10/2010		Business (B1c), Industrial (B2)	42	Gross sq m	West Berkshire Council
Lawrence Farm Equipment, Newbury Road, Thatcham, Berkshire, RG18 9TD	Ref	03/09/2010		Industrial (B8)	650	Gross sq m	West Berkshire Council

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Street	Town	Unit description	Unit size (sq)	Type of tenure	Use type	Sub use type	Grade of space	Date on market	Under offer?	Asking rent (£)	Asking price	Lease length	Lease	Agent details
Faraday Road	Newbury	Land & Buildings	232	Leasehold	Mixed Industrial - Industrial	Industrial	Second-hand Grade		No	£85.90	Not quoted	£19,928	Not quoted	Quintons Commercial Limited - Tel: 01635 551441
Faraday Road	Newbury	Ground and 1st	403	Leasehold	Mixed Industrial - Industrial	Industrial	Second-hand Grade		No	£62.11	Not quoted	£25,030	Not quoted	Quintons Commercial Limited - Tel: 01635 551441
Faraday Road	Newbury	Land & Buildings	553	Leasehold	Mixed Industrial - Industrial	Industrial	Second-hand Grade		No	£35.31	Not quoted	£19,524	Not quoted	Quintons Commercial Limited - Tel: 01635 551441
off Tumpike	Newbury	Unit 23	194	Leasehold	Mixed Industrial - Industrial	Industrial	Second-hand Grade		No	Not quoted	Not quoted	#VALUE!	Not quoted	Quintons Commercial Limited - Tel: 01635 551441
off Tumpike	Newbury	Unit 8	218	Leasehold	Mixed Industrial - Industrial	Industrial	Second-hand Grade		No	£75.56	Not quoted	£16,473	Not quoted	Richardson Commercial - Tel: 01635 584188
off Tumpike	Newbury	Unit 24	430	Leasehold	Mixed Industrial - Industrial	Industrial	Second-hand Grade		No	Not quoted	Not quoted	#VALUE!	Not quoted	Quintons Commercial Limited - Tel: 01635 551441
Bone Lane	Newbury	Internal Storage	185	Leasehold	Mixed Industrial - Industrial	Industrial	Second-hand Grade		No	£53.93	Not quoted	£9,977	Not quoted	Quintons Commercial Limited - Tel: 01635 551441
Bone Lane	Newbury	Warehouse	402	Leasehold	Mixed Industrial - Industrial	Industrial	Second-hand Grade		No	£32.29	Not quoted	£12,981	Not quoted	Quintons Commercial Limited - Tel: 01635 551441
Bone Lane	Newbury	Offices and Warehouse	2474	Freehold	Mixed Industrial - Industrial	Industrial	Second-hand Grade		No	Not quoted	£1,200,000	#VALUE!	Not quoted	Quintons Commercial Limited - Tel: 01635 551441
Kings Road	Newbury	Unit 1B1	102	Leasehold	General	Industrial (B2)	Second-hand Grade		No	£63.83	Not quoted	£6,511	Not quoted	Quintons Commercial Limited - Tel: 01635 551441
Kings Road	Newbury	Unit 4C	224	Leasehold	Mixed Industrial - Industrial	Industrial	Second-hand Grade		No	£26.80	Not quoted	£6,004	Not quoted	Quintons Commercial Limited - Tel: 01635 551441
Hambridge Lane	Newbury	Unit 4	231	Leasehold	Mixed Industrial - Industrial	Industrial	Second-hand Grade		No	£67.06	Not quoted	£15,491	Not quoted	Industrious Limited - Tel: 0800 731 7170, Deal
Hambridge Lane	Newbury	Unit 1	231	Leasehold	Mixed Industrial - Industrial	Industrial	Second-hand Grade		No	£66.20	Not quoted	£15,292	Not quoted	Sharps Commercial Limited - Tel: 0118 939 1600,
Bone Lane	Newbury	Building 2a	167	Leasehold	Storage and	Industrial (B8)	Second-hand Grade		No	£35.84	Not quoted	£5,986	Not quoted	Quintons Commercial Limited - Tel: 01635 551441
Bone Lane	Newbury	Warehouse	178	Leasehold	Mixed Industrial - Industrial	Industrial	Second-hand Grade	11/17/2011	No	£101.18	Not quoted	£18,010	Not quoted	Peter Brunnsden & Associates - Tel: 01635 255501
Bone Lane	Newbury	Unit L	694	Leasehold	Mixed Industrial - Industrial	Industrial	New - Refurb		No	£74.38	Not quoted	£51,619	Not quoted	CBRE - Tel: 023 8033 8811, Deal Varney
Hambridge Road	Newbury	Entire Building	4474	Leasehold or	Mixed Industrial - Industrial	Industrial	Second-hand Grade	04/15/2012	No	Not quoted	Not quoted	#VALUE!	Not quoted	Vail Williams LLP - Tel: 0118 909 7400
Hambridge Road	Newbury	Industrial Units	219	Leasehold or	Mixed Industrial - Industrial	Industrial	Second-hand Grade		No	£64.58	Not quoted	£14,144	Not quoted	Quintons Commercial Limited - Tel: 01635 551441
Hambridge Road	Newbury	Industrial Units	249	Leasehold or	Mixed Industrial - Industrial	Industrial	Second-hand Grade		No	£64.58	Not quoted	£16,081	Not quoted	Quintons Commercial Limited - Tel: 01635 551441
Hambridge Road	Newbury	Unit 15	1414	Leasehold or	Mixed Industrial - Industrial	Industrial	Second-hand Grade	10/23/2012	No	£64.58	Not quoted	£91,322	Not quoted	Quintons Commercial Limited - Tel: 01635 551441
Hambridge Road	Newbury	Open Storage Land	16187	Leasehold	Storage and	Industrial (B8)	Second-hand Grade	11/11/2010	No	£16.15	Not quoted	£261,355	Not quoted	Parkinson Holt - Tel: 0118 939 3333, Deal Varney
Hambridge Lane	Newbury	Unit 2	761	Leasehold	General	Industrial (B2) New - Refurb			No	Not quoted	Not quoted	#VALUE!	Not quoted	Deal Varney Commercial - Tel: 01635 550211,
Hambridge Lane	Newbury	Unit 8	943	Leasehold	General	Industrial (B2) New - Refurb			No	£70.18	Not quoted	£66,181	Not quoted	Deal Varney Commercial - Tel: 01635 550211,
Cyril Vokins	Newbury	Unit A1	370	Leasehold	Mixed Industrial - Industrial	Industrial	Second-hand Grade	08/11/2011	No	£32.40	Not quoted	£11,988	Not quoted	Parkinson Holt - Tel: 0118 939 3333, Quintons
Hambridge Road	Newbury	Warehouse	1457	Leasehold	Mixed Industrial - Industrial	Industrial	Second-hand Grade	01/25/2012	No	Not quoted	Not quoted	#VALUE!	Not quoted	Vail Williams LLP - Tel: 0118 909 7400
Canal View Road	Newbury	Warehouse	1457	Leasehold	Mixed Industrial - Industrial	Industrial	Second-hand Grade		No	£10.76	Not quoted	£15,683	Not quoted	Strutt & Parker - Tel: 020 7629 7282, Vail Williams
Greenham	Newbury	Entire Scheme	298858	Leasehold or	Mixed Industrial - Industrial	Industrial	Second-hand Grade		No	Not quoted	Not quoted	#VALUE!	Not quoted	Quintons Commercial Limited - Tel: 01635 551441
Smitham Bridge	Hungerford	Unit 6	1214	Leasehold	Mixed Industrial - Industrial	Industrial	Second-hand Grade		No	£57.16	Not quoted	£69,388	Not quoted	London & Cambridge Properties Limited - Tel: 020
Post Office Road	Hungerford	Unit 3	187	Leasehold	Mixed Industrial - Industrial	Industrial	Second-hand Grade	10/11/2011	No	£53.82	Not quoted	£10,064	Not quoted	Peter Brunnsden & Associates - Tel: 01635 255501
Post Office Road	Hungerford	Unit 7	339	Leasehold or	Mixed Industrial - Industrial	Industrial	Second-hand Grade		No	£46.39	£250,000	£15,727	Not quoted	Quintons Commercial Limited - Tel: 01635 551441
Stoney Lane	Thatcham	Storage building	204	Leasehold	Storage and	Industrial (B8)	Second-hand Grade		No	£37.67	Not quoted	£7,685	Not quoted	Richardson Commercial - Tel: 01635 584188
Red Shute Hill	Thatcham	Unit 1a	130	Leasehold	Mixed Industrial - Industrial	Industrial	Second-hand Grade		No	£76.86	Not quoted	£9,991	Not quoted	Peter Brunnsden & Associates - Tel: 01635 255501,
Red Shute Hill	Thatcham	Unit 6	494	Leasehold	Mixed Industrial - Industrial	Industrial	Second-hand Grade		No	£24.22	Not quoted	£11,964	Not quoted	Peter Brunnsden & Associates - Tel: 01635 255501,
Red Shute Hill	Thatcham	Unit 3	540	Leasehold	Mixed Industrial - Industrial	Industrial	New - Refurb		No	£53.82	Not quoted	£29,063	Not quoted	Peter Brunnsden & Associates - Tel: 01635 255501,
Red Shute Hill	Thatcham	Unit 1	556	Leasehold	Mixed Industrial - Industrial	Industrial	Second-hand Grade		No	£62.97	Not quoted	£35,011	Not quoted	Peter Brunnsden & Associates - Tel: 01635 255501,
Green Lane	Thatcham	Unit 1	392	Leasehold	Mixed Industrial - Industrial	Industrial	Second-hand Grade		No	£53.60	Not quoted	£21,013	Not quoted	Quintons Commercial Limited - Tel: 01635 551441
Berkshire Drive	Thatcham	Unit 5	172	Leasehold or	Mixed Industrial - Industrial	Industrial	Second-hand Grade		No	Not quoted	Not quoted	#VALUE!	Not quoted	Richardson Commercial - Tel: 01635 584188
Berkshire Drive	Thatcham	Unit 4	173	Leasehold or	Mixed Industrial - Industrial	Industrial	Second-hand Grade		No	Not quoted	Not quoted	#VALUE!	Not quoted	Richardson Commercial - Tel: 01635 584188
Berkshire Drive	Thatcham	Unit 6	202	Leasehold or	Mixed Industrial - Industrial	Industrial	Second-hand Grade		No	Not quoted	Not quoted	#VALUE!	Not quoted	Richardson Commercial - Tel: 01635 584188
Berkshire Drive	Thatcham	Unit 10	210	Leasehold or	Mixed Industrial - Industrial	Industrial	Second-hand Grade		No	Not quoted	Not quoted	#VALUE!	Not quoted	Richardson Commercial - Tel: 01635 584188
Berkshire Drive	Thatcham	Unit 9	233	Leasehold or	Mixed Industrial - Industrial	Industrial	Second-hand Grade		No	Not quoted	Not quoted	#VALUE!	Not quoted	Richardson Commercial - Tel: 01635 584188
Berkshire Drive	Thatcham	Unit 8	233	Leasehold or	Mixed Industrial - Industrial	Industrial	Second-hand Grade		No	Not quoted	Not quoted	#VALUE!	Not quoted	Richardson Commercial - Tel: 01635 584188
Berkshire Drive	Thatcham	Unit 3	279	Leasehold or	Mixed Industrial - Industrial	Industrial	Second-hand Grade		No	Not quoted	Not quoted	#VALUE!	Not quoted	Richardson Commercial - Tel: 01635 584188
Berkshire Drive	Thatcham	Unit 2	309	Leasehold or	Mixed Industrial - Industrial	Industrial	Second-hand Grade		No	Not quoted	Not quoted	#VALUE!	Not quoted	Richardson Commercial - Tel: 01635 584188
Berkshire Drive	Thatcham	Unit 1	309	Leasehold or	Mixed Industrial - Industrial	Industrial	Second-hand Grade		No	Not quoted	Not quoted	#VALUE!	Not quoted	Richardson Commercial - Tel: 01635 584188
Berkshire Drive	Thatcham	Unit 7	467	Leasehold or	Mixed Industrial - Industrial	Industrial	Second-hand Grade		No	Not quoted	Not quoted	#VALUE!	Not quoted	Richardson Commercial - Tel: 01635 584188
Colthrop Lane	Thatcham	Unit 6	2107	Leasehold	Mixed Industrial - Industrial	Industrial	Second-hand Grade		No	£42.52	Not quoted	£89,585	Not quoted	Colliers International - Tel: 020 7935 4499
Aylesford Way	Thatcham	Entire Building	5919	Leasehold or	Mixed Industrial - Industrial	Industrial	Second-hand Grade	07/03/2012	No	Not quoted	Not quoted	#VALUE!	Not quoted	Haslams Surveyors LLP - Tel: 0118 921 1500,
Pipers Way	Thatcham	Unit 9	357	Leasehold	Mixed Industrial - Industrial	Industrial	Second-hand Grade	11/01/2011	No	£67.20	Not quoted	£23,990	Not quoted	Sharps Commercial Limited - Tel: 0118 939 1600
Gables Way	Thatcham	Unit 7	646	Leasehold	Mixed Industrial - Industrial	Industrial	New - Refurb		No	Not quoted	Not quoted	#VALUE!	Not quoted	Jones Lang LaSalle - Tel: 020 7493 6040,
Gables Way	Thatcham	Unit 2	3582	Leasehold or	Mixed Industrial - Industrial	Industrial	New - Refurb		No	Not quoted	£3,190,000	#VALUE!	Not quoted	Jones Lang LaSalle - Tel: 020 7493 6040,
Gables Way	Thatcham	Unit 3	3590	Leasehold	Mixed Industrial - Industrial	Industrial	New - Refurb		No	Not quoted	Not quoted	#VALUE!	Not quoted	Jones Lang LaSalle - Tel: 020 7493 6040,
New Greenham	Thatcham	Unit 1	3413	Leasehold or	Mixed Industrial - Industrial	Industrial	Design & Build		No	Not quoted	Not quoted	#VALUE!	Not quoted	Dowley Turner Real Estate LLP - Tel: 020 3328
New Greenham	Thatcham	Unit 2	4471	Leasehold or	Mixed Industrial - Industrial	Industrial	Design & Build		No	Not quoted	Not quoted	#VALUE!	Not quoted	Dowley Turner Real Estate LLP - Tel: 020 3328
New Greenham	Thatcham	Unit 3	9289	Leasehold or	Mixed Industrial - Industrial	Industrial	Design & Build		No	Not quoted	Not quoted	#VALUE!	Not quoted	Lambert Smith Hampton - Tel: 0118 959 8855,
New Greenham	Thatcham	Unit 5	13935	Leasehold or	Mixed Industrial - Industrial	Industrial	Design & Build		No	Not quoted	Not quoted	#VALUE!	Not quoted	Lambert Smith Hampton - Tel: 0118 959 8855,
New Greenham	Thatcham	Unit 4	16420	Leasehold or	Mixed Industrial - Industrial	Industrial	Design & Build		No	Not quoted	Not quoted	#VALUE!	Not quoted	Dowley Turner Real Estate LLP - Tel: 020 3328
Basingstoke	Thatcham	Building 89E	110	Leasehold	Mixed Industrial - Industrial	Industrial	Second-hand Grade		No	£54.36	Not quoted	£5,979	Not quoted	Carter Jonas Lip - Tel: 01635 263000

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Street	Town	Unit description	Unit size (sq	Type of tenure	Use type	Sub use type	Grade of space	Date on market	Under offer?	Asking rent (£	Asking price	Lease length	Lease	Agent details
New Greenham	Thatcham	Various Opportunities	13471	Leasehold	Mixed Industrial -	Industrial	Design & Build		No	Not quoted	Not quoted	#VALUE!	Not quoted	Richardson Commercial - Tel: 01635 584188,
Bath Road	Newbury	Central Workshop	448	Leasehold	Mixed Industrial -	Industrial	Second-hand Grade		No	£53.82	Not quoted	£24,111	Not quoted	Quintons Commercial Limited - Tel: 01635 551441
Deacon Way	Reading	Unit 9	250	Leasehold	Mixed Industrial -	Industrial	Second-hand Grade	06/15/2012	No	£95.26	Not quoted	£23,815	7.5 years	Haslams Surveyors LLP - Tel: 0118 921 1500,
Deacon Way	Reading	Unit 15	818	Leasehold	Mixed Industrial -	Industrial	New - Refurb	01/23/2012	No	Not quoted	Not quoted	#VALUE!	Not quoted	Vail Williams LLP - Tel: 0118 909 7400, Sharps
Deacon Way	Reading	Unit C	2455	Leasehold	Mixed Industrial -	Industrial	Second-hand Grade	12/09/2011	No	£64.37	Not quoted	£158,025	10 years	Gerald Eve - Tel: 020 7493 3338
Station Road	Reading	Entire Building	967	Freehold	Mixed Industrial -	Industrial	Second-hand Grade		Yes	Not quoted	£3,500,000	#VALUE!	Not quoted	Bidwells Property Consultants Limited - Tel: 01865
Station Road	Reading	Unit D6	105	Leasehold or	Mixed Industrial -	Industrial	New - New Build		No	£129.38	£180,000	£13,585	Not quoted	Haslams Surveyors LLP - Tel: 0118 921 1500
Station Road	Reading	Unit D5	105	Leasehold or	Mixed Industrial -	Industrial	New - New Build		No	£129.38	£180,000	£13,585	Not quoted	Haslams Surveyors LLP - Tel: 0118 921 1500
Station Road	Reading	Unit B7	119	Leasehold	Mixed Industrial -	Industrial	New - New Build		No	£130.24	Not quoted	£15,499	Not quoted	Haslams Surveyors LLP - Tel: 0118 921 1500
Station Road	Reading	Unit B6	119	Leasehold	Mixed Industrial -	Industrial	New - New Build		No	£130.24	Not quoted	£15,499	Not quoted	Haslams Surveyors LLP - Tel: 0118 921 1500
Station Road	Reading	Unit D4	130	Leasehold or	Mixed Industrial -	Industrial	New - New Build		No	£130.89	£220,000	£17,016	Not quoted	Haslams Surveyors LLP - Tel: 0118 921 1500
Station Road	Reading	Unit B3	132	Leasehold	Mixed Industrial -	Industrial	New - New Build		No	£128.31	Not quoted	£16,937	Not quoted	Haslams Surveyors LLP - Tel: 0118 921 1500
Station Road	Reading	Unit B2	132	Leasehold	Mixed Industrial -	Industrial	New - New Build		No	£128.31	Not quoted	£16,937	Not quoted	Haslams Surveyors LLP - Tel: 0118 921 1500
Station Road	Reading	Unit B1	132	Leasehold	Mixed Industrial -	Industrial	New - New Build		No	£128.31	Not quoted	£16,937	Not quoted	Haslams Surveyors LLP - Tel: 0118 921 1500
Station Road	Reading	Unit D1	152	Leasehold or	Mixed Industrial -	Industrial	New - New Build		No	£129.17	£260,000	£19,634	Not quoted	Haslams Surveyors LLP - Tel: 0118 921 1500
Station Road	Reading	Unit C1	154	Leasehold	Mixed Industrial -	Industrial	New - New Build		No	£129.81	Not quoted	£19,991	Not quoted	Haslams Surveyors LLP - Tel: 0118 921 1500
Station Road	Reading	Unit B4	161	Leasehold	Mixed Industrial -	Industrial	New - New Build		No	£129.06	Not quoted	£20,779	Not quoted	Haslams Surveyors LLP - Tel: 0118 921 1500
Station Road	Reading	Unit D3	188	Leasehold or	Mixed Industrial -	Industrial	New - New Build		No	£130.57	£3,200,000	£24,547	Not quoted	Haslams Surveyors LLP - Tel: 0118 921 1500
Station Road	Reading	Unit B5	190	Leasehold	Mixed Industrial -	Industrial	New - New Build		No	£128.74	Not quoted	£24,460	Not quoted	Haslams Surveyors LLP - Tel: 0118 921 1500
Station Road	Reading	Unit D2	228	Leasehold or	Mixed Industrial -	Industrial	New - New Build		No	£131.54	£400,000	£29,990	Not quoted	Haslams Surveyors LLP - Tel: 0118 921 1500
Station Road	Reading	Unit A1	894	Leasehold	Mixed Industrial -	Industrial	New - New Build		No	£106.24	Not quoted	£94,979	Not quoted	Haslams Surveyors LLP - Tel: 0118 921 1500
Station Road	Reading	Unit A2	1436	Leasehold	Mixed Industrial -	Industrial	New - New Build		No	£105.81	Not quoted	£151,943	Not quoted	Haslams Surveyors LLP - Tel: 0118 921 1500
Station Road	Reading	Entire Scheme	4378	Leasehold or	Mixed Industrial -	Industrial	New - New Build	09/24/2012	No	Not quoted	Not quoted	#VALUE!	Not quoted	Haslams Surveyors LLP - Tel: 0118 921 1500
Ely Road	Reading	Unit 12a	1794	Leasehold	Mixed Industrial -	Industrial	Second-hand Grade	12/05/2011	No	Not quoted	Not quoted	#VALUE!	Not quoted	Sharps Commercial Limited - Tel: 0118 939 1600,
Exeter Way	Reading	New Aquitaine House	3885	Leasehold	Mixed Industrial -	Industrial	Second-hand Grade	01/31/2012	No	Not quoted	Not quoted	#VALUE!	Not quoted	Vail Williams LLP - Tel: 0118 909 7400
Paices Hill	Reading	Unit 23	176	Leasehold	Mixed Industrial -	Industrial	Second-hand Grade	09/04/2012	No	Not quoted	Not quoted	#VALUE!	Not quoted	Private individual(s)
Bath Road	Reading	Entire Building	300	Leasehold or	Mixed Industrial -	Industrial	Second-hand Grade	12/05/2011	No	£150.70	£1,100,000	£45,209	Not quoted	Sharps Commercial Limited - Tel: 0118 939 1600

* The maximum number of records returned in one spreadsheet cannot exceed 1,000 records. If you wish to receive more data then please contact .

* To sort these details please select the rows horizontally from the headings row downwards and then sort by heading

EGi -- Comparable Deals Data - Exported 28/11/2012

Transaction type	Street	Town	Deal date	Property type	Property sub type	Total space		Price	Yield %	Rental income		Lease		Incentives	Notes	Vendor/Lessor's agent
						Size	UoM			per annum	per sq	length (years)	Expiry date			
Lease	Green Lane	Thatcham	01/11/2012	Industrial / Distribution	General Industrial (B2)	106	Net sq m	Not quoted		£6,000	£64.58	5	01/11/2017			Quintons Commercial Limited
Lease	Green Lane	Thatcham	15/10/2012	Industrial / Distribution	General Industrial (B2)	145	Net sq m	Not quoted		£7,820	£53.82	3	15/10/2015			Quintons Commercial Limited
Lease	Hambridge Road	Newbury	15/09/2012	Industrial / Distribution	General Industrial (B2)	331	Net sq m	Not quoted		Not quoted			Undisclosed	Date on the market: 10/04/2012		Haslams Surveyors LLP
Sale	Abex Road	Newbury	03/09/2012	Industrial / Distribution	Mixed Industrial - B1, B2, B8	611	Net sq m	£430,000		Not quoted			Undisclosed			Quintons Commercial Limited
Investment Sale	Bone Lane	Newbury	31/08/2012	Industrial / Distribution	Industrial Park (B1/2/8)	3,264	Net sq m	Not quoted	8.80	£230,000		12	31/08/2024	This property was sold with the		Mason Philips Limited
Sale	Colthrop Lane	Thatcham	01/08/2012	Industrial / Distribution	General Industrial (B2)	681	Net sq m	£275,000		Not quoted			Undisclosed	Freehold price £275,000.		Chilvers Page
Lease	Gresham Way	Reading	27/06/2012	Industrial / Distribution	Industrial Park (B1/2/8)	211	Net sq m	Not quoted		£18,752	£88.80	3	27/06/2015			Hicks Baker
Lease	Ely Road	Reading	17/05/2012	Industrial / Distribution	General Industrial (B2)	463	Net sq m	Not quoted		£41,143	£88.80		Undisclosed			Campbell Gordon
Investment Sale	Hambridge Road	Newbury	14/05/2012	Industrial / Distribution	Mixed Industrial - B1, B2 (B1/2),	29,365	Net sq m	£4,700,000		£500,000			Undisclosed	The site also has a 4.8 acre site with		Parkinson Holt
Lease	Bone Lane	Newbury	15/01/2012	Industrial / Distribution	General Industrial (B2)	325	Net sq m	Not quoted		£22,750	£69.97	10	15/01/2022			Richardson Commercial
Lease	Bone Lane	Newbury	15/01/2012	Industrial / Distribution	General Industrial (B2)	1,871	Net sq m	Not quoted		£130,923	£69.97	10	15/01/2022			Richardson Commercial
Lease	Ampere Road	Newbury	01/01/2012	Industrial / Distribution	Industrial Park (B1/2/8)	219	Net sq m	Not quoted		Not quoted		7	01/01/2019			Sharps Commercial Limited
Sale	Hambridge Road	Newbury	01/11/2011	Industrial / Distribution	General Industrial (B2)	325	Net sq m	£290,000		Not quoted			Undisclosed			Quintons Commercial Limited
Lease	Paices Hill	Reading	15/10/2011	Industrial / Distribution	Storage and Distribution (B8)	415	Net sq m	Not quoted		£29,649	£71.37		Undisclosed			Quintons Commercial Limited
Lease	Green Lane	Thatcham	01/10/2011	Industrial / Distribution	General Industrial (B2)	158	Net sq m	Not quoted		£12,750	£80.73		Undisclosed			Quintons Commercial Limited
Lease	Arrowhead Road	Reading	01/10/2011	Industrial / Distribution	Industrial Park (B1/2/8)	539	Net sq m	Not quoted		£29,025	£53.82	10	01/10/2021			Parkinson Holt
Lease	Colthrop Lane	Thatcham	15/09/2011	Industrial / Distribution	Storage and Distribution (B8)	5,058	Net sq m	Not quoted		£68,750	£13.46	10	15/09/2021	The tenant has permission to sub-let		Parkinson Holt
Lease	Gables Way	Thatcham	18/07/2011	Industrial / Distribution	Industrial Park (B1/2/8)	1,813	Net sq m	Not quoted		£146,325	£80.73	10	17/07/2021	12 months rent free		Richardson Commercial
Lease	Gresham Way	Reading	01/06/2011	Industrial / Distribution	General Industrial (B2)	266	Net sq m	Not quoted		Not quoted			Undisclosed			Vail Williams LLP
Lease	Hambridge Lane	Newbury	01/05/2011	Industrial / Distribution	Industrial Park (B1/2/8)	103	Net sq m	Not quoted		Not quoted			Undisclosed			Vail Williams LLP
Lease	Gables Way	Thatcham	04/03/2011	Industrial / Distribution	Industrial Park (B1/2/8)	985	Net sq m	Not quoted		£85,000	£86.33	10	03/03/2021	12 months rent free	Rent rise from £75,000 in years 1-3	Richardson Commercial
Sale	Mill Lane	Thatcham	15/02/2011	Industrial / Distribution	Storage and Distribution (B8)	23,767	Net sq m	£20,000,000		Not quoted			Undisclosed			CBRE
Lease	Hambridge Lane	Newbury	05/01/2011	Industrial / Distribution	Industrial Park (B1/2/8)	196	Net sq m	Not quoted		Not quoted			Undisclosed			Vail Williams LLP
Lease	Gables Way	Thatcham	08/10/2010	Industrial / Distribution	Industrial Park (B1/2/8)	2,127	Net sq m	Not quoted		£183,152	£86.11	5	07/10/2015	Boori UK are relocating from smaller		Richardson Commercial
Lease	Deacon Way	Reading	01/09/2010	Industrial / Distribution	General Industrial (B2)	818	Net sq m	Not quoted		Not quoted			Undisclosed			Vail Williams LLP
Lease	Deacon Way	Reading	15/06/2010	Industrial / Distribution	Industrial Park (B1/2/8)	266	Net sq m	Not quoted		Not quoted			Undisclosed			Cushman & Wakefield
Lease	Ministry Road	Greenham	15/06/2010	Industrial / Distribution	Industrial Park (B1/2/8)	12,505	Net sq m	Not quoted		Not quoted			Undisclosed			Lambert Smith Hampton
Lease	Hambridge Lane	Newbury	15/04/2010	Industrial / Distribution	Storage and Distribution (B8)	1,510	Net sq m	Not quoted		£41,000	£27.15		Undisclosed			Deal Varney Commercial
Lease	Bone Lane	Newbury	15/03/2010	Industrial / Distribution	Industrial Park (B1/2/8)	284	Net sq m	Not quoted		£20,000		3	15/03/2013			Richardson Commercial
Lease	Bone Lane	Newbury	15/03/2010	Industrial / Distribution	Industrial Park (B1/2/8)	258	Net sq m	Not quoted		£18,000		10	15/03/2020			Richardson Commercial
Sale	Post Office Road	Hungerford	15/03/2010	Industrial / Distribution	Industrial Park (B1/2/8)	186	Net sq m	£115,000		Not quoted			Undisclosed			Brunsdon Associates
Investment Sale	Colthrop Lane	Thatcham	15/01/2010	Office, Industrial /	Office (B1a), General Industrial	4,151	Net sq m	£4,380,000	8.82	£394,066	£96.01	5	16/04/2015			Jones Lang LaSalle (Previously
Lease	Bone Lane	Newbury	01/01/2010	Industrial / Distribution	Storage and Distribution (B8)	686	Net sq m	Not quoted		Not quoted			Undisclosed			CBRE
Lease	Ministry Road	Greenham	15/12/2009	Industrial / Distribution	General Industrial (B2)	317	Net sq m	Not quoted		£15,000	£47.31		Undisclosed			Carter Jonas Lip
Lease	Arlington	Reading	17/11/2009	Industrial / Distribution	Industrial Park (B1/2/8)	364	Net sq m	Not quoted		£22,000	£60.39	5	17/11/2014	Rent to rise to £24,000 pa.		Brasier Freeth
Lease	Berkshire Drive	Thatcham	15/10/2009	Industrial / Distribution	General Industrial (B2)	312	Net sq m	Not quoted		£27,000	£86.50		Undisclosed			Deal Varney Commercial
Licence	Ministry Road	Greenham	01/10/2009	Industrial / Distribution	Storage and Distribution (B8)	16,187	Net sq m	Not quoted		Not quoted		1	22/12/2010			Cushman & Wakefield
Sale	Deacon Way	Reading	24/09/2009	Industrial / Distribution	General Industrial (B2)	429	Net sq m	Not quoted		Not quoted			Undisclosed			Cushman & Wakefield
Lease	Bone Lane	Newbury	01/09/2009	Industrial / Distribution	General Industrial (B2)	777	Net sq m	Not quoted		Not quoted			Undisclosed			CBRE
Lease	Ermin Street	Hungerford	01/06/2009	Industrial / Distribution	Industrial Park (B1/2/8)	103	Net sq m	Not quoted		£12,155	#		Undisclosed			Brunsdon Associates
Lease	Gables Way	Thatcham	19/05/2009	Industrial / Distribution	Industrial Park (B1/2/8)	777	Net sq m	Not quoted		£66,872	£86.11	10	18/05/2019			
Lease	Arrowhead Road	Reading	15/01/2009	Industrial / Distribution	General Industrial (B2)	11,012	Net sq m	Not quoted		£1,037,208	£94.19	5	15/01/2014			Lambert Smith Hampton
Lease	Arrowhead Road	Reading	15/01/2009	Industrial / Distribution	General Industrial (B2)	4,181	Net sq m	Not quoted		Not quoted			Undisclosed			CBRE
Sale	Express Way	Newbury	15/11/2008	Industrial / Distribution	General Industrial (B2)	161	Net sq m	£210,000		Not quoted			Undisclosed			Brunsdon Associates
Sale	Smitham Bridge	Hungerford	15/10/2008	Industrial / Distribution	General Industrial (B2)	668	Net sq m	£367,500		Not quoted			Undisclosed			Lambert Smith Hampton
Lease	Ermin Street	Hungerford	05/10/2008	Industrial / Distribution	General Industrial (B2)	116	Net sq m	Not quoted		£8,700	£75.22		Undisclosed			Brunsdon Associates
Lease	Bone Lane	Newbury	29/09/2008	Industrial / Distribution	General Industrial (B2)	1,858	Net sq m	Not quoted		Not quoted			Undisclosed			Harris Lamb
Investment Sale	Colthrop Lane	Thatcham	15/08/2008	Industrial / Distribution	General Industrial (B2)	523	Net sq m	£1,030,000	7.81	£85,000	#	4	15/03/2012			Jones Lang LaSalle (Previously
Lease	Gables Way	Thatcham	16/06/2008	Industrial / Distribution	Industrial Park (B1/2/8)	901	Net sq m	Not quoted		£80,198	£89.02	15	15/06/2023			
Lease	Deacon Way	Reading	15/05/2008	Industrial / Distribution	Industrial Park (B1/2/8)	312	Net sq m	Not quoted		Not quoted			Undisclosed			Haslams Surveyors LLP
Lease	Deacon Way	Reading	15/05/2008	Industrial / Distribution	Industrial Park (B1/2/8)	366	Net sq m	Not quoted		Not quoted			Undisclosed			Haslams Surveyors LLP
Sale	Deacon Way	Reading	15/05/2008	Industrial / Distribution	Industrial Park (B1/2/8)	300	Net sq m	Not quoted		Not quoted			Undisclosed			Haslams Surveyors LLP
Lease	Station Road	Reading	31/03/2008	Industrial / Distribution	General Industrial (B2)	166	Net sq m	Not quoted		£20,994	#		Undisclosed			Fryer Holt (Not Trading)
Investment Sale	Station Road	Reading	15/02/2008	Industrial / Distribution	General Industrial (B2)	252	Net sq m	£370,000		Not quoted			Undisclosed	This property has a mezzanine.		Fryer Holt (Not Trading)
Lease	Ampere Road	Newbury	22/01/2008	Industrial / Distribution	Industrial Park (B1/2/8)	161	Net sq m	Not quoted		£14,300	£88.92	3	22/01/2011			Drewatt Neate (now trading as
Lease	Bone Lane	Newbury	15/01/2008	Industrial / Distribution	General Industrial (B2)	557	Net sq m	Not quoted		£38,169	£68.57	10	15/01/2018			Deal Varney Commercial

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EGi -- Comparable Deals Data

Street	Town	Deal Date	Property Type	Property Sub Type	Transaction Type	Total Space Value	UoM	Price	Yield %	Rental Income per annum	per sq m	Lease Length	Expiry Date	Vendor/Lessor's Agent	Notes
Green Lane	Thatcham	01/11/2012	Industrial	(B1/B2/B8)	Lease	106	Gross sq m	0	0.00	6,000	65	5.00	01/11/2017	Quintons Commercial Limited	
Green Lane	Thatcham	15/10/2012	Industrial	(B1/B2/B8)	Lease	145	Gross sq m	0	0.00	7,820	54	3.00	15/10/2015	Quintons Commercial Limited	
Benyon Road	Reading	01/10/2012	Industrial	(B2)	Lease	116	Gross sq m	0	0.00	11,500	99	3.00	01/10/2015	Haslams Surveyors LLP, Woodford &	Date on the market: 21/03/2012
Hambridge Road	Newbury	15/09/2012	Industrial	(B1/B2/B8)	Lease	331	Gross sq m	0	0.00	0	0	0.00		Haslams Surveyors LLP, Richardson	Date on the market: 10/04/2012
Abex Road	Newbury	03/09/2012	Industrial	(B1/B2/B8)	Sale	611	Gross sq m	430,000	0.00	0	0	0.00		Quintons Commercial Limited	
Bone Lane	Newbury	31/08/2012	Industrial	(B2)	Investment	3,264	Gross sq m	0	8.80	230,000	0	12.00	31/08/2024	Mason Philips Limited, Jones Lang	This property was sold with the Greens Health & Fitness Club at
Colthrop Lane	Thatcham	01/08/2012	Industrial	(B1/B2/B8)	Sale	681	Gross sq m	275,000	0.00	0	0	0.00		Quintons Commercial Limited, Chilvers	Freehold price £275,000. Date on the market: 21/05/2012
Benyon Road	Reading	31/05/2012	Industrial	(B2)	Lease	324	Gross sq m	0	0.00	0	0	0.00		Haslams Surveyors LLP, Woodford &	
Ely Road	Reading	17/05/2012	Industrial	(B1/B2/B8)	Lease	463	Gross sq m	0	0.00	41,143	89	0.00		Campbell Gordon, Sharps Commercial	
Station Road	Reading	15/05/2012	Industrial	(B1c) Light	Lease	115	Gross sq m	0	0.00	12,500	109	3.00	15/05/2015	Haslams Surveyors LLP	Date on the market: 05/04/2012
Hambridge Road	Newbury	14/05/2012	Industrial	(B1/B2/B8)	Investment	9,941	Gross sq m	4,700,000	0.00	500,000	0	0.00		Deal Varney Commercial, Parkinson	The site also has a 4.8 acre site with planning consent for a further 93,300
Pipers Lane	Thatcham	04/05/2012	Industrial	(B2)	Lease	498	Gross sq m	0	0.00	34,827	70	0.00		Hicks Baker	
Benyon Road	Reading	24/01/2012	Industrial	(B2)	Sale	161	Gross sq m	0	0.00	0	0	0.00		Haslams Surveyors LLP, Woodford &	
Bone Lane	Newbury	15/01/2012	Industrial	(B1/B2/B8)	Lease	325	Gross sq m	0	0.00	22,750	70	10.00	15/01/2022	Deal Varney Commercial, Richardson	
Bone Lane	Newbury	15/01/2012	Industrial	(B1/B2/B8)	Lease	1,871	Gross sq m	0	0.00	130,923	70	10.00	15/01/2022	Richardson Commercial	
Ampere Road	Newbury	01/01/2012	Industrial	(B2)	Lease	219	Gross sq m	0	0.00	0	0	7.00	01/01/2019	Deal Varney Commercial, Sharps	
Benyon Road	Reading	25/11/2011	Industrial	(B2)	Lease	1,047	Gross sq m	0	0.00	90,176	86	5.00	25/11/2016	Haslams Surveyors LLP, Woodford &	
Benyon Road	Reading	21/11/2011	Industrial	(B2)	Lease	895	Gross sq m	0	0.00	77,096	86	6.00	21/05/2017	Haslams Surveyors LLP, Woodford &	
Hambridge Road	Newbury	01/11/2011	Industrial	(B1/B2/B8)	Sale	325	Gross sq m	290,000	0.00	0	0	0.00		Quintons Commercial Limited	
Paices Hill	Reading	15/10/2011	Industrial	(B8)	Lease	415	Gross sq m	0	0.00	29,649	71	0.00		Quintons Commercial Limited	
Arrowhead Road	Reading	01/10/2011	Industrial	(B2)	Lease	539	Gross sq m	0	0.00	29,025	54	10.00	01/10/2021	Parkinson Holt	
Green Lane	Thatcham	01/10/2011	Industrial	(B1/B2/B8)	Lease	158	Gross sq m	0	0.00	12,750	81	0.00		Quintons Commercial Limited	
Gables Way	Thatcham	18/07/2011	Industrial	(B2)	Lease	1,813	Gross sq m	0	0.00	146,325	81	10.00	17/07/2021	Jones Lang LaSalle, Richardson	
Benyon Road	Reading	04/07/2011	Industrial	(B2)	Lease	218	Gross sq m	0	0.00	0	0	0.00		Haslams Surveyors LLP	
Brookway,	Newbury	01/05/2011	Industrial	(B2)	Lease	103	Gross sq m	0	0.00	0	0	0.00		Vail Williams LLP	
Gables Way	Thatcham	04/03/2011	Industrial	(B2)	Lease	985	Gross sq m	0	0.00	85,000	86	10.00	03/03/2021	Jones Lang LaSalle, Richardson	Rent rise from £75,000 in years 1-3 and 12 months rent free.
Mill Lane, Aylesford	Thatcham	15/02/2011	Industrial	(B8)	Sale	23,767	Gross sq m	20,000,000	0.00	0	0	0.00		CBRE, Dowley Turner Real Estate LLP	
Benyon Road	Reading	14/02/2011	Industrial	(B2)	Lease	218	Gross sq m	0	0.00	0	0	10.00	22/02/2021	Haslams Surveyors LLP, Woodford &	Lessee is trading as Green Technologies.
Brookway,	Newbury	05/01/2011	Industrial	(B2)	Lease	196	Gross sq m	0	0.00	0	0	0.00		Vail Williams LLP	
Gables Way	Thatcham	08/10/2010	Industrial	(B2)	Lease	2,127	Gross sq m	0	0.00	183,152	86	5.00	07/10/2015	Jones Lang LaSalle, Richardson	Boori UK are relocating from smaller premises on the site and will be
Benyon Road	Reading	10/09/2010	Industrial,	(B1a)	Lease	5,574	Gross sq m	0	0.00	0	78	15.00	10/09/2025	Haslams Surveyors LLP, Jones Lang	The rent is stepped, rising to £5.75 per sq ft in the fourth and fifth year
Benyon Road	Reading	21/04/2010	Industrial	(B2)	Sale	390	Gross sq m	440,000	0.00	0	0	0.00		Haslams Surveyors LLP, Woodford &	
Hambridge Lane	Newbury	15/04/2010	Industrial	(B8)	Lease	1,510	Gross sq m	0	0.00	41,000	27	0.00		Deal Varney Commercial	
Post Office Road	Hungerford	15/03/2010	Industrial	(B2)	Sale	186	Gross sq m	115,000	0.00	0	0	0.00		Brunsdon Associates	
Bone Lane	Newbury	15/03/2010	Industrial	(B2)	Lease	258	Gross sq m	0	0.00	18,000	0	10.00	15/03/2020	Deal Varney Commercial, Richardson	
Bone Lane	Newbury	15/03/2010	Industrial	(B2)	Lease	284	Gross sq m	0	0.00	20,000	0	3.00	15/03/2013	Deal Varney Commercial, Richardson	
Colthrop Lane	Thatcham	15/01/2010	Industrial,	(B1/B2/B8)	Investment	2,827	Gross sq m	4,380,000	8.82	394,066	96	5.00	16/04/2015	Jones Lang LaSalle (Previously King	
Benyon Road	Reading	06/01/2010	Industrial	(B2)	Lease	219	Gross sq m	0	0.00	0	0	0.00			
Benyon Road	Reading	06/01/2010	Industrial	(B2)	Lease	129	Gross sq m	0	0.00	0	0	0.00			
Benyon Road	Reading	06/01/2010	Industrial	(B2)	Lease	258	Gross sq m	0	0.00	0	0	0.00			
Bone Lane	Newbury	01/01/2010	Industrial	(B8)	Lease	686	Gross sq m	0	0.00	0	0	0.00		CBRE, Deal Varney Commercial	
Ministry Road	Greenham	15/12/2009	Industrial	(B1/B2/B8)	Lease	317	Gross sq m	0	0.00	15,000	47	0.00		Carter Jonas Llp	
Arlington Business	Reading	17/11/2009	Industrial	(B2)	Lease	364	Gross sq m	0	0.00	22,000	60	5.00	17/11/2014	Brasier Freeth	Rent to rise to £24,000 pa.
Pipers Court,	Thatcham	15/10/2009	Industrial	(B1/B2/B8)	Lease	312	Gross sq m	0	0.00	27,000	87	0.00		Deal Varney Commercial	
Benyon Road	Reading	14/09/2009	Industrial	(B2)	Sale	437	Gross sq m	0	0.00	0	0	0.00			
Benyon Road	Reading	14/09/2009	Industrial	(B2)	Lease	391	Gross sq m	0	0.00	0	0	0.00			The lessee is trading as "Bonfire".
Benyon Road	Reading	14/09/2009	Industrial	(B2)	Sale	116	Gross sq m	0	0.00	0	0	0.00			
Benyon Road	Reading	14/09/2009	Industrial	(B2)	Sale	115	Gross sq m	0	0.00	0	0	0.00			
Bone Lane	Newbury	01/09/2009	Industrial	(B1/B2/B8)	Lease	777	Gross sq m	0	0.00	0	0	0.00		CBRE, Deal Varney Commercial	
Benyon Road	Reading	28/07/2009	Industrial	(B2)	Lease	669	Gross sq m	0	0.00	0	0	0.00			
Benyon Road	Reading	27/07/2009	Industrial	(B2)	Sale	116	Gross sq m	0	0.00	0	0	0.00			
Benyon Road	Reading	06/07/2009	Industrial	(B2)	Lease	112	Gross sq m	0	0.00	0	0	0.00			

* For all enquiries please contact EGi Client Support (client.services@estatesgazette.com).

Benyon Road	Reading	06/07/2009	Industrial (B2)	Lease	162	Gross sq m	0	0.00	0	0	0.00	
Benyon Road	Reading	22/06/2009	Industrial (B2)	Lease	1,068	Gross sq m	0	0.00	0	0	0.00	
Ermin Street,	Hungerford	01/06/2009	Industrial (B2)	Lease	103	Gross sq m	0	0.00	12,155	118	0.00	Brunsdens Associates
Gables Way	Thatcham	19/05/2009	Industrial (B2)	Lease	777	Gross sq m	0	0.00	66,872	86	10.00	18/05/2019
Benyon Road	Reading	29/04/2009	Industrial (B2)	Lease	162	Gross sq m	0	0.00	0	0	0.00	
Benyon Road	Reading	04/03/2009	Industrial (B2)	Lease	161	Gross sq m	0	0.00	0	0	0.00	
Arrowhead Road	Reading	15/01/2009	Industrial (B1/B2/B8)	Lease	4,181	Gross sq m	0	0.00	0	0	0.00	CBRE
Arrowhead Road	Reading	15/01/2009	Industrial (B1/B2/B8)	Lease	11,012	Gross sq m	0	0.00	1,037,208	94	5.00	15/01/2014
Express Way	Newbury	15/11/2008	Industrial (B1/B2/B8)	Sale	161	Gross sq m	210,000	0.00	0	0	0.00	Brunsdens Associates
Smitham Bridge	Hungerford	15/10/2008	Industrial (B1/B2/B8)	Sale	668	Gross sq m	367,500	0.00	0	0	0.00	Lambert Smith Hampton
Ermin Street,	Hungerford	05/10/2008	Industrial (B1/B2/B8)	Lease	116	Gross sq m	0	0.00	8,700	75	0.00	Brunsdens Associates
Bone Lane	Newbury	29/09/2008	Industrial (B1/B2/B8)	Lease	1,858	Gross sq m	0	0.00	0	0	0.00	Harris Lamb
Colthrop Lane	Thatcham	15/08/2008	Industrial (B1/B2/B8)	Investment	523	Gross sq m	1,030,000	7.81	85,000	162	5.00	15/03/2012
Gables Way	Thatcham	16/06/2008	Industrial (B2)	Lease	901	Gross sq m	0	0.00	80,198	89	15.00	15/06/2023
Station Road	Reading	31/03/2008	Industrial (B1/B2/B8)	Lease	208	Gross sq m	0	0.00	20,994	101	0.00	Fryer Holt (Not Trading)
Station Road	Reading	15/02/2008	Industrial (B1/B2/B8)	Investment	252	Gross sq m	370,000	0.00	0	0	0.00	Fryer Holt (Not Trading)
Ampere Road	Newbury	22/01/2008	Industrial (B2)	Lease	161	Gross sq m	0	0.00	14,300	89	3.00	22/01/2011
Bone Lane	Newbury	15/01/2008	Industrial (B1/B2/B8)	Lease	557	Gross sq m	0	0.00	38,169	69	10.00	15/01/2018
												Deal Varney Commercial

EGi -- Comparable Deals Data

Transa type	Street	Town	Deal date	Property type	Property sub type	Total space Size	UoM	Price	Yield %	Rental income per annum	per sq	Rent review	Lease length (years)	Expiry date	Notes	Vendor/Lessor's agent
Sale	Templeton Road	Hungerford	01/11/2005	Leisure, Land	Sports & Health Club (D2),	673,757	Net sq m	Not quoted		Not quoted				Undisclosed	The vendor is planning to redevelop	
Sale	Northcroft Lane	Newbury	20/01/1999	Leisure	General Leisure (D2)	281	Net sq m	£150,000		Not quoted				Undisclosed		Dreweatt Neate (now trading as

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EGi -- Comparable Deals Data

Street	Town	Deal Date	Property Type	Property Sub Type	Transaction Type	Total Space Value	UoM	Price	Yield %	Rental Income per annum	per sq m	Lease Length	Expiry Date	Vendor/Lessor's Agent	Notes
Pinchington Lane	Newbury	13/01/2010	Leisure	(A3) Food	Lease	167	Gross sq m	0	0.00	0	0	10.00	13/01/2020		
Market Place	Newbury	26/08/2008	Leisure	(A3) Food	Lease	325	Gross sq m	0	0.00	0	0	0.00		Davis Coffey Lyons	

EGi Availability Report - Exported 27/11/2012

Street	Town	Unit description	Unit size	Type of tenure	Use type	Sub use type	Grade of space	Date on market	Under	Asking rent (£ psm)	Asking price	Lease length	Lease expiry	Agent details
Northbrook	Newbury	Ground and 1st	190	Leasehold	General Retail	Retail (A1)	Second-hand (Retail)	12/23/2011	No	Not quoted	Not quoted	Not quoted	Not quoted	BNP Paribas Real Estate - Tel: 020 7338 4000
Northbrook	Newbury	Entire Building	416	Leasehold	General Retail	Retail (A1)	Second-hand (Retail)	10/18/2012	No	Not quoted	Not quoted	Not quoted	Not quoted	Montagu Evans - Tel: 020 7493 4002, Smith Price -
Northbrook	Newbury	Entire Building	107	Leasehold	General Retail	Retail (A1)	Second-hand (Retail)		No	Not quoted	Not quoted	Not quoted	Not quoted	Deal Varney Commercial - Tel: 01635 550211
The Broadway	Newbury	Ground	198	Leasehold	Financial &	Retail (A2)	Second-hand (Retail)		No	Not quoted	Not quoted	Not quoted	Not quoted	Quintons Commercial Limited - Tel: 01635 551441
Northbrook	Newbury	Ground	149	Leasehold	General Retail	Retail (A1)	Second-hand (Retail)		No	Not quoted	Not quoted	Not quoted	Not quoted	Douglas Stevens & Co - Tel: 020 7491 0999,
Northbrook	Newbury	Ground	212	Leasehold	General Retail	Retail (A1)	Second-hand (Retail)		No	Not quoted	Not quoted	Not quoted	Not quoted	Harmer Ray Hoffbrand - Tel: 020 7499 5399
London Road	Newbury	Ground	196	Leasehold	General Retail	Retail (A1)	Second-hand (Retail)		Yes	Not quoted	Not quoted	Not quoted	Not quoted	Deal Varney Commercial - Tel: 01635 550211
London Road	Newbury	Ground	239	Leasehold	Restaurants and	Retail (A3)	Second-hand (Retail)		No	£269.10	Not quoted	Not quoted	Not quoted	Quintons Commercial Limited - Tel: 01635
Market Place	Newbury	Ground	131	Leasehold	General Retail	Retail (A1)	Second-hand (Retail)	08/15/2012	No	Not quoted	Not quoted	Not quoted	Not quoted	Quintons Commercial Limited - Tel: 01635 551441
Market Place	Newbury	Entire Building	148	Leasehold	Restaurants and	Retail (A3)	Second-hand (Retail)		No	Not quoted	Not quoted	8 years	Not quoted	Richardson Commercial - Tel: 01635 584188
Market Place	Newbury	Entire Building	733	Leasehold	General Retail	Retail (A1)	Second-hand (Retail)	12/23/2011	No	Not quoted	Not quoted	Not quoted	Not quoted	BNP Paribas Real Estate - Tel: 020 7338 4000
Cheap Street	Newbury	Entire Building	142	Leasehold or	General Retail	Retail (A1)	Second-hand (Retail)		Yes	Not quoted	£0.28 m	Not quoted	Not quoted	Deal Varney Commercial - Tel: 01635 550211
Cheap Street	Newbury	Unit 34	117	Leasehold	General Retail	Retail (A1)	Second-hand (Retail)		No	Not quoted	Not quoted	Not quoted	Not quoted	Peter Brunsdon & Associates - Tel: 01635 255501,
Cheap Street	Newbury	Entire Building	122	Leasehold	Hot Food Take	Retail (A5)	Second-hand (Retail)		No	Not quoted	Not quoted	Not quoted	Not quoted	Quintons Commercial Limited - Tel: 01635 551441
Bartholomew	Newbury	Entire Building	187	Leasehold or	General Retail	Retail (A1)	Second-hand (Retail)		No	Not quoted	£0.36 m	Not quoted	Not quoted	Deal Varney Commercial - Tel: 01635 550211
Bartholomew	Newbury	Entire Building	137	Leasehold	General Retail	Retail (A1)	Second-hand (Retail)		No	Not quoted	£0.3 m	Not quoted	Not quoted	Quintons Commercial Limited - Tel: 01635 551441
	Newbury	Ground Floor	258	Leasehold	General Retail	Retail (A1)	Second-hand (Retail)		No	Not quoted	Not quoted	Not quoted	Not quoted	Cushman & Wakefield - Tel: 020 7935 5000,
Mansion House	Newbury	Entire Building	408	Freehold	General Retail	Retail (A1)	Second-hand (Retail)		No	Not quoted	£1.5 m	10 years	10/28/2022	London Clancy - Tel: 01256 462222
Bridge Street	Newbury	Basement, Ground	188	Leasehold	General Retail	Retail (A1)	Second-hand (Retail)		No	Not quoted	Not quoted	Not quoted	Not quoted	Orme Retail - Tel: 020 7499 0440
Bartholomew	Newbury	Entire Building	289	Leasehold	General Retail	Retail (A1)	Second-hand (Retail)	04/15/2012	No	Not quoted	Not quoted	4.5 years	01/15/2017	GCW (Formerly known as Gooch Cunliffe Whale) -
Bartholomew	Newbury	Entire Building	102	Freehold	General Retail	Retail (A1)	Second-hand (Retail)		No	Not quoted	£0.48 m	Not quoted	Not quoted	Deal Varney Commercial - Tel: 01635 550211
Bartholomew	Newbury	Ground	132	Leasehold	General Retail	Retail (A1)	Second-hand (Retail)	04/17/2012	No	Not quoted	Not quoted	Not quoted	Not quoted	Quintons Commercial Limited - Tel: 01635 551441
Craven Road	Newbury	Entire Building	135	Freehold	Mixed-use Retail	Retail	Second-hand (Retail)	09/14/2012	No	Not quoted	£0.24 m	Not quoted	Not quoted	Chancellors Group of Estate Agents Limited (The) -
Bartholomew	Newbury	Entire Building	135	Leasehold or	General Retail	Retail (A1)	Second-hand (Retail)		No	Not quoted	£0.2 m	Not quoted	Not quoted	Quintons Commercial Limited - Tel: 01635 551441
Hambridge Road	Newbury	Entire Building	464	Leasehold	Non Food Retail	Retail (A1)	Second-hand (Retail)		No	Not quoted	Not quoted	2 years	11/15/2014	Quintons Commercial Limited - Tel: 01635 551441
Hambridge Road	Newbury	Entire Building	155	Leasehold	Restaurants and	Retail (A3)	Second-hand (Retail)	10/23/2012	No	Not quoted	Not quoted	Not quoted	Not quoted	Quintons Commercial Limited - Tel: 01635 551441
Newtown Road	Newbury	Entire Building	122	Freehold	General Retail	Retail (A1)	Second-hand (Retail)		Yes	Not quoted	£0.17 m	Not quoted	Not quoted	Quintons Commercial Limited - Tel: 01635 551441
High Street	Hungerford	Ground	141	Leasehold	General Retail	Retail (A1)	Second-hand (Retail)	07/15/2012	No	Not quoted	Not quoted	Not quoted	Not quoted	Quintons Commercial Limited - Tel: 01635 551441
Oxford Road	Reading	Ground	353	Leasehold	General Retail	Retail (A1)	Second-hand (Retail)		No	Not quoted	Not quoted	Not quoted	Not quoted	Macarthur Wilson - Tel: 0117 908 3350
Meadway	Reading	Unit 8/9	117	Leasehold	General Retail	Retail (A1)	Second-hand (Retail)	06/27/2012	No	Not quoted	Not quoted	Not quoted	Not quoted	Haslams Surveyors LLP - Tel: 0118 921 1500,
Norcot Road	Reading	Entire Building	266	Freehold	Mixed-use Retail	Retail	Second-hand (Retail)	09/05/2012	No	Not quoted	£0.3 m	Not quoted	Not quoted	Chilvers Page - Tel: 0118 958 0656
Kentwood Hill	Reading	Ground and 1st	138	Leasehold or	General Retail	Retail (A1)	Second-hand (Retail)	09/26/2011	No	Not quoted	£0.28 m	Not quoted	Not quoted	Chilvers Page - Tel: 0118 958 0656

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EGi -- Comparable Deals Data - E:

Transaction type	Street	Town	Deal date	Property type	Property sub type	Total space		Price	Yield %	Rental income		Lease		Incentives	Notes	Vendor/Lessor's agent
						Size	UoM			per annum	per sq	length (years)	Expiry date			
Lease	Parkway	Newbury	01/09/2012	Retail	Shopping Centre (A1/2/3/4/5)	104	Net sq m	Not quoted		Not quoted			Undisclosed			Strutt & Parker
Lease	Parkway	Newbury	01/09/2012	Retail	Shopping Centre (A1/2/3/4/5)	250	Net sq m	Not quoted		Not quoted			Undisclosed			Strutt & Parker
Lease	Saddlers Court	Newbury	20/07/2012	Retail	General Retail (A1)	139	Net sq m	Not quoted		Not quoted			Undisclosed			Quintons Commercial Limited
Lease	Bartholomew	Newbury	11/07/2012	Retail	General Retail (A1)	130	Net sq m	Not quoted		£26,500		10	11/07/2022			Quintons Commercial Limited
Lease	Parkway	Newbury	01/05/2012	Retail	Shopping Centre (A1/2/3/4/5)	329	Net sq m	Not quoted		Not quoted			Undisclosed			Strutt & Parker
Lease	Parkway	Newbury	01/04/2012	Retail	Shopping Centre (A1/2/3/4/5)	167	Net sq m	Not quoted		Not quoted		10	01/04/2022			Strutt & Parker
Lease	Meadway	Reading	22/03/2012	Retail	General Retail (A1)	158	Net sq m	Not quoted		Not quoted			Undisclosed			Haslams Surveyors LLP
Lease	Northbrook	Newbury	23/01/2012	Retail, General	General Retail (A1), Ancillary	122	Net sq m	Not quoted		£27,000		10	23/01/2022	Six months rent free		Hicks Baker
Lease	Northbrook	Newbury	03/01/2012	Retail	General Retail (A1)	269	Net sq m	Not quoted		£95,000		15	03/01/2027	6 months rent free		Kitchen La Frenais Morgan
Assignment		Newbury	25/11/2011	Retail	Shopping Centre (A1/2/3/4/5)	636	Net sq m	Not quoted		£124,000		6	28/09/2017			
Lease	Parkway	Newbury	01/11/2011	Retail	Shopping Centre (A1/2/3/4/5)	126	Net sq m	Not quoted		Not quoted			Undisclosed			Strutt & Parker
Lease	Parkway	Newbury	26/10/2011	Retail	Shopping Centre (A1/2/3/4/5)	423	Net sq m	Not quoted		Not quoted			Undisclosed			Jones Lang LaSalle
Lease	Parkway	Newbury	20/10/2011	Retail	Shopping Centre (A1/2/3/4/5)	304	Net sq m	Not quoted		Not quoted			Undisclosed			Strutt & Parker
Investment Sale	Northbrook	Newbury	15/10/2011	Retail	General Retail (A1)	1,270	Net sq m	£3,700,000	6.80	£270,000		8	15/03/2019			Mason Owen
Lease	Northbrook	Newbury	01/10/2011	Retail	General Retail (A1)	120	Net sq m	Not quoted		£65,000			Undisclosed			Carter Jonas Lip
Lease	Parkway	Newbury	15/09/2011	Retail	Shopping Centre (A1/2/3/4/5)	142	Net sq m	Not quoted		Not quoted			Undisclosed			Strutt & Parker
Lease	London Road	Newbury	01/09/2011	Retail	Retail Park (A1/2/3/4/5)	2,230	Net sq m	Not quoted		£360,000	#		Undisclosed			Savills
Lease	Parkway	Newbury	15/08/2011	Retail	Shopping Centre (A1/2/3/4/5)	130	Net sq m	Not quoted		Not quoted			Undisclosed			Strutt & Parker
Lease	Parkway	Newbury	15/08/2011	Retail	Shopping Centre (A1/2/3/4/5)	186	Net sq m	Not quoted		Not quoted			Undisclosed			Strutt & Parker
Investment Sale	Market Place	Newbury	15/07/2011	Retail, Office	General Retail (A1), Office (B1a)	395	Net sq m	£495,000	9.80	£50,344		25	25/12/2012		The offices on 1st and 2nd floors	Acuitus
Lease	Parkway	Newbury	11/06/2011	Retail	Shopping Centre (A1/2/3/4/5)	409	Net sq m	Not quoted		Not quoted		10	11/06/2021			Jones Lang LaSalle
Lease	Parkway	Newbury	01/06/2011	Retail	Shopping Centre (A1/2/3/4/5)	279	Net sq m	Not quoted		Not quoted		10	01/06/2021			Jones Lang LaSalle
Lease	Parkway	Newbury	01/06/2011	Retail	Shopping Centre (A1/2/3/4/5)	427	Net sq m	Not quoted		Not quoted		10	01/06/2021			Jones Lang LaSalle
Pre-Let	Parkway	Newbury	08/04/2011	Retail	Shopping Centre (A1/2/3/4/5)	3,716	Net sq m	Not quoted		Not quoted			Undisclosed			Strutt & Parker
Pre-Let	Parkway	Newbury	30/03/2011	Retail	Shopping Centre (A1/2/3/4/5)	288	Net sq m	Not quoted		Not quoted		10	30/03/2021			Strutt & Parker
Pre-Let	Parkway	Newbury	30/03/2011	Retail	Shopping Centre (A1/2/3/4/5)	277	Net sq m	Not quoted		Not quoted		10	30/03/2021			Strutt & Parker
Pre-Let	Parkway	Newbury	30/03/2011	Retail	Shopping Centre (A1/2/3/4/5)	334	Net sq m	Not quoted		Not quoted		10	30/03/2021			Strutt & Parker
Lease	High Street	Hungerford	19/01/2011	Retail, General	General Retail (A1), Storage	118	Net sq m	Not quoted		£20,000		10	19/01/2021		Stepped rental agreement -	Macarthur Wilson
Lease	Parkway	Newbury	04/01/2011	Retail	Shopping Centre (A1/2/3/4/5)	604	Net sq m	Not quoted		Not quoted			Undisclosed			Jones Lang LaSalle
Lease	Parkway	Newbury	08/12/2010	Retail	Shopping Centre (A1/2/3/4/5)	340	Net sq m	Not quoted		Not quoted			Undisclosed			Strutt & Parker
Sub-Letting	High Street	Hungerford	15/11/2010	Retail	General Retail (A1)	209	Net sq m	Not quoted		£35,000		16	15/11/2026	Twelve months rent free		Hicks Baker
Pre-Let	Parkway	Newbury	01/11/2010	Retail	Shopping Centre (A1/2/3/4/5)	754	Net sq m	Not quoted		Not quoted			Undisclosed			Strutt & Parker
Lease	Pinchington Lane	Newbury	01/10/2010	Retail	Retail Park (A1/2/3/4/5)	3,623	Net sq m	Not quoted		£490,000		15	01/10/2025			Francis Roberts LLP
Sale	The Broadway	Newbury	28/09/2010	Retail	General Retail (A1)	134	Net sq m	Not quoted		Not quoted			Undisclosed		The ground floor was recently	Richardson Commercial
Pre-Let	Parkway	Newbury	15/07/2010	Retail	Shopping Centre (A1/2/3/4/5)	1,858	Net sq m	Not quoted		Not quoted			Undisclosed			Strutt & Parker
Lease	Pinchington Lane	Newbury	21/06/2010	Retail	Retail Park (A1/2/3/4/5)	1,858	Net sq m	Not quoted		£300,000			Undisclosed		Nine month rent free	
Lease	London Road	Newbury	01/06/2010	Retail	General Retail (A1)	159	Net sq m	Not quoted		Not quoted			Undisclosed			Richardson Commercial
Sale	Reading Road	Reading	15/04/2010	General, Leisure	Site Area, Drinking	16,023	Net sq m	Not quoted		Not quoted			Undisclosed			Drake & Company
Pre-Let	Parkway	Newbury	05/03/2010	Retail	Shopping Centre (A1/2/3/4/5)	1,858	Net sq m	Not quoted		Not quoted			Undisclosed			Strutt & Parker
Lease	Pinchington Lane	Newbury	13/01/2010	Retail	Restaurants and Cafes (Food &	167	Net sq m	Not quoted		Not quoted		10	13/01/2020			
Investment Sale	Pincents Kiln	Reading	18/12/2009	Retail, General	General Retail (A1), Car Parking	7,900	Net sq m	Not quoted		Not quoted			Undisclosed			
Lease	Pinchington Lane	Newbury	14/12/2009	Retail	Retail Park (A1/2/3/4/5)	727	Net sq m	Not quoted		£195,625	#	10	14/12/2019			Francis Roberts LLP
Lease	Northbrook	Newbury	19/10/2009	Retail	General Retail (A1)	198	Net sq m	Not quoted		Not quoted			Undisclosed			
Lease	London Road	Newbury	19/10/2009	Retail	Foodstore/Supermarket (A1)	3,081	Net sq m	Not quoted		Not quoted	#	25	19/10/2034			Savills
Lease		Newbury	01/10/2009	Retail	Shopping Centre (A1/2/3/4/5)	167	Net sq m	Not quoted		Not quoted			Undisclosed		Source: Property Week	Savills
Sale	Deacon Way	Reading	15/09/2009	Retail	Retail Park (A1/2/3/4/5)	379	Net sq m	£570,000		Not quoted			Undisclosed			Cushman & Wakefield
Lease	School Road	Reading	05/08/2009	Retail	Restaurants and Cafes (Food &	162	Net sq m	Not quoted		£22,000		11	05/08/2020			Hicks Baker
Investment Sale	Northbrook	Newbury	01/06/2009	Retail, Office	General Retail (A1), Office (B1a)	1,021	Net sq m	£3,745,000		£239,500			Undisclosed			AHBN LLP
Lease	Bartholomew	Newbury	01/03/2009	Retail, General	General Retail (A1), Ancillary	102	Net sq m	Not quoted		£25,000		10	01/03/2019	Four month rent free	The deal took place at 4-6	Quintons Commercial Limited
Assignment	School Road	Reading	16/10/2008	Retail	General Retail (A1)	442	Net sq m	Not quoted		£39,000		13	17/12/2021			Hicks Baker
Assignment	High Street	Hungerford	15/10/2008	Retail	General Retail (A1)	359	Net sq m	Not quoted		£53,000		18	01/09/2026			
Lease	Market Place	Newbury	26/08/2008	Retail	Restaurants and Cafes (Food &	325	Net sq m	Not quoted		Not quoted			Undisclosed			Davis Coffey Lyons
Lease	Northbrook	Newbury	01/04/2008	Retail	General Retail (A1)	265	Net sq m	Not quoted		£120,000			Undisclosed			Kitchen La Frenais Morgan
Sale	Deacon Way	Reading	15/01/2008	Retail	General Retail (A1)	370	Net sq m	Not quoted		Not quoted			Undisclosed			Haslams Surveyors LLP

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EGi -- Comparable Deals Data

Street	Town	Deal Date	Property Type	Property Sub Type	Transaction Type	Total Space Value	UoM	Price	Yield %	Rental Income per annum	per sq m	Lease Length	Expiry Date	Vendor/Lessor's Agent	Notes
Parkway	Newbury	01/09/2012	Retail	(A1/A2/A3/	Lease	104	Gross sq m	0	0.00	0	0	0.00		Strutt & Parker, Jones Lang LaSalle	
Parkway	Newbury	01/09/2012	Retail	(A1/A2/A3/	Lease	250	Gross sq m	0	0.00	0	0	0.00		Strutt & Parker, Jones Lang LaSalle	
Saddlers Court	Newbury	20/07/2012	Retail	(A1)	Lease	139	Gross sq m	0	0.00	0	0	0.00		Quintons Commercial Limited	
Bartholomew Street	Newbury	11/07/2012	Retail	(A1)	Lease	130	Gross sq m	0	0.00	26,500	0	10.00	11/07/2022	Quintons Commercial Limited	
Parkway	Newbury	01/05/2012	Retail	(A1/A2/A3/	Lease	329	Gross sq m	0	0.00	0	0	0.00		Strutt & Parker, Jones Lang LaSalle	
Parkway	Newbury	01/04/2012	Retail	(A1/A2/A3/	Lease	167	Gross sq m	0	0.00	0	0	10.00	01/04/2022	Strutt & Parker, Jones Lang LaSalle	
Northbrook Street	Newbury	03/01/2012	Retail	(A1)	Lease	269	Gross sq m	0	0.00	95,000	0	15.00	03/01/2027	Kitchen La Frenais Morgan	
Bartholomew Street	Newbury	25/11/2011	Retail	(A1/A2/A3/	Assignment	636	Gross sq m	0	0.00	124,000	0	6.00	28/09/2017	CBRE	
Parkway	Newbury	01/11/2011	Retail	(A1/A2/A3/	Lease	126	Gross sq m	0	0.00	0	0	0.00		Strutt & Parker, Jones Lang LaSalle	
Parkway	Newbury	26/10/2011	Retail	(A1/A2/A3/	Lease	423	Gross sq m	0	0.00	0	0	0.00		Jones Lang LaSalle	
Parkway	Newbury	20/10/2011	Retail	(A1/A2/A3/	Lease	304	Gross sq m	0	0.00	0	0	0.00		Strutt & Parker, Jones Lang LaSalle	
Northbrook Street	Newbury	15/10/2011	Retail	(A1)	Investment Sale	1,270	Gross sq m	3,700,000	6.80	270,000	0	8.00	15/03/2019	Mason Owen	
Northbrook Street	Newbury	01/10/2011	Retail	(A1)	Lease	120	Gross sq m	0	0.00	65,000	0	0.00		Carter Jonas Llp	
Parkway	Newbury	15/09/2011	Retail	(A1/A2/A3/	Lease	142	Gross sq m	0	0.00	0	0	0.00		Strutt & Parker, Jones Lang LaSalle	
London Road	Newbury	01/09/2011	Retail	(A1/A2/A3/	Lease	2,230	Gross sq m	0	0.00	360,000	161	0.00		Savills	
Parkway	Newbury	15/08/2011	Retail	(A1/A2/A3/	Lease	130	Gross sq m	0	0.00	0	0	0.00		Strutt & Parker, Jones Lang LaSalle	
Parkway	Newbury	15/08/2011	Retail	(A1/A2/A3/	Lease	186	Gross sq m	0	0.00	0	0	0.00		Strutt & Parker, Jones Lang LaSalle	
Market Place	Newbury	15/07/2011	Offices,	(A1)	Investment Sale	131	Gross sq m	495,000	9.80	50,344	0	25.00	25/12/2012	Lamberts Chartered Surveyors,	The offices on 1st and 2nd floors are vacant.
Parkway	Newbury	11/06/2011	Retail	(A1/A2/A3/	Lease	409	Gross sq m	0	0.00	0	0	10.00	11/06/2021	Jones Lang LaSalle	
Parkway	Newbury	01/06/2011	Retail	(A1/A2/A3/	Lease	279	Gross sq m	0	0.00	0	0	10.00	01/06/2021	Jones Lang LaSalle	
Parkway	Newbury	01/06/2011	Retail	(A1/A2/A3/	Lease	427	Gross sq m	0	0.00	0	0	10.00	01/06/2021	Jones Lang LaSalle	
Parkway	Newbury	08/04/2011	Retail	(A1/A2/A3/	Pre-Let	3,716	Gross sq m	0	0.00	0	0	0.00		Strutt & Parker, Jones Lang LaSalle	
Parkway	Newbury	30/03/2011	Retail	(A1/A2/A3/	Pre-Let	288	Gross sq m	0	0.00	0	0	10.00	30/03/2021	Strutt & Parker, Jones Lang LaSalle	
Parkway	Newbury	30/03/2011	Retail	(A1/A2/A3/	Pre-Let	334	Gross sq m	0	0.00	0	0	10.00	30/03/2021	Strutt & Parker, Jones Lang LaSalle	
Parkway	Newbury	30/03/2011	Retail	(A1/A2/A3/	Pre-Let	277	Gross sq m	0	0.00	0	0	10.00	30/03/2021	Strutt & Parker, Jones Lang LaSalle	
Parkway	Newbury	04/01/2011	Retail	(A1/A2/A3/	Lease	604	Gross sq m	0	0.00	0	0	0.00		Jones Lang LaSalle	
Parkway	Newbury	08/12/2010	Retail	(A1/A2/A3/	Lease	340	Gross sq m	0	0.00	0	0	0.00		Strutt & Parker, Jones Lang LaSalle	
High Street	Hungerford	15/11/2010	Retail	(A1)	Sub-Letting	209	Gross sq m	0	0.00	35,000	0	16.00	15/11/2026	Hicks Baker	
Parkway	Newbury	01/11/2010	Retail	(A1/A2/A3/	Pre-Let	754	Gross sq m	0	0.00	0	0	0.00		Strutt & Parker, Jones Lang LaSalle	
Pinchington Lane	Newbury	01/10/2010	Retail	(A1/A2/A3/	Lease	3,623	Gross sq m	0	0.00	490,000	0	15.00	01/10/2025	Francis Roberts LLP	
The Broadway	Newbury	28/09/2010	Retail	(A1)	Sale	134	Gross sq m	0	0.00	0	0	0.00		Pennicott Limited, Richardson	The ground floor was recently granted planning
Parkway	Newbury	15/07/2010	Retail	(A1/A2/A3/	Pre-Let	1,858	Gross sq m	0	0.00	0	0	0.00		Strutt & Parker, Jones Lang LaSalle	
Pinchington Lane	Newbury	21/06/2010	Retail	(A1/A2/A3/	Lease	1,858	Gross sq m	0	0.00	300,000	0	0.00			
London Road	Newbury	01/06/2010	Retail	(A1)	Lease	159	Gross sq m	0	0.00	0	0	0.00		Richardson Commercial	
Parkway	Newbury	05/03/2010	Retail	(A1/A2/A3/	Pre-Let	1,858	Gross sq m	0	0.00	0	0	0.00		Strutt & Parker, Jones Lang LaSalle	
Pincent's Kiln	Reading	18/12/2009	Other,	(A1)	Investment Sale	7,900	Gross sq m	0	0.00	0	0	0.00			
Pinchington Lane	Newbury	14/12/2009	Retail	(A1/A2/A3/	Lease	727	Gross sq m	0	0.00	195,625	269	10.00	14/12/2019	Francis Roberts LLP	
London Road	Newbury	19/10/2009	Retail	(A1)	Lease	3,081	Gross sq m	0	0.00	0	215	25.00	19/10/2034	Savills	
Northbrook Street	Newbury	19/10/2009	Retail	(A1)	Lease	198	Gross sq m	0	0.00	0	0	0.00			
Bartholomew Street	Newbury	01/10/2009	Retail	(A1/A2/A3/	Lease	167	Gross sq m	0	0.00	0	0	0.00		Savills, Capital Retail (no longer	Source: Property Week 9/10/2009 p10
Charnham Street	Hungerford	15/07/2009	Retail	Petrol	Investment Sale	929	Gross sq m	2,460,000	6.51	0	0	0.00		CBRE	
Northbrook Street	Newbury	01/06/2009	Offices,	(A1)	Investment Sale	807	Gross sq m	3,745,000	0.00	239,500	0	0.00		AHBN LLP	
London Road	Newbury	15/03/2009	Retail	(B1c) Car	Sale	2,055	Gross sq m	0	0.00	0	0	0.00		Colliers International	
London Road	Newbury	15/12/2008	Retail	(B1c) Car	Sale	975	Gross sq m	2,250,000	0.00	0	0	0.00		Colliers International	
High Street	Hungerford	15/10/2008	Retail	(A1)	Assignment	359	Gross sq m	0	0.00	53,000	0	18.00	01/09/2026	Rapleys Llp	
Northbrook Street	Newbury	01/04/2008	Retail	(A1)	Lease	265	Gross sq m	0	0.00	120,000	0	0.00		Kitchen La Frenais Morgan	

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Street	Town	Unit description	Unit size	Type of tenure	Use type	Sub use type	Grade of space	Date on market	Under offer?	Asking rent (£ psm)	Asking price	Lease length	Lease expiry	Agent details
Church Street	Reading	Entire Building	7986	Long Leasehold or	Office	Business (B1a)	Second-hand Grade		No	£107.64	Not quoted	Not quoted		Hicks Baker - Tel: 0118 959 6144, Keningtons -
The Broadway	Newbury	1st and 2nd	1714	Leasehold	Office	Business (B1a)	Second-hand Grade		No	£81.59	Not quoted	Not quoted		Carter Jonas Llp - Tel: 01635 263000
The Broadway	Newbury	Ground, 1st and 2nd	4494	Leasehold	Office	Business (B1a)	New - Refurb		No	£119.80	Not quoted	Not quoted		Richardson Commercial - Tel: 01635 584188
The Broadway	Newbury	Entire Building	6186	Leasehold or	Office	Business (B1a)	Second-hand Grade		No	£53.82	Not quoted	Not quoted		Quintons Commercial Limited - Tel: 01635
Saddlers Court	Newbury	Ground	1260	Leasehold	Office	Business (B1a)	Second-hand Grade		No	£128.09	Not quoted	Not quoted		Quintons Commercial Limited - Tel: 01635
The Broadway	Newbury	Entire Building	13864	Leasehold	Office	Business (B1a)	Second-hand Grade		No	Not quoted	Not quoted	Not quoted		Strutt & Parker - Tel: 0118 945 0333
West Street	Newbury	Entire Building	14055	Leasehold or	Office	Business (B1a)	Second-hand Grade		No	£107.64	£0.85 m	Not quoted		Richardson Commercial - Tel: 01635 584188
Northcroft Lane	Newbury	1st	1298	Leasehold	Office	Business (B1a)	Second-hand Grade	08/15/2012	No	£165.44	Not quoted	Not quoted		Quintons Commercial Limited - Tel: 01635
Northcroft Lane	Newbury	Entire Building	3566	Leasehold	Office	Business (B1a)	Second-hand Grade		No	£165.98	Not quoted	Not quoted		Aston Rose Limited - Tel: 020 7629 1533
Pembroke Road	Newbury	Entire Building	7606	Leasehold or	Office	Business (B1a)	New - Refurb		No	£102.26	£1.2 m	Not quoted		Aston Rose Limited - Tel: 020 7629 1533,
Pembroke Road	Newbury	Entire Building	8827	Leasehold or	Office	Business (B1a)	New - Refurb		No	£150.70	Not quoted	Not quoted		Aston Rose Limited - Tel: 020 7629 1533,
Northbrook	Newbury	2nd	1160	Leasehold	Office	Business (B1a)	Second-hand Grade		No	£105.38	Not quoted	Not quoted		Quintons Commercial Limited - Tel: 01635
Park Street	Newbury	Unit 2	1084	Leasehold	Office -	Business (B1a)	Second-hand Grade		No	£150.70	Not quoted	Not quoted		Quintons Commercial Limited - Tel: 01635
Park Street	Newbury	Unit 5	2176	Freehold	Office -	Business (B1a)	Second-hand Grade		No	Not quoted	Not quoted	15 years	06/20/2025	Quintons Commercial Limited - Tel: 01635
Oxford Street	Newbury	3rd	3283	Leasehold	Office	Business (B1a)	Second-hand Grade	01/26/2012	No	Not quoted	Not quoted	Not quoted		Lambert Smith Hampton - Tel: 0118 959 8855
London Road	Newbury	Entire Building	7446	Freehold	Office	Business (B1a)	Second-hand Grade		Yes	Not quoted	£0.92 m	5 years	03/15/2016	Deal Varney Commercial - Tel: 01635 550211
Oxford Street	Newbury	1st	2213	Leasehold	Office	Business (B1a)	Second-hand Grade		No	£133.80	Not quoted	3 years	12/24/2015	Quintons Commercial Limited - Tel: 01635
Oxford Street	Newbury	Ground	3261	Leasehold	Office	Business (B1a)	Second-hand Grade		No	£118.40	Not quoted	Not quoted	03/24/2015	Deal Varney Commercial - Tel: 01635 550211,
Oxford Square	Newbury	Entire Building	5698	Leasehold	Office	Business (B1a)	Second-hand Grade		No	£155.76	Not quoted	Not quoted		Colliers International - Tel: 020 7935 4499
Old Bath Road	Newbury	Ground, 1st (part)	7420	Leasehold	Office	Business (B1a)	Second-hand Grade		No	£129.17	Not quoted	Not quoted		Carter Jonas Llp - Tel: 01865 511444,
London Road	Newbury	Ground (part), 1st	1358	Leasehold	Office	Business (B1a)	Second-hand Grade		No	£119.91	Not quoted	Not quoted		Carter Jonas Llp - Tel: 01635 263000
Kelvin Road	Newbury	1st	3790	Licence	Office	Business (B1a)	Second-hand Grade		No	£53.82	Not quoted	Not quoted		Quintons Commercial Limited - Tel: 01635
Kelvin Road	Newbury	Ground and 1st	9188	Leasehold	Office	Business (B1a)	Second-hand Grade		No	Not quoted	£1.2 m	Not quoted		Quintons Commercial Limited - Tel: 01635
London Road	Newbury	Entire Building	12949	Leasehold	Office	Business (B1a)	New - Refurb		No	£177.61	Not quoted	Not quoted		Richardson Commercial - Tel: 01635 584188
London Road	Newbury	Office Suites	3380	Leasehold	Office	Business (B1a)	Second-hand Grade		No	Not quoted	Not quoted	5 years		Richardson Commercial - Tel: 01635 584188
London Road	Newbury	Ground (part) and	10100	Leasehold	Office -	Business (B1a)	New - Refurb		No	£129.17	Not quoted	Not quoted		Deal Varney Commercial - Tel: 01635 550211,
London Road	Newbury	Entire Building	12949	Leasehold	Office	Business (B1a)	Second-hand Grade		No	£177.61	Not quoted	Not quoted		Richardson Commercial - Tel: 01635 584188
London Road	Newbury	Entire Building	13628	Leasehold or	Office	Business (B1a)	Second-hand Grade		No	Not quoted	Not quoted	Not quoted		Colliers International - Tel: 020 7935 4499
London Road	Newbury	Entire Building	46213	Leasehold	Office	Business (B1a)	Second-hand Grade		No	Not quoted	Not quoted	Not quoted		Deal Varney Commercial - Tel: 01635 550211,
Market Place	Newbury	1st and 2nd	2952	Leasehold	Office	Business (B1a)	Second-hand Grade		No	£86.11	Not quoted	Not quoted		Quintons Commercial Limited - Tel: 01635
Wharf Street	Newbury	1st (part) and 2nd	1541	Leasehold	Office	Business (B1a)	Second-hand Grade		No	£129.60	Not quoted	Not quoted		Carter Jonas Llp - Tel: 01635 263000
Cheap Street	Newbury	Ground	2071	Leasehold	Office	Business (B1a)	Second-hand Grade		No	£107.64	Not quoted	Not quoted		Quintons Commercial Limited - Tel: 01635
Cheap Street	Newbury	Ground	2164	Leasehold	Office	Business (B1a)	Second-hand Grade		No	£107.64	Not quoted	Not quoted		Quintons Commercial Limited - Tel: 01635
Cheap Street	Newbury	1st (part) and 2nd	4335	Leasehold	Office	Business (B1a)	Second-hand Grade		No	£107.64	Not quoted	Not quoted		Deal Varney Commercial - Tel: 01635 550211,
Cheap Street	Newbury	Entire Building	2249	Leasehold	Office	Business (B1a)	Second-hand Grade		No	Not quoted	Not quoted	Not quoted	09/28/2015	Richardson Commercial - Tel: 01635 584188
Market Street	Newbury	1st	1336	Leasehold	Office	Business (B1a)	New - Refurb	08/15/2012	No	£144.99	Not quoted	Not quoted		Michael Richman Property Services - Tel: 020
Mansion House	Newbury	Mezzanine, 1st and	2101	Leasehold	Office	Business (B1a)	Second-hand Grade		No	£87.08	Not quoted	Not quoted		London Clancy - Tel: 01256 462222
Mill Lane	Newbury	Ground and 1st	2328	Leasehold	Office	Business (B1a)	Second-hand Grade		No	£119.05	Not quoted	Not quoted		Richardson Commercial - Tel: 01635 584188
Bone Lane	Newbury	Offices	2553	Leasehold	Office	Business (B1a)	Second-hand Grade		No	£82.24	Not quoted	Not quoted		Quintons Commercial Limited - Tel: 01635
Bone Lane	Newbury	Offices	3246	Leasehold	Office	Business (B1a)	Second-hand Grade		No	£82.88	Not quoted	Not quoted		Quintons Commercial Limited - Tel: 01635
Bone Lane	Newbury	Unit 1	2509	Freehold	Light	Business (B1c)	Second-hand Grade		No	Not quoted	£0.2 m	Not quoted		Quintons Commercial Limited - Tel: 01635
Hambridge Lane	Newbury	Unit 2B	2144	Leasehold	Office -	Business (B1a)	Second-hand Grade		No	£102.26	Not quoted	Not quoted		Quintons Commercial Limited - Tel: 01635
Hambridge Lane	Newbury	Unit 6	2251	Leasehold	Office -	Business (B1a)	New - Refurb		No	£102.26	Not quoted	Not quoted		Quintons Commercial Limited - Tel: 01635
Hambridge Lane	Newbury	Unit 2A (part)	3860	Leasehold	Office -	Business (B1a)	Second-hand Grade		No	£80.73	Not quoted	Not quoted		Quintons Commercial Limited - Tel: 01635
Canal View Road	Newbury	Entire Building	34077	Leasehold	Office	Business (B1a)	Second-hand Grade		No	£55.22	Not quoted	Not quoted	06/23/2014	Deal Varney Commercial - Tel: 01635 550211
Bartholomew	Newbury	2nd	1164	Leasehold	Office	Business (B1a)	Second-hand Grade		No	£110.98	Not quoted	Not quoted		Quintons Commercial Limited - Tel: 01635
Bartholomew	Newbury	Entire Building	1126	Freehold	Office	Business (B1a)	Second-hand (Retail)	10/23/2012	No	Not quoted	£0.25 m	Not quoted		Quintons Commercial Limited - Tel: 01635
Station Road	Newbury	Entire Building	2985	Leasehold or	Office	Business (B1a)	Second-hand Grade		No	£119.05	£0.43 m	Not quoted		Quintons Commercial Limited - Tel: 01635
Station Road	Newbury	Entire Building	6126	Leasehold	Office	Business (B1a)	New - New Build (pre-		No	Not quoted	Not quoted	Not quoted		Quintons Commercial Limited - Tel: 01635
York Road	Newbury	Entire Building	9504	Leasehold	Light	Business (B1c)	Second-hand Grade		No	Not quoted	Not quoted	Not quoted		GL Hearn Limited - Tel: 023 8022 1361,
Ermin Street	Hungerfor	Unit 8	2233	Leasehold	Light	Business (B1c)	New - Refurb		No	Not quoted	Not quoted	Not quoted		Deal Varney Commercial - Tel: 01635 550211,
Farmhouse	Thatcham	Entire Building	5978	Leasehold or	Office	Business (B1a)	Second-hand Grade		No	£161.46	£1.5 m	Not quoted		London Clancy - Tel: 01256 462222
Newbury Road	Thatcham	Entire Scheme	28876	Leasehold	Light	Business (B1c)	Second-hand Grade		No	£45.53	Not quoted	Not quoted		Quintons Commercial Limited - Tel: 01635
Church Gate	Thatcham	Ground	2027	Leasehold	Office	Business (B1a)	Second-hand Grade		No	£162.00	Not quoted	Not quoted		Quintons Commercial Limited - Tel: 01635

* For all enquiries please contact EGi Client Support (client.support@egi.co.uk).

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Street	Town	Unit description	Unit size	Type of tenure	Use type	Sub use type	Grade of space	Date on market	Under offer?	Asking rent (£ psm)	Asking price	Lease length	Lease expiry	Agent details
Church Gate	Thatcham	Entire Building	2170	Leasehold	Office	Business (B1a)	Second-hand Grade		No	£107.64	Not quoted	Not quoted		Quintons Commercial Limited - Tel: 01635
Church Gate	Thatcham	Entire Building	4039	Leasehold	Office	Business (B1a)	Second-hand Grade		No	£107.64	Not quoted	Not quoted		Quintons Commercial Limited - Tel: 01635
Clerewater Place	Thatcham	Unit 6 (part)	1212	Leasehold	Office	Business (B1a)	Second-hand Grade		No	£107.64	Not quoted	Not quoted		Quintons Commercial Limited - Tel: 01635
Clerewater Place	Thatcham	Unit 8 (part)	1295	Leasehold	Office	Business (B1a)	Second-hand Grade		No	£107.64	Not quoted	Not quoted		Quintons Commercial Limited - Tel: 01635
Clerewater Place	Thatcham	Unit 8 (part)	1356	Leasehold	Office -	Business (B1a)	Second-hand Grade	10/23/2012	No	£53.93	Not quoted	Not quoted	05/01/2013	Quintons Commercial Limited - Tel: 01635
Clerewater Place	Thatcham	Unit 5	1489	Leasehold	Office	Business (B1a)	Second-hand Grade		No	£107.64	Not quoted	Not quoted		Quintons Commercial Limited - Tel: 01635
Clerewater Place	Thatcham	Unit 4	1500	Leasehold or	Office	Business (B1a)	Second-hand Grade	10/23/2012	No	£80.73	Not quoted	Not quoted		Quintons Commercial Limited - Tel: 01635
Clerewater Place	Thatcham	Unit 7	1813	Leasehold	Office	Business (B1a)	Second-hand Grade		No	£107.64	Not quoted	Not quoted		Quintons Commercial Limited - Tel: 01635
Clerewater Place	Thatcham	Unit 1	2314	Long Leasehold or	Office	Business (B1a)	Second-hand Grade		No	£107.64	Not quoted	Not quoted		Quintons Commercial Limited - Tel: 01635
Colthrop Lane	Thatcham	1st	1402	Leasehold	Office	Business (B1a)	Second-hand Grade	06/15/2012	No	£53.82	Not quoted	Not quoted		Quintons Commercial Limited - Tel: 01635
Basingstoke	Thatcham	Building 164	3798	Leasehold	Office -	Business (B1a)	Second-hand Grade		No	£38.21	Not quoted	Not quoted		Carter Jonas Llp - Tel: 01635 263000
Bath Road	Newbury	Office/Retail	1666	Leasehold	Office	Business (B1a)	Second-hand Grade		No	£95.26	Not quoted	Not quoted		Quintons Commercial Limited - Tel: 01635
Bath Road	Newbury	Store Area and	2194	Leasehold	Office	Business (B1a)	Second-hand Grade		No	£107.75	Not quoted	Not quoted		Quintons Commercial Limited - Tel: 01635
Bath Road	Newbury	Office/Training	2262	Leasehold	Office	Business (B1a)	Second-hand Grade		No	£61.89	Not quoted	Not quoted		Quintons Commercial Limited - Tel: 01635
Worlds End	Newbury	Unit 13	2630	Leasehold	Office -	Business (B1a)	Second-hand Grade		No	£107.64	Not quoted	Not quoted		Quintons Commercial Limited - Tel: 01635
Oxford Road	Reading	1st	2465	Leasehold	Office	Business (B1a)	Second-hand Grade	06/13/2012	No	£86.22	Not quoted	Not quoted		Highmoor Cross Property Consultants - Tel:
School Road	Reading	2nd (part)	1403	Leasehold	Office	Business (B1a)	Second-hand Grade		No	£107.42	Not quoted	Not quoted		Chilvers Page - Tel: 0118 958 0656
Wharfdale Road	Reading	Building 1	24972	Leasehold	Office -	Business (B1a)	Design & Build		No	Not quoted	Not quoted	Not quoted		Lambert Smith Hampton - Tel: 0118 959 8855,
Wharfdale Road	Reading	Building 2	37458	Leasehold	Office -	Business (B1a)	Design & Build		No	Not quoted	Not quoted	Not quoted		Lambert Smith Hampton - Tel: 0118 959 8855,
Wharfdale Road	Reading	Building 3	64583	Leasehold	Office -	Business (B1a)	Design & Build		No	Not quoted	Not quoted	Not quoted		Lambert Smith Hampton - Tel: 0118 959 8855,
Pincents Kiln	Reading	Entire Building	32635	Leasehold	Office	Business (B1a)	New - Refurb (pre-	08/24/2011	No	Not quoted	Not quoted	Not quoted		Lambert Smith Hampton - Tel: 0118 959 8855
Station Road	Reading	Unit 1	1226	Leasehold	Office	Business (B1a)	Second-hand Grade	06/13/2012	No	£96.12	Not quoted	Not quoted		Highmoor Cross Property Consultants - Tel:
Brunel Road	Reading	Unit 2	4632	Leasehold	Office	Business (B1a)	Second-hand Grade	10/03/2011	No	£161.46	Not quoted	Not quoted		Haslams Surveyors LLP - Tel: 0118 921 1500
Brunel Road	Reading	Various	4933	Leasehold	Office	Business (B1a)	Second-hand Grade		No	Not quoted	Not quoted	Not quoted		Lambert Smith Hampton - Tel: 0118 959 8855
Moulden Way	Reading	Unit 3	1250	Virtual Freehold or	Office -	Business (B1a)	Second-hand Grade	11/18/2010	No	£215.28	Not quoted	Not quoted		Parkinson Holt - Tel: 0118 939 3333, Campbell
Moulden Way	Reading	Unit 5	3750	Virtual Freehold or	Office -	Business (B1a)	Second-hand Grade	11/18/2010	No	£215.28	Not quoted	Not quoted		Parkinson Holt - Tel: 0118 939 3333, Campbell
Moulden Way	Reading	Unit 4	5000	Leasehold or	Office -	Business (B1a)	Second-hand Grade	11/18/2010	No	£215.28	£0.58 m	Not quoted		Parkinson Holt - Tel: 0118 939 3333
Aldermaston	Reading	Entire Building	84167	Leasehold	Office	Business (B1a)	Second-hand Grade		No	£204.52	Not quoted	Not quoted		Lambert Smith Hampton - Tel: 0118 959 8855,
Paices Hill	Reading	Office/Workshop	4472	Leasehold	Light	Business (B1c)	Second-hand Grade		No	£47.25	Not quoted	Not quoted		Quintons Commercial Limited - Tel: 01635
Arlington	Reading	Ground (part)	3628	Leasehold	Office -	Business (B1a)	New - New Build		No	Not quoted	Not quoted	Not quoted		Savills - Tel: 020 7409 8150, Strutt & Parker -
Arlington	Reading	2nd (part)	5192	Leasehold	Office -	Business (B1a)	Second-hand Grade		No	£258.34	Not quoted	Not quoted		Knight Frank - Tel: 020 7629 8171, Parkinson
Arlington	Reading	2nd	14464	Leasehold	Office -	Business (B1a)	Second-hand Grade		No	Not quoted	Not quoted	Not quoted	09/24/2013	DTZ - Tel: 0118 967 2020, Lambert Smith
Arlington	Reading	Entire Building	19032	Leasehold	Office	Business (B1a)	Second-hand Grade		No	Not quoted	Not quoted	Not quoted		DTZ - Tel: 020 3296 3000, Haslams Surveyors
Arlington	Reading	Entire Building	24023	Leasehold	Office	Business (B1a)	Second-hand Grade		No	Not quoted	Not quoted	Not quoted		Haslams Surveyors LLP - Tel: 0118 921 1500,
Arlington	Reading	Entire Building	32500	Leasehold	Office -	Business (B1a)	Second-hand Grade		No	Not quoted	Not quoted	Not quoted	01/06/2016	CBRE - Tel: 020 7182 2000
Arlington	Reading	Entire Building	45821	Leasehold	Office -	Business (B1a)	New - New Build		No	Not quoted	Not quoted	Not quoted		Savills - Tel: 020 7409 8150, Strutt & Parker -
Arlington	Reading	Ground	7708	Leasehold	Office -	Business (B1a)	Second-hand Grade		No	£258.34	Not quoted	Not quoted	04/01/2014	Knight Frank - Tel: 020 7629 8171, Parkinson
Aldermaston	Reading	Level 2 - Reception	2000	Leasehold	Office	Business (B1a)	Second-hand Grade		No	£204.52	Not quoted	Not quoted		Lambert Smith Hampton - Tel: 0118 959 8855
Aldermaston	Reading	Ground	10732	Leasehold	Office	Business (B1a)	Second-hand Grade		No	£204.52	Not quoted	Not quoted		Lambert Smith Hampton - Tel: 0118 959 8855
Aldermaston	Reading	Level 1	16312	Leasehold	Office	Business (B1a)	Second-hand Grade		No	£204.52	Not quoted	Not quoted		Lambert Smith Hampton - Tel: 0118 959 8855
Aldermaston	Reading	Level 2	24077	Leasehold	Office	Business (B1a)	Second-hand Grade		No	£527.44	Not quoted	Not quoted		Lambert Smith Hampton - Tel: 0118 959 8855
Aldermaston	Reading	Level 3	24727	Leasehold	Office	Business (B1a)	Second-hand Grade		No	£204.52	Not quoted	Not quoted		Lambert Smith Hampton - Tel: 0118 959 8855
High Street	Reading	Suite 2	3430	Leasehold	Office	Business (B1a)	Second-hand Grade	06/15/2012	No	£161.46	Not quoted	Not quoted		Sharps Commercial Limited - Tel: 0118 939
Bath Road	Reading	Entire Building	9779	Leasehold or	Office	Business (B1a)	New - Refurb	09/24/2012	No	£55.54	£0.6 m	Not quoted		Parkinson Holt - Tel: 0118 939 3333
Beenham Hill	Reading	Trade Counter Units	5670	Leasehold	Light	Business (B1c)	Second-hand Grade	08/13/2012	No	£53.82	Not quoted	Not quoted		Quintons Commercial Limited - Tel: 01635
Horseshoe Park	Reading	Unit 20a	2000	Leasehold	Office -	Business (B1a)	Second-hand Grade	06/01/2012	No	Not quoted	Not quoted	Not quoted		Michael King & Co - Tel: 0118 987 5151
Horseshoe Park	Reading	Unit 12	2373	Virtual Freehold or	Office	Business (B1a)	Second-hand Grade	03/08/2012	No	£86.11	£0.18 m	Not quoted		Haslams Surveyors LLP - Tel: 0118 921 1500

* The maximum number of records returned in one spreadsheet cannot exceed 1,000 records. If you wish to receive more data then pleas

* To sort these details please select the rows horizontally from the headings row downwards and then sort by heading

EGi -- Comparable Deals Data

Transaction type	Street	Town	Deal date	Property type	Property sub type	Total space		Price	Yield %	Rental income		Lease		Incentives	Notes	Vendor/Lessor's agent
						Size	UoM			per annum	per sq	length (years)	Expiry date			
Sub-Letting	Oxford Street	Newbury	01/11/2012	Office	Office (B1a)	130	Net sq m	Not quoted		£15,400	#	3	05/10/2015		Asking rent: £12.50 per sq ft	Quintons Commercial Limited
Lease	Bone Lane	Newbury	08/10/2012	Office	Office (B1a)	119	Net sq m	Not quoted		£9,600	£80.51	3	08/10/2015			Quintons Commercial Limited
Lease	Arlington	Reading	24/07/2012	Office	Business Parks (B1b)	764	Net sq m	Not quoted		£213,694	#	10	24/07/2022			Strutt & Parker
Lease	Lower Way	Thatcham	20/07/2012	Office	Office (B1a)	111	Net sq m	Not quoted		Not quoted			Undisclosed			Quintons Commercial Limited
Lease	Lower Way	Thatcham	11/07/2012	Office	Office (B1a)	126	Net sq m	Not quoted		£13,560	#		Undisclosed			Carter Jonas Llp
Lease	West Mills	Newbury	01/06/2012	Office	Office (B1a)	611	Net sq m	Not quoted		£82,000	#	5	01/06/2017			Deal Varney Commercial
Lease	Park Street	Newbury	01/06/2012	Office	Office (B1a)	317	Net sq m	Not quoted		£34,160	#		Undisclosed			Quintons Commercial Limited
Lease	Station Road	Reading	15/05/2012	Industrial /	Light Industrial / Business Units	115	Net sq m	Not quoted		£12,500	#	3	15/05/2015		Date on the market: 05/04/2012	Haslams Surveyors LLP
Lease	London Road	Newbury	04/05/2012	Office	Office (B1a)	116	Net sq m	Not quoted		£14,375	#		Undisclosed			Deal Varney Commercial
Lease	Oxford Street	Newbury	01/05/2012	Office	Office (B1a)	204	Net sq m	Not quoted		£26,826	#	3	24/03/2015			Colliers International
Lease	Moulden Way	Reading	28/04/2012	Office	Business Parks (B1b)	348	Net sq m	Not quoted		£75,000	#		Undisclosed			Parkinson Holt
Investment Sale	Strawberry Hill	Newbury	20/04/2012	Office	Office (B1a)	12,969	Net sq m	£16,325,000	10.50	£1,819,625	#	6	Undisclosed		The building was sold along with	
Lease	High Street	Reading	21/03/2012	Office	Office (B1a)	324	Net sq m	Not quoted		£53,000	#		Undisclosed		Date on the market: 13/09/2011	Parkinson Holt
Lease	Oxford Street	Newbury	09/03/2012	Office, General	Office (B1a), Car Parking	604	Net sq m	Not quoted		£80,000	#	5	09/03/2017			Deal Varney Commercial
Investment Sale	Church Gate	Thatcham	01/02/2012	Office	Office (B1a)	487	Net sq m	£1,350,000		Not quoted			Undisclosed			Hicks Baker
Lease	Pincents Lane	Reading	11/01/2012	Office	Business Parks (B1b)	752	Net sq m	Not quoted		£145,620	#	10	11/01/2022			Parkinson Holt
Lease	London Road	Newbury	01/01/2012	Office	Office (B1a)	121	Net sq m	Not quoted		£15,600	#		Undisclosed			Campbell Gordon
Lease	Arlington	Reading	30/12/2011	Office	Business Parks (B1b)	817	Net sq m	Not quoted		£233,147	#		Undisclosed			Strutt & Parker
Lease	High Street	Reading	05/12/2011	Office	Office (B1a)	187	Net sq m	Not quoted		£36,306	#		Undisclosed			Haslams Surveyors LLP
Lease	Brunel Road	Reading	21/11/2011	Office	Business Parks (B1b)	200	Net sq m	Not quoted		Not quoted			Undisclosed			Haslams Surveyors LLP
Lease	High Street	Reading	23/09/2011	Office	Office (B1a)	111	Net sq m	Not quoted		Not quoted		5	23/09/2016			Haslams Surveyors LLP
Lease	Arlington	Reading	20/09/2011	Office	Business Parks (B1b)	785	Net sq m	Not quoted		£207,050	#	8	20/09/2019			Strutt & Parker
Lease	Brunel Road	Reading	01/09/2011	Office	Business Parks (B1b)	245	Net sq m	Not quoted		£39,555	#		Undisclosed			Haslams Surveyors LLP
Lease	Oxford Street	Newbury	01/08/2011	Office	Office (B1a)	313	Net sq m	Not quoted		£37,000	#		Undisclosed			Colliers International
Investment Sale	Market Place	Newbury	15/07/2011	Retail, Office	General Retail (A1), Office	395	Net sq m	£495,000	9.80	£50,344		25	25/12/2012		The offices on 1st and 2nd floors	Acuitus
Lease	Station Road	Hungerford	15/07/2011	Office	Office (B1a)	465	Net sq m	Not quoted		£25,000	£53.82	5	15/07/2016			Quintons Commercial Limited
Lease	London Road	Newbury	01/07/2011	Office	Office (B1a)	325	Net sq m	Not quoted		Not quoted			Undisclosed			Campbell Gordon
Lease	London Road	Newbury	01/07/2011	Office	Office (B1a)	232	Net sq m	Not quoted		Not quoted			Undisclosed			Campbell Gordon
Lease	London Road	Newbury	01/07/2011	Office	Office (B1a)	279	Net sq m	Not quoted		Not quoted			Undisclosed			Campbell Gordon
Sale	Enterprise Way	Thatcham	01/07/2011	Office	Office (B1a)	913	Net sq m	£725,000		Not quoted			Undisclosed			Campbell Gordon
Lease	Oxford Street	Newbury	01/07/2011	Office	Office (B1a)	204	Net sq m	Not quoted		Not quoted	#		Undisclosed			Quintons Commercial Limited
Lease	Brunel Road	Reading	23/03/2011	Office	Business Parks (B1b)	200	Net sq m	Not quoted		Not quoted			Undisclosed			Haslams Surveyors LLP
Lease	London Road	Newbury	15/03/2011	Office	Office (B1a)	248	Net sq m	Not quoted		£26,000	#	5	15/03/2016		The passing rental is £25,000 per	
Investment Sale	The Chase	Reading	15/02/2011	Office	Office (B1a)	1,268	Net sq m	Not quoted		£408,375	#	20	28/09/2021		The building was sold as part of	Franc Warwick (not trading)
Sale	High Street	Reading	15/01/2011	Office	Office (B1a)	146	Net sq m	£315,000		Not quoted			Undisclosed		An existing lease was	Hicks Baker
Lease	Hambridge Lane	Newbury	15/01/2011	Office	Office (B1a)	465	Net sq m	Not quoted		Not quoted			Undisclosed			Campbell Gordon
Lease	Hambridge Lane	Newbury	15/01/2011	Office	Office (B1a)	743	Net sq m	Not quoted		Not quoted			Undisclosed			Campbell Gordon
Lease	The Arcade	Newbury	10/01/2011	Office	Office (B1a)	139	Net sq m	Not quoted		Not quoted		5	10/01/2016			Richardson Commercial
Lease	High Street	Reading	15/12/2010	Office	Office (B1a)	122	Net sq m	Not quoted		Not quoted			Undisclosed			Lambert Smith Hampton
Lease	London Road	Newbury	15/12/2010	Office	Office (B1a)	279	Net sq m	Not quoted		£33,000	#	5	15/12/2015			Campbell Gordon
Sale	London Road	Newbury	15/12/2010	Office	Office (B1a)	1,858	Net sq m	£1,550,000		Not quoted			Undisclosed		As part of the deal, Moorfield will	Campbell Gordon
Lease	Arlington	Reading	14/12/2010	Office	Business Parks (B1b)	426	Net sq m	Not quoted		£119,340	#	5	14/12/2015			Savills
Lease	London Road	Newbury	01/12/2010	Office	Office (B1a)	650	Net sq m	Not quoted		Not quoted			Undisclosed			Campbell Gordon
Sale	High Street	Reading	15/11/2010	Office	Office (B1a)	149	Net sq m	£315,000		Not quoted			Undisclosed			Hughes Ellard
Investment Sale	Arlington	Reading	24/09/2010	Office	Business Parks (B1b)	3,450	Net sq m	£7,765,000	10.36	Not quoted	#	5	Undisclosed			Jones Lang LaSalle (Previously
Investment Sale	Arlington	Reading	24/09/2010	Office	Business Parks (B1b)	5,305	Net sq m	£13,230,000	10.40	Not quoted	#	5	Undisclosed			Jones Lang LaSalle (Previously
Lease	Kings Road West	Newbury	15/09/2010	Office	Office (B1a)	952	Net sq m	Not quoted		£92,250	£96.88	10	15/09/2020		11 months rent free	Colliers International
Investment Sale	London Road	Newbury	08/09/2010	Office	Business Parks (B1b)	24,155	Net sq m	£47,500,000	7.25	Not quoted			Undisclosed			Franc Warwick (not trading)
Lease	High Street	Reading	27/07/2010	Office	Office (B1a)	137	Net sq m	Not quoted		Not quoted			Undisclosed			Haslams Surveyors LLP
Lease	High Street	Reading	15/05/2010	Office	Office (B1a)	145	Net sq m	Not quoted		Not quoted			Undisclosed			Parkinson Holt
Lease	London Road	Newbury	06/05/2010	Office	Office (B1a)	993	Net sq m	Not quoted		£160,275	#	10	06/05/2020		12 months rent free	Colliers International
Lease	High Street	Reading	21/04/2010	Office	Office (B1a)	203	Net sq m	Not quoted		Not quoted		10	21/04/2020		Rent was stepped	Haslams Surveyors LLP
Lease	Arlington	Reading	15/04/2010	Office	Office (B1a)	716	Net sq m	Not quoted		Not quoted			Undisclosed			Fryer Holt (Not Trading)
Lease	Bath Road	Newbury	15/04/2010	Office	Office (B1a)	307	Net sq m	Not quoted		£55,000	#		Undisclosed			Deal Varney Commercial
Lease	Calleva Park	Reading	15/04/2010	Office	Business Parks (B1b)	106	Net sq m	Not quoted		£16,000	#		Undisclosed			Deal Varney Commercial
Sub-Letting	Arlington	Reading	01/04/2010	Office	Business Parks (B1b)	762	Net sq m	Not quoted		£196,920	#		Undisclosed			Knight Frank
Investment Sale	Colthrop Lane	Thatcham	15/01/2010	Office, Industrial	Office (B1a), General Industrial	4,151	Net sq m	£4,380,000	8.82	£394,066	£96.01	5	16/04/2015			Jones Lang LaSalle (Previously
Sub-Letting	Arlington	Reading	01/01/2010	Office	Business Parks (B1b)	438	Net sq m	Not quoted		£115,591	#		Undisclosed			Knight Frank
Sale	Church Lane	Thatcham	31/12/2009	Office	Office (B1a)	303	Net sq m	Not quoted		Not quoted			Undisclosed			Haslams Surveyors LLP
Lease	London Road	Newbury	15/12/2009	Office	Business Parks (B1b)	2,276	Net sq m	Not quoted		£367,500	#	6	15/12/2015			Campbell Gordon
Lease	Arlington	Reading	01/12/2009	Office	Business Parks (B1b)	302	Net sq m	Not quoted		£79,748	#		Undisclosed			Knight Frank

* For all enquiries please contact EGI Client Support (client.support@egi.co.uk).

EGi -- Comparable Deals Data

Transaction type	Street	Town	Deal date	Property type	Property sub type	Total space		Price	Yield %	Rental income		Lease		Incentives	Notes	Vendor/Lessor's agent
						Size	UoM			per annum	per sq	length (years)	Expiry date			
Sub-Letting	Arlington	Reading	06/11/2009	Office	Business Parks (B1b)	802	Net sq m	Not quoted		£207,072	#	7	31/07/2016			Strutt & Parker
Lease	High Street	Reading	01/11/2009	Office	Office (B1a)	111	Net sq m	Not quoted		Not quoted			Undisclosed			Fryer Holt (Not Trading)
Sale	West Street	Newbury	15/10/2009	Office	Office (B1a)	423	Net sq m	Not quoted		Not quoted			Undisclosed			Deal Varney Commercial
Lease	Oxford Street	Newbury	15/10/2009	Office	Office (B1a)	115	Net sq m	Not quoted		£18,000	#		Undisclosed			Deal Varney Commercial
Lease	Brewery Court	Reading	12/10/2009	Office	Office (B1a)	124	Net sq m	Not quoted		£15,000	#		Undisclosed			Hicks Baker
Lease	London Road	Newbury	15/08/2009	Office	Business Parks (B1b)	232	Net sq m	Not quoted		Not quoted			Undisclosed			Campbell Gordon
Lease	London Road	Newbury	01/08/2009	Office	Business Parks (B1b)	1,579	Net sq m	Not quoted		£289,000	#	11	01/08/2020			Deal Varney Commercial
Investment Sale	Northbrook	Newbury	01/06/2009	Retail, Office	General Retail (A1), Office	1,021	Net sq m	£3,745,000		£239,500			Undisclosed			AHBN LLP
Lease	Church Street	Reading	10/05/2009	Office	Office (B1a)	178	Net sq m	Not quoted		£38,420	#	10	10/05/2019			
Sale	The Broadway	Newbury	16/03/2009	Office	Office (B1a)	427	Net sq m	£665,000		Not quoted			Undisclosed			Brunsdn Associates
Sale	London Road	Newbury	15/03/2009	Retail	Car Showrooms (B1c)	2,055	Net sq m	Not quoted		Not quoted			Undisclosed			Colliers International
Sale &	West Mills	Newbury	06/03/2009	Office	Office (B1a)	419	Net sq m	£975,000		£77,500	#	10	06/03/2019			Deal Varney Commercial
Sale	Pincent's Lane	Reading	06/02/2009	Office	Business Parks (B1b)	660	Net sq m	£1,680,000		Not quoted			Undisclosed			Fryer Holt (Not Trading)
Lease	Arlington	Reading	15/01/2009	Office	Business Parks (B1b)	766	Net sq m	Not quoted		£230,888	#	10	15/01/2019			Strutt & Parker
Sale	London Road	Newbury	15/12/2008	Retail	Car Showrooms (B1c)	975	Net sq m	£2,250,000		Not quoted			Undisclosed			Colliers International
Lease	London Road	Newbury	15/11/2008	Office	Office (B1a)	263	Net sq m	Not quoted		£42,000	#		Undisclosed			Brunsdn Associates
Sub-Letting	Brunel Road	Reading	24/10/2008	Office	Office (B1a)	436	Net sq m	Not quoted		£1,110,630	#	6	24/10/2014			Hicks Baker
Lease	Calleva Park	Reading	06/10/2008	Office	Business Parks (B1b)	227	Net sq m	Not quoted		£22,000	£96.81		Undisclosed			Brunsdn Associates
Lease	Arlington	Reading	15/09/2008	General, Office	Car Parking, Business Parks	2,855	Net sq m	Not quoted		£327,068	#	10	14/09/2018	Nine months rent free.	Car parking is available.	Strutt & Parker
Lease	Station Road	Hungerford	15/09/2008	Office	Office (B1a)	470	Net sq m	Not quoted		£50,000	#		Undisclosed			Lambert Smith Hampton
Lease	The Broadway	Newbury	21/08/2008	Office	Office (B1a)	115	Net sq m	Not quoted		£17,000	#		Undisclosed			London Clancy
Lease	Northcroft Lane	Newbury	01/07/2008	General, Office	Car Parking, Office (B1a)	195	Net sq m	Not quoted		£32,500	#		Undisclosed			Brunsdn Associates
Lease	Oxford Street	Newbury	23/06/2008	Office	Office (B1a)	994	Net sq m	Not quoted		Not quoted	#		Undisclosed			
Lease	Kentwood Hill	Reading	11/06/2008	Office	Office (B1a)	706	Net sq m	Not quoted		£163,293	#	10	11/06/2018	Sixteen months rent free		Campbell Gordon
Lease	Hambridge Lane	Newbury	28/05/2008	Office	Office (B1a)	656	Net sq m	Not quoted		£105,885	#	10	27/05/2018			
Lease	London Road	Newbury	01/05/2008	Office	Office (B1a)	3,198	Net sq m	Not quoted		£671,346	#	8	31/03/2016			Lambert Smith Hampton
Lease	Oxford Street	Newbury	15/04/2008	Office	Office (B1a)	1,171	Net sq m	Not quoted		£189,000	#		Undisclosed			DTZ
Sale	Calleva Park	Reading	15/04/2008	Office	Office (B1a)	188	Net sq m	£215,000		Not quoted			Undisclosed			Peter Brunsdn & Associates
Lease	Calleva Park	Reading	15/04/2008	Office	Office (B1a)	115	Net sq m	Not quoted		£7,250	£63.29		Undisclosed			Woodford & Co
Lease	Calleva Park	Reading	15/04/2008	Office	Office (B1a)	192	Net sq m	Not quoted		£11,500	£59.89		Undisclosed			Fryer Holt (Not Trading)
Lease	Arlington	Reading	01/04/2008	Office	Business Parks (B1b)	186	Net sq m	Not quoted		Not quoted			Undisclosed			Matthews & Goodman
Lease	The Green	Reading	15/03/2008	Office	Business Parks (B1b)	929	Net sq m	Not quoted		£200,000	#		Undisclosed			Fryer Holt (Not Trading)
Sale	Calleva Park	Reading	15/02/2008	Office	Business Parks (B1b)	108	Net sq m	£149,950		Not quoted			Undisclosed			Sharps Commercial Limited
Lease	Pincent's Lane	Reading	01/02/2008	Office	Business Parks (B1b)	660	Net sq m	Not quoted		£156,266	#		Undisclosed			Fryer Holt (Not Trading)
Lease	Hambridge Lane	Newbury	14/01/2008	Office	Office (B1a)	368	Net sq m	Not quoted		£59,420	#	5	13/01/2013			Deal Varney Commercial

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EGi -- Comparable Deals Data

Street	Town	Deal Date	Property Type	Property Sub Type	Transaction Type	Total Space Value	UoM	Price	Yield %	Rental Income per annum	per sq m	Lease Length	Vendor/Lessor's Agent	Notes
Oxford Square,	Newbury	01/11/2012	Offices	(B1a)	Sub-Letting	130	Gross sq m	0	0.00	15,400	118	3.00	Quintons Commercial Limited	Asking rent: £12.50 per sq ft
Bone Lane	Newbury	08/10/2012	Offices	(B1a)	Lease	119	Gross sq m	0	0.00	9,600	81	3.00	Quintons Commercial Limited	
Benyon Road	Reading	01/10/2012	Offices	(B1b)	Sale	162	Gross sq m	175,000	0.00	0	0	0.00	Haslams Surveyors LLP, Woodford &	
Hambridge Road	Newbury	15/09/2012	Offices	(B1a)	Sale	433	Gross sq m	232,600	0.00	0	0	0.00	Deal Varney Commercial	
Horseshoe Park	Pangbourne	01/09/2012	Offices	(B1a)	Lease	220	Gross sq m	0	0.00	18,960	86	0.00	Haslams Surveyors LLP	
Benyon Road	Reading	01/09/2012	Offices	(B1b)	Lease	111	Gross sq m	0	0.00	0	0	0.00	Haslams Surveyors LLP, Woodford &	
Benyon Road	Reading	30/07/2012	Offices	(B1b)	Lease	207	Gross sq m	0	0.00	0	0	0.00	Haslams Surveyors LLP, Woodford &	
Arlington Business	Reading	24/07/2012	Offices	(B1b)	Lease	764	Gross sq m	0	0.00	213,694	280	10.00	Savills, Strutt & Parker	
Lower Way	Thatcham	20/07/2012	Offices	(B1a)	Lease	111	Gross sq m	0	0.00	0	0	0.00	Quintons Commercial Limited	
Lower Way	Thatcham	11/07/2012	Offices	(B1a)	Lease	126	Gross sq m	0	0.00	13,560	108	0.00	Carter Jonas Lip, Quintons	
West Mills	Newbury	01/06/2012	Offices	(B1a)	Lease	611	Gross sq m	0	0.00	82,000	134	5.00	Deal Varney Commercial	
The Pentangle	Newbury	01/06/2012	Offices	(B1a)	Lease	317	Gross sq m	0	0.00	34,160	108	0.00	Quintons Commercial Limited	
London Road	Newbury	04/05/2012	Offices	(B1a)	Lease	116	Gross sq m	0	0.00	14,375	124	0.00	Deal Varney Commercial, Quintons	
Hambridge Road	Newbury	01/05/2012	Offices	(B1a)	Lease	203	Gross sq m	0	0.00	16,000	79	0.00	Deal Varney Commercial, Peter	
Oxford Square,	Newbury	01/05/2012	Offices	(B1a)	Lease	204	Gross sq m	0	0.00	26,826	131	3.00	Colliers International, Deal Varney	
Moulden Way	Reading	26/04/2012	Offices	(B1b)	Lease	348	Gross sq m	0	0.00	75,000	215	0.00	Campbell Gordon, Parkinson Holt	
Strawberry Hill	Newbury	20/04/2012	Offices	(B1a)	Investment Sale	12,969	Gross sq m	16,325,000	10.50	1,819,625	140	7.00		The building was sold along with Heritage Park in Sheffield for a combined
High Street	Reading	21/03/2012	Offices	(B1a)	Lease	324	Gross sq m	0	0.00	53,000	164	0.00	Parkinson Holt	Date on the market: 13/09/2011
Oxford Street	Newbury	09/03/2012	Offices	(B1a)	Lease	604	Gross sq m	0	0.00	80,000	133	5.00	Deal Varney Commercial	
Benyon Road	Reading	07/03/2012	Offices	(B1b)	Lease	130	Gross sq m	0	0.00	0	0	0.00	Haslams Surveyors LLP, Woodford &	
Church Gate	Thatcham	01/02/2012	Offices	(B1a)	Investment Sale	487	Gross sq m	1,350,000	0.00	0	0	0.00	Hicks Baker	
Pincents Lane	Reading	11/01/2012	Offices	(B1b)	Lease	752	Gross sq m	0	0.00	145,620	194	10.00	Lambert Smith Hampton, Parkinson	
London Road	Newbury	01/01/2012	Offices	(B1a)	Lease	121	Gross sq m	0	0.00	15,600	129	0.00	Campbell Gordon, Deal Varney	
Arlington Business	Reading	30/12/2011	Offices	(B1b)	Lease	817	Gross sq m	0	0.00	233,147	285	0.00	Strutt & Parker	
High Street	Reading	05/12/2011	Offices	(B1a)	Lease	187	Gross sq m	0	0.00	36,306	194	0.00	Haslams Surveyors LLP, Parkinson	
Brunel Road	Reading	21/11/2011	Offices	(B1b)	Lease	200	Gross sq m	0	0.00	0	0	0.00	Haslams Surveyors LLP	
High Street	Reading	23/09/2011	Offices	(B1a)	Lease	111	Gross sq m	0	0.00	0	0	5.00	Haslams Surveyors LLP, Parkinson	
Arlington Business	Reading	20/09/2011	Offices	(B1b)	Lease	785	Gross sq m	0	0.00	207,050	264	8.00	Savills, Strutt & Parker	
Brunel Road	Reading	01/09/2011	Offices	(B1b)	Lease	245	Gross sq m	0	0.00	39,555	161	0.00	Haslams Surveyors LLP	
Oxford Square,	Newbury	01/08/2011	Offices	(B1a)	Lease	313	Gross sq m	0	0.00	37,000	118	0.00	Colliers International	
Station Road	Hungerford	15/07/2011	Offices	(B1a)	Lease	465	Gross sq m	0	0.00	25,000	54	5.00	Quintons Commercial Limited	
Market Place	Newbury	15/07/2011	Offices,	(A1)	Investment Sale	131	Gross sq m	495,000	9.80	50,344	0	25.00	Lamberts Chartered Surveyors,	The offices on 1st and 2nd floors are vacant.
Enterprise Way	Thatcham	01/07/2011	Offices	(B1a)	Sale	913	Gross sq m	725,000	0.00	0	0	0.00	Campbell Gordon, Haslams Surveyors	
London Road	Newbury	01/07/2011	Offices	(B1a)	Lease	232	Gross sq m	0	0.00	0	0	0.00	Campbell Gordon, Deal Varney	
London Road	Newbury	01/07/2011	Offices	(B1a)	Lease	279	Gross sq m	0	0.00	0	0	0.00	Campbell Gordon, Deal Varney	
London Road	Newbury	01/07/2011	Offices	(B1a)	Lease	325	Gross sq m	0	0.00	0	0	0.00	Campbell Gordon, Deal Varney	
Oxford Square,	Newbury	01/07/2011	Offices	(B1a)	Lease	204	Gross sq m	0	0.00	0	118	0.00	Quintons Commercial Limited	
Brunel Road	Reading	23/03/2011	Offices	(B1b)	Lease	200	Gross sq m	0	0.00	0	0	0.00	Haslams Surveyors LLP	
High Street	Reading	15/01/2011	Offices	(B1a)	Sale	146	Gross sq m	315,000	0.00	0	0	0.00	Hicks Baker	An existing lease was surrendered by Friends Provident, a financial services
Overbridge Square,	Newbury	15/01/2011	Offices	(B1a)	Lease	465	Gross sq m	0	0.00	0	0	0.00	Campbell Gordon, Deal Varney	
Overbridge Square,	Newbury	15/01/2011	Offices	(B1a)	Lease	743	Gross sq m	0	0.00	0	0	0.00	Campbell Gordon, Deal Varney	
The Arcade	Newbury	10/01/2011	Offices	(B1a)	Lease	139	Gross sq m	0	0.00	0	0	5.00	Richardson Commercial	
High Street	Reading	15/12/2010	Offices	(B1a)	Lease	122	Gross sq m	0	0.00	0	0	0.00	Lambert Smith Hampton	
London Road	Newbury	15/12/2010	Offices	(B1a)	Sale	1,858	Gross sq m	1,550,000	0.00	0	0	0.00	Campbell Gordon, Deal Varney	As part of the deal, Moorfield will deliver a 'turnkey' (ie ready-to-use) project
London Road	Newbury	15/12/2010	Offices	(B1a)	Lease	279	Gross sq m	0	0.00	33,000	118	5.00	Campbell Gordon, Deal Varney	
Arlington Business	Reading	14/12/2010	Offices	(B1b)	Lease	426	Gross sq m	0	0.00	119,340	280	5.00	Savills	
Benyon Road	Reading	13/12/2010	Offices	(B1b)	Lease	568	Gross sq m	0	0.00	0	161	10.00	Haslams Surveyors LLP, Woodford &	
London Road	Newbury	01/12/2010	Offices	(B1a)	Lease	650	Gross sq m	0	0.00	0	0	0.00	Campbell Gordon, Deal Varney	
High Street	Reading	15/11/2010	Offices	(B1a)	Sale	149	Gross sq m	315,000	0.00	0	0	0.00	Hughes Ellard	
Arlington Business	Reading	24/09/2010	Offices	(B1b)	Investment Sale	5,305	Gross sq m	13,230,000	10.40	0	274	5.00	Jones Lang LaSalle (Previously King	
Arlington Business	Reading	24/09/2010	Offices	(B1b)	Investment Sale	3,450	Gross sq m	7,765,000	10.36	0	246	5.00	Jones Lang LaSalle (Previously King	
Kings Road West	Newbury	15/09/2010	Offices	(B1a)	Lease	952	Gross sq m	0	0.00	92,250	97	10.00	Colliers International, Deal Varney	
Benyon Road	Reading	10/09/2010	Industrial,	(B1a)	Lease	5,574	Gross sq m	0	0.00	0	78	15.00	Haslams Surveyors LLP, Jones Lang	The rent is stepped, rising to £5.75 per sq ft in the fourth and fifth year
London Road	Newbury	08/09/2010	Offices	(B1b)	Investment Sale	24,155	Gross sq m	47,500,000	7.25	0	0	0.00	Franc Warwick (not trading under)	

Benyon Road	Reading	15/08/2010	Offices	(B1a)	Lease	758	Gross sq m	0	0.00	0	0	0.00	Haslams Surveyors LLP, Jones Lang	
High Street	Reading	27/07/2010	Offices	(B1a)	Lease	137	Gross sq m	0	0.00	0	0	0.00	Haslams Surveyors LLP, Parkinson	
High Street	Reading	15/05/2010	Offices	(B1a)	Lease	145	Gross sq m	0	0.00	0	0	0.00	Parkinson Holt	
London Road	Newbury	06/05/2010	Offices	(B1a)	Lease	993	Gross sq m	0	0.00	160,275	161	10.00	Colliers International, Loveday,	rent free period: 12 months spread over term
High Street	Reading	21/04/2010	Offices	(B1a)	Lease	203	Gross sq m	0	0.00	0	0	10.00	Haslams Surveyors LLP, Parkinson	Rent was stepped
Calleva Park	Reading	15/04/2010	Offices	(B1b)	Lease	106	Gross sq m	0	0.00	16,000	151	0.00	Deal Varney Commercial	
Arlington Business	Reading	15/04/2010	Offices	(B1a)	Lease	716	Gross sq m	0	0.00	0	0	0.00	Fryer Holt (Not Trading)	
Bath Road	Newbury	15/04/2010	Offices	(B1a)	Lease	307	Gross sq m	0	0.00	55,000	179	0.00	Deal Varney Commercial	
Arlington Business	Reading	01/04/2010	Offices	(B1b)	Sub-Letting	762	Gross sq m	0	0.00	196,920	258	0.00	Knight Frank, Parkinson Holt	
Reading Road	Reading	15/02/2010	Offices	(B1a)	Lease	168	Gross sq m	0	0.00	0	0	0.00	Fryer Holt (Not Trading)	
Colthrop Lane	Thatcham	15/01/2010	Industrial	(B1/B2/B8)	Investment Sale	2,827	Gross sq m	4,380,000	8.82	394,066	96	5.00	Jones Lang LaSalle (Previously King	
Arlington Business	Reading	01/01/2010	Offices	(B1b)	Sub-Letting	438	Gross sq m	0	0.00	115,591	264	0.00	Knight Frank, Fryer Holt (Not Trading)	
Northbrook Street	Newbury	01/01/2010	Offices	(B1a)	Lease	132	Gross sq m	0	0.00	0	0	0.00	Carter Jonas Llp	
Church Lane	Thatcham	31/12/2009	Offices	(B1a)	Sale	303	Gross sq m	0	0.00	0	0	0.00	Haslams Surveyors LLP	
London Road	Newbury	15/12/2009	Offices	(B1b)	Lease	2,276	Gross sq m	0	0.00	367,500	161	6.00	Campbell Gordon, Deal Varney	
Arlington Business	Reading	01/12/2009	Offices	(B1b)	Lease	302	Gross sq m	0	0.00	79,748	264	0.00	Knight Frank, Fryer Holt (Not Trading)	
Arlington Business	Reading	06/11/2009	Offices	(B1b)	Sub-Letting	802	Gross sq m	0	0.00	207,072	258	7.00	Savills, Strutt & Parker	
High Street	Reading	01/11/2009	Offices	(B1a)	Lease	111	Gross sq m	0	0.00	0	0	0.00	Fryer Holt (Not Trading)	
Benyon Road	Reading	27/10/2009	Offices	(B1b)	Lease	325	Gross sq m	0	0.00	60,200	185	6.00	Haslams Surveyors LLP, Fryer Holt	Unit 1 The Green.
Oxford Square,	Newbury	15/10/2009	Offices	(B1a)	Lease	115	Gross sq m	0	0.00	18,000	156	0.00	Deal Varney Commercial	
West Street	Newbury	15/10/2009	Offices	(B1a)	Sale	423	Gross sq m	0	0.00	0	0	0.00	Deal Varney Commercial, Fryer Holt	
Brewery Court	Reading	12/10/2009	Offices	(B1a)	Lease	124	Gross sq m	0	0.00	15,000	121	0.00	Hicks Baker	
London Road	Newbury	15/08/2009	Offices	(B1b)	Lease	232	Gross sq m	0	0.00	0	0	0.00	Campbell Gordon	
London Road	Newbury	01/08/2009	Offices	(B1b)	Lease	1,579	Gross sq m	0	0.00	289,000	183	11.00	Deal Varney Commercial, Heather	
Northbrook Street	Newbury	01/06/2009	Offices,	(A1)	Investment Sale	807	Gross sq m	3,745,000	0.00	239,500	0	0.00	AHBN LLP	
Church Street	Reading	10/05/2009	Offices	(B1a)	Lease	178	Gross sq m	0	0.00	38,420	215	10.00		
The Broadway	Newbury	16/03/2009	Offices	(B1a)	Sale	427	Gross sq m	665,000	0.00	0	0	0.00	Brunsdn Associates	
Benyon Road	Reading	15/03/2009	Offices	(B1b)	Lease	322	Gross sq m	0	0.00	0	0	0.00		
West Mills	Newbury	06/03/2009	Offices	(B1a)	Sale &	419	Gross sq m	975,000	0.00	77,500	185	10.00	Deal Varney Commercial	
Pincents Lane	Reading	06/02/2009	Offices	(B1b)	Sale	660	Gross sq m	1,680,000	0.00	0	0	0.00	Fryer Holt (Not Trading)	
Arlington Business	Reading	15/01/2009	Offices	(B1b)	Lease	766	Gross sq m	0	0.00	230,888	301	10.00	Savills, Strutt & Parker	
London Road	Newbury	15/11/2008	Offices	(B1a)	Lease	263	Gross sq m	0	0.00	42,000	160	0.00	Brunsdn Associates	
Brunel Road	Reading	24/10/2008	Offices	(B1a)	Sub-Letting	436	Gross sq m	0	0.00	1,110,630	237	6.00	Hicks Baker	
Calleva Park	Reading	06/10/2008	Offices	(B1b)	Lease	227	Gross sq m	0	0.00	22,000	97	0.00	Brunsdn Associates	
Arlington Business	Reading	15/09/2008	Offices,	(B1b)	Lease	2,855	Gross sq m	0	0.00	327,068	301	10.00	Savills, Strutt & Parker	Car parking is available. Amenities include air conditioning, raised floors and
Station Road	Hungerford	15/09/2008	Offices	(B1a)	Lease	470	Gross sq m	0	0.00	50,000	106	0.00	Lambert Smith Hampton	
The Broadway	Newbury	21/08/2008	Offices	(B1a)	Lease	115	Gross sq m	0	0.00	17,000	148	0.00	London Clancy	
Horseshoe Park	Pangbourne	15/08/2008	Offices	(B1b)	Lease	214	Gross sq m	0	0.00	24,000	112	0.00	Peter Brunsdn & Associates	
Colthrop Way	Thatcham	15/08/2008	Offices	(B1b)	Lease	164	Gross sq m	0	0.00	24,710	151	0.00	Strutt & Parker	
Northcroft Lane	Newbury	01/07/2008	Offices,	(B1a)	Lease	195	Gross sq m	0	0.00	32,500	167	0.00	Brunsdn Associates	
Oxford Square,	Newbury	23/06/2008	Offices	(B1a)	Lease	994	Gross sq m	0	0.00	0	189	0.00		
Overbridge Square,	Newbury	28/05/2008	Offices	(B1a)	Lease	656	Gross sq m	0	0.00	105,885	161	10.00		
London Road	Newbury	01/05/2008	Offices	(B1a)	Lease	3,198	Gross sq m	0	0.00	671,346	210	8.00	Lambert Smith Hampton	
Calleva Park	Reading	15/04/2008	Offices	(B1a)	Lease	115	Gross sq m	0	0.00	7,250	63	0.00	Woodford & Co	
Calleva Park	Reading	15/04/2008	Offices	(B1a)	Lease	192	Gross sq m	0	0.00	11,500	60	0.00	Fryer Holt (Not Trading)	
Calleva Park	Reading	15/04/2008	Offices	(B1a)	Sale	188	Gross sq m	215,000	0.00	0	0	0.00	Peter Brunsdn & Associates	
Hambridge Road	Newbury	15/04/2008	Offices	(B1b)	Sale	186	Gross sq m	210,000	0.00	0	0	0.00	Brunsdn Associates	
Oxford Square,	Newbury	15/04/2008	Offices	(B1a)	Lease	1,171	Gross sq m	0	0.00	189,000	161	0.00	DTZ	
Arlington Business	Reading	01/04/2008	Offices	(B1b)	Lease	186	Gross sq m	0	0.00	0	0	0.00	Matthews & Goodman	
Butlers Lands Farm	Reading	31/03/2008	Offices	(B1a)	Lease	139	Gross sq m	0	0.00	16,000	115	6.00	London Clancy	
The Green	Reading	15/03/2008	Offices	(B1b)	Lease	929	Gross sq m	0	0.00	200,000	215	0.00	Fryer Holt (Not Trading)	
Old Station Business	Newbury	15/03/2008	Offices	(B1b)	Lease	416	Gross sq m	0	0.00	13,000	31	0.00	Fryer Holt (Not Trading)	
Ermin Street, Baydon	Hungerford	15/03/2008	Offices	(B1b)	Lease	110	Gross sq m	0	0.00	13,024	118	0.00	Brunsdn Associates	
Calleva Park	Reading	15/02/2008	Offices	(B1b)	Sale	108	Gross sq m	149,950	0.00	0	0	0.00	Sharps Commercial Limited	
Pincents Lane	Reading	01/02/2008	Offices	(B1b)	Lease	660	Gross sq m	0	0.00	156,266	237	0.00	Lambert Smith Hampton, Fryer Holt	
Overbridge Square,	Newbury	14/01/2008	Offices	(B1a)	Lease	368	Gross sq m	0	0.00	59,420	161	5.00	Deal Varney Commercial	

EGi -- Comparable Deals Data - E

Transaction type	Street	Town	Deal date	Property type	Property sub type	Total space		Price	Yield %	Rental income		Lease		Incentives	Notes	Vendor/Lessor's agent
						Size	UoM			per annum	per sq	length (years)	Expiry date			
Investment	Hambridge	Newbury	14/05/2012	Industrial / Distribution,	Mixed Industrial - B1, B2	29,365	Net sq m	£4,700,000		£500,000		5	09/03/2017		The site also has a 4.8 acre site	Parkinson Holt
Lease	Oxford Street	Newbury	09/03/2012	Office, General	Office (B1a), Car Parking	604	Net sq m	Not quoted		£80,000	#	10	23/01/2022	Six months rent free		Deal Varney Commercial
Lease	Northbrook	Newbury	23/01/2012	Retail, General	General Retail (A1), Ancillary	122	Net sq m	Not quoted		£27,000		10	19/01/2021			Hicks Baker
Lease	High Street	Hungerford	19/01/2011	Retail, General	General Retail (A1), Storage	118	Net sq m	Not quoted		£20,000		10	19/01/2021		Stepped rental agreement -	Macarthur Wilson
Lease	Gresham Way	Reading	24/11/2010	Non Residential Institution	Art Gallery (D1)	178	Net sq m	Not quoted		Not quoted						Vail Williams LLP
Sale	Reading Road	Reading	15/04/2010	General, Leisure	Site Area, Drinking	16,023	Net sq m	Not quoted		Not quoted						Drake & Company
Lease	Ministry Road	Greenham	15/01/2010	Land	Land	48,561	Net sq m	Not quoted		Not quoted					Land to be used for short term	Lambert Smith Hampton
Investment	Pincents Kiln	Reading	18/12/2009	Retail, General	General Retail (A1), Car	7,900	Net sq m	Not quoted		Not quoted						
Private Sale		Newbury	15/10/2009	Land	Bare Agricultural Land	10,521,630	Net sq m	£7,750,000		Not quoted					Bare arable land, sold in the region	Carter Jonas Llp
Investment	Chamham	Hungerford	15/07/2009	Retail	Petrol Stations	929	Net sq m	£2,460,000	6.51	Not quoted						CBRE
Private Sale	Holt Road	Newbury	15/06/2009	Land	Land	242,807	Net sq m	£995,000		Not quoted					Chalk stream trout fishing including	Strutt & Parker
Private Sale	Tidmarsh Lane	Reading	15/03/2009	Land	Farm	153,778	Net sq m	£2,100,000		Not quoted					Seven-bed house and land, sold in	Strutt & Parker
Lease	Bartholomew	Newbury	01/03/2009	Retail, General	General Retail (A1), Ancillary	102	Net sq m	Not quoted		£25,000		10	01/03/2019	Four month rent free period.	The deal took place at 4-6	Quintons Commercial Limited
Sale	Cock Lane	Reading	01/03/2009	Residential	Private (C3)	139	Net sq m	£345,000		Not quoted						Lambert Smith Hampton
Sale	Oxford Road	Newbury	30/01/2009	Non Residential Institution	Creche/Day Nursery (D1)	193	Net sq m	Not quoted		Not quoted						Christie + Co
Sale	Farm Land &	Newbury	15/01/2009	Land	Land	214,884	Net sq m	£150,000		Not quoted						Savills
Private Sale	Station Road	Newbury	15/12/2008	Land	Farm - vacant possession	315,649	Net sq m	£800,000		Not quoted					Smallholding with Agricultural	Dreweatt Neate (now trading
Sale	Station Road	Hungerford	17/11/2008	Land	Land	5,100	Net sq m	£60,000		Not quoted						Lambert Smith Hampton
Lease	Arlington	Reading	15/09/2008	General, Office	Car Parking, Business Parks	2,855	Net sq m	Not quoted		£327,068	#	10	14/09/2018	Nine months rent free.	Car parking is available. Amenities	Strutt & Parker
Lease	Northcroft Lane	Newbury	01/07/2008	General, Office	Car Parking, Office (B1a)	195	Net sq m	Not quoted		£32,500	#					Brunsdn Associates
Sale	Link Road	Newbury	01/05/2008	Land	Land	3,035	Net sq m	£1,010,000		Not quoted						

* The maximum number of records returned in one spreadsheet cannot exceed 1,000 records; If you wish to receive more data then please contact our Client E
 * To sort these details please select the rows horizontally from the headings row downwards and then sort by heading

EGi -- Comparable Deals Data

Street	Town	Deal Date	Property Type	Property Sub Type	Transaction Type	Total Space Value	UoM	Price	Yield %	Rental Income per annum	per sq m	Lease Length	Expiry Date	Vendor/Lessor's Agent	Notes
Hambridge Road	Newbury	14/05/2012	Industrial,	(B1/B2/B8)	Investment Sale	9,941	Gross sq m	4,700,000	0.00	500,000	0	0.00		Deal Varney Commercial, Parkinson	The site also has a 4.8 acre site with planning consent for a further 93,300 sq
Oxford Street	Newbury	09/03/2012	Offices,	(B1a)	Lease	604	Gross sq m	0	0.00	80,000	133	5.00	09/03/2017	Deal Varney Commercial	
Pincents Kiln	Reading	18/12/2009	Other,	(A1)	Investment Sale	7,900	Gross sq m	0	0.00	0	0	0.00			
Oxford Road	Newbury	30/01/2009	Other	(D1)	Sale	193	Gross sq m	0	0.00	0	0	0.00		Christie + Co	
Arlington Business Park	Reading	15/09/2008	Offices,	(B1b)	Lease	2,855	Gross sq m	0	0.00	327,068	301	10.00	14/09/2018	Savills, Strutt & Parker	Car parking is available. Amenities include air conditioning, raised floors and
Northcroft Lane	Newbury	01/07/2008	Offices,	(B1a)	Lease	195	Gross sq m	0	0.00	32,500	167	0.00		Brunsdon Associates	

Appendix IV
Glossary

WEST BERKSHIRE COUNCIL

COMMUNITY INFRASTRUCTURE LEVY VIABILITY STUDY

GLOSSARY OF TERMS

This glossary attempts to define some of the more commonly used terms within viability studies carried out by DSP. It is not an exhaustive list and in most cases, the report itself explains any acronyms and provides definitions. Note – since the introduction of the National Planning Policy Framework in March 2012, all previous Planning Policy Statements have been replaced by the NPPF. References have been included within this Glossary for information purposes only.

A

Abnormal Development Costs - Costs that are not allowed for specifically within normal development costs. These can include costs associated with unusual ground conditions, contamination, etc.

Affordable Housing - The National Planning Policy Framework defines affordable housing as:

Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

Social rented housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.

Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable

Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).

Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.

Affordable Rented housing – See definition above.

B

Base Build Costs - for construction only (excluding fees, contingencies and extras) as explained in the study.

BH/BF - preceded by a number – abbreviations used to indicate how many bedrooms a dwelling has.

BREEAM - the Building Research Establishment Environmental Assessment Methodology which assesses the sustainability credentials of industrial, commercial and institutional buildings.

Building Cost Information Services (BCIS) - A subscriber service of RICS to facilitate the exchange of detailed building construction costs. The service is available from an independent body to those of any discipline who are willing and able to contribute and receive data on a reciprocal basis.

C

Capital value - The value of a building or land as distinct from its rental value.

Cash flow - The movement of money by way of income, expenditure and capital receipts and payments during the course of a development.

Cascade Mechanism/Principle - A Cascade is a mechanism which enables the form and/or quantum of affordable housing provision to be varied according to the availability of grant funding, thus ensuring that at least a base level of need-related

accommodation is provided without compromising overall scheme viability. The approach aids delivery of both the market and affordable tenures by providing adaptability where needed, thus avoiding the need to renegotiate Section 106 agreements with the time delays and cost issues that process brings.

Charging Authority – is the Local Planning Authority as defined by section 37 of the Planning and Compulsory Purchase Act 2004 for England.

Charging schedule – sets out the rates of CIL which will apply in the authority's area. This involves consultation and independent examination.

Code for Sustainable Homes ('CfSH', 'CSH' or 'Code') - CLG is proposing to gradually tighten building regulations to increase the energy efficiency of new homes and thus reduce their carbon impact. In parallel with these changes to the building regulations, the CfSH has been introduced as a tool to encourage house builders to create more sustainable dwellings, and to inform buyers/occupiers about the green credentials of new housing. CfSH compliance, to levels over those generally operated in the market, is also compulsory for all public (HCA) funded affordable housing development. The Code is intended to provide a route map, signalling the direction of change towards low carbon sustainable homes that will become mandatory under the building regulations. The Code, again in parallel with building regulations and other initiatives, also covers a wider range of sustainability requirements – beyond lower carbon.

Community Infrastructure Levy - A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area. Charging authorities must express CIL rates as pounds per square metre, as CIL will be levied on the gross internal floorspace of the net additional liable development. The published rate(s) within an authority's charging schedule will enable liable parties to anticipate their expected CIL liability.

Commuted Sum - See "Payment in lieu" below.

Core Strategy - The key *Development Plan Document* ('DPD') through which a local authority sets out its strategic planning approach for its area. Accompanied by other DPDs, usually dealing with aspects such as site allocations or regeneration areas, and

in some cases covering particular topics such as affordable housing (see below for other definitions). See also Local Plan.

Current Use Value - Market Value on the special assumption reflecting the current use of the property only and disregarding any prospect of development other than for continuation/expansion of the current use

D

Density ('Indicative Density') - Represents the intensity of use of a site by way of how many dwellings (or in some cases other measures such as habitable rooms) are provided on it. Usually described by reference to 'dwellings per hectare' (DPH).

Development Appraisal - A financial appraisal of a development to calculate either: (i) the residual site value (deducting all development costs, including an allowance for the developer's profit/return, from the scheme's total capital value); or (ii) the residual development profit/return (deducting all development costs, including the site value/cost, from the scheme's total capital value). The appraisal(s) would normally look to determine an approximate *Residual Land Value* (RLV). Assuming a developer has already reached the initial conclusion that, in principle, a site is likely to be suitable and viable for development, an appraisal is then carried out to fine tune scheme feasibility and discover what sum they can afford to pay for the site. This would normally be subject to a range of caveats and clauses based on circumstances unknown to the developer at the time of making an offer. As an example, an offer could be subject to the granting of planning permission or subject to no abnormal conditions existing, etc.

Development Cost - This is the cost associated with the development of a scheme and includes acquisition costs, site-specific related costs, build costs, fees and expenses, interest and financing costs.

Development Plan ('Plan') - This includes adopted Local Plans, neighbourhood plans and the London Plan, and is defined in section 38 of the Planning and Compulsory Purchase Act 2004. (Regional strategies remain part of the development plan until they are abolished by Order using powers taken in the Localism Act. It is the government's clear policy intention to revoke the regional strategies outside of London, subject to the outcome of the environmental assessments that are currently being undertaken.)

Development Plan Document (DPD) - Spatial planning documents that are subject to independent examination, and together with any relevant regional plans, inform the planning policies for a local authority. They include a Core Strategy and also often cover site-specific allocations of land, area action plans and generic development control policies. See also Development Plan.

Developer's Profit - The developer's reward for risk taken in pursuing and running the project, required to secure project funding. This is the gross profit, before tax. It will usually cover an element of overheads, but varies. The profit element used in these appraisals is profit expressed as a percentage of Gross Development Value (the most commonly expressed way) although developers will sometimes use other methods, for example profit on cost.

Development Viability (or 'Viability') - The viability of the development - meaning its health in financial terms. A viable development would normally be one which proceeds (or at least there is no financial reason for it not to proceed) – it would show the correct relationship between GDV (see below) and Development Cost. There would be a sufficient gap between the GDV and Development Cost to support a sufficient return (developer's profit) for the risk taken by the developer in pursuing the scheme (and possibly in this connection to support funding requirements), and a sufficiently attractive land value for the landowner. An un-viable scheme is one where a poor relationship exists between GDV and Development Cost, so that insufficient profit rewards and/or land value can be generated.

E

Existing Use Value (EUV) - is the estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller, in an arm's-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion, assuming the buyer is granted vacant possession of all parts of the property required by the business and disregarding potential alternative uses and any other characteristics of the property that would cause its Market value to differ from that needed to replace the remaining service potential at least cost (see also Current Use Value and Market Value).

Edge of centre - For retail purposes, a location that is well connected and up to 300 metres of the primary shopping area. For all other main town centre uses, a location within 300 metres of a town centre boundary. For office development, this includes locations outside the town centre but within 500 metres of a public transport interchange. In determining whether a site falls within the definition of edge of centre, account should be taken of local circumstances.

E

Finance - Costs associated with financing the development cost. Varying views are taken on the length of the relevant construction projects as to how long these costs need to be carried for on each occasion.

Financial Contribution - see "Payment in lieu".

G

Gross external area (GEA) - The aggregate superficial area of a building taking each floor into account. As per the RICS Code of Measuring Practice this includes: external walls and projections, columns, piers, chimney breasts, stairwells and lift wells, tank and plant rooms, fuel stores whether or not above main roof level (except for Scotland, where for rating purposes these are excluded); and open-side covered areas and enclosed car parking areas; but excludes; open balconies; open fire escapes, open covered ways or minor canopies; open vehicle parking areas, terraces, etc.; domestic outside WCs and coalhouses. In calculating GEA, party walls are measured to their centre line, while areas with a headroom of less than 1.5m are excluded and quoted separately.

Gross Internal Area (GIA) - Broadly speaking GIA is the whole enclosed area of a building within the external walls taking each floor into account and excluding the thickness of the external walls. GIA will include: Areas occupied by internal walls (whether structural or not) and partitions; service accommodation such as WCs, showers, changing rooms and the like; columns, piers, whether free standing or projecting inwards from an external wall, chimney breasts, lift wells, stairwells etc; lift rooms, plant rooms, tank rooms, fuel stores, whether or not above roof level; open-sided covered areas.

Gross Development Value (GDV) - The amount the developer ultimately receives on completion or sale of the scheme whether through open market sales alone or a combination of those and the receipt from a Registered Provider for completed affordable housing units - before all costs are subtracted.

H

Homes and Communities Agency (HCA) - The Government's Agency charged with delivering the affordable housing (investment) programme ('AHP') and the vehicle through which public funds in the form of Social Housing Grant ('SHG') are allocated, where available and where the HCA's investment criteria are met, for affordable housing development.

Hope value - Any element of open Market Value of a property in excess of the current use value, reflecting the prospect of some more valuable future use or development. It takes account of the uncertain nature or extent of such prospects, including the time which would elapse before one could expect planning permission to be obtained or any relevant constraints overcome, so as to enable the more valuable use to be implemented.

I

Infrastructure - The full range of transport networks, utilities, services and facilities that are needed to create sustainable neighbourhoods and support new development. It includes physical items such as roads and social infrastructure such as schools and healthcare centres.

Intermediate Affordable Housing - See 'Affordable Housing'

J

K

L

Land Costs - Costs associated with securing the land and bringing it forward – activities which precede the construction phase, and, therefore, costs which are usually borne for a longer period than the construction phase (a lead in period). They include financing the land acquisition and associated costs such as land surveys,

planning application and sometimes infrastructure costs, land acquisition expenses and stamp duty land tax.

Land Residual as a percentage (%) of GDV - The amount left for land purchase expressed as a percentage of the Gross Development Value. A common guideline used in the development industry. Readers may be familiar with the rule of thumb that upwards of approximately one third of development value is comprised of land value. In practice this has always varied, but with increasing burdens on land value from a range of planning infrastructure requirements (including affordable housing) traditional views on where land values lie are having to be revised.

Local Development Framework (LDF) - A non-statutory term used to describe a folder of documents, which includes all the local planning authority's local development documents. An LDF is comprised of:

- Development Plan Documents (which form part of the statutory development plan).
- Supplementary Planning Documents.

The local development framework will also comprise:

- The Statement of Community Involvement ('SCI').
- The Local Development Scheme ('LDS').
- The Annual Monitoring Report ('AMR').
- Any Local Development Orders or Simplified Planning Zones that may have been added.

Local Plan - The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. Current core strategies or other planning policies, which under the regulations would be considered to be development plan documents, form part of the Local Plan. The term includes old policies which have been saved under the 2004 Act.

Local Planning Authority - The public authority whose duty it is to carry out specific planning functions for a particular area. Local planning authorities include district councils, London borough councils, county councils, Broads Authority, National Park Authorities and the Greater London Authority.

M

Market Value ('MV') or Open Market Value ('OMV') – is the estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion. The usual measure of value in this study context. Used here to build up the development scheme's *GDV* and also to distinguish between this level of value and the lower level of receipt usually associated with the affordable dwellings in relation to residential appraisals.

N

National Planning Policy Framework (NPPF) - The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.

Net internal area (NIA) - The usable space within a building measured to the internal finish of structural, external or party walls, but excluding toilets, lift and plant rooms, stairs and lift wells, common entrance halls, lobbies and corridors, internal structural walls and columns and car parking areas.

O

Open Market Value ('OMV') or Market Value ('MV') – is the estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion. The usual measure of value in this study context. Used here to build up the development scheme's *GDV* and also to distinguish between this level of value and the lower level of receipt usually associated with the affordable dwellings (see *Developer Payment*).

Out of centre - A location which is not in or on the edge of a centre but not necessarily outside the urban area.

Out of town - A location out of centre that is outside the existing urban area.

P

Payment in lieu - A financial payment made by a developer or landowners instead of providing the planning-led affordable housing requirement on the site of the market (private sale) housing scheme (see also “Commuted Sum/Financial Contribution”).

Payment Table - This is normally referred to where a local authority prescribes or guides as to the levels of receipt the developer will get for selling completed affordable housing units of set types and sizes to a Housing Association. In this context it normally relates to an approach which assumes nil grant and is based on what the Housing Association can afford to pay through finance raised (mortgage funded) against the rental or shared ownership income flow. See also *Developer Payment*. It is sometimes used in a looser context, for example in the setting out of financial contribution levels for payments in lieu of on-site affordable housing provision.

Percentage (%) Reduction in Residual Land Value (RLV) - The percentage by which the residual land value falls as a result of the impacts from the range of affordable housing policy options. This is expressed as the fall in residual land value compared to a site that previously required zero affordable housing or a site that was required to provide affordable housing previously, but at a lower percentage.

Planning obligations - A legally enforceable obligation entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.

Planning-led Affordable Housing - Affordable housing required on new market (private sale) housing developments of certain types (which are set locally – see “Threshold” and “Proportion” below) as set out by the National Planning Policy Framework (NPPF).

Planning Policy Statement 3: Housing (‘PPS3’) – Now obsolete national statement of the Government’s planning policy on Housing – including the planning-led affordable housing we consider here.

Previously developed land - Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed

that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.

Q

R

Rateable value - The figure upon which the uniform business rate is charged.

Recycled Capital Grant ('RCG') - An internal fund within the accounts of a Registered Provider used to recycle SHG in accordance with Homes and Communities Agency policies and procedures.

Renewable Energy/Renewal Energy Measures - Measures which are required for developments to ensure that a proportion (often expressed as a % target) of total energy needs of the scheme are supplied through renewable sources (for example solar, wind, ground heat, biomass, etc) rather than through conventional energy supply means. Usually in the context of viability studies we are referring to small scale *on-site* measures or equipment that will supply a proportion of the development's needs. Increasingly, there are also moves to investigate the potential for larger developments or groups of developments to benefit from similar principles but through group/combined/communal schemes usually involving significant plant installations.

Rental value - The income that can be derived under a lease or tenancy for use of land or a building.

Residual Valuation - The process by which *Residual Land Value ('RLV')* is estimated. So called because it starts with the *GDV* at the top of the calculation and deducts all *Development Costs* and *Developer's Profit* so as to indicate the amount left remaining (hence "residual") for land purchase – including land value.

Residual Land Value (RLV) - The amount left for land purchase once all development, finance, land costs and profit have been deducted from the *GDV*, normally expressed in monetary terms (£). This acknowledges the sum subtracted for affordable housing and other planning obligations where applicable. It is relevant to calculate land value in this way as land value is a direct result of what *scheme type* specifically can be created on a site, the issues that have to be dealt with to create it and costs associated with those.

Registered Provider (RP) - This legal definition has replaced the previously recognised term of Registered Social Landlord (RSL) and incorporates most Housing Associations. However the new definition explicitly allows both profit and non-profit making social housing providers to be registered (with the Tenant Services Agency).

Regional Spatial Plan ('RSS') - The spatial plan for a region, promoted and managed by the relevant regional assembly, and in the case of London – the Mayor's 'London Plan'. It comprises higher level guidance which sub-regional and local authority level planning needs to take account of as a part of delivering strategic objectives for an area. See also Development Plan.

S

Saved Policies - former *development plan* policies whose life has been extended pending the replacement plan being in place. A formal direction is required in order for policies to be saved.

Scheme Type - The scheme (development project) types modelled in the appraisals consist of either entirely flatted or housing schemes or schemes with a mix of houses and flats. They are notional, rather than actual, scheme types consistent with the strategic overview the study needs to make.

Section 106 (S106) - (of the Town and Country Planning Act 1990). The legally binding planning agreement which runs with the interest in the land and requires the landowner (noting that ultimately the developer usually becomes the landowner) through covenants to agree to meet the various planning obligations once they implement the planning permission to which the *S106 agreement* relates. It usually sets out the principal affordable housing obligations, and is the usual tool by which planning-led affordable housing is secured by the Local Planning Authority. Section 106 of this Act refers to "agreements regulating development or use of land". These

agreements often cover a range of planning obligations as well as affordable housing. There is a related type of agreement borne out of the same requirements and legislation – whereby a developer unilaterally offers a similar set of obligations, often in appeal or similar set of circumstances where a quick route to confirming a commitment to a set of obligations may be needed (a *Unilateral Undertaking* – a term not used in this study).

Shared Ownership - Shared ownership is an intermediate form of Affordable Housing and provides a way of buying a stake in a property where the purchaser cannot afford to buy it outright. They have sole occupancy rights.

Shared ownership properties are usually offered for sale by Registered Providers. The purchaser buys a share of a property and pays rent to the RP for the remainder. The monthly outgoings will include repayments on any mortgage taken out, plus rent on the part of the property retained by the housing association. Later, as the purchaser's financial circumstances change, they may be able to increase their share until they own the whole property (see '*stair-casing*' below). See also Affordable Housing.

Sliding Scale - Refers in this context to a set of affordable housing policies which require a lower *proportion* of affordable housing on the smallest sites, increasing with site size – to provide a graduated approach.

Special Protection Areas - Areas which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds found within European Union countries. They are European designated sites, classified under the Birds Directive.

Social Rented Housing – see 'Affordable Housing'

Stair-casing Receipt - Payment an RP receives when a shared ownership leaseholder (shared owner) acquires additional equity (a further share of the freehold) in a dwelling.

Supplementary Planning Document (SPD) - Provides supplementary information in respect of the policies in Development Plan Documents, and their more detailed application. These do not form part of the development plan and are not subject to independent examination.

I

Tenure/Tenure Type – the mode of occupation of a property – normally used in the context of varying *affordable housing* tenure types – in essence includes buying part or whole, and renting; although there are now many tenure models and variations which also include elements of buying and renting.

Tenure Mix - The tenure types of affordable housing provided on a site – refers to the balance between, for example, affordable rented accommodation and shared ownership or other *Intermediate* tenure.

Threshold - Affordable housing threshold i.e. the point (development scheme and/or site size) at which the local authority determines that affordable housing provision should be sought, or in this study context the potential points at which the local authority wishes to test viability with a view to considering and selecting future policy or policy options.

U

V

Valuation Office Agency (VOA) - The Valuation Office Agency (VOA) is an executive agency of HM Revenue & Customs (HMRC). Their main functions are to compile and maintain the business rating and council tax valuation lists for England and Wales; value property in England, Wales and Scotland for the purposes of taxes administered by the HM Revenue & Customs; provide statutory and non-statutory property valuation services in England, Wales and Scotland; give policy advice to Ministers on property valuation matters. The VOA publishes twice-yearly Property Market Reports that include data on residential and commercial property, and land values.

Value Level(s) - DSP usually carry out sensitivity testing based on a range of new build property values which represent typically found prices for ordinary new developments in the area at the time of the study research.

Viability - See *Development Viability*.

X

Y

Yields - As applied to different commercial elements of a scheme (i.e. office, retail, etc.) and is usually calculated as a year's rental income as a percentage of the value of the property.

Z

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West Berkshire Council

**Delivering Investment from Sustainable Development
Supplementary Planning Document**

**Strategic Environmental Assessment Screening Report
& Habitat Regulations Assessment Screening Report**

December 2012

1. Introduction

- 1.1 This document sets out the Council's determination under Regulation 9 (1) of the Environmental Assessment of Plans and Programmes Regulations 2004 as to whether a Strategic Environmental Assessment (SEA) is required for the Delivering Investment from Sustainable Development Supplementary Planning Document (SPD).
- 1.2 It also considers whether a Habitats Regulation Assessment to consider potential impacts on sites of European importance for Nature Conservation is necessary.

2. SEA legislative requirements

- 2.1 European Directive 2001/42/EC¹ is the legislative basis for SEA, and it was transposed into UK law by the Environmental Assessment of Plans and Programmes Regulations (2004)².
- 2.2 Under these requirements, plans that set the framework for future development consent of projects must be subject to an environmental assessment. This is to determine if the plan, in this case the SPD, will have any significant effects on the environment.
- 2.3 There are exceptions to this requirement for plans that determine the use of a small area at local level, and for minor modifications if it has been determined that the plan is unlikely to have significant environmental effects.
- 2.4 In accordance with the provisions of the SEA Directive and Regulation 9 (1) of the Environmental Assessment of Plans and Programmes Regulations 2004, the Council must determine if a plan requires an environmental assessment. If the Council determines that a SEA is not required, then under Regulation 9 (3) it must produce a statement that sets out the reason for this determination. This screening report is the Council's Regulation 9 (3) statement.
- 2.5 The 2004 Planning and Compulsory Purchase Act³ sets out the requirement for the Council to undertake Sustainability Appraisal on all Development Plan Documents. Sustainability Appraisal considers the environmental and social impacts of a plan as well as the economic impacts.

¹ European Directive 2001/42/EC: <http://eur-lex.europa.eu/LexUriServ/LexUriServ.do?uri=OJ:L:2001:197:0030:0037:EN:PDF>

² Environmental Assessment of Plans and Regulations 2004: http://www.legislation.gov.uk/uksi/2004/1633/pdfs/uksi_20041633_en.pdf

³ Planning and Compulsory Purchase Act 2004: http://www.legislation.gov.uk/ukpga/2004/5/pdfs/ukpga_20040005_en.pdf

- 2.6 However, under the Town and Country Planning (Local Development) (England) (Amendment) Regulations 2009⁴, Sustainability Appraisal is no longer required to be carried out for SPDs. Despite this, it is still necessary to determine the need for SEA.

3. Background to the Delivering Investment from Sustainable Development SPD

- 3.1 The Council originally produced in 2004 Supplementary Planning Guidance (SPG) called 'Delivering Investment from Sustainable Development' (see: <http://www.westberks.gov.uk/index.aspx?articleid=4436> for further details). Since 2004 the SPG has been regularly updated to reflect changes in policy and service user requirements, and in 2008 a material update took place.

- 3.2 The SPG sets out the Council's overall approach to the provision of developer contributions and other forms of planning obligation in support of development plan policies. It also sets out the forms of development from which the Council will seek contributions, the nature of what will be sought and the scale of development from which particular types of contribution will be sought. The SPG comprises a Core Guidance Paper, supported by a set of topic papers which set out details of the contributions and obligations which the Council will seek on a topic basis. The current set of supporting topic papers cover the following matters:

1. Affordable Housing
2. Transport
3. Education
4. Public Libraries
5. Community Facilities
6. Health Care Provision
7. Open Space
8. Recycling Facilities
9. Environmental Enhancements
10. Archaeology, Conservation and the Historic Environment
11. Provision of Fire and Rescue Infrastructure
12. Preventing Crime and Disorder
13. Adult Social Care

- 3.3 The Council is proposing to make factual updates to the contents of the SPG. These changes will reflect:

- the introduction of the National Planning Policy Framework in March 2012⁵ (and subsequent revocation of various Planning Policy

⁴ Town and Country Planning (Local Development) (England) (Amendment) Regulations 2009: http://www.legislation.gov.uk/ukxi/2009/401/pdfs/ukxi_20090401_en.pdf

⁵ National Planning Policy Framework (paragraph 173): <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2116950.pdf>

Guidance documents, Planning Policy Statements and in particular Circular 05/2005);

- the Community Infrastructure Levy Regulations 2010⁶ as amended by the Community Infrastructure Levy (Amendment) Regulations 2011⁷, the draft Community Infrastructure Levy (Amendment) Regulations 2012⁸, and any other relevant provisions;
- the adoption of the West Berkshire Core Strategy in July 2012⁹; and
- changing information on costs.

- 3.4 It is not considered that these changes will materially change the substance of the policies that apply. However, because SPGs have been phased out, the document will now be adopted as a Supplementary Planning Document (“SPD”) in accordance with the Planning Act 2004 and the associated guidance.
- 3.5 The SPD, when adopted, will continue to provide landowners and developers with guidance on the type and scale of developer contributions required to support new development in West Berkshire. The document will supplement the policies set out in the adopted development plan, which includes the South East Plan (for the moment) and the Core Strategy and the saved policies of the Local Plan.

4. The SEA Screening Process

- 4.1 Changing the SPG to an SPD requires the Council to look at whether a SEA is required; this is known as the screening process. The screening is based on the criteria set out in Annex II of European Directive 2001/42/EC and Schedule 1 of the Environmental Assessment of Plans and Programmes Regulations 2004, and considers the likely significant effects as a result of the SPD.

5. SEA determination and reasons for determination

- 5.1 The Council has assessed the SPD against the criteria set out within Annex II of European Directive 2001/42/EC and Schedule 1 of the Regulations (as summarised in Table 5.1 below). In particular, the SPD will only provide supplementary guidance. The development plan policies in the South East Plan and in the Core Strategy have already been subject to Sustainability Appraisal (SA) and SEA.

⁶ Community Infrastructure Regulations (2010):

http://www.legislation.gov.uk/ukxi/2010/948/pdfs/ukxi_20100948_en.pdf

⁷ Community Infrastructure Levy (Amendments) Regulations 2011:

http://www.legislation.gov.uk/ukxi/2011/987/pdfs/ukxi_20110987_en.pdf

⁸ Draft Community Infrastructure Levy (Amendment) Regulations 2012:

http://www.legislation.gov.uk/ukdsi/2012/9780111529270/pdfs/ukdsi_9780111529270_en.pdf

⁹ Adopted West Berkshire Core Strategy (July 2012):

<http://www.westberks.gov.uk/CHttpHandler.ashx?id=31506&p=0>

Table 5.1: Assessment of the likely significant effects (screening)

Criterion (from Annex II of SEA Directive and Schedule 1 of Regulations)	West Berkshire Council's Response
1. Characteristics of the SPD, having regard, in particular, to:	
The degree to which the SPD sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources	The SPD will not set a framework for the allocation, size, activity or operating conditions of development within the District or set a framework for individual projects. The SPD will supplement national regulations and policy (as detailed in section 3 above), policy S6 (Community Infrastructure) of the South East Plan, and policies CS5 (Infrastructure Requirements and Delivery), CS6 (Provision of Affordable Housing), CS13 (Transport), CS14 (Design Principles), CS18 (Green Infrastructure) and CS19 (Historic Environment and Landscape Character) of the adopted West Berkshire Core Strategy.
The degree to which the SPD influences other plans and programmes including those in a hierarchy	The SPD will provide guidance on policy S6 of the South East Plan, and policies CS5, CS6, CS13, CS14, CS18 and CS19 of the Core Strategy, which has already been subject to SA / SEA. The SPD will therefore not influence other plans or programmes in the Local Development Framework (LDF) / Local Plan; rather, it is influenced by higher tier plans.
The relevance of the SPD for the integration of environmental considerations in particular with a view to promoting sustainable development	The SPD has relevance to the integration of environmental considerations and the promotion of sustainable development by allowing the Council to secure contributions to any necessary social, environmental and community infrastructure to meet the needs created by the new development.
Environmental problems relevant to the SPD	The Council expects new development to improve the quality of the environment, but not to resolve existing deficiencies. The SPD will, where appropriate, require contributions towards environmental enhancements.
The relevance of the SPD for the implementation of [European] Community legislation on the environment (e.g. plans and programmes linked to waste management or water protection)	The SPD will not impact on EU legislation on the environment. It seeks the relevant infrastructure improvements to support demands from new development as opposed to seeking to deliver new development.

Criterion (from Annex II of SEA Directive and Schedule 1 of Regulations)	West Berkshire Council's Response
2. Characteristics of the effects and of the area likely to be affected [by the SPD], having regard, in particular, to:	
The probability, duration, frequency and reversibility of the effects	By setting out the approach to be taken to using developer contributions to fund the required infrastructure from developments, the SPD will not be guiding or bringing forward development plans or projects. The SPD will require contributions or mitigation measures for any developments which require environmental enhancements thereby mitigating any potential negative impacts.
The cumulative nature of the effects	The SPD will enable the Council to secure environmental enhancements where necessary to mitigate new development providing a cumulative beneficial effect by reducing pressure on existing provision.
The transboundary nature of the effects	Developer contributions will be local to West Berkshire. Nearby communities will also benefit from enhancements to the West Berkshire environment.
The risks to human health or the environment (e.g. due to accidents)	It is considered that the SPD presents no risks to human health or the environment.
The magnitude and spatial extent of the effects	The SPD will be part of the LDF for the District and affects all relevant planning applications in terms of developer contributions to mitigate the local impact in line with the Community Infrastructure Levy Regulations, rather than setting a framework for development.
<p>The value and vulnerability of the area likely to be affected due to:</p> <ul style="list-style-type: none"> • special natural characteristics or cultural heritage • exceeded environmental quality standards or limit values • intensive land-use 	None. These are dealt with through the planning application process.
The effects on areas or landscapes which have recognised national, community or international protection status	None. These are dealt with through the planning application process.

- 5.2 Based on these findings, the Council's initial conclusion is that a SEA of the Delivering Investment from Sustainable Development SPD is not necessary under the SEA Directive and Regulations because it has been demonstrated that there will be no significant environmental effects as a result of the SPD.
- 5.3 Nonetheless, a final determination cannot be made until the three statutory bodies (English Heritage, Environment Agency, and Natural England) have commented on this SEA Screening Report. This SEA Screening Report was subject to such consultation for a five week period which commenced on Friday 2 November 2012 and ran until Monday 10 December 2012. The responses received are shown in Table 7.1. .
- 5.4 In accordance with the Environmental Assessment of Plans and Programmes Regulations 2004, within 28 days of making its determination, the Council shall publish a statement outlining whether a SEA is required or not, with reasoning provided if a SEA is not required.

6. Habitats Regulations Assessment

- 6.1 A Habitats Regulations Assessment (HRA) is required to determine if a land use plan, such as a SPD, would have a significant impact upon the integrity of nature conservation sites of international importance, i.e. Ramsar sites, Special Areas of Conservation (SAC), and Special Protection Areas (SPA). The principal aim of this part of the document is to 'screen' the potential of the "Delivering Investment from Sustainable Development" SPD for its likely effect, either alone or in combination, on these sites.
- 6.2 This is a requirement under EC Habitats Directive 92/43/EEC¹⁰, and has been transposed into British law by Regulation 102 of the Conservation of Habitats and Species Regulations 2010¹¹. The Directive states that any plan or project not connected or necessary to a sites management, but likely to have significant effects, shall be subject to Appropriate Assessment. An Appropriate Assessment determines the impact that plans and projects would have on internationally important nature conservation sites.
- 6.3 Within West Berkshire there are three SACs, and no Ramsar sites or SPAs. However, a very small area of the district falls within the 5km buffer area of the Thames Basin Heaths SPA which Natural England

¹⁰ EC Habitats Directive 92/43/EEC: <http://eur-lex.europa.eu/LexUriServ/LexUriServ.do?uri=CONSLEG:1992L0043:20070101:EN:PDF>

¹¹ Conservation of Habitats and Species Regulations 2010: http://www.legislation.gov.uk/ukxi/2010/490/pdfs/ukxi_20100490_en.pdf

has determined as being needed to regulate development near the SPA.

- 6.4 An Appropriate Assessment of all Core Strategy policies was undertaken to ensure that either alone or in combination with other plans and projects, the policies did not adversely affect any of the SACs or the buffer area for the Thames Basin Heath SPA.
- 6.5 The scope of the SPD has been explained above. Because the SPD will supplement development plan policy (in particular policy CS 5 of the adopted Core Strategy), and the only possible effects would be positive, it is considered unnecessary to carry out an Appropriate Assessment of the SPD. The Council has concluded that the “Delivering Investment from Sustainable Development” SPD in itself will have no significant adverse impact on the integrity on the integrity of nature conservation sites of international importance. Furthermore, it is for individual planning applications (or plans that set the framework for such applications) to undergo HRA.
- 6.6 Further comments were invited upon this assessment from the three statutory bodies. The responses are provided in Table 7.1.

7. Consultation

- 7.1 The consultation responses (from the three statutory bodies) to the SEA and Habitats Regulations Assessment Screening Report are detailed below:

Table 7.1: Consultation responses:

Consultation body	Comments	Action
English Heritage	<p>English Heritage agrees with the Council’s initial conclusion that a SEA for this SPD is not necessary, for the reasons set out in the Screening Report.</p> <p>We are pleased to see archaeology, conservation and the historic environment included within the topics for which contributions will be sought from new development set out in the existing SPG, and trust that this will be carried over to the updated SPD.</p> <p>English Heritage has no comments on the Habitat Regulations Assessment Screening Report.</p>	None. English Heritage are in agreement with the Council’s conclusions.

Consultation body	Comments	Action
Environment Agency	No issues.	None. The Environment Agency are in agreement with the Council's conclusions.
Natural England	<p>Natural England is satisfied that the Delivering Investment from Sustainable Development SPD will not have any significant environmental impacts, and as such we agree with the conclusion that a Strategic Environmental Assessment is not required.</p> <p>We are also satisfied with the conclusions of the Habitats Regulations Assessment that an Appropriate Assessment of the SPD is not required. We have no further comments to make in view of this consultation.</p>	None. Natural England are in agreement with the Council's conclusions.

8. Conclusion

- 8.1 On the basis of the screening process detailed in this report, it is the Council's opinion that the SPD is unlikely to have significant environmental effects and, as such does not require an SEA under EU Directive 2001/42/EC and The Environmental Assessment of Plans and Programmes Regulations (2004), or a Habitats Regulations Assessment under EC Habitats Directive 92/43/EEC and the Conservation of Habitats and Species Regulations 2010.
- 8.2 This determination has been made on 14th December 2012.

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WEST BERKSHIRE DISTRICT COUNCIL

PROPOSED SUPPLEMENTARY PLANNING DOCUMENT (SPD) - DELIVERING INVESTMENT FROM SUSTAINABLE DEVELOPMENT

STATEMENT OF CONSULTATION – MAY 2013

Details of Consultation

The draft SPD for developer contributions was published for consultation on Friday 15th February, following approval at a meeting of the Council's Executive on 14th February. The consultation process ran for 6 weeks and closed on 2nd April 2013.

A total of 40 comments were received from 18 contributing consultees, and have been considered, and amendments made to the draft SPD as appropriate. The first table (pages 1 – 3) provides a summary of the changes that have been made to the SPD following the consultation. The second table (pages 4 – 46) sets out the comments received together with the Council's response.

Summary of changes made to the SPD following the consultation process

Topic Paper		Paragraph Number	Change Made	Reason for Change
CG	Core Guidance	6	Correction of Title of Topic Paper 8	Correction
CG	Core Guidance	12-14	Further information included to explain the residual use of S106 after the implementation of CIL	Further clarification requested by a number of consultees
CG	Core Guidance	15	Paragraph removed	Revocation of Regional Spatial Strategy
CG	Core Guidance	Table 1	Sentence added to clarify that the requirement for affordable housing will be applied to the gross number of dwellings on a site - in accordance with Policy CS6 of the adopted West Berkshire Local Plan Core Strategy	Clarification suggested by officers

Topic Paper		Paragraph Number	Change Made	Reason for Change
TP1	Affordable Housing	1.18	Sentence added to clarify that the requirement for affordable housing will be applied to the gross number of dwellings on a site - in accordance with Policy CS6 of the adopted West Berkshire Local Plan Core Strategy	Clarification suggested by officers
TP1	Affordable Housing	1.31	Removal of paragraph - requirements for CSH Level 3 lower than the local requirements	Clarification suggested by officers
TP1	Affordable Housing	1.32	Removal of first two bullet points as they do not reflect current policy	Clarification suggested by officers
TP2	Transport	2.4 and 2.14	Inclusion of new paragraph above Paragraph 2.4 to clarify the use of transport assessments. Inclusion of new paragraph below Paragraph 2.14 to include rail infrastructure requirements	Further clarification requested by Network Rail
TP3	Education	3.33	Paragraph amended to remove 'and on a net gain of dwellings not bedrooms' from the sentence.	Further clarification requested by Burghfield Parish Council
TP4	Libraries	n/a	No changes made	
TP5	Community Facilities	5.5	Addition to Paragraph 5.5 to describe community facilities	As a result of the response from the Theatres Trust
TP6	Healthcare	6.5 to 6.8	Update to paragraphs to reflect changes to the operational structure of the NHS	Clarification suggested by officer
TP7	Open Spaces	7.5	NPFA has been replaced by FIT - amendment to reflect the change, and to update the space standards	Update suggested by Rissance Ltd
TP7	Open Spaces	7.33 to 7.38	Update to residential costs to reflect amended space standards	As a result of the new (FIT) space standards
TP7	Open Spaces	7.44 and 7.47	Update to commercial costs to reflect amended space standards	As a result of the new (FIT) space standards
TP7	Open Spaces	7.52	Update to wording to reflect the completion of the needs assessment	Clarification suggested by officer
TP8	Waste Management	8.6	Further clarification of basis for contribution level	Further clarification requested by Rissance Ltd
TP8	Waste Management	Figure 2	Title of table amended	Clarification suggested by officers

Topic Paper		Paragraph Number	Change Made	Reason for Change
TP9	Environmental Enhancements	9.6	Inclusion of examples of sites or issues of environmental significance	Further clarification requested by Natural England
TP9	Environmental Enhancements	9.7	Inclusion of references to flood alleviation measures and green corridors	Further clarification requested by Environment Agency, and Natural England
TP10	Archaeology, Conservation and the Historic Environment	10.17	Email address has been hyperlinked	Request by officer
TP10	Archaeology, Conservation and the Historic Environment	10.17	Addition of Source document box at the end of the Topic Paper	Request by officer
TP11	Fire and Rescue Infrastructure	n/a	No changes made	
TP12	Preventing Crime and Disorder	12.18	New paragraph after 12.18 to include requirements for strategic / significant new developments	Further clarification requested by Thames Valley Police
TP12	Preventing Crime and Disorder	12.24	Inclusion of reference to Thames Valley Police, and police kit and equipment.	Further clarification requested by Thames Valley Police
TP12	Preventing Crime and Disorder	12.27	New paragraph after 12.27 to include information about Automatic Number Plate Recognition Cameras (ANPR). Inclusion of ANPR in paragraphs 12.28 and 12.29	Further clarification requested by Thames Valley Police
TP13	Adult Social Care	n/a	No changes made	
EC	Example Contributions Document	13,15 and 17	Notes added to tables to clarify that the requirement for affordable housing will be applied to the gross number of dwellings on a site - in accordance with Policy CS6 of the adopted West Berkshire Local Plan Core Strategy	Clarification suggested by officers
EC	Example Contributions Document	12,13, and 20	Adjustment to open space contribution levels for residential and commercial.	As a result of the new (FIT) space standards

STATEMENT OF CONSULTATION

Delivering Investment from Sustainable Development Draft SPD

Public Consultation from 15th February 2013 to 2nd April 2013

Total of 40 comments from 18 contributing consultees

Consultee / Agent		On Behalf Of	Consultation Response	Council's Response	Proposed Action
Full Name	Company / Organisation				
Responses Received on the overall SPD Documentation					
Ms Fiona Hope	Berkshire Gardens Trust		Please see Berkshire Gardens Trust comments in relation to Topic Paper 10 below. Fiona Hope, BGT Exec. Sec.	Noted – please see page 33 of this document	No change
Mrs Jayne Kirk	Stratfield Mortimer Parish Council		Stratfield Mortimer Parish Council found this to be a good document and fully support this.	Thank you for responding. Your response is noted.	No change
Professor Andrew Holmes			I have looked at the draft development map for Hungerford and it shows a strong tendency for Hungerford to develop to the south rather than more uniformly in all directions. This places a severe strain on transport as the A338 has a bad bottle neck at the bridge over the canal and also increases local traffic on the A338 as the more remote southern part of the town can only reach the centre and industrial areas by car. As there is no north-south bypass but there is good east-west communications, it would be far more logical to develop either the eastern or western town boundaries and possibly the	This response was not intended for this consultation. The consultee has been informed and the consultation response has been redirected.	No change

Consultee / Agent		On Behalf Of	Consultation Response	Council's Response	Proposed Action
Full Name	Company / Organisation				
			northern edge also. These areas are far closer to the town centre and service areas including the railway. In short I think the present draft plan is not consistent with sustainable town development or the recent Hungerford Town Survey and is more in keeping with developer's wishes. This should be changed!		
Mr Duncan Crook	Ressance Limited		According to our analysis of the proposed CIL rates, on a like for like basis CIL will result in significantly lower contributions. We calculate approximately 40% lower for a 4-bed house and almost 25% lower for a 2-bed flat. This, together with other our comments and comparisons to other local authorities charging regime points towards excessive charging under SPG 4/04.	Your comment is noted; however CIL and S106 are totally separate mechanisms and cannot be directly compared. The Community Infrastructure Levy (CIL) Regulations define the methodology for calculating the rate payable, and will result in insufficient funds to deliver the infrastructure required as a result of development. This is in comparison to the current policy where the impact of development is fully mitigated.	No change
Mr John Moran	Health and Safety Executive		We have concluded that we have no representation to make at this stage of your local planning process. This is because there is insufficient information in the consultation documents on the location and use class of sites that could be developed. In the absence of this information, the HSE is unable to give advice regarding the compatibility of future developments within the consultation zones of major hazard installations and MAHPs located in the area of your local plan.	Thank you for responding. Your comment is noted.	No change

Consultee / Agent		On Behalf Of	Consultation Response	Council's Response	Proposed Action
Full Name	Company / Organisation				
Mrs Shirley Goodhind			All of the development will only overload the present transport, health and social facilities in this backwater area. The appropriate approach would be to build up the existing infrastructure to provide an adequate structure for current population size. Then consider how to go forward with development proposals jointly with services provision.	Your comment is noted, however S106 contributions can only be sought to mitigate the impact of new development. They cannot be used to resolve existing deficiencies.	No change
Comments Received on the Core Guidance Paper					
Mr Graham Hunt	Newbury Town Council		<p>Thank you for the opportunity to respond to the Consultation on the West Berkshire Council - Delivering Investment from Sustainable Development Draft SPD. Given that current S106 requests are delegated to the Chief Executive Officer, this response was drafted by the Chief Executive Officer and subsequently discussed and ratified at the Planning & Highways Committee meeting of Newbury Town Council on 11 March 2013.</p> <p>a) Although a fundamental update to the document, to cater for significant changes in the planning regime, Newbury Town Council is pleased to see the continuation of existing S106 Planning Obligation calculations in use for as long as possible, before the switch over to the Community Infrastructure Levy.</p>	Thank you for responding. Your response is noted.	No change
Mr David Wilson	Savills	Thames Water	<p>Thames Water Utilities Ltd (Thames Water) Property Services function is now being delivered by Savills (UK) Limited as Thames Water's appointed supplier. Savills are therefore pleased to respond to the above consultation on behalf of Thames Water.</p> <p>Thames Water are the statutory water and sewerage undertaker for the West Berks District and are hence a "specific consultation body" in accordance with the Town & Country Planning (Local Planning)</p>	<p>West Berkshire Council accepts that there is a clear link between development and additional pressure on water supply and waste water infrastructure.</p> <p>However the SPD is concerned with the collection of developer</p>	No change

Consultee / Agent		On Behalf Of	Consultation Response	Council's Response	Proposed Action
Full Name	Company / Organisation				
			<p>Regulations 2012. The provision of sewerage/waste water and water infrastructure is essential to any development.</p> <p>We have the following comments on the consultation document:</p> <p>Omission of Section on Water Supply and Waste Water Infrastructure</p> <p>Regarding the funding of water and sewerage infrastructure, it is Thames Water's understanding that Section 106 Agreements cannot be required to be used to secure water and waste water infrastructure upgrades. However, it is essential to ensure that such infrastructure is in place to avoid unacceptable impacts on the environment such as sewage flooding of residential and commercial property, pollution of land and watercourses plus water shortages with associated low pressure water supply problems.</p> <p>Water and sewerage undertakers also have limited powers under the water industry act to prevent connection ahead of infrastructure upgrades and therefore rely heavily on the planning system to ensure infrastructure is provided ahead of development either through phasing and Local Plan policies or the use of Grampian style conditions attached to planning permissions.</p> <p>It is essential that developers demonstrate that adequate capacity exists both on and off the site to serve the development and that it would not lead to problems for existing users. In some circumstances this may make it necessary for developers to carry out appropriate studies to ascertain whether the proposed development will lead to overloading of existing water & sewerage infrastructure. Where there is a capacity problem and no improvements are programmed by the</p>	<p>contributions and mitigation measures through S106 of the Town and Country Planning Act 1990. It would not be appropriate to include the wording as suggested, given that the mitigation, if required, is achieved through another route. Thames Water is consulted on all planning application and where additional mitigation is required, a planning condition or an informative is included within planning decision notices to enable the mitigation measure(s) to be dealt with by the developer directly with Thames Water.</p>	

Consultee / Agent		On Behalf Of	Consultation Response	Council's Response	Proposed Action
Full Name	Company / Organisation				
			<p>water company, then the developer needs to contact the water company to agree what improvements are required and how they will be funded prior to any occupation of the development.</p> <p>Thames Water relies heavily on the planning process to ensure they have the necessary infrastructure in areas where development is clearly identified and seek planning conditions where it is not. Capacity problems, possibly leading to flooding, could occur in some cases if Thames Water have not been given the opportunity, either through advance planning or through conditional planning approvals, to provide the capacity prior to the development taking place.</p> <p>If the developer fails to consult with Thames Water in the early planning stages then, as noted above, this will lead to Thames Water requesting a Grampian style condition or potentially objecting to the application.</p> <p>We therefore consider that the following section should also be added to the SPD:</p> <p>“Water Supply & Sewerage Infrastructure</p> <p>Developers will be required to demonstrate that there is adequate water supply, waste water capacity and surface water drainage both on and off the site to serve the development and that it would not lead to problems for existing or new users. In some circumstances it may be necessary for developers to fund studies to ascertain whether the proposed development will lead to overloading of existing water and/or waste water infrastructure. Drainage on the site must maintain separation of foul and surface flows.</p>		

Consultee / Agent		On Behalf Of	Consultation Response	Council's Response	Proposed Action
Full Name	Company / Organisation				
			<p>Further information for Developers on water/sewerage infrastructure can be found on Thames Water's website at: http://www.thameswater.co.uk/cps/rde/xchg/corp/hs.xsl/558.htm</p> <p>Or contact can be made with Thames Water Developer Services</p> <p>By post at: Thames Water Developer Services, Reading Mailroom, Rose Kiln Court, Rose Kiln Lane, Reading RG2 0BY;</p> <p>By telephone on: 0845 850 2777;</p> <p>Or by email: developer.services@thameswater.co.uk "</p> <p>Flood Risk</p> <p>In relation to flood risk, the guidance needs to make reference to flooding from sewers as pluvial flooding is particularly significant in urban areas.</p> <p>The technical Guidance to the National Planning Policy Framework which retains key elements of PPS25: Development and Flood Risk states that a sequential approach should be used by local planning authorities in areas to be at risk from forms of flooding other than from river and sea which includes "Flooding from Sewers".</p> <p>It is vital that sewerage/waste water treatment infrastructure is in place ahead of development if sewer flooding issues are to be avoided. It is also important not to under estimate the time required to deliver necessary infrastructure, for example:</p>		

Consultee / Agent		On Behalf Of	Consultation Response	Council's Response	Proposed Action
Full Name	Company / Organisation				
			<p>- local network upgrades take around 18 months</p> <p>- sewage treatment works upgrades can take 3-5 years</p> <p>As part of surface water management plans the Council may wish to consider using S106 or CIL contributions for enhancements to the sewerage network beyond that covered by the Water Industry Act and sewerage undertakers, for example by providing greater levels of protection for surface water flooding schemes. Sewerage undertakers are currently only funded to a circa 1:30 flood event.</p>		
Mr Paul Lawrence	Burghfield Parish Council		<p>Burghfield Parish Council, having reviewed the draft for consultation document "Delivering Investment from Sustainable Development" is broadly in favour of the approach taken by WBDC.</p> <p>However there are a couple of points noted that BPC seek clarification on and possibly amendment to the document once they have been considered.</p> <p>The Section 106 contributions/agreements are mentioned alongside the CIL. It is not clear when or even if one takes over from the other or how each is different from the other in the context of this document. It would help if there was a clear statement of focus of how WBDC is planning on using them in the arena of planning.</p>	The Core Guidance document will be updated to further clarify the residual use of S106 and the SPD for Developer Contributions, once the Council adopts a CIL. Further clarification will also be added to the Draft Charging Schedule.	The Core Guidance will be updated, and further clarification will be included in the Draft Charging Schedule
Miss Jessica Stanley	Deloitte LLP	Oxford Properties	<p>The introduction of the Community Infrastructure Levy (CIL) has significant implications for the use of Section 106 Planning Obligations (S106) which is not fully considered in the introduction to the SPD.</p> <p>Section 3 and 12 of the SPD does not fully explain how CIL and S106</p>	The Core Guidance document will be updated to further clarify the residual use of S106 and the SPD for Developer Contributions, once the Council adopts a CIL. Further	The Core Guidance will be updated, and further clarification

Consultee / Agent		On Behalf Of	Consultation Response	Council's Response	Proposed Action
Full Name	Company / Organisation				
			<p>will be used together as methods of securing infrastructure and community benefits. The document should set out how CIL differs from S106 contributions and be clear what both CIL and S106 are intended to be used for.</p> <p>The introduction should reflect that deliverability and viability should be a key consideration when negotiating S106 requirements in line with paragraph 173 of the NPPF. Paragraph 173 states:</p> <p>... "Sites and the scale of development identified in the plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened. To ensure viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing, standards, infrastructure contributions or other requirements should, when taking account of the normal cost of the development to be deliverable."</p>	<p>clarification will also be added to the Draft Charging Schedule.</p> <p>Each planning application is assessed individually and site viability is a consideration. Applicants are invited to submit viability studies if necessary.</p>	will be included in the Draft Charging Schedule
Mr Duncan Crook	Ressance Limited		<p>As a result of errors in formulae, data and methodological approach, the Council has benefited from excessive contributions in the past (e.g. Public Open Space contribution between 2004 and 2007 was £4,133 per 2-bedroom flat. It reduced to around £1,200 following corrections to formulae/occupancy in 2007 consequent of a planning appeal (£1,330 as at 2010). On data produced by the Council in this consultation the contribution for a 2-bed flat should be at most £682 (about 50% less than 2010 value), which means that historical contributions were vastly excessive. In Section 106 agreements indexation is routinely added to the excessive charges, thereby compounding the excess.</p> <p>Seeking to increase contributions in the midst of a property crisis especially considering the previous overcharges will be counter</p>	<p>The overall approach to seeking contributions on a formulaic basis is established and has withstood challenges both at planning appeal and at the High Court. The formulaic approach to seeking developer contributions has necessarily been refined since the original adoption of the Supplementary Planning Guidance in 2004. Contributions, where sought, reflect the actual cost of mitigating harm caused by development.</p>	No change

Consultee / Agent		On Behalf Of	Consultation Response	Council's Response	Proposed Action
Full Name	Company / Organisation				
			productive to economic growth and put businesses and employment at risk. It would also constrain the supply of new housing and place more strain on Affordable Housing.	Indexation is an accepted, reasonable method of ensuring the current value of a contribution is paid when it becomes due. Contributions are sought to mitigate the impact of development on local infrastructure and services. It is reasonable to make adjustments to the expected contribution levels.	
			We question the accuracy of average occupancy data. Please see comments relating to Education TP3.	Please see response below in respect to the Education comment	
Comments received on Affordable Housing (Topic Paper 1)					
Mr Duncan Crook	Ressance Limited		No evidence is supplied to support 70/30 social rented/intermediate equity mix.	The Housing Needs Assessment & Affordable Rent Review 2012 has demonstrated that this tenure split is valid.	No changes
			Pepper Potting: This method of delivery is impractical and costly in terms of construction and on-going management and maintenance. Pepper potting is therefore counter productive in terms of affordability.	The NPPF recognises the need to develop mixed, sustainable communities at neighbourhood level. Each site will be assessed at its own merits based on the housing needs at the time of the planning application.	

Consultee / Agent		On Behalf Of	Consultation Response	Council's Response	Proposed Action
Full Name	Company / Organisation				
			Design Standard: The design standard imposed by the Council is far higher than for private housing. This adds to the cost of provision which is counter productive. Furthermore, the Topic Paper is clear AH is to be supplied without grant funding (the basis used for calculating the commuted sums) then the reason for the enhanced standard is invalid.	The Council expects a minimum standard to ensure the sustainability of affordable housing in the District. Policy CS15 of the Adopted Core Strategy established that all development must meet Code for Sustainable Homes Level 4 as standard.	
			AH2 Definition: By seeking to achieve rents below 80% of open market the Council is at odds with the cut and thrust of Government Policy, which is to increase supply by improving rental values. Furthermore, the statement is ambiguous; does it mean seek one percentage point or something else entirely? The reference to the Councils intention to seek lower rents should be removed.	AH2 states that Affordable Rents will be available at up to 80%, which is in line with Government policy. Furthermore, the Housing Needs Assessment & Affordable Rent Review 2012 has demonstrated that rents at 80% of Open Market Value are unaffordable in this District.	
			Committed Sum: The approach to calculation is fundamentally flawed as it seeks to secure a share in profit for the Council. The calculation should have the same impact as if actual housing units were delivered. Using 2-bedroom flats for the purpose of illustration: The Council's example of a development of 30 units contributing actual housing would produce an affordable housing contribution of 9 units, 6 of which would be social rent and 3 intermediate. The value of these units (assuming the Council's unit values) should be 6 x £98,817 plus 3 x £62,416 (the latter being 35% of open market value). Total value £780,151. This is what the contribution amount should be. The	The calculation is based upon social rent as this is the tenure of greatest need in the District. The calculation takes into consideration the benefit that the developer achieves by having 100% private housing on the originating site.	

Consultee / Agent		On Behalf Of	Consultation Response	Council's Response	Proposed Action
Full Name	Company / Organisation				
			Council's formula produces a value of £1,185,804. Consequently the Council would receive £405,653 or 52% more than it should. Grossing up a development results in a share of the development profit, which is not permissible. Failure to take Intermediate Housing in to account is at odds with the Council's AH policy.		
Comments received on Transport (Topic Paper 2)					
Mr Benjamin Walmsley			<ul style="list-style-type: none"> - Developments should ensure that the traffic flow at bottleneck points during peak-times continues to be free flowing, which in Hungerford means the town bridge. Developers should be required to fund developments to ensure that peak-time traffic flow is able to achieve two thirds of the appropriate speed limit for that road section (e.g. 20mph in a 30pmh zone). - Developers funding should be sought to cover the cost of implementing traffic control measures in areas that are going to be impacted by the development, not restricted to the immediate area. For example, speed control measures at the entry/exit points of towns. - Developers should be required to mitigate local pinch points that would prevent free access (ingress and egress) for the emergency services and regular traffic in the case of a major arterial road into the built up area is blocked due to road works or accident. Where this happens, backup routes should be collectively able to cover the same flow volume of traffic maintaining at least two thirds of the appropriate speed limits for the arterial road. This will ensure that emergency and high-priority traffic is not caught up in gridlock. - Under 'Travel Plans' (sections 2.9 – 2.13), an additional surcharge 	<p>Thank you for your comments in relation to transport mitigation measures. The Council's aim is to ensure that traffic congestion is not worsened by development.</p> <p>Larger development proposals are submitted with a transport assessment, to assess the impact of development and set out measures to mitigate the impact. A travel plan is also required to encourage travel by means other than the car, and therefore has the aim of reducing congestion.</p> <p>To specify revenue contributions for bus services for a period of 20 years would be unduly onerous and at a prohibitive cost to the developer. It would also be extremely difficult to accurately forecast the level of subsidy that</p>	No changes

Consultee / Agent		On Behalf Of	Consultation Response	Council's Response	Proposed Action
Full Name	Company / Organisation				
			<p>should be placed on developers where the developments will result in out-of-town daily migration of traffic, with the level of the surcharge increasing with the greater distance likely to be travelled. This will directly contribute to sustainable developments, driving employment into the local areas and supporting the government/councils green agendas through trying to limit the number of cars performing long journeys.</p> <p>- Under section 2.15, the revenue contributions from developers to public transport improvements should be for 20 years rather than 5 to ensure that these transport routes remain in place long enough for the community to establish a foothold. This is in line with the duration of funding under "TP 12 - Preventing Crime and Disorder".</p>	<p>would be required for later years. The current 5-year time frame should, in most cases, allow for the successful introduction of services to be supported at an appropriately sized development for sufficient time for services to be marketed etc so that they have a good chance of being financially sustainable at the end of the 5-year funding period.</p>	
Mr Ian Wheaton	Network Rail		<p>Network Rail has been consulted by West Berkshire Council on the Delivering Investment from Sustainable Development Draft SPD Consultation. Thank you for providing us with this opportunity to comment on this planning document. This email forms the basis of our response to this consultation request.</p> <p>As Network Rail is a publicly funded organisation with a regulated remit it would not be reasonable to require Network Rail to fund rail improvements necessitated by commercial development. It is therefore appropriate to require developer contributions to fund such improvements.</p> <p>The likely impact and level of improvements required will be specific to each station and each development meaning standard charges and formulae may not be appropriate. Therefore in order to fully assess the potential impacts, and the level of developer contribution required, it is essential that where a Transport Assessment is submitted in</p>	<p>Thank you for your response. Identification of potential additional rail passenger numbers could be included as part of the Transport assessment where relevant. Measures and initiatives to encourage rail travel could be included as part of the Travel Plan process to encourage wider sustainable travel. Given the completed rail station audits, we are well placed to identify station improvements with Network Rail and the train operating company where appropriate.</p> <p>Appropriate additions will be made</p>	<p>Inclusion of new paragraph above Paragraph 2.4 to clarify the use of transport assessments. Inclusion of new paragraph below Paragraph 2.14 to set out possible rail</p>

Consultee / Agent		On Behalf Of	Consultation Response	Council's Response	Proposed Action
Full Name	Company / Organisation				
			<p>support of a planning application that this quantifies in detail the likely impact on the rail network.</p> <p>To ensure that developer contributions can deliver appropriate improvements to the rail network we would recommend that Developer Contributions should include provisions for rail and should include the following:</p> <ul style="list-style-type: none"> • A requirement for Transport Assessments to take cognisance of impacts to existing rail infrastructure to allow any necessary developer contributions towards rail to be calculated. <p>Upon further review of this document, in reference to those aspects surrounding the Community Infrastructure Levy and those obligations that would be required through the sites redevelopment, we would refer the Council to Network Rails comments provided on the consultation of the CIL Preliminary Draft Charging Schedule.</p> <p>Thank you for providing us with this opportunity to comment on this Planning Policy document. I would be grateful if confirmation of receipt of these comments could be provided.</p>	to the Topic Paper.	infrastructure requirements.
Mr Duncan Crook	Ressance Limited		We obtained from the Council information relation to the level of per bedroom charges. The information merely states the amount per metre to be applied and does not provide any evidence to justify the calculation of the financial sum being sought.	As detailed in Paragraph 2.6 of Topic Paper 2, the costs are based on (a) the cost of damage to transport infrastructure by the increased traffic, and (b) the increased transport needs by the increased population, as a result of development. The cost was	

Consultee / Agent		On Behalf Of	Consultation Response	Council's Response	Proposed Action
Full Name	Company / Organisation				
				established in 2003 and has been regularly increased since then in line with increases in construction costs.	
Miss Jessica Stanley	Deloitte LLP	Oxford Properties	<p>It is not clear how CIL and S106 will be applied to new developments in order to secure transport contributions in a manner which is transparent and avoids double counting. It is noted that this will be especially relevant to residential schemes given that the draft charging schedule sets a nil rate for employment development. At present, CIL is expected to be used to fund "road and other transport facilities" and S106 is required to fund transport infrastructure. The distinction is not clear and further information should be provided. It is noted that subsequent drafts of the CIL charging schedule should identify key infrastructure projects that CIL will fund.</p> <p>The SPD states at Section 2.5 that:</p> <p>"West Berkshire Council will seek contributions towards off-site improvements such as new and improved road infrastructure, traffic calming, public transport improvements, cycleways, footpaths, lighting and associated landscaping to mitigate the potential transport impact of a development and to provide other forms of transport. The Council may also in appropriate circumstances seek ongoing revenue contributions to fund the running of a service made necessary by the development."</p> <p>This section should be clear about how the Authority intends to capture contributions from S106 and how that will be managed alongside the charges to be imposed through CIL.</p>	<p>The Core Guidance document will be updated to further clarify the residual use of S106 and the SPD for Developer Contributions, once the Council adopts a CIL. Further clarification will also be added to the Draft Charging Schedule.</p> <p>Each planning application is assessed individually and site viability is a consideration. Applicants are invited to submit viability studies if necessary.</p>	The Core Guidance will be updated, and further clarification will be included in the Draft Charging Schedule

Consultee / Agent		On Behalf Of	Consultation Response	Council's Response	Proposed Action
Full Name	Company / Organisation				
			Section 2.8 is not clear either upon the circumstances that Table 2 of the SPD's Core Guidance Paper will be applied to commercial, industrial, retail and leisure development or in relation to the exceptions to this requirement that will be considered, taking into account the individual circumstances of a site.		
Comments received on Education (Topic Paper 3)					
Mr Benjamin Walmsley			- Funding for additional educational establishments should be assured through primary and secondary, but also to include pre-school and college education to ensure that these 'home based' phases of education are available to the proportion of the population that requires them	A contribution is sought for Early Years, Primary and Secondary education. This includes children and young people from 3 - 18 years. These age groups have a statutory entitlement to education in some form and it is this that we seek a contribution for.	No change
			- Developer funding should be proportionate to ensure that facilities are available within short-commuting distance (i.e. max 20 mins) to support working families	West Berkshire Council arranges its schools on a catchment area basis. Our Admissions Policy is based on pupils living within the catchment area of the school and it is on this basis that we seek our developer contributions.	No change
			- The catchment area capacity calculations in 3.17 – 3.22 are ineffective for areas bordering other counties (e.g. Hungerford). The school age population needs to include out-of-catchment registrations in neighbouring counties to ensure that the funding/educational gaps are not underestimated leaving a funding gap in the budget.	Each LA has a statutory duty to provide sufficient school places for the children residing within the district. This LA seeks to provide these places at the catchment school and seeks a contribution from the developer where	No change

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				sufficient places do not already exist. This LA only seeks a contribution from developments within the district and also seeks to spend these contributions only within the district. Schools outside the LA area are outside our control - we cannot ensure that places are provided and offered therefore cannot seek to mitigate an impact outside our boundaries. This does not prevent movement across boundaries, if parents choose and sufficient capacity exists.	
			- Section 3.29 leaves a loophole for development in areas where school capacity exists, resulting in West Berkshire covering the increased costs from development. Contributions should be sought from all developments regardless of existing capacity to ensure this does not leave a budget gap for the county	Planning law requires that any contributions sought meet a number of tests, one of which is that there is a harm which requires mitigation. In terms of school places, if we can accommodate the pupils from a development then harm is not created and under planning law a contribution cannot be sought. In this case, if capacity existed the Council would not incur any costs as the infrastructure already existed.	No change
			- 3.37 includes project management cost at 1%. This should be benchmarked against industry standards for project management	This 1% contribution is not for project management. It is to fund	No change

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			<p>effort required the private housing developments to ensure that this is sufficient</p>	<p>the resource needed within the Client service for the development, with key stakeholders, of a strategic project brief and for client input into the delivery of the project. This is additional workload which results directly from the project and would not be carried out ordinarily. A contribution for Project Design and Development has been sought since August 2008, following the same methodology outlined in the Supplementary Planning Document. It was subject to public consultation in 2008 prior to being adopted by the Council. This was again subject to public consultation in Autumn 2011.</p>	
			<p>- Sections 3.39 & 3.40, should make reference to no excluding developer funding of operating (long-term) costs in favour of capital funding for facilities (one-time costs). Operating costs will outweigh the one-time costs quite considerably. Both should be required.</p>	<p>We seek Section 106 contributions for the provision of capital infrastructure. Revenue costs for schools are met by a funding formula, based on pupil numbers. This will therefore increase accordingly if schools expand.</p>	No change
Mr Duncan Crook	Ressance Limited		<p>Housing Study: In response to the consultation in 2011 we called into question the robustness of the housing study. The average occupancy used to calculate contributions appears not to have taken</p>	<p>The study was carried out following the same methodology as previously employed. The study</p>	No change

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			our comments into account. The comments are repeated below:	was carried out across the Berkshire Unitary authorities, so we all follow a common approach. A professional, independent market research company carries out the research for us and uses an appropriate method for securing interviews and information. The company chooses the addresses from a large sample provided by each LA. The company is required to provide us with statistically reliable data that is relevant to our authority area. We do not rely on data for other parts of the county. The housing study is therefore local, statistically reliable and independent.	
			1. In some cases the sample size is very small, for example for two bedroom flats there are just 23 dwellings in the case of private market and 42 overall. This compares with 96 overall in the 2005 study	The independent Market Research company was asked to provide statistically reliable data on each of the housing types and sizes. This data was provided from across the district, and addresses were selected by the market research company from the sample provided.	No change
			2. Rissance has examined sales data from 45 2-bedroom private	The data that we have is district	No change

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			market flats developed within the past 4 years and has found that child (3 – 17) occupancy is approximately 0.088, which is 34% of the number found in the recent WBC housing study but roughly accords with the value from the Council's 2005 study.	wide and is based on a sample taken by an independent market research company. It is fair comment that across the district there may be pockets of higher or lower pupils numbers than the research suggests, however we feel that the methodology used to carry out the survey, and the use of a professional and independent company, is the most transparent way, that we are aware of, for securing information on pupil numbers.	
			3. The statistical values are very different to that in the previous study (2005). For example the number of children aged 3 – 17 in 2-bedroom flats (all tenures) was 0.17 in 2005 compared to 0.21 in the current study. In private market flats the gap is even greater, the values are 0.1 compared to 0.21. Conversely the child occupancy in Affordable Housing is far higher than in 2005 (0.58).	Our housing study was carried out using the same methodology as previously and has shown an increase in pupil numbers in this size of property. As stated above there may be factors that have influenced this, but we have to rely on the data provided.	No change
			4. The all-age all-dwelling average occupancy value from the new data appears to be 2.82. This is at odds with 2.46 in the District Profile published by the Council.	The data that we have relates to the impact from new housing as this is what we seek to mitigate. Our data suggests a higher child yield from new dwellings when comparing them with numbers from all housing - we were able to	No change

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				compare a previous survey to the previous census as they had been collected at a similar time. The difference between pupil numbers from now and all housing may be why there is a difference between our data and the district profile data.	
			Average Occupancy: As it would be impractical to supply detailed analysis for each dwelling type Ressance has supplied examples based on 2-bedroom flats. We understand that the only criteria used to calculate average occupancy are age and dwelling type (i.e. number of bedrooms). Specifically the Council's average occupancy does not take into account other data collated, for example tenure or migration (i.e. moved within borough or moved into borough).	For the reasons stated elsewhere in this response we have sought to determine the numbers of pupils generated by all new housing. Children have to be educated regardless of the tenure of the property concerned. As stated below, the calculation could become incredibly complex and introduce a lot of uncertainty if a number of different factors were weighted against the information. As mentioned above, the key for the education service is how many pupils we expect from a development that we will need to ensure sufficient education provision for.	No change
			Accounting for Migration: Migration has a considerable effect on occupancy: Our analysis of 2-bedroom flats reveals that calculating impact based on new dwellings whose occupants have moved in to	Additional housing will necessarily put additional pressure on the infrastructure in the area. This	No change

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			<p>the district reduces school age child occupancy by about 65%. Quite clearly the impact on services from new development is a product of people moving into the district. We realise it could be argued that people moving within the borough could release old housing stock for new occupants, but it is unsafe to assume that all occupants of new housing will result in immigration to the district; for example many smaller households (e.g. flats) are formed by young adults leaving home or divorce. The Council has not collected that data. It follows therefore that the Council's occupancy calculation should be based only on the data available, or the Council should investigate net migration.</p>	<p>impact has to be met. As a Section 106 contribution is to mitigate the impact of the life of the development, it is reasonable to assume that over time children will live in these houses and will want to access the catchment school - which therefore has to have sufficient capacity to meet this demand. It is not possible to 'remove' non-catchment pupils from a school to allow pupils from a development to gain access. A single point in time is used to determine capacity, regardless of where the pupils come from. We therefore do not take into account forecasts, parental choice or out of area pupils - if we did we would have to factor in a number of different areas and the process would become more complex and less certain for all involved. Our approach is based on fact and can be justified.</p>	
			<p>Catchment: Calculating contributions by assessing capacity in catchment schools is fundamentally flawed: If there is insufficient capacity in a "catchment school" then a developer contribution will not result in a child in new development being given a place in a catchment school. In reality, if no "catchment" place exists then the</p>	<p>This LA organises admissions on a catchment area basis. Pupils and parents have an expectation that they will receive a place at the catchment school. They are then</p>	<p>No change</p>

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			<p>"new" child will attend a school elsewhere in the district that has capacity. Hence in such circumstances the developer's contribution would not have any effect which could be directly linked to the particular new development, as is the requirement in CIL and Circular 5/05. Furthermore catchment schools are far too prescriptive; there are many instances where there is a choice of several schools within an acceptable distance from the development site. Many "catchment" schools are attended by children from outside the district (e.g. apparently 30%-40% of pupils attending St. Bartholomew School are not from within the catchment and many are from outside West Berkshire). The point being that but for "non-catchment" children, a school might have capacity. The Council should adopt distance (e.g. radius of five miles) criterion rather than a single catchment. Contributions should be assessed based on capacity within the radius.</p>	<p>able to choose another place if they wish. It is not appropriate for a family to be expected to choose another school because a developer has failed to mitigate the impact of that development and for the taxpayer to have to pay to transport that child to another school. This approach would also fail to meet the tests of the circulars and also of CIL regulations where we have to show a geographical link between the development and the harm created.</p> <p>We have a statutory duty to provide sufficient places for the pupils of West Berkshire. In order to do this effectively we have organised the district into areas, around our schools - these are the catchment areas. We therefore aim to ensure that the catchment school is of sufficient size to meet the expected demand from the housing within this area. If the housing levels rise, then the numbers of places available will also need to rise to ensure that the catchment school can continue to</p>	

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				meet the demand. In order for the Council to continue to organise school places we cannot change catchment areas to suit individual developments - this is a statutory process that takes several years to complete - and we cannot send children from some developments to other schools. The admissions process is complex and is based on catchment areas, as well as parental choice to some degree.	
			1-bed dwellings: The sample data does not justify a contribution from 1-bedroom flats. There are 62 flats in the sample of which one has a school age (incl. early years) child but the occupant moved within the borough (i.e. the child was already in the system). Furthermore that single unit is an Affordable Housing dwelling; there are no school age children in Private Market dwellings.	The amount sought is proportionate to the numbers of children identified. The survey did identify an impact and this is what developers are being asked to meet. Children may reside within the district but we seek to ensure that there is sufficient capacity at the schools that serve the developments, the catchment schools. Overall the numbers of dwellings in the district has increased and therefore sufficient places, where places do not already exist, need to be provided to serve the development site.	No change
			Dwelling Type: Given the comments above, the Council should	It is not possible to determine the	No change

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			calculate occupancy by dwelling tenure (private and affordable housing) and apply the resulting values appropriately. This would reduce the contributions sought from private dwellings.	final tenure of all properties at planning application stage. As stated above we have sought to have a straight forward approach that could become very complex if a number of different factors are taken in to account. We do not therefore take tenure in to account. The housing study should be representative of the proportions of tenure's built across the district and therefore proportionate contributions are being sought.	
Mr Paul Lawrence	Burghfield Parish Council		<p>Burghfield Parish Council, having reviewed the draft for consultation document "Delivering Investment from Sustainable Development" is broadly in favour of the approach taken by WBDC.</p> <p>However there are a couple of points noted that BPC seek clarification on and possibly amendment to the document once they have been considered.</p> <p>Under Topic Paper 3 – Education, page 35, paragraph 3.33, last sentence:</p> <p>"A development will therefore be assessed on a by bed basis and on a net gain of dwellings not bedrooms."</p> <p>Please explain how this as it seems contradictory,</p>	Thank you for your response. We will amend this paragraph of the Topic Paper for clarification.	Remove ' <i>and on a net gain of dwellings not bedrooms</i> ' from the paragraph 3.33 of Topic Paper 3.

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Comments received on Libraries (Topic Paper 4)					
Mr Duncan Crook	Ressance Limited		Average Occupancy: See comments relating to Education	Please see response provided for the Education comments.	No change
Miss Jessica Stanley	Deloitte LLP	Oxford Properties	Section 4.19 implies that all proposed commercial development should provide a financial contribution to library authorities. A blanket approach should not be applied and this section should recognise that the level of contribution required should be assessed on the individual circumstances of a site.	A formulaic approach is considered a reasonable way to ensure that the likely impact of development is mitigated. Each planning application is assessed individually having regard to the impact the proposed development will have on council services and infrastructure.	No change
Comments received on Community Facilities (Topic Paper 5)					
Ms Rose Freeman	The Theatres Trust		<p>Thank you for the email from 'Objective' of 15 February consulting The Theatres Trust on the Draft Supplementary Planning Document, Delivering Investment from Sustainable Development.</p> <p>Following our comments in October 2011 on the Developer Contributions Topic Papers regarding clarity for a description of the term 'community facilities' in Topic Paper 5, we reiterate our request for your cultural buildings to be included as part of the 'family' of community facilities.</p> <p>Policy S6 on Community Infrastructure in The Regional Spatial Strategy for South East England is quoted on page 6 with the guidance that policies should contain creative thinking and action on new mixes of cultural and community facilities.</p>	Thank you for your comments; we will include the definition of community facilities to improve clarity within Topic Paper 5.	Amend Paragraph 5.5 of Topic Paper 5

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			<p>Also, local planning authorities are advised at item 156 of the National Planning Policy Framework that their Local Plans should set out strategic priorities to deliver the provision of health, security, community and cultural infrastructure and other local facilities.</p> <p>Paragraph 10.7 on page 68 deals with the individual assessment of a site or issue of cultural or heritage significance. Does this only refer to cultural heritage items or does it include your arts and cultural assets in the form of your theatres and art centre? It isn't clear.</p> <p>We assume that buildings that house your cultural offer such as your theatres, performance spaces and art centre should be classified as community facilities, as they are facilities for the community, and be included in this document. So that guidelines are clear and consistent, we therefore request that a comprehensive description for the term 'community facilities' is included in para.5.5 or para.56 on page 43, and recommend - community facilities provide for the health, welfare, social, educational, spiritual, recreational, leisure and cultural needs of the community.</p>		
Mr Paul Lawrence	Burghfield Parish Council		<p>Burghfield Parish Council, having reviewed the draft for consultation document "Delivering Investment from Sustainable Development" is broadly in favour of the approach taken by WBDC.</p> <p>However there are a couple of points noted that BPC seek clarification on and possibly amendment to the document once they have been considered.</p> <p>Under Topic Paper 5 – Community Facilities, there is mention of community and youth facilities, but no specific note regarding</p>	<p>Thank you for your response, your support for the document is noted.</p> <p>Paragraph 5.6 includes examples of community facilities and covers facilities that may be required by or used by the older generation. No change to the Topic Paper is proposed</p>	No change

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			"pensioner" specific facilities and as the demographics of country/district seem to be changing towards the older generation, would WBDC not consider such provision or mention note worthy?		
Comments received on Healthcare (Topic Paper 6)					
Mr Benjamin Walmsley			<ul style="list-style-type: none"> - The calculation of GP list size does not take account of the population demographic of the local area, or the number of appointment times available (resulting from part-time GPs) and therefore the actual pressure on the practice. - Healthcare funding required should be based on this actual appointments and care required from the local population to ensure developer funding is appropriate. For example, higher funding and lower list sizes (meaning longer appointments) for areas with an older population density. - There is no funding consideration for additional social, home or palliative care based on local demographics. This is necessary to ensure that local services area appropriately sized for the local demand. 	West Berkshire Council has adopted a formulaic approach to arrive at the likely impact from development in the West Berkshire. A balance has been reached between recognising that an impact is created without making the calculation too detailed and onerous. Whilst your suggestion could provide a local result, the process would become very complex and would not be appropriate.	No change
Mr Duncan Crook	Ressance Limited		There is no rationale to support the link between average patient list and the WTE doctor's capacity. Indeed, by definition a WTE doctor must be capable of servicing more than the UK average list size, which means that the hurdle rate at which Council is seeking to impose a contribution is too low. The Council should have carried out research into local provision to determine capacity. Our research suggests that a WTE doctor can accommodate over 2,500 patients.	The Topic Paper sets out the basis for requesting contributions towards healthcare. The average list size across the UK is taken as a benchmark to establish that those facilities with a greater list size are considered to be operating under pressure. The approach is reasonable and allows	

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				GP surgeries in West Berkshire to continue to offer adequate facilities to serve the increased population.	
			Dwelling Occupancy: See comment relating to Education.	Please see response provided for the Education comments.	
			Average Occupancy: See comments relating to Education	Please see response provided for the Education comments.	
Comments received on Open Space (Topic Paper 7)					
Mr Graham Hunt	Newbury Town Council		<p>Thank you for the opportunity to respond to the Consultation on the West Berkshire Council - Delivering Investment from Sustainable Development Draft SPD. Given that current S106 requests are delegated to the Chief Executive Officer, this response was drafted by the Chief Executive Officer and subsequently discussed and ratified at the Planning & Highways Committee meeting of Newbury Town Council on 11 March 2013.</p> <p>b) Newbury Town Council has successfully worked in partnership with West Berkshire Council in this area over many years, particularly in relation to Developer Contributions relating to Open Space. The changes in Open Space contributions (although mostly downwards) appear to be based on sound justifications and have the approval of Newbury Town Council.</p>	Thank you for responding. Your response is noted.	No action
Miss Jessica Stanley	Deloitte LLP	Oxford Properties	Given the significant network of open space that has already been established within Green Park, we would request that the Local Planning Authority considers specifically excluding the area from the requirement to provide financial contributions to open space. We do	Your response is noted. Each planning application is assessed individually having regard to the impact the proposed development	No action

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			however welcome the exemption approach applied at Section 7.49 which allows for individual site circumstances to be assessed and recognises that commercial developments which provide on site open space should not be required to contribute to open space provision elsewhere in the Borough.	will have on council services and infrastructure. This includes assessment of open spaces already provided in the vicinity.	
Mr Duncan Crook	Ressance Limited		<p>Calculator:</p> <p>1. The POS calculator contains an error in that it uses a child occupancy value for children of all ages whereas it should use the average for children aged 3 to 17. For example, in the case of 2-bedroom flats the impact is that 0.38 should be reduced to 0.24 (or 0.21 according to our analysis of the housing data), which produces a corrected contribution of £682 per dwelling.</p>	Developer contributions are sought to mitigate the impact caused by development, not just at the point of occupation, but throughout the life of the development. It is appropriate to use the child occupancy figure for all ages in order that the full impact of the development is mitigated.	
			2. The comparison sum in cell E179 is incorrect	Thank you for advising us. The cell has been corrected.	Spreadsheet corrected
			<p>Space Standard: The Council has cited NPFA standard for playing fields and equipped play space. From 2007 NPFA was renamed Fields in Trust (FIT). The Council must state which FIT standard is being applied; the areas prescribed areas by the Council do not appear in FIT's guide - Planning and Design for Outdoor Sport and Play There does not therefore appear to be any evidence to support to support the Council's prescribed areas (not least given the outdated reference to NPFA). Neither 2007 Saved Policies nor the Core Strategy polices provide policy backed breakdown of space and do not mention Equipped Play Space. Furthermore it is inappropriate to base space standards on national occupancy averages and then</p>	<p>It is acknowledged that FIT's guide 'Planning and Design for Outdoor Sport and Play' has superseded the NPFA standard and that the SPD should reflect this. The new standards are:</p> <ul style="list-style-type: none"> • 1.2ha of sports pitches per 1000 persons • 1.6ha of informal open space per 1000 persons • 0.25ha of equipped play 	Topic Paper to be amended and example contributions document to be amended to reflect the amended contribution levels

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			<p>apply to local occupancy averages to calculate the financial contribution (which is in effect what the Council has done). The Council has had ample opportunity to have completed an assessment of need and capacity based on current facilities. The Council has not committed to a particular method of Equipped Play Space provision (e.g. LEAP/NEAP and guidance from FIT and Play England) and the approach to costing provision is therefore unclear.</p>	<p>space per 1000 persons The Topic Paper will be updated to reflect this, and the contributions levels will be updated accordingly.</p> <p>The policy has due regard to national standards and local occupancy rates. This approach is appropriate.</p> <p>It should be noted that PPG17 referred to in the FIT document has now been superseded by the National Planning and Policy Framework. It says that open space standards should be based on an assessment of need which WBC carried out in 2005.</p> <p>The method of calculation for equipped play space is based on a modest play area consisting of 7 items of equipment.</p>	
			Indexation: CPI preferred to RPI	RPI is used as the standard index in all S106 agreements	No change
			Occupancy: See comments relating to Education. This has a material impact on average occupancy values, especially in respect of child	Please see response above in respect to the Education	No change

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			occupants. An example for 2-bedroom flats is that average child (aged 3 to 17) occupancy = 0.12 per dwelling compared to 0.24 in the study (0.21 according to our analysis of the Housing data).	comment.	
			Accounting for Migration: See comments relating to Education. Migration has a considerable effect on occupancy: Our analysis of 2-bedroom flats reveals that calculating impact based on new dwellings whose occupants have moved in to the district reduces school age child occupancy by about 65%.	Please see response above in respect to the Education comment	No change
			Maintenance: The application of RPI is inappropriate, CPI should be used. Furthermore the explanation of how indexation will be applied (n para 7.37) is unclear. It states that the rate of indexation will be set at the date of the agreement, but the POS calculator applies a fixed rate of 3%. An average over, say, five years, should be used.	Indexation is calculated when contributions are payable and has regard to the increase between the index in place at the time the agreement is completed, compared to the index in place when the contribution becomes payable. The POS calculator estimates the cost of maintenance over the period and is set at 3%.	No change
			Assessing Existing Capacity (evidence of need): The Topic Paper makes no attempt to establish evidence of need and as such falls foul of the requirement in CIL. WBC has recent experience at appeal (e.g. APP/W0340/A/11/2146719) of the need to supply evidence of need. The correct approach should be to establish if current facilities have sufficient capacity to accommodate the impact of new development. This is the approach taken by the Education service. The Council has had ample opportunity to complete its POS Needs Assessment and	The assessment of need was carried out in 2005.	No change

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			occupancy analysis and should apply a consistent approach across all services.		
			Exemptions: Retirement housing should be exempt from contributing towards Equipped Play Area	Please refer to Para 7.39 of Topic Paper 7 where this is stated.	No change
Comments received on Waste Management (Topic Paper 8)					
Mr Duncan Crook	Ressance Limited		There is no evidence supplied to support a contribution.	Further clarification has been included in Topic Paper 8	Amend paragraph 8.6 of TP8
Comments received on Environmental Enhancements (Topic Paper 9)					
Ms Francesca Barker	Natural England		<p>Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.</p> <p>Thank you for allowing Natural England to comment on this draft of the Delivering Investment from Sustainable Development SPD. Our preliminary comments on the document are as follows:</p> <p>Natural England believes it would be helpful to clarify the relationship between this SPD and the Thames Basin Heaths Special Protection Area (TBH SPA). This could be done by cross-referencing the TBH SPA Delivery Guidance and the Core Strategy Area Delivery Policy 6 in this SPD. This will reaffirm to developers what contributions may be needed as part of the TBH avoidance measures detailed in the Core Strategy.</p>	The Thames Basin Heath Special Protection Area is detailed in the supporting text of West Berkshire's Local Plan Core Strategy Policy CS 17 for Biodiversity and Geodiversity – paragraph 5.113. Policy CS 17 is referred to in Paragraph 9.1 of Topic Paper 9, however further reference to the SPA will be included in Paragraph 9.6 of the Topic Paper	Amend text in Paragraph 9.6 of Topic Paper 9

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			<p>We also understand that the council has a Green Infrastructure policy (CS18), however it is not clear how this SPD sets out to fund the delivery of this?</p> <p>Topic Paper 7 (Open Space) does not appear to deal with the variety of issues that a GI Strategy would do, such as provision of accessible natural green space, flood attenuation, biodiversity etc. The council have already made a commitment to Green Infrastructure through policy CS18, and GI is promoted in the NPPF (Para 17). The SPD provides a good opportunity to help fund the delivery of the multifunctional benefits associated with GI. The production of a GI strategy would provide the basis to understand the component proposals and the costs of delivering GI in the district.</p> <p>If you need clarification on any of the issues raised, please do not hesitate to contact me.</p>	Topic Papers 7 and 9 cover many of the issues you have raised adequately, however the Council intends to adopt a Green Infrastructure SPD in due course.	No change
Mrs Cathy Harrison	Environment Agency		We particularly support Topic Paper 9, but wish to add the additional element of green corridors. We are concerned that flood risk is not a separate Topic Paper.	Thank you for your support of the Topic Paper. Flood risk is dealt with at planning application stage, and risks are mitigated in the first instance by on-site measures secured by planning conditions. A reference to green corridors has been added to paragraph 9.7 of Topic Paper 9, together with a reference to flood alleviation measures.	Amend text in paragraph 9.7 of Topic Paper 9
Comments received on Archaeology, Conservation and the Historic Environment (Topic Paper 10)					

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Ms Fiona Hope	Berkshire Gardens Trust		<p>Berkshire Gardens Trust (BGT) welcomes Topic Paper 10 and its approach, with the need for Historic Landscape Character Assessments for proposed development sites in terms of their Heritage Assets, their settings and that development should be suitable in terms of scale and form. We consider these essential elements of planning policy and in particular note the guidance available from English Heritage about such matters and particularly the Setting of Historic Assets.</p> <p>Fiona Hope, BGT Executive Secretary</p>	Thank you for responding. Your response is noted.	No changes
Mrs Sarah Orr	West Berkshire Council		<p>I have already commented/ provided text on previous versions of this and don't think there is anything else particular to add to the section on Archaeology, Conservation and the Historic Environment. However I've noticed when skimming through the whole document that some other topic papers have been formatted with a grey box titled 'Sources/ Documents referred to:' which we didn't include. If you wanted to add this box to our section for uniformity, perhaps you could list these documents for TP 10 please.</p> <p>National Planning Policy Framework - March 2012</p> <p>West Berkshire Local Plan Core Strategy - adopted July 2012</p> <p>West Berkshire Council Strategy 2013-2017 - NB if you do add this box in, could you please also edit the years of the strategy in the main body of the text from 2012-2016 as I see it's been changed from my original.</p> <p>And other very minor point - could the email address for archaeology under Contacts in 10.17 become hyperlinked?</p>	Thank you for your comments, your requested updates will be added to the Topic Paper	Update TP10 to include Source Documents box, and hyperlink for email address.

Consultee / Agent		On Behalf Of	Consultation Response	Council's Response	Proposed Action
Full Name	Company / Organisation				
Mr Martin Small	English Heritage		<p>Thank you for consulting English Heritage on your Council's Delivering Investment from Sustainable Development Draft Supplementary Planning Document. As the Government's Statutory Advisor on the Historic Environment, English Heritage is pleased to comment on this document. We have the following comments.</p> <p>We recommend that the SPD is fully informed by an appropriate and robust evidence base for the historic environment and heritage assets. The evidence base will help to identify issues and opportunities for the area's historic environment and heritage assets. This will contribute to a wider understanding of a place and how future development can best support the needs of existing and new communities. The evidence base will also aid in understanding and addressing the demands that new development may place on the areas that host it, and the potential implications and opportunities this may have for the historic environment.</p> <p>The evidence base is likely to include the national Heritage at Risk Register and any local at risk registers, conservation area appraisals and management plans, the Historic Environment Record, local lists, and historic characterisation studies as well as qualitative information gained through public surveys and the advice of local authority conservation officers.</p> <p>We recommend early and ongoing discussions with the Council's historic environment team. They are best placed to provide information on the historic environment, advise on local historic environment issues and priorities, indicate how heritage assets may be affected and identify opportunities for securing wider benefits through the conservation and enhancement of the historic</p>	<p>Thank you for responding, your comments are noted.</p> <p>We acknowledge that we agree with your recommendation to consider wider infrastructure investment and this is something that could be considered once CIL is adopted.</p> <p>Mitigation in relation to heritage assets, both designated and non designated are usually dealt with by means of planning conditions attached to planning permissions and listed buildings consents.</p> <p>Developer contributions are used to improve council infrastructure and services where additional harm or pressure on that infrastructure or service is caused by the development. A direct link must be proven between the development and the impact created.</p> <p>Developer contributions cannot be used to mitigate existing deficiencies in infrastructure and</p>	No changes

Consultee / Agent		On Behalf Of	Consultation Response	Council's Response	Proposed Action
Full Name	Company / Organisation				
			<p>environment.</p> <p>We welcome Topic Paper 10 Archaeology, Conservation and the Historic Environment. However, we feel that limiting contributions to development 'associated with a site or issue of cultural or heritage significance (including archaeological remains)' may result in missing important opportunities for investment in heritage assets as part of wider community infrastructure.</p> <p>In certain cases the direct investment in a heritage asset might be required for supporting the development of an area. For example, this could include investment in the improvement and or maintenance of a historic bridge where it is part of the transport infrastructure for the planned development. The questions to ask are:</p> <p>Are there any historic buildings, particularly those identified as at risk, which could be targeted for investment for their repair and appropriate reuse in support of the economy and/or community ?</p> <p>Are there any areas where the public realm could be highlighted for future investment, especially where the local area is likely to receive future development and increased use and pressure?</p> <p>Historic buildings, including places of worship, can accommodate many social and community services and activities as well as represent a focus for the community in their own right. Investment in their continued or improved maintenance could be warranted in supporting and extending the capacity of existing infrastructure. Promoting the adaptive reuse of a vacant or underused building or facilitating the multiple-use of existing buildings for a wider range of</p>	<p>can only be sought for improvements to assets or expansion of services in the council's control.</p> <p>No changes are proposed to the Topic Paper.</p>	

Consultee / Agent		On Behalf Of	Consultation Response	Council's Response	Proposed Action
Full Name	Company / Organisation				
			<p>community services might also offer the opportunity to support the repair and maintenance of historic buildings, particularly where identified nationally or locally as a building at risk.</p> <p>Are there any historic buildings delivering or with the potential to deliver social and community based services and facilities which are in need of investment for their repair and or future maintenance ?</p> <p>The historic environment and heritage assets can make a valuable contribution to green infrastructure networks and their wider functions, as for example in providing leisure and recreation opportunities, encouraging walking and cycling and strengthening local character. Historic places such as historic parks and gardens, archaeological sites, the grounds of historic buildings and green spaces within conservation areas can form part of a green infrastructure network as well as underpin the character and distinctiveness of an area and its sense of place. Other heritage assets can also offer a range of opportunities such as canal networks and churchyards and the wider countryside including networks of 'green-lanes', common land and historic parkland.</p> <p>In supporting access to green space and encouraging walking and cycling, extensions to the public rights of way network can include improving access to heritage assets and their improved interpretation and enjoyment. The provision of open space might also be linked to improving public access to historic landscapes in the vicinity of a settlement.</p> <p>Are there examples of where heritage assets can be positively identified as part of the area's green infrastructure network and may</p>		

Consultee / Agent		On Behalf Of	Consultation Response	Council's Response	Proposed Action
Full Name	Company / Organisation				
			<p>warrant investment in their maintenance and management to support the provision and enhancement of green infrastructure needed by new development ?</p> <p>I hope these comments are helpful. Please contact me if you have any queries.</p> <p>Thank you once again for notifying English Heritage of this consultation.</p>		
Comments received on Fire and Rescue Infrastructure (Topic Paper 11)					
Mr Benjamin Walmsley			- Section contains no reference to ensuring that adequate levels of emergency cover are available, and additional funding required from developments to be paid to the Royal Berks Fire & Rescue Service to ensure this cover is available. For example, where developments would trigger the requirement for a retained station to move to a manned station, the one-time costs of this should be supported by the developer	Ongoing running costs such as increased staffing costs resulting from the change from a retained station to a manned station should be met by the precept levied by the Fire and Rescue Service on the additional council tax payers.	No change
Comments received on Preventing Crime and Disorder (Topic Paper 12)					
Mr Benjamin Walmsley			- No reference is made to ensuring adequate levels of Police resourcing are available. Additional funding should be sought from developers to ensure resources are available. This funding should be available for 20 years in line with the other requirements in the document. For example, an increase in Police Officer numbers to cover the additional housing.	Ongoing running costs such as increased staffing costs should be covered by the precept levied by Thames Valley Police on the additional council tax payers.	No change
Mr Simon Dackombe	Thames Valley Police		Thames Valley Police welcome the production of this SPD; it will provide clear guidance for all parties involved in the planning process.	Thank you for your comments and suggestions. Topic Paper 12 will be updated appropriately.	New paragraph after 12.18,

Consultee / Agent		On Behalf Of	Consultation Response	Council's Response	Proposed Action
Full Name	Company / Organisation				
			<p>We also welcome the identification within the Draft SPD of the need to ensure that investment from new developments contributes toward the prevention of crime and disorder.</p> <p>We welcome the acknowledgement that in mitigating against the impact of development upon crime and disorder and the perception of it the planning process should deliver both mitigation through appropriate design and also the provision of new infrastructure. TVP promote this joint approach with all Local Planning Authorities within its area and advise at pre-application stage and as part of the application consultation process the need to deliver Secured By Design principles and appropriate infrastructure where necessary.</p> <p>With regard to the supporting text within the Topic Paper TVP would request the following amendments;</p> <p>12.24 - ...there are other initiatives and schemes promoted by other bodies, in particular Thames Valley Police, that may provide assistance in reducing crime and disorder. The provision of buildings, or other facilities, police kit and equipment or other financial contributions, in order to facilitate the implementation of such schemes, may also be considered acceptable.</p> <p>In terms of infrastructure to be provided on site TVP would also highlight two key strands of their approach in providing a visible on site presence and an important tool in the prevention and detection of crime, namely Neighbourhood Offices and Automatic Number Plate Recognition Cameras (ANPR). TVP would request that both of these items are specifically identified in the SPD in the same way that CCTV is presented. We would therefore request the following text be added</p>		<p>amendment to paragraph 12.24, new paragraph after 12.27, and amendment to wording in paragraphs 12.28 and 12.29</p>

Consultee / Agent		On Behalf Of	Consultation Response	Council's Response	Proposed Action
Full Name	Company / Organisation				
			<p>to the SPD (following on from Para 12.29).</p> <p>ANPR</p> <p>12.30 Automatic Number Plate Recognition Cameras (ANPR) are an increasingly important tool in the prevention and detection of criminal activity. ANPR cameras are able to identify unique Vehicle Registration Marks (VRM) associated with vehicles. This in turn enables the VRM to be identified against information held on a national police database that identifies whether the vehicle is associated with any incidents or individuals on the police database.</p> <p>12.31 ANPR has proved to be an invaluable tool in the detection but most crucially the prevention of criminal incidents. It enables officers to respond in an effective and efficient manner and helps reduce crime, the fear of crime and improve public safety.</p> <p>12.32 ANPR has proved particularly effective in rural areas and in areas on or close to the strategic road network. West Berkshire clearly has large rural areas and its proximity to the A34 and M4 means that it is readily accessible from large parts of the wider region. TVP install ANPR in strategic locations to ensure the maximum amount of coverage whilst having regard to matters of design and appearance.</p> <p>12.33 TVP, via the Council, will seek the contributions towards the provision of ANPR when considered necessary, appropriate and directly related to a proposed development.</p> <p>12.34 Where contributions are sought for the provision of ANPR , such contributions will be based on the provision of cameras, the cost</p>		

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			<p>of operation and the ongoing monitoring of the camera for a period of at least 20 years, including compound growth of the monitoring cost based upon the General Index of Retail Prices (all items) published by the CSO, at the time of the agreement.</p> <p>ON-SITE FACILITIES</p> <p>12.35 It is critical to maintain a visible police presence. This can be through the presence of officers on patrol or through the provision of facilities that allow members of the public to come in and meet with officers. The provision of neighbourhood satellite offices in appropriate locations ensures the delivery of visible and prominent police presence.</p> <p>12.36 On strategic new developments TVP will seek the provision of appropriately sized Neighbourhood Offices that will provide TVP officers with a location to utilise as a touch down office and allow members of the public and community groups to directly speak to and liaise with the officers patrolling their neighbourhood.</p> <p>12.37 Typically such facilities would only be delivered on significant new developments, often those which propose facilities such as schools, neighbourhood centres, and community facilities. However each case will be assessed on its own merits.</p> <p>12.38 Such facilities, if required, would normally form part of a new community centre or similar local facilities. Whilst the police accommodation itself would be dedicated and secure TVP would typically share welfare facilities (toilets, kitchen) with other organisations within the overall facility.</p>		

Consultee / Agent		On Behalf Of	Consultation Response	Council's Response	Proposed Action
Full Name	Company / Organisation				
			12.39 The Neighbourhood Office must be provided by the developer to a specification agreed with TVP. The office will be provided rent free through an appropriately worded lease agreement.		
Comments received on Adult Social Care (Topic Paper 13)					
Mr Benjamin Walmsley			The cost calculations for provision of Social care, place a higher cost on developments which are not likely to generate that kind of support requirement. For example, 5 bedroom houses are not likely to be occupied by old people helped to live at home, where as one & two bedroom flats and houses will attract that population. The calculation should be reworked to take account of the social care needs of the population that will occupy the developments.	The Adult Social Care Topic Paper seeks contributions towards six key services delivered to people with care needs. Two of these are for older people however the other four are for vulnerable adults of working age. It is appropriate that the contribution is based on the number of adults in each size of dwelling, and the detail formulae makes allowances for the proportion of population likely to receive each service. Thus the percentage of West Berkshire's population who are older people is taken account of in the formula.	No changes
Mr Duncan Crook	Ressance Limited		The approach is fundamentally flawed. The Council states that a developer contribution is required to bridge the gap between development taking place and the increase in Annual Settlement. The stated methodology assumes that a new development will	Contributions are required to be paid on commencement of development, not at the granting of planning permission.	No changes

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			<p>occupied immediately upon planning permission being obtained. This is clearly untrue. The Council could quite easily analyse the average time between granting of full consent and first occupancy of a development. Resnance's experience is that the gap is at least two years given which there is no evidence to support a contribution toward ASC. Alternatively the contribution could be based on a formula in a S106 agreement which takes into account the actual time lag between occupancy and the gap.</p> <p>The fact that planning permissions are valid for at least three years suggests a lag between granting of permission and carrying out of development.</p>	<p>The methodology requires a contribution to be paid, 50% of which will be used in the year it is received, and 50% the year after, mirroring the two year time lag between the increase in the population and the reflection of that increase in the Annual Settlement</p>	
			Average Occupancy: See comments relating to Education	Please see response above in respect to the Education comment	

Delivering Investment from Sustainable Development SPD - for Adoption

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Core Guidance

The Core Guidance document forms part of West Berkshire Council's Supplementary Planning Document (SPD) 'Delivering Investment from Sustainable Development'. The SPD sets out West Berkshire's approach to securing developer contributions towards local infrastructure, services and amenities. It is intended as a guide for landowners, developers and residents.

Introduction

1 Well planned and sensitive development offers great benefits to society. It provides the homes, workplaces and facilities that we need and stimulates the economy. However, development of all scales also creates considerable impacts on the environment, facilities and services of the area in which it is located and places burdens and costs on the community. The Council wishes to ensure that the impacts of new development in West Berkshire are minimised and that such development provides appropriate social, economic and environmental benefits to the community as a whole.

2 To implement these objectives and its Local Plan policies, the Council will seek developer contributions, via Section 106 agreements and other statutory measures, in order to provide for additional facilities and the infrastructure demands that are generated as a result of new development. It will also require suitable obligations to restrict or control the use of land to mitigate development impacts and secure any necessary benefits.

3 Planning obligations will continue to be considered on their merits and negotiated separately with developers in accordance with the provisions of the Community Infrastructure Levy Regulations 2010 (as amended by Community Infrastructure Levy (Amendment) Regulations 2011, the draft Community Infrastructure Levy (Amendment) Regulations 2012, and any other relevant provisions) and the National Planning Policy Framework of 2012.

4 It is recognised that similar types of development create similar impacts and that contributions should be made in a consistent and transparent way. Therefore, this Supplementary Planning Document (SPD) provides landowners, developers, and West Berkshire residents with guidance on the type and scale of contributions and other obligations which the Council is likely to seek for defined types and scales of development.

Format of the Supplementary Planning Document

5 The SPD is presented as a set of documents – a Core Guidance paper supported by Topic Papers and an Example Contributions Document. This Core Guidance document sets out the Council's overall approach to the provision of developer contributions and other forms of planning obligation in support of development plan policies. It also sets out the forms of development from which the Council will seek contributions, the nature of what will be sought and the scale of development from which particular types of contribution will be sought.

Core Guidance

6 This Core Guidance is accompanied by a set of Topic Papers which set out details of the contributions and obligations which the Council will seek on a topic basis. The current set of supporting topic papers covers the following matters:

- Topic Paper 1 - Affordable Housing
- Topic Paper 2 - Transport
- Topic Paper 3 - Education
- Topic Paper 4 - Public Libraries
- Topic Paper 5 - Community Facilities
- Topic Paper 6 - Health Care Provision
- Topic Paper 7 - Open Space
- Topic Paper 8 - Waste Management
- Topic Paper 9 – Environmental Enhancements
- Topic Paper 10 - Archaeology, Conservation and the Historic Environment
- Topic Paper 11 - Provision of Fire and Rescue Infrastructure
- Topic Paper 12 - Preventing Crime and Disorder
- Topic Paper 13 - Adult Social Care

Legislative and Policy Framework

7 The Town and Country Planning Act 1990 (Section 106) includes a power which allows any person with an interest in land to enter into a planning obligation which:

- Restricts the development or use of land in a specified way
- Requires specific operations to be carried out
- Requires the land to be used in a specified way
- Requires a sum or sums of money to be paid to the local authority

8 Planning obligations are legal agreements by developers to undertake to do something in connection with their development that could not be secured by imposing a planning condition or by other statutory means. Planning obligations are a proper and recognised part of the planning system. They can enhance the quality of development and enable proposals to go ahead which might otherwise be refused if such provision was not made. However, packages of developer contributions will not render acceptable developments which are inappropriate in principle in terms of their impacts and relationship to planning policy.

National Policy

9 The principle that a development should bear a proportion of the cost of facilities, for which it creates a need, is supported in Government policy. The National Planning Policy Framework (NPPF), published in March 2012, replaced Circular 05/2005 and provides the Government's current guidance on planning obligations. In addition Part 11 of the Community Infrastructure Levy (CIL) Regulations 2010 (as amended) provides regulations which limit the use of planning obligations.

10 Paragraph 122 of the CIL Regulations states that a planning obligation may only constitute a reason for granting planning permission for the development if the obligation is:

- Necessary to make the development acceptable in planning terms;
- Directly related to the development; and
- Fairly and reasonably related in scale and kind to the development.

11 When considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible and to secure development that improves the economic, social and environmental conditions in the area.

Community Infrastructure Levy

12 The Community Infrastructure Levy Regulations 2010 came into force on 6th April 2010. It enables local planning authorities to raise a levy on new development in their area. The levy is to be used to fund infrastructure to support the development of the area where it is collected – such as roads, schools, hospitals and parks. The 2010 Regulations have been amended by Amendment Regulations in 2011 and 2012, and further regulations are expected.

13 West Berkshire Council has a timetable in place to enable it to adopt a CIL by April 2014. Further details are available on the Council's website at www.westberks.gov.uk

14 The Community Infrastructure Levy Regulations can be downloaded from the website of the Department for Communities and Local Government (DCLG) at www.communities.gov.uk

15 With the introduction of a CIL charge, the use of S106 obligations will be restricted to site specific impacts (i.e. access roads, or the provision of facilities on larger sites to serve the new development) and the provision of affordable housing.

16 For clarification, it is intended that contributions currently sought on a formulaic basis under S106 will no longer be sought once a CIL charge is adopted, in accordance with Regulation 123. In general this is intended to include contributions towards highways, education, libraries, open spaces, healthcare, waste management and adult social care.

17 The exception to this is intended to be large scale development where facilities and infrastructure are required to be delivered on site, or where impacts are directly related to a particular site, including enabling works such as site access.

Core Guidance

Development Plan Policies

Local Plan Core Strategy

18 Policy CS5 of the adopted West Berkshire Core Strategy 2006-2026 says;

The Council will work with infrastructure providers and stakeholders to identify requirements for infrastructure provision and services for new development and will seek to co-ordinate infrastructure delivery, whilst protecting local amenities and environmental quality. The key infrastructure schemes required to facilitate development and secure the delivery of the Core Strategy include, but are not limited to, those schemes set out within the Infrastructure Delivery Plan. A schedule of the infrastructure which has been assessed as critical to the delivery of the Core Strategy is included within the Core Strategy as Appendix D.

19 New development within West Berkshire needs to be supported by adequate infrastructure of all kinds including physical, social, and green infrastructure. The infrastructure requirements of new development need to be established to ensure improvements occur alongside new development. Development should not be permitted unless essential infrastructure can be completed in pace with new development.

20 The Council has worked in partnership with other infrastructure providers, including both internal Council departments and external agencies, throughout the development of the Core Strategy to identify the infrastructure required to facilitate the development set out in the Core Strategy, including where, when, by whom, and by what means this is to be delivered to ensure that the spatial strategy is robust in terms of delivery.

21 Further details of the provision sought by the Council is set out in policies:

CS 6	Affordable Housing
CS 14	Design Principles
SPD	Quality Design – West Berkshire SPD

22 These policies will remain relevant until they are replaced by further parts of the Local Plan. For further information on the progress of the Local Plan please refer to the Planning Policy Pages of the Council's website.

Application of the Supplementary Planning Document

23 Developer contributions will be sought from both residential and commercial development, for both on and off site provision. In all cases contributions will be agreed through negotiation based on the provisions of this supplementary planning document and any other relevant considerations. In cases where contributions are not agreed the Council is likely to refuse planning permission for a development proposal as it is unlikely that the proposal will have made provision for the impacts it creates.

Core Guidance

24 The contributions and obligations sought will be based on the Council's assessment of the impact created by the development as indicated in this supplementary planning document. The Council will keep the impacts created from development under review and will bring forward revisions to this guidance as required. In some cases the developer will be required to carry out assessments of need in connection with planning applications.

25 The tables in the following paragraphs summarise which contributions and other obligations the Council is likely to expect for different types and scales of development. Further details of each type of contribution are set out in the relevant supporting topic papers. The likely level of contributions, based on the scale and type of development can be found in the Example Contributions Document.

Thresholds

26 The Council considers that even relatively small forms of development create direct pressures on local services, facilities and infrastructure leading to a need for improvement. They add to the demands on West Berkshire's transport system, affect the needs for affordable housing and place demands on community facilities, open space and schools. This is particularly the case when the impacts of such developments are cumulative.

27 Contributions will be sought from developments which generally exceed the thresholds stated below:

Residential: Proposals of 1 (net) dwelling or more

28 The Council considers that the creation of a single new dwelling results in significant pressures on local services, infrastructure and facilities that should be addressed by developer contributions. Those pressures increase with the development of larger numbers of dwellings and cumulative impacts grow. The framework in Table 1 overleaf summarises the nature of contributions the Council is likely to seek. This forms the framework for negotiations on such contributions. Details of contributions are set out in the topic papers, and the current levels of contributions sought are set out in the Example Contributions Document.

Core Guidance

Table 1 - Summary of Contributions likely to be sought from residential development

Potential Contribution.		
Affordable Housing	see Topic Paper 1	On schemes of 15 dwellings (0.5 ha) or more 30% on site provision of affordable housing on brownfield land, 40% on-site provision on greenfield land. 30% provision on sites between 10-14 dwellings, and 20% provision on sites of 5-9 dwellings. As stated in the supporting text to Policy CS6 of the adopted West Berkshire Local Plan Core Strategy, the requirement for affordable housing will be applied to the total number of gross dwellings on the proposed development site.
Transport	see Topic Paper 2	Cost of highway works and transport improvements dependent on requirements arising from the proposal from proposal of one dwelling or more
Education	see Topic Paper 3	Contribution amount varies according to size of development, and may be adjusted where capacity exists at catchment school.
Public Libraries	see Topic Paper 4	Contribution amount varies according to size of development.
Community Facilities	see Topic Paper 5	Varies according to development. Financial contributions may be made for example to improvements to a village hall. Parish plans may provide an indication of local needs
Health Care Provision	see Topic Paper 6	Contribution amount varies according to size of development,
Open Space	see Topic Paper 7	Amount varies within overall formula for calculation depending on whether land purchase is required, specific space requirements and type of accommodation proposed
Recycling Facilities	see Topic Paper 8	Varies according to the proposal and relates to thresholds in the Waste Local Plan for Berkshire Policy WLP9
Environmental Enhancements	see Topic paper 9	Varies according to the proposal.
Archaeology, Conservation and the Historic Environment	see Topic Paper 10	Varies according to the proposal
Provision of Fire and Rescue Infrastructure	see Topic Paper 11	Varies according to layout and density of a proposal
Preventing Crime and Disorder	see Topic Paper 12	Varies according to the proposal.
Adult Social Care	see Topic Paper 13	Contribution amount varies according to size of development.
Legal and Administration Costs		Cost is dependent on time taken and complexity. It will cover legal costs and the Council's co-ordination, management and monitoring of the process of securing contributions from start to finish

Core Guidance

Potential Contribution.

In all cases other contributions, or other forms of obligation, may be sought where the development results in impacts not otherwise fully addressed by the contributions listed above.

Very large schemes - Due to the scale of development it may not be possible to mitigate the impacts by a cash contribution or solely in the form indicated in the table above. For example, a development may require the construction of an entirely new facility, such a medical surgery, on or off site. The developer may need to carry out or fund studies to ascertain the impacts of a development and then to secure the solution to those impacts. For more details see the relevant topic papers.

Very large schemes – approximately 200 dwellings or more

29 Such schemes are assessed as for schemes of 1 dwelling and above. However, due to the large scale of proposals the contribution sought may be of a special character.

30 Contributions towards particular services will not be sought from certain types of development where it is clear such services will not be required. For example, education contributions will not be expected from elderly person's accommodation.

31 The Council will carefully scrutinise proposals which appear to fall artificially below any thresholds which may indicate a possible attempt to avoid making appropriate contributions. Such proposals are likely to be refused planning permission where they fail to make efficient use of land.

Commercial: Proposals above approximately 120m² of B1 office floorspace (or equivalent for other Use Classes)

32 Commercial development also creates impacts on local services and infrastructure. The contributions from commercial development are calculated in various ways according to the topic and the specific impact of the development type. In many cases the approach is based on the average number of employees likely to occupy the new floor space. The Council considers that it is appropriate for development equivalent to about 120m² of B1 office floorspace (able to accommodate, on average, about 10 employees) should routinely make contributions to address the impacts created.

33 The Council may seek contributions from smaller developments where they are likely to create impacts which need to be addressed. In a smaller mixed use development, where individual uses may fall below the threshold, the impact of the whole development will be assessed.

Core Guidance

34 The table below shows the average number of employees the Council assumes will occupy new floor space

Table 2 - Floorspace Thresholds

Use and Use Class	Floorspace:Employee Ratio	Approximate threshold above which contributions will be expected (Gross Floorspace)
Office B1a	12 m2:1	120 m2
Light industrial B1c	47 m2:1	470 m2
Industrial B2	36 m2:1	360 m2
Distribution B8	70 m2:1	700 m2
Retail	19 m2:1	190 m2
Retail Warehouse	90 m2:1	900 m2

Derived from: Homes and Communities Agency (HCA) Employment Densities Guide 2nd Edition 2010 - Table of Employment Densities by Drivers Jonas Deloitte.

35 Details of the approach to contributions from commercial developments are set out in Table 3 below which provides a framework for the starting point for negotiations. Further details can be found in the topic papers and the Example Contributions Document shows current contribution levels.

Table 3 - Contributions Expected from Commercial Development

Potential Contribution		
Transport	see Topic Paper 2	Contribution to provision of transport facilities based on the scale and impacts of the proposal
Public Libraries	see Topic Paper 4	Contribution per employee based on average floorspace ratios
Open Space	see Topic Paper 7	Contribution per employee based on average floorspace ratios
Recycling Facilities	see Topic Paper 8	Varies according to the proposal
Environmental Enhancements	see Topic paper 9	Varies according to the proposal
Archaeology, Conservation and the Historic Environment	see Topic Paper 11	Varies according to the proposal
Provision of Fire and Rescue Infrastructure	see Topic Paper 13	Varies according to proposal. Determined on a risk assessment basis
Preventing Crime and Disorder	see Topic Paper 14	Varies according to the proposal
Legal and Administrative Costs		Dependent on time taken and complexity

Core Guidance

Potential Contribution

Commercial development may also need to contribute to provision of skills training, child care facilities and other services/facilities which mitigates its impact on the demand for housing, labour and skills.

In all cases other contributions, or other forms of obligation, may be required where the development results in impacts not otherwise fully addressed by the contributions listed above.

Very large schemes - Due to the scale of development it may not be possible to mitigate the impacts by a cash contribution or solely in the form indicated in the table above. For example, a development may require the construction of an entirely new facility, such as a child care facility, on or off site. The developer may need to carry out or fund studies to ascertain the impacts of a development and then to secure the solution to those impacts. For more details see the relevant topic papers.

36 Although the number of employees is a key factor in assessing the impact of commercial schemes it is also necessary to consider the impacts in terms of matters such as number of visitors/clients, amount and character of traffic created, visual impacts, potential for noise and pollution and crime and disorder matters. For example, a retail development will create impacts in terms of its employees and also in terms of shoppers generated, the need to prevent crime and disorder and the effects of delivery vehicles. Therefore, contributions may be expected from development which generally has fewer than 10 employees but which creates other impacts.

Other Forms of Commercial Development

37 The contributions to be made from other forms of commercial development will be assessed having regard to the matters set out above. For example a sui generis⁽¹⁾ development that is similar in character to an office use will be assessed having regard to the number of employees generated on average by a B1 office and any specific impacts associated with the development.

38 The Council will carefully scrutinise proposals which appear to fall artificially below any thresholds which may indicate a possible attempt to avoid making appropriate contributions. Such proposals are likely to be refused planning permission where they fail to make efficient use of land.

Processes and Implementation

39 One of the aims of this SPD is that it will assist the development industry by giving a framework for developers to identify contributions at an early stage. The Council also recognises that it is important that securing appropriate developer contributions does not result in undue delays in the determination of planning applications once they are submitted.

40 The Council would like as far as is possible to assist those considering the development of land to understand the likely scope and scale of developer contributions which may be sought. In cases where impacts of development are reasonably predictable it is possible to determine the likely scale of contribution with reference to the information in this document, the Topic Papers, and the Example Contributions Document. In some cases the impacts and likely mitigation through contributions are less predictable and can only be established through site specific investigation.

41 When land becomes available for purchase the Council is frequently inundated with requests for information, including likely levels of developer contributions. The Council is unable to give detailed advice in response to these early, speculative queries but it recommends that this SPD is used to

1 Not falling within a Use Class as defined by the Town and Country Planning Use Classes Order

Core Guidance

gain a general impression. However, negotiations for purchase of land should only be undertaken on the basis that any developer contributions which may be sought can only be finally determined through the planning application process.

Legal Fees and Planning Administrative Costs

42 The Council will seek contributions towards both the legal fees and administrative costs of planning obligations. Such costs will be relatively limited as a proportion of contributions overall but will enable the Council to deploy resources which will enable the negotiation and completion of legal agreements associated with planning applications to be carried out effectively. In addition to meeting legal costs such contributions will help to fund systems which manage and co-ordinate the process of handling applications liable to result in developer contributions from start to finish.

Fund for Focusing Contributions

43 Many developments may not by themselves generate the need for major investment in new infrastructure. However, a series of developments will have a cumulative impact on infrastructure, services and facilities. Those responsible for their provision will find it more cost effective to make a single improvement after a number of smaller developments have been carried out. There, where appropriate, service providers will create funds into which financial contributions arising from legal agreements will be paid which will be directed towards the cost of the additional infrastructure required on a phased basis.

Parish Plans

44 Parish plans will often identify services and facilities in local communities which would be subject to increased pressures in the event of new development. These may be taken into account by the Council when assessing the likely impacts of new development. Developer contributions may be sought which contribute towards the enhancement of such services and facilities.

Review – Keeping this SPD Up to Date

45 The SPD will be kept up to date in the following ways:

Up-dating costs and factual information

46 This Core Guidance document and the accompanying topic papers, together with the Example Contributions document are available on the Council's web site www.westberks.gov.uk where they can be viewed or downloaded free of charge.

47 Information on costs which form the basis of developer contributions will be updated regularly. This regular updating will also take into account the retail price index and any inflationary impacts particularly associated with construction costs or service provision costs where there is an implication for developer contributions.

48 Factual up-dating which does not materially change the SPD will be made as and when required.

New or Revised Topic Papers

49 It may be necessary from time to time to issue new topic papers or revise existing ones. Where material revision is needed the Council will undertake public consultation on its proposed changes.

Comprehensive Review

50 When the need arises this SPD will be subject to a comprehensive review. The new Supplementary Planning Document will be subject to public consultation before it is adopted. It is likely that the adoption of a Community Infrastructure Levy for West Berkshire will require revision to this SPD.

1 Affordable Housing

TP - 1 Affordable Housing

This document is one of the supporting topic papers which form West Berkshire Council's Supplementary Planning Document (SPD) 'Delivering Investment from Sustainable Development'. The SPD sets out West Berkshire Council's approach to securing developer contributions towards local infrastructure, services and amenities. It is intended as a guide for landowners, developers and residents. This Topic Paper sets out how the Council will deal with planning applications where a contribution towards affordable housing will be sought.

Aim

1.1 The overall aim of the Council's affordable housing planning policies and this SPD is to deliver, as far as possible, balanced and integrated communities, and to ensure that those in housing need in West Berkshire, both now and in the future, have access to decent affordable homes. Ensuring that there is an adequate supply of affordable housing is one of the Council's corporate priorities.

Introduction

1.2 This paper specifically acts as supplementary guidance to policy CS1 (Delivering New Homes and retaining the Housing Stock) and policy CS6 (Provision of Affordable Housing) of the adopted West Berkshire Local Plan Core Strategy (2006-2026) and supports the Council's Housing Strategy. The Core Strategy constitutes part of the Development Plan which is the starting point for decision making of planning applications. This guidance will be reviewed in response to any changes to Government policies and programmes for affordable housing.

1.3 The Government's National Planning Policy Framework, (NPPF) March 2012, enables local authorities to seek affordable housing on suitable sites. Paragraph 50 of the NPPF states:

'To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should:

- plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes);
- identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand; and
- where they have identified that affordable housing is needed, set policies for meeting this need on site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified (for example to improve or make more effective use of the existing housing stock) and the agreed approach contributes to the objective of creating mixed and balanced communities. Such policies should be sufficiently flexible to take account of changing market conditions over time'.

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1.4 The Council will continually monitor the delivery of all forms of affordable housing and the impact of changes in the housing market on housing needs. This will be reflected in its negotiations in respect of the required tenure mix on individual sites.

1.5 The Council's priority is to secure on site provision of affordable housing on qualifying sites. However, in exceptional circumstances, for example if the type of units proposed are not suitable for affordable housing or do not fit the need profile in the local area of the site, the Council recognises that this may not be appropriate. In such circumstances, the Council will consider whether a financial contribution in lieu of on site provision is appropriate, or whether alternatives, such as replacement provision on a separate site would meet its strategic priorities.

1.6 Developers and landowners seeking to submit planning applications are encouraged to contact the Council directly for site specific advice.

Housing Needs in West Berkshire

1.7 The Council is seeking to address a range of affordable housing needs with the most vulnerable being its priority. The normal operation of the housing market does not act to meet these needs. Housing is in great demand and new dwellings secure high prices (usually above average prices), which are beyond the means of a significant proportion of those needing housing. Providers of subsidised housing are unable to compete with the private sector to secure land in the right locations to build affordable dwellings. Therefore, in accordance with Government policy it is necessary for the Council to intervene to ensure that the burden of providing affordable accommodation is shared with the development industry, rather than falling purely on the local community.

What is affordable housing?

1.8 The Core Strategy defines affordable housing in accordance with the NPPF as:

'Affordable housing is social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

Social rented housing is owned by local authorities and private registered provider (as defined in Section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Community Agency.

Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).

1 Affordable Housing

Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent but not affordable rented housing.

Homes that do not meet the above definition of affordable housing, such as 'low cost market' housing may not be considered as affordable housing for planning purposes.

The Council uses the above definition of affordable housing and defines the term affordable as accommodation which is available at a price or rent which is not more than 30% of a households net income.

Affordable housing is normally and preferably provided on-site and through Housing Associations (Registered Provider; RP). Affordable housing can sometimes be provided on sites owned by the Housing Associations, but more often the provision comes through obligations placed on developments by the planning system'.

1.9 Further details about each type of affordable housing are outlined in Appendix 1. The Council will encourage developers and Registered Providers to bring forward innovative proposals which meet the demonstrable needs of local communities.

1.10 In order to accord with the definition, accommodation secured through planning policies must, regardless of tenure, be genuinely affordable to those in need having regard to the relationship between costs/rents and incomes.

1.11 The Council considers it is critical for prices or rents of property of any form of tenure to be affordable to those categories of persons the Council is seeking to assist as a priority. Therefore, in assessing any affordable housing proposals, the Council will consider the projected cost, (whether via fixed equity, shared ownership or rent), and the level of incomes of households targeted.

Meeting Priority Needs

1.12 The Council's Housing Strategy states that a broad range of affordable housing types and tenures will be required if the objectives of the NPPF and the needs of the whole community are to be met. Therefore, the Council will not accept forms of affordable housing provision which will solely meet the needs of one particular group to the exclusion of others. Such provision will not be considered to provide affordable housing in terms of local plan policies and proposals for such forms of provision will not be permitted unless there are sound reasons.

The Level and Type of Affordable Housing Obligations

1.13 This section sets out how the Council will consider individual development proposals and what form of affordable housing contribution will be sought. Provision of affordable housing or contributions towards such provision will be sought from the following forms of development in accordance with Policy CS6 of the West Berkshire Core Strategy:

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'Subject to the economics of provision, the following levels of affordable housing provision will be sought by negotiation:-

On development sites of 15 dwellings or more (or 0.5 hectares or more) 30% provision will be sought on previously developed land, and 40% on greenfield land;

On development sites of less than 15 dwellings a sliding scale approach will be used to calculate affordable housing provision, as follows:-

- i. 30% provision on sites of 10 – 14 dwellings;
- ii. and 20% provision on sites of 5 – 9 dwellings.'

1.14 The Core Strategy explains that on-site provision of affordable housing will be sought in all but exceptional cases. Today the Council faces a climate of reduced public finance following the cessation by the Government of Local Authority Social Housing Grant, which subsidised the delivery of affordable rented homes, in particular. The Housing Corporation, now the Homes and Communities Agency, stated in 2003 that, in future, it would not expect to grant fund schemes negotiated through Section 106 agreements. This position has now been reinforced by the introduction of the Affordable Homes Programme.

1.15 Due to these changes the Council will have to balance its primary aim of securing on-site provision of dwellings with the necessity to secure financial contributions to enable dwellings to be developed elsewhere. It will also be necessary to adopt measures which compensate for lack of Social Housing Grant funding on Section 106 sites in future.

1.16 Therefore, on sites where planning applications are submitted for residential development the required level of affordable housing must now be provided without undue pressure on public finance. The Council therefore needs to ensure that affordable housing developed on these sites is passed on to housing associations at a cost which ensures that it is really affordable to those in the priority need groups. Appendix 2 sets down the criteria at which affordable housing will be made available to Registered Providers in West Berkshire, that is the developer's on-site contribution on qualifying sites. Appendix 3 sets out the methodology to be used in the calculation of an in lieu payment on qualifying sites.

Allocated Local Plan sites

1.17 The sites that were identified in HSG.5 (the now superseded policy which allocated new housing sites in the West Berkshire District Local Plan 1991 - 2006) have largely been completed or are under construction. These sites have provided excellent opportunities for the family size affordable housing most required across the district. The strategic sites allocated in the Core Strategy will provide further such opportunities in Newbury, while allocations to be made in the forthcoming Local Plan documents will deliver affordable housing on sites throughout the District.

Unallocated housing sites

1.18 Unallocated sites in this context are residential development sites which come forward during the Plan period which have not been specifically allocated in the Local Plan. Policy CS6 of the Core Strategy indicates that the Council will seek at least 20% of the dwellings to be affordable housing on residential developments of 5 to 9 dwellings and 30% of the dwellings to be affordable housing

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on residential developments of 10 dwellings or more. For those sites of 15 dwellings or more or 0.5 ha or more the policy seeks 30% of the dwellings to be affordable on brownfield sites and 40% on greenfield sites. As stated in the supporting text to Policy CS6 of the adopted West Berkshire Local Plan Core Strategy, the requirement for affordable housing will be applied to the total number of gross dwellings on the proposed development site.

1.19 The size, location and character of unallocated sites vary considerably from densely developed sites in town centres to development in suburban areas, villages and countryside locations.

1.20 In accordance with policy CS6 the requirement will be for full on-site provision unless there are exceptional reasons why this is not appropriate or an alternative approach is required in order to meet the Council's strategic housing priorities. It will be for the Council to determine in each case the appropriate form of obligation to be provided. In assessing the type and balance of provision of affordable housing obligations it will seek from unallocated sites, the Council will have regard to the following factors:

- The degree and type of housing need in the locality of the site
- The desirability of securing additional on-site provision having regard to the site's size or location
- The proposed or potential form of the residential development
- Existing provision of affordable housing in the vicinity, including proposed development sites likely to deliver on-site provision in the near future

1.21 The Council will consider a range of options for affordable housing obligations on unallocated sites from:

- full on-site provision;
- a mix of on-site provision and a financial contribution; to
- full provision on an alternative site or financial contribution.

1.22 The Core Strategy sets out that the Council's expected tenure mix for affordable housing will be a 70:30 split in favour of social rented accommodation, with other intermediate tenure options contributing the remaining 30%. This ratio reflects the housing needs requirements of the District as set out in the Housing Needs Assessment 2012 and is in line with recommendations set out in the Regional Housing Strategy for affordable housing provision on planning gain sites. Any diversion from this policy position will need to be backed up by a full open book viability assessment using the Homes and Communities Agency (HCA) toolkit or any subsequent methodology released by the HCA.

Financial contributions

1.23 It will be a requirement that a full consideration of other options is made before the Council agrees to accept a financial contribution in lieu of on-site provision.

1.24 Where financial contributions are considered appropriate in place of some or all on-site provision, the value of the contribution will be calculated as set out in Appendix 3.

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1.25 The financial contribution will be ring-fenced by the authority for the procurement of affordable housing.

Layout, Design and Integration

Integration of affordable housing

1.26 The Council wishes to ensure that new developments form balanced and mixed communities. In the past, the absence of a 'tenure mix' approach precipitated the neighbourhood problems and unbalanced communities which it is now in the public interest to avoid.

1.27 To ensure satisfactory integration, affordable housing on new developments should be fully integrated within the general market housing. The Council expects affordable housing to be 'pepper potted' throughout a development. Where practicable, this means that affordable housing should be in groups of not more than 5 dwellings at any single location within the development. This approach is fully consistent with Government policy. The NPPF recognises the need 'to deliver a wide choice of high quality homes, widen opportunities for homeownership and create sustainable, inclusive and mixed communities' (paragraph 50, NPPF).

1.28 The NPPF places the responsibility upon the Local Planning Authority to determine the strategy for the need and provision for addressing housing need on a local level.

1.29 The report on Responses to Housing Green Paper (December 2000) highlighted the practical value of pepper potting. Paragraph 8.5 states:

'On the issue of mixed tenure development a number of respondents point out that mixed tenure developments may be more successful if the social element of the development is pepper-potted within the development, rather than concentrated within one specific area. Regardless of size of development, pepper potting is seen to be the best approach, integrating the tenures and not creating a recognised 'social housing' area or block of dwellings.'

Design and Sustainable Development

1.30 To complement the pepper potting approach it is essential that affordable housing is of good quality and indistinguishable from general market housing. The Council will take into account the quality of layout and design of the affordable dwellings. In addition, to ensure that rented homes are sustainable for families in the long term, and to ensure the development qualifies for any grant funding which might become available, all affordable housing must conform to the latest Design and Quality Standards published by the Homes and Communities Agency (HCA).

1.31 Policy CS15 of the Core Strategy (Sustainable Construction and Energy Efficiency) requires the following standards of construction for residential development:

- From 2013: All development – Code for Sustainable Homes Level 4
- From 2016: All development – Code for Sustainable Homes Level 6

1.32 All new build affordable housing should be constructed to a standard which accords with the approaches to energy and resource efficiency referred to in Core Strategy Policy CS15, in the Council's supplementary planning document 'Quality Design' West Berkshire - Part 4 Sustainable Design

1 Affordable Housing

Techniques' and in accordance with the Housing Strategy. The Council will encourage developers and Registered Providers to provide affordable housing which is environmentally sustainable in the use of energy and water. Where possible affordable housing should include the following features:

- rainwater collection butts
- low energy light fitting
- condensing boilers
- use of passive solar gain
- solar hot water systems.

1.33 It is more cost effective to incorporate such measures at the initial construction stage of a new dwelling rather than add them later. Such features also contribute to reducing energy consumption helping with the continuing affordability of each unit.

Accessibility

1.34 All the affordable dwellings should be constructed to Lifetime Homes standards to ensure that they are readily adaptable for those with special needs if required. Further information on the Lifetime Homes standards can be found at www.jrf.org.uk/housingandcare/lifetimehomes

Special needs

1.35 The Council's Housing Strategy highlights the needs of particular categories of persons with a special need for supported or adapted housing. The target group for specialist housing changes from time to time depending on changes in legislation (such as the Homelessness Act 2002), government funding priorities, changes in legislation (such as National Care Standards which affect residential care home standards), gaps in local provision identified through the Supporting People programme etc. As the Planning, Housing, and Social Services Authority, the Council has a duty to ensure that affordable housing is provided to meet a whole range of needs. Future revisions of the Housing Strategy will include details of housing priorities for special needs groups.

1.36 Developers will be expected to consider the inclusion of special needs housing on appropriate sites. These will be part of the affordable housing provision. However, where larger residential or shared housing is required, the affordable housing requirement will be calculated based on the assumption that the average affordable dwelling size required is 76 m² and a shared housing project larger than this will be equivalent to more than one affordable dwelling.

1.37 The vast majority of special needs housing delivered on private sites will be for tenants who are already living independently. In most cases, the affordable housing will not require any special facilities or adaptations. There is however need for a greater proportion of wheelchair 'standard' housing as part of the affordable housing element. Developers should discuss the number of wheelchair standard housing within the site with the Council.

Phasing of the Affordable Dwellings

1.38 The Council will normally require all affordable housing to be in place before, as a maximum 80% of the market housing on the site has been completed. A phased implementation approach will be expected on larger sites and will be agreed on a site-by site basis.

Summary – contents of S106 agreement

1.39 Section 106 agreements for developments of 5 dwellings (or 0.5ha) or more will be required to cover the following issues as set out in detail above:

- Arrangements for, and cost of transfer of affordable units
- Methods of securing affordability in perpetuity
- Proportion, mix of types and tenure of affordable dwellings
- Design and construction standards
- Creation of small groups of dwellings
- Inclusion of environmental design features
- Any arrangements for off site provision or financial contribution
- Arrangements for special needs dwellings.

Rural Exception Schemes

1.40 Policy HSG.11 of the West Berkshire District Local Plan 1991 – 2002, Saved Policies allows for the development of small scale affordable housing schemes to meet identified needs on sites in rural areas which would not otherwise receive planning permission for housing development. The Council expects exception schemes to be supported by the local Parish Council and actively encourages Parishes which are aware of a need for affordable housing to work with the Rural Housing Enabler to undertake housing needs analysis.

1.41 When published in March 2012, the NPPF amended the definition of rural exception sites and introduced the ability of such sites to deliver small numbers of market homes at the local authority's discretion, for example where essential to enable the delivery of the affordable units without grant funding. Policy HSG.11 should therefore be read alongside the NPPF.

1 Affordable Housing

Sources/ Documents referred to:

BCIS Quarterly Review of Building Prices August 2012

Homes and Communities Agency, Affordable Homes Programme Framework 2011-15

National Planning Policy Framework March 2012

Housing Green Paper 2000

HCA Design and Quality Standards April 2007

Lifetime Homes www.jrf.org.uk/housingandcare/lifetimehomes

West Berkshire Local Plan Core Strategy 2006-2026 (adopted July 2012)

West Berkshire District Local Plan 1991 - 2006 (Saved Policies)

West Berkshire Council Housing Strategy 2011-15

West Berkshire Council supplementary planning document 'Quality Design' West Berkshire - Part 4 Sustainable Design Techniques'

Appendix 1: Types of Affordable Accommodation

1.42 The Council wishes to see developments which meet a broad range of needs, from the most vulnerable groups, those with special needs or the homeless to those on modest incomes such as key workers who need a more limited level of subsidy to enable them to purchase a home. Affordable housing will always need to meet local needs. The Council will encourage developers and Registered Providers to bring forward innovative proposals which meet the demonstrable needs of local communities. As a general guide large developments of around 10 affordable dwellings or more, should include a mixed scheme of subsidised rented and some form of low cost ownership (LCHO). The Council's expected tenure mix for affordable housing will be a 70:30 split in favour of social rented accommodation, with intermediate tenures such as new build homebuy contributing the remaining 30%. This ratio reflects the housing needs requirements of the District as identified in the Housing Needs Assessment 2012.

1.43 The various forms of affordable housing provision, and their suitability to meet needs in West Berkshire, are explained in more detail below. As outlined above, the key test will be whether it is genuinely affordable.

AH1 – Social Rent from a Registered Provider

1.44 This form of affordable housing contributes most to meeting housing needs in West Berkshire, and will therefore be expected on most sites where provision is to be made. Expectation is that social rent will constitute a minimum of 70% of the overall percentage of affordable housing provision on any qualifying planning gain site. Delivery of affordable housing through a Registered Provider (RP) ensures appropriate building and space standards for housing for rent. The Council will expect all affordable housing (whether via an RP or not) to meet the HCA's current Design and Quality Standards published April 2007 or subsequent versions.

1.45 Subsidised rented housing is especially important as it is the only tenure available to individuals or families who are unable to obtain a mortgage to purchase even a significantly discounted property e.g. households in receipt of benefits or those with support needs. RP rents are regulated by the HCA. This ensures homes are affordable in perpetuity.

1.46 While the Council will not impose a particular RP partner on any developer, it will advise developers on those RPs which are currently active in the West Berkshire area. The Council will normally only support development by those RPs which have existing stock in or near West Berkshire, those which have a particular expertise which may be lacking amongst the RPs already active in the area or those which can demonstrate that they can maintain on-going investment within West Berkshire.

1.47 The Council considers it is important that the units for rent are let at social rents, are available for rent in perpetuity and are built to the required standard. Long term ownership and management by an RP partner is the Council's preferred option for the majority of the affordable housing to be provided on residential development sites. However, the Council will consider alternative models which achieve these aims.

1.48 Housing management standards should comply with the Homes and Communities Agency document: The Regulatory Framework For Social Housing in England From April 2012, or any subsequent guidance.

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AH2 – Affordable Rent from a Registered Provider¹

1.49 Affordable rent was introduced in the spending review on 1st April 2011 as part of the Affordable Homes Programme. Affordable rented homes are made available to tenants at up to 80% of market rent and will be allocated in the same manner as social rent via the Council's choice based lettings scheme. The Government has introduced new measures for affordable tenancies; among those is the opportunity for RP's to offer flexible tenancies at a minimum of 2 years. The definition of affordable rented housing in the NPPF is:

'Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable)'.

1.50 The Council considers it essential that rents remain as affordable as possible. Therefore it will be seeking, where possible, to achieve a percentage of market rent below the 80% cap.

1.51 Whilst providing a useful alternative, affordable rent does not meet the needs of the majority of the clients on the West Berkshire Housing Register. This need is predominantly met by the social rented tenure. Therefore affordable rent will only be considered on planning gain sites if a full viability assessment backed up by a recognised tool-kit proves that it would not be viable to provide 70% social rent on site.

1.52 The Council expects all tenancies to run for a minimum of 5 years to help maintain sustainable communities.

AH3 - Shared Ownership

1.53 Shared ownership refers to dwellings which are part purchased and part rented to leaseholders, usually but not exclusively by an RP freeholder. It is normally built to the same standards as rented accommodation but shared ownership requires occupiers to purchase a part share of a property (say 25-50%) and rent the remaining share from the freeholder. It is therefore affordable to a narrower range of people. To be affordable such accommodation needs to be targeted towards particular income groups. Proposals for shared ownership will be expected to demonstrate that the prices, inclusive of mortgage, rent and service charges, are affordable to the income group at which they are aimed.

1.54 Shared ownership leaseholders usually have the right to 'staircase up' their equity share, even to full ownership. If this is permitted in the leasehold agreement and the section 106 planning agreement, the leaseholder is able to purchase additional equity at the current property valuation pro rata. Where an RP owns the freehold, the proceeds of sale by the leaseholder's purchase, must be used by the RP to fund additional affordable housing in West Berkshire in some other way. It is also essential that the RP has the first option on the eventual resale of a shared ownership property so that it remains affordable for subsequent occupiers.

1.55 The Council's preferred model is for shared ownership to be provided and managed by a RP. The Council will consider models which do not involve an RP provided the basic parameters described above are applicable.

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AH4 - Key Worker Accommodation

1.56 The difficulties with recruitment and retention of key workers, due in part to the high cost of housing in the South East are well documented. The Council has participated in a joint project with other Berkshire authorities, which has identified a need in the District for this type of accommodation and the Council will continue to assess proposals for the provision of accommodation of this type on a site by site basis.

Appendix 2: The developer's contribution to on site affordable housing

1.57 The provision of affordable housing will normally be achieved through the involvement of a Registered Provider (RP) agreed by the Council and registered with the Homes and Communities Agency (or its successor), so that properties can be secured for successive occupiers. The Council would expect the freehold interest in the affordable housing to be transferred to the Registered Provider. Where the transfer is a leasehold arrangement, the lease will be for a minimum of 125 years (99 years in exceptional circumstances) and the land rent will be restricted to a peppercorn charge.

1.58 The Council expects all affordable housing on planning gain sites to be delivered with nil public subsidy. Developers are expected to make full provision for nil grant affordable housing on all qualifying planning gain sites and pay due consideration when negotiating the land value of a site.

1.59 Where an element of the on-site affordable housing is for shared ownership or fixed equity, the amount of the developer's contribution will be calculated as 35% of the open market value for each unit type. The open market value will be agreed between the receiving Registered Provider and the developer, or, in the event that agreement cannot be reached between those parties, by an average of three independent valuations.

Appendix 3: Calculation of financial contributions

1.60 In the exceptional cases where the Council agrees to accept a financial contribution in lieu of on site affordable housing there are two stages to calculating the level of financial contribution. The first stage calculates the equivalence of the site, and the second stage calculates the level of the financial contribution.

Stage 1: Calculating the affordable housing contribution from the site

1.61 A greater contribution towards affordable housing is sought from financial contributions to reflect the benefit the developer gains through 100% facilitation of the site as private market accommodation (compared to 70% when on-site affordable housing is provided on brownfield sites or 60% on greenfield sites) and to ensure equitable distribution of both private market and affordable housing to meet the needs of the local community.

1.62 The element of affordable housing contribution from the site will therefore be calculated as follows:

$$\frac{\text{Number of units}}{70^* (\% - \text{private market housing})} \times 100 = \text{Affordable housing contribution}$$

* The number of units would be 60(% - private market housing) on a greenfield site

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Example:

In a scheme of 30 units (and assuming that the site is a brownfield site requiring 30% affordable housing provision rather than a greenfield site requiring 40% affordable Housing provision), the Council's normal on-site affordable contribution is up to 30% (9 units) and thus the private market provision is 70% (21 units).

However, where a financial contribution is accepted in lieu of on-site provision, all 30 dwellings are for private market accommodation. The in-lieu payment will be used to provide affordable accommodation elsewhere, and should take into consideration all new housing units resulting from the facilitating site. The 30 housing units should still reflect 70% of the overall development.

The total development resulting from the facilitating site is therefore calculated as:

$$30/70 \times 100 = 42 \text{ units}$$

$$30\% \text{ of } 42 \text{ units} = 12 \text{ affordable units}$$

Total equivalence of site = 30 private market dwellings and 12 affordable dwellings

Stage 2: calculating the level of financial contribution

1.63 The level of the financial contribution sought will equate directly to the cost of delivering elsewhere the affordable housing requirement generated by the site in question. It will be calculated using the rental stream approach. The formula uses an average sum related to Total Capital Costs inflated by BCIS, less the capitalised rent.

1.64 The calculation is the value in column "A" minus the value in column "B" equals the value (developer's contribution) in column "C"

Unit type	Assumed area in square metres	A Total capital costs inflated by BCIS ¹	Assumed maximum annual rental income (based on rents cap levels) ²	B Capital loan supported by rental income	C Funding shortfall (representing the developer's contribution)
1 bedroom	46	£124,577	£6,419	£63,009	£61,568
2 bedroom	76	£180,829	£6,796	£82,020	£98,809
3 bedroom	86	£199,580	£7,173	£98,819	£100,761
4+ bedroom	96	£218,202	£7,552	£109,073	£109,129

¹ BCIS General Building Costs Index from Q4 2010 to Q4 2011

² "Rents, rent differentials and service charges for housing associations 2011-12" published by Tenant Services Authority inflated by RPI from Sept 2011 to Sept 2012 plus 0.5% percentage increase, in accordance with the Regulatory Framework for Social Housing in England from 2012 published by HCA

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1.65 In determining the unit type of the affordable housing element for the purposes of calculating the financial contribution, initial regard will be had to the proportionate mix of the open market element of the facilitating site. For example, if the open market element is 30% 3-bed units, 50% 2-bed units and 20% 1-bed units, the affordable housing element will be considered to comprise the same.

2 Transport

TP - 2 Transport

This document is one of the supporting topic papers which form West Berkshire Council's Supplementary Planning Document (SPD) 'Delivering Investment from Sustainable Development'. The SPD sets out West Berkshire Council's approach to securing developer contributions towards local infrastructure, services and amenities. It is intended as a guide for landowners, developers and residents. This topic paper sets out how the Council will deal with planning applications where a contribution towards transport infrastructure and services will be sought.

Introduction

2.1 The overarching policies supporting this guidance note are detailed in the Core Guidance Document.

2.2 In considering planning applications for new development, the impact on the highway network will be assessed and consideration given as to how the impact could be overcome by planning conditions or by planning obligations.

2.3 Developments should also include full provision of integrated transport and safety measures, commensurate with the development proposed, including improvements to the public transport system in accordance with Government policy seeking reduction in reliance on the private car and increase in the use of alternative forms of transport, as set out in the National Planning Policy Framework (NPPF).

2.4 Planning applications for larger developments will be expected to be accompanied by Transport Statements or Transport Assessments and a Travel Plan. These should be provided in accordance with national 'Guidance on Transport Assessments' (March 2007) and the indicative thresholds in Appendix B of the guidance. There may be some other occasions where the local authority will require such assessments as a result of local circumstances which should be highlighted through pre-application discussions.

Improvements to Transport Infrastructure – Provision and Contributions

2.5 Developers will be expected to provide on-site estate roads, footpaths, bridleways and cycleways, parking spaces, lighting, bus stops, lay-bys and associated landscaping in relation to the scale of the development proposed.

2.6 In addition, where appropriate, West Berkshire Council will seek contributions towards off-site improvements such as new and improved road infrastructure, traffic calming, public transport improvements, cycleways, footpaths, lighting and associated landscaping to mitigate the potential transport impact of a development and to provide other forms of transport. The Council may also in appropriate circumstances seek ongoing revenue contributions to fund the running of a service made necessary by the development.

Residential Development

2.7 Levels of contribution to transport infrastructure and service improvements are assessed having regard to the size of the development and the estimated increase in population and the estimated additional transport need and traffic generated.

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2.8 Contributions towards transport services and infrastructure improvements may be sought from developments of 1 dwelling or more as set out in the SPD's Core Guidance paper.

Commercial Development

2.9 Contributions from industrial, commercial, retail and leisure developments may be sought in accordance with the thresholds which are set out in Table 2 of the SPD's Core Guidance paper. The level of contribution will be assessed having regard to the level of floorspace, the likely transport demands created and the character and volume of traffic likely to be generated. Contributions will be based on the approach set out in the table below.

Class	Development	£ per	£ per	Notes
		sqm	Bedroom	
A1	Food	140		
A1	Bulky Goods	80		
A2	Office, Banks	60		
A3 – A5	Food/Drink			See Notes 1 & 2
B1a	Office	60		
B1b	Business	60		
B1c	Light Ind.	60		
B2	Industrial	40		
B8	Warehouse	40		
C2	Hotel			See Notes 1 & 2
	Health			See Notes 1 & 2
	Nursing homes			See Notes 1 & 2
C3	Residential		1,100	
D1	Education			See Notes 1 & 2
D2	Social / Leisure			See Notes 1 & 2
SG	Car Garages and sales			See Notes 1 & 2
SG	Garden Centres	80		
SG	Minerals & Waste			See Note 3
SG	Other SG Uses			See Notes 1, 2 & 3

2 Transport

Notes to Table

1. Determine in each case with possible reference to survey databases such as the Trip Rate Information Computer System. See note 2 below
2. The Trip Rate Information Computer System (TRICS) is a national database of traffic surveys including most land uses. Reference may be made to TRICS or any other suitable traffic survey database in determining levels of contributions for these uses.
3. The level of contributions, highway improvements, maintenance, lorry routing and all other forms of mitigation will be determined within a Transport Statement / Assessment that should be submitted detailing proposed traffic levels compared to existing. The impact will be assessed on the expected route of traffic and regarding all modes of travel.

Travel Plans

2.10 Travel Plans are becoming an increasingly important tool in the delivery of sustainable outcomes. They provide, together with transport assessments, the mechanism for assessing and managing access to sites. In addition, they can help improve accessibility, both to and from the site, and to local amenities and services.

2.11 The NPPF states that a travel plan is a key tool in the promotion of sustainable transport modes and should be submitted alongside planning applications that are likely to generate significant amounts of movement. Travel Plans are likely to be sought on applications for retail, leisure, business, employment, health, residential and educational development as appropriate. This includes applications for redevelopment, mixed use schemes, changes of use of buildings and applications to extend the duration of an existing planning permission. It may also be necessary for audits to be prepared covering road safety and provision for safety for motorbikes, pedestrians, and cycles.

2.12 The Council will generally seek Travel Plans for developments where they fall within the thresholds indicated in the Government's 'Guidance on Transport Assessment'

2.13 The level of contribution may be reduced should a robust Travel Plan be submitted with the planning application in proportion to the targets set within the Travel Plan to reduce traffic flows. The Council may also seek contributions towards the costs of on-going monitoring of Travel Plans.

Public Transport

2.14 All development should be served by public transport, at a level equal to, or greater than that identified in the Local Transport Plan and Passenger Transport Strategy.

2.15 All new or improved bus services resulting from developer contributions should seek to utilise low floor, low emission vehicles meeting the requirements of the Disability Discrimination Act. They should be designed so as to be accessible to a wide range of the community. Any bus stop infrastructure on or adjacent to, the site should be fully compatible with the operation of low floor buses. The current standard is for a 180mm high kerb, which enables buses to stop parallel with the kerb, and with room adjacent to an area of hard standing which can easily be accessed by disabled people from the footpath network.

2.16 Where new developments can reasonably be expected to be served by rail, contributions may be sought to deliver improvements to relevant rail stations. The improvements will relate to the facilities at the station, the station environment and access to and from the station for all modes. The West Berkshire Station Access Audit will be one source used to identify improvements along with

Transport 2

close liaison with Network Rail and the Train Operating Company. Larger developments accompanied by Transport Assessments and Travel Plans should include an assessment of the impacts to existing rail infrastructure and recommend improvements and actions as appropriate.

Large Housing Developments (200 Units and above)

2.17 To ensure that the public transport service to a development meets the Council's objectives as identified in the Local Transport Plan and Passenger Transport Strategy, revenue contributions for a period of not less than five years, or an equivalent lump sum payable before commencement of any service that is necessary for the development to be acceptable in planning policy terms, will be required.

2.18 Public transport services provided as a result of new development should not undermine existing service provision, particularly those services which are commercially viable.

2.19 The Council can advise on the level of service provision that will be sought together with the necessary standards and definitions.

Other Housing Developments

2.20 The majority of household developments will not be large enough to generate the enhanced provision of public transport expected for large housing developments. However, the cumulative impact of smaller developments taken together will have an impact on the transport system requiring improvements.

Other Forms of Development

2.21 Contributions will be sought from other forms of development that will benefit from, and rely upon, service improvements or rely upon such access to achieve sustainable transport targets within approved travel plans.

Walking and Cycling

2.22 Improved pedestrian and cycling facilities will be sought for new development where appropriate. This may include pedestrian priority measures, pedestrian friendly crossing, traffic calming, cycleways, and staff shower facilities at large industrial, commercial, retail and leisure developments.

2.23 Cycle parking and Motorcycle parking will be sought in line with the Council's current guidance (Cycling and Motorcycle Advice and standards for New Development Guidance note).

Accessibility

2.24 Improvements will be expected to provide for safe access for people with disabilities, the elderly and the sick, and those with young children, in accordance with West Berkshire Council's standards of accessibility.

2 Transport

Contacts

2.25 For further information please contact:

Highways and Transport Service
West Berkshire Council
Council Offices
Market Street
Newbury
RG14 5LD

Tel: (01635) 519207

Sources/ Documents referred to:

Department for Transport - Guidance on Transport Assessments published 7th March 2007.
Appendix B – Indicative Thresholds for Transport Assessments.

National Planning Policy Framework (NPPF), Adopted March 2012.

TP - 3 Education

This document is one of the supporting topic papers which form West Berkshire Council's Supplementary Planning Document (SPD) 'Delivering Investment from Sustainable Development'. The SPD sets out West Berkshire Council's approach to securing developer contributions towards local infrastructure, services and amenities. It is intended as a guide for landowners, developers and residents. This topic paper sets out how the Council will deal with planning applications where a contribution towards education provision will be sought.

Introduction

3.1 The overarching policies supporting this guidance note are detailed in the Core Guidance Document.

3.2 West Berkshire Council is responsible for education provision in West Berkshire. The methodology set out below will be applied for all developments within the West Berkshire Council administrative area. In accordance with Government guidance, the Council recognises the importance of making proper provision for education needs in the early years, primary, secondary and sixth form age groups. The Council also recognises the need to make suitable and sufficient provision for pupils with Special Educational Needs. Provision will be made within the West Berkshire administrative area only.

3.3 New housing generates an increased demand for school places. Where a new residential development generates additional demand for school places, from early years to secondary, which cannot be adequately met by existing provision, a contribution will be sought. This contribution will be used to meet the impact of the development and may include the provision of additional accommodation and ensuring that statutory site requirements are met.

3.4 Examples of additional accommodation include extended teaching areas, extensions to non-teaching areas, or internal reorganisations that allow for the creation of extra space. Site requirements could include improved access, additional security requirements although it should be noted that this is not an exhaustive list.

Assessing the application

3.5 Each application is assessed by reference to the following:

- The likely child yield from the development.
- The likely yield of pupils with Special Educational Needs, requiring specialist provision, from the development
- The ability of the schools within the catchment area to meet the impact of the development and accommodate any additional pupils.
- The cost of providing extra pupil places.
- The impact of other proposed developments in the catchment area.
- The cost of the development and delivery of a project to meet the impact of the development.

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The Child Yield

The Yield of Pupils in Early Years Settings

3.6 The yield of early years pupils will be calculated using the numbers of 3 year olds from the housing study described below.

The Yield of Pupils in Mainstream Schools

3.7 The child yield likely to be generated by a development is derived from research commissioned by five of the ex-Berkshire Unitary Authorities. An independent market research company carried out doorstep interviews across more than 500 new homes in West Berkshire in 2010 and 2011. A representative sample of dwelling types and sizes across the district was included in the survey. This survey updated the original housing study that was carried out by Revolution Research on behalf of all the ex-Berkshire unitary authorities in 2001 and the subsequent e-feedback survey of 2005. A copy can be made available electronically upon formal written request.

3.8 The child yield will be calculated on the basis of the actual impact and will not be rounded up or down. The child yield will therefore be shown in fractions. The primary and secondary child yield calculations will be reduced by 1% to allow for the number of pupils requiring specialist SEN provision.

The Yield of Pupils with Special Educational Needs

3.9 Of the population of West Berkshire schools 1% require specialist educational provision, therefore 1% of the child yield generated by the development will be considered as requiring this specialist provision and a contribution will be sought at an appropriate level.

3.10 This provision is organised across the district rather than in local areas due to the complexity and variety of these needs, and therefore the contribution will be used across the district.

3.11 This calculation will be the subject of an annual review, at the same time as the rest of the Topic Paper, to ensure that the percentage used reflects the level of need at that time.

Meeting the impact of the development

The Capacity of Early Years Settings

3.12 New housing generates additional Early Years pupils. Children of 3 years are entitled to 15 hours of free Early Years provision per week. It is these children that we propose to focus on in our assessment of need and impact.

3.13 In our 2010 Childcare Sufficiency Assessment Report it was found that there were:

- Limited childcare places (due to impact of extension of Free Entitlement and single point of entry into education)
- Lack of childcare in areas (particularly rural locations)

3.14 The report went on to find that provision in the outer lying rural villages is very limited and overall there is a need for increased provision for 3+ year olds with a significant number of places needed across the district. A definitive picture of need versus availability is difficult as parental choice has to be factored in as well as the suitability of provision. However we can determine from the report that overall there is insufficient Early Years provision across West Berkshire.

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3.15 It is on this basis, therefore, that we will seek Early Years contributions from all proposed housing developments.

3.16 A copy of the Childcare Sufficiency Survey can be made available upon written request. A copy of a more detailed explanation of the diversity and complexity of provision can also be provided on written request.

The Capacity of the Catchment Area Schools

3.17 The capacity of schools within the catchment area of the development will be assessed to determine whether the pupils generated from the development could be accommodated.

3.18 The capacity of the school is based on the Net Capacity methodology provided by the DfE (Department for Education). This provides us with the capacity and the associated admission number of the school. This is updated annually and changes are provided to the DfE. The capacity figures will be updated on an individual basis, to capture changes that are made to the schools at that time.

3.19 The number on roll (NOR) figure will be based on the School Census information provided to the DfE. At secondary stage there is one point of entry therefore the September count will be used, which is available in October and therefore will be updated annually from 1st January. At primary and early years there are two points of entry but at the first point part time pupils may attend school but will not appear on the statutory figures. The January count will therefore be used, which is available in March and therefore will be updated annually from 1st April.

3.20 Currently 4.38% of pupils of the Catholic faith in West Berkshire access a Catholic education. We have three schools that cover our district and share catchment areas across a number of schools.

3.21 The number of primary pupils generated by a development will therefore be split, with 95.62% of pupils being assessed against the primary catchment school and the remaining 4.38% being assessed against the Catholic school that covers that area. There is a small part of the district that is not covered by the three schools. A development that falls into this area will be assessed against the closest Catholic school using our GIS system.

3.22 Once the Catholic school has been identified, an assessment of capacity will be carried out as described above.

The Cost of Providing Pupil Places

The Cost of Providing Early Years Places

3.23 Children aged 3 are entitled to 15 hours of free Early Years provision. This constitutes 60% of a school week. We will therefore seek Early Years places at 60% of the cost of providing a primary school place.

The Cost of Providing Mainstream School Places

3.24 The cost of pupil places is based on the Cost Multiplier figures, originally provided by the DfE. The DfE also provided the regional factor, to reflect the costs of providing these places in West Berkshire. An additional cost is also applied to reflect the need to achieve the BREEAM Excellent standard. The costs are based on the 2008 DfE study that identified these additional costs per sqm. The pupil place costs will be updated on an annual basis using either a recognised construction cost index or updated DfE figures and will take effect from the 1st April each year.

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The Cost of Providing SEN Places

3.25 The costs shall be calculated using the following calculation:

3.26 An average of the latest published DfE cost rates (sqm) for Special Schools multiplied by the average gross internal floor area per pupil multiplied by the latest regional factor. As with mainstream school places, an additional cost has been included to achieve the BREEAM Excellent standard.

3.27 The latest figures were calculated in the financial year 2004/05 and have therefore been uplifted using a recognised construction cost index inflation figure. This will be the basis of future increases, in line with the provision of pupil places above.

3.28 The pupil place costs will be updated on an annual basis using a recognised construction cost index or updated DfE figures and will take effect from the 1st April each year.

The Impact of Other Developments

3.29 The impact of other housing developments will only be considered where the impact is being met, in full or in part, by capacity that already exists at the school. Once the existing capacity, or surplus, has been exceeded the developer will be expected to contribute as the school would no longer be able to mitigate the impact.

3.30 Where the impact of a development is being met in full by a Section 106 contribution, the impact will be removed from the rolling calculator. The development will be considered to have made provision for the impact it would create and therefore did not need to be considered for future developments.

3.31 A rolling calculator is kept to monitor the impact on the surplus places at the catchment area schools, where such a surplus might exist. This log includes all live and approved applications; withdrawn and refused applications are removed as soon as such decisions are communicated.

Calculating the Contribution

3.32 Once the likely child yield, capacity of the school(s), cost of providing places, cost of SEN places and impact of other developments have been established the contribution can be calculated. The cost of providing the places required for the likely child yield from the development is identified using a Development Impact Calculator (DIC). The calculator can be used to calculate the maximum contribution the Council may seek towards Education provision for developments that do not create the need for a completely new school or where the size or nature of the development or catchment school(s) requires it.

3.33 There are separate DICs for each size of dwelling (2-bed, 3-bed, etc...) and also separate calculators for 2-bed flats and houses to reflect the differing nature of these properties. A development will therefore be assessed on a by bed basis.

3.34 In circumstances where the size and type of a dwelling being demolished is not replaced in the new housing development, the child yield from the existing dwelling which is to be demolished will be calculated (in the same way as child yield from a new dwelling) and deducted from the total child yield for the new development, to arrive at the relevant contribution.

3.35 The cost of providing sufficient pupils places/infrastructure will be made up of the total of the calculators added together at early years, primary, secondary, sixth form and SEN stages. A detailed breakdown of dwelling types and sizes will therefore be required to provide this figure. Should this information not be available a general DIC will be used, that will give a cost for a mixed development

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based on the housing study and taking into account all the dwellings sampled, until a mix of dwellings can be provided. It should be noted that 1-bed dwellings will be included in the general calculation but will be excluded from the by-bed calculations.

3.36 The figure arrived at will only be altered if there is some available capacity at one or all of the catchment schools or if the development comes under the Major Development category described below.

The Cost of Project Development and Delivery

3.37 Once the contribution has been calculated, an additional 1% of the total cost will be sought. This will cover the costs of a Commissioning Officer's involvement in the development and delivery of a project. This will be directly related to the development and will take place solely to mitigate the impact caused by the development.

Exceptions

3.38 The exceptions will be the following types of developments from which the Council will not seek such contributions:

- Housing specifically restricted by planning condition or agreement to occupation by those aged 55 years or more.

Deviations

3.39 On occasion it may be necessary to deviate from our published approach. Deviations will only be considered where the formulaic approach, detailed above, is not sufficient to mitigate the impact of the development. It is anticipated that this will only be as the result of Major Housing Developments or where there is not sufficient scope to expand provision on a school site. There may be other occasions where a deviation becomes necessary and these would be agreed on an individual basis.

3.40 Major housing development, as defined by the Core Guidance document, may generate the need to provide a new school on a suitable local site, may require extensive remodelling of a school or the schools provision within an area may need to be re-organised. The details of the contribution to be sought from the developer will be a matter for discussion at the time of a proposal and it is advisable that early discussions take place.

3.41 Some of our school sites are already below recommended guidelines and are on restricted sites. In these cases it may not be possible to expand the schools by adding additional accommodation in the usual way. Discussions will be required to find alternative solutions that will make the development acceptable and will provide sufficient places to mitigate the impact. It is advisable that early discussions take place.

3.42 In addition to the provision of the necessary facilities developers will be expected to finance the options appraisal studies and any necessary public consultation exercises which have been made necessary by the proposal.

3 Education

Contacts

3.43 For further information please contact:

Strategic Commissioning and Compliance Team
Property Team
Education Service
West Berkshire Council
West Street House
West Street
Newbury
RG14 1BD

Tel: 01635 519366

E-mail: fsimmonds@westberks.gov.uk

Sources/ Documents referred to:

Baseline Designs – Education Funding Agency 2012

Building Bulletin 99: Briefing Framework for Primary School Projects – DfE

Building Bulletin 98: Briefing Framework for Secondary School Projects – DfE

Building Bulletin 77: Designing for Pupils with Special Educational Needs and Disabilities in Schools

Survey establishing the number of pupils resulting from new 1 and 5-bed dwellings 2011 – Cognisant Research Ltd on behalf of WBDC

Survey establishing the number of pupils resulting from new development 2010 –

Qa Research on behalf of the six Berkshire Unitary Authorities

Survey establishing the number of pupils resulting from new development 2005 –

E-feedback Ltd on behalf of five of the Berkshire Unitary Authorities

Survey establishing the number of pupils resulting from new development 2001 - Revolution Research on behalf of Berkshire Unitary Authorities

TP - 4 Libraries

This document is one of the supporting topic papers which form West Berkshire Council's Supplementary Planning Document (SPD) 'Delivering Investment from Sustainable Development'. The SPD sets out West Berkshire Council's approach to securing developer contributions towards local infrastructure, services and amenities. It is intended as a guide for landowners, developers and residents. This topic paper sets out how the Council will deal with planning applications where a contribution towards public library facilities will be sought.

Introduction

4.1 The overarching policies supporting this guidance note are detailed in the Core Guidance Document.

4.2 Libraries play a key role in underpinning education in its broadest sense. The information they supply promotes a wider understanding of the past, offers individuals the opportunity to acquire new skills and knowledge and gives everyone the opportunity to enjoy a rich and varied cultural life.

4.3 Public libraries have an increasingly important role to play in making available the wealth of information now being provided electronically across the world. They also form a focal point for the local community improving self confidence and stimulating learning at all levels. New technologies will allow citizens to use their local libraries as an interface with Government at all levels.

4.4 West Berkshire Library and Information Service aims to provide access to informational, educational, cultural and recreational library materials in a variety of formats and technologies and to be responsive to the public library needs of the community. The service seeks to encourage independent learning and lifelong reading enjoyment.

Standard of Service Provided

4.5 As a library authority West Berkshire Council has a statutory duty to provide a public library service and to ensure that it is "comprehensive and efficient". Whilst its obligation to lend extends only to those who live, work or study full time in the District, it has a duty to allow access to all comers to each of the District's libraries.

4.6 Any development, be it residential or commercial, which increases the potential number of library users to which the authority has an obligation to lend, will undoubtedly impose an additional financial burden on the service. While the revenue costs of providing such a service should be met by increased council tax collection, the initial one off costs cannot be met in this way and a contribution from developers is sought for service improvements appropriate to the scale and nature of the development. These improvements will range from the enhancement of stock and ICT facilities to the extension of existing buildings or provision of new buildings. All contributions will underpin the existing service provision and will ensure that the Council maintains progress towards meeting the national standards.

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Service Provision Requirements

4.7 West Berkshire's local standards for library service provision state that the Council will seek to ensure that:

- Communities with up to 1,500 people are to be served by mobile libraries;
- Communities with populations between 1,500 and 4,000 are to be served by permanent libraries open from 10 - 30 hours a week;
- Communities with a population of 5,000 or more are to be served by a branch library open not less than 30 hours per week;
- Space standards in static libraries were set so that any new library building provided 28 square metres of space per 1,000 catchment population.

4.8 A report on S106 contributions for library services in the South East commissioned by South East Museums Libraries and Archives Council called "Paying for Growth" recommended a minimum space standard of 30 square metres per 1000 population based on an average of a number of different authorities' standards and this increased space requirement is recommended for West Berkshire libraries. The report was updated for 2007 with the same recommended space requirement and an increased cost per m² based on building inflation rates.

4.9 For 2012 the Building Costs Information Service (BCIS) general building costs index increase of 1.4% has been applied to the calculation of the S106 contribution for the library service.

Provision of Libraries

4.10 The West Berkshire Library Service is currently provided from nine static libraries and two mobile libraries. The mobile libraries cover every parish within the authority's boundaries, providing library and information services to the rurally isolated, the housebound and those in residential or care homes.

4.11 The additional need generated by a development may be met in a number of ways. A development may justify the provision of a new library or require the upgrading of an existing service, e.g. an extension to an existing building or additional mobile library stops.

4.12 For smaller developments, contributions may be sought for additional stock or public access PCs. As West Berkshire Library Service operates as a single unit with book stock being accessible through all libraries, any additional stock will form part of the total stock of the service and would not necessarily all be located permanently in the library nearest the development.

4.13 New developments which include the provision of sheltered accommodation or other specialised housing for elderly or disabled people may require the extension of the mobile or housebound library service.

4.14 The level of provision required will be based on the estimated increase in library use the development is expected to generate. The cost of provision includes the cost of stock and furniture and fittings as well as the building itself. The required standards and precise nature of contributions will reflect local need; but as a guide will be sought on the basis set out below.

Cost of Enhancement / New Facilities

Residential Development

4.15 Based on West Berkshire's minimum library floorspace standards per 1,000 population, it is possible to attribute the additional library space generated by each additional dwelling (using information on average occupancy per size of dwelling unit). This can then be multiplied by the cost per square metre of library floorspace. The cost of library buildings has been calculated as £3,558 per m² using the BCIS General Building Costs Index increase of 1.4%.

4.16 West Berkshire Education Service has recently completed a survey of local occupancy rates for different sizes of dwellings and this has been used to calculate the contribution which would be required from different sizes of dwellings.

4.17 In order to determine an appropriate level of contribution per additional dwelling, the following formula has been derived:-

Contributions from Residential Development per person

$$\frac{\text{Total cost of floorspace (actual and estimated costs)}}{\text{Total floorspace}} = \text{Average cost per m}^2$$

$$\text{Average cost per m}^2 = \text{£3,558}$$

West Berkshire minimum floorspace requirements for a static library:

$$30\text{m}^2 \text{ per } 1000 \text{ population} = 0.030\text{m}^2 \text{ per person}$$

$$\text{Floorspace (m}^2\text{) per person} \times \text{cost per m}^2 = \text{cost per person}$$

$$0.030\text{m}^2 \times \text{£3,558} = \text{£106.74 per person}$$

4.18 The following table shows the cost per dwelling based on unit size. This level of contribution will be expected to ensure that adequate provision can be made for the increased demand in the district.

	1 bed unit	2 bed flat	2 bed house	3 bed unit	4 bed unit	5 bed unit
Occupancy Rate	1.47	2.24	2.32	2.88	3.5	3.83
Cost Per Dwelling	£157	£239	£248	£307	£374	£409

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Commercial Development

4.19 Contributions will also be expected from commercial development on the basis that library authorities have a statutory obligation to lend to those who work in the district. The level of contribution required has been set with reference to the number of library members living outside West Berkshire as a proportion of total library membership. This is based on the premise that a proportion of commuters into West Berkshire will make use of library services. It is considered appropriate to use this methodology as being representative of the potential number of additional non-resident library members that will be generated by additional commercial development.

4.20 An alternative approach would be to apply the following methodology. Information on the total number of employees in employment in West Berkshire is taken from the Annual Employment Survey. By applying the same proportion of residents commuting out of West Berkshire as recorded in the 1991 census and subtracting it from the current economically active population, it is possible to ascertain the number of commuters into the district. Based on this methodology, 35% of employees in West Berkshire live outside the district. This compares well with information on current non-resident library membership levels of 32%.

4.21 It is recognised that different types of commercial development will generate different levels of employees. The floorspace: employee ratios set out within the core guidance are applied to ascertain an appropriate level of contribution per person. The floorspace: employee ratios are derived from the Employment Densities Guide 2nd Edition 2010 by Drivers Jonas Deloitte for the Homes and Communities Agency (see this SPD's Core Guidance Paper Table 2). Contributions will be assessed on the net additional number of employees generated as follows:-

Contributions from Commercial Development

Cost of Library Provision per person = £106.74

$\frac{\text{Library Members Outside West Berkshire}}{\text{Total Number of Library Members}} \times 100 = \text{Commercial Membership Rate (\%)}$

Commercial Membership Rate x Cost per Person = Contribution per Person

32 % x £106.74 = £34.16 per person

Total Floorspace x Contribution per person = Floorspace Contribution

Floorspace: Employee Ratio

4.22 A contribution of £34.16 per person will therefore be expected from commercial developments which meet the thresholds set out in this SPD's Core Guidance Paper Table 2, having regard to the table of Floorspace: Employee Ratios.

Contacts

4.23 For more information please contact:

Planning Policy Team
 Planning & Countryside Service
 West Berkshire District Council
 Council Offices
 Market Street
 Newbury
 RG14 5LD

Library Services Manager
 Cultural and Environmental Protection Services
 West Berkshire District Council
 Council Offices
 Market Street
 Newbury
 RG14 5LD

Tel: (01635) 519111

Tel: (01635) 519580

Email: planningpolicy@westberks.gov.uk

Email: mbrook@westberks.gov.uk

Sources/ Documents referred to:

National Library Standards – Department of Culture Media and Sport

Annual Employment Survey – Nomis

Paying for Growth. Professor Martin Elson. November 2005. Report commissioned by Semlac. See http://www.semlac.org.uk/payingforgrowth_finalreport.html#tariff

The South East Public Library Tariff. MLA SE. Revised edition January 2007

Employment Densities Guide 2nd Edition 2010 by Drivers Jonas Deloitte for the Homes and Communities Agency (HCA)

BCIS Quarterly Review of Building Prices Issue No 126 August 2012

5 Community Facilities

TP - 5 Community Facilities

This document is one of the supporting topic papers which form West Berkshire Council's Supplementary Planning Document (SPG) 'Delivering Investment from Sustainable Development'. The SPD sets out West Berkshire Council's approach to securing developer contributions towards local infrastructure, services and amenities. It is intended as a guide for landowners, developers and residents. This topic paper sets out how the Council will deal with planning applications where a contribution towards community facilities will be sought.

Introduction

5.1 The overarching policies supporting this guidance note are detailed in the Core Guidance Document.

5.2 The Local Plan Core Strategy has made allowance for an additional 10,500 new dwellings over the local plan period 2006 – 2026. There are a number of community facilities which are at or near capacity within West Berkshire. The Council considers that in many cases new residential development will place additional demands on services over and above existing provision. This applies equally to major new residential development and the cumulative effect of new single dwellings.

5.3 To ensure that the community has sufficient facilities over the coming years to keep pace with the overall level of new residential development within the district, the Council may seek contributions to community facilities from residential development.

Contributions

5.4 In accordance with this SPD's Core Guidance paper, contributions towards community facilities may be sought from residential schemes of one dwelling or more.

General Community facilities

5.5 Facilities such as community centres, youth facilities and meeting rooms, play a vital part in community life. Community facilities provide for the health, welfare, social, educational, spiritual, recreational, leisure and cultural needs of the community. It is important that adequate facilities are provided with new development and that social and community facilities are accessible by all.

5.6 Provision or extension of community facilities including community centres, meeting halls, heritage facilities, museums, youth centres, day centres and other similar social infrastructure, health facilities and places of worship will be sought in connection with new residential development. See Topic Paper 10 in relation to museums and/or other heritage provision.

Community and Youth Centres

5.7 Major housing developments (approximately 200 dwellings or more) may be expected to make on-site provision for community facilities in the form of community and youth centres, often as part of a neighbourhood centre. Developers may be required to undertake a community needs assessment to assess the scale and nature of facilities required.

Community Facilities 5

5.8 Any facilities provided should be capable of use as a venue for voluntary groups, the Youth Service and where necessary social service uses. Where appropriate, these facilities shall be capable of dual use as community and youth centres. Community facilities should meet the appropriate registration standards in respect of space requirements and other physical facilities for playgroups or nursery provision.

5.9 For smaller developments improvements to existing community facilities will be expected so that they are able to serve the needs of the additional residents occupying the new development.

Contacts

5.10 For more information please contact:

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6 Healthcare

TP - 6 Healthcare

This document is one of the supporting topic papers which form West Berkshire Council's Supplementary Planning Document (SPD) 'Delivering Investment from Sustainable Development'. The SPD sets out West Berkshire Council's approach to securing developer contributions towards local infrastructure, services and amenities. It is intended as a guide for landowners, developers and residents. This topic paper sets out how the Council will deal with planning applications where a contribution towards health care provision will be sought.

Introduction

6.1 The overarching policies supporting this guidance note are detailed in the Core Guidance Document.

6.2 The provision of adequate levels of health care is an essential part of any sustainable community; as such developers will be required to make contributions to help meet any new requirements. Within larger new developments land may be allocated for the provision of health care facilities. Alternatively financial contributions may be required to support the needs of new development either to provide new facilities in larger schemes or as a contribution towards improving existing facilities that are needed to meet the additional demand arising from development.

6.3 National planning guidance recommends focusing the provision of new public and community facilities in larger settlements where providers can build upon existing provision and there is greater accessibility to the population. Although a local planning authority does not have direct control over the provision of health services delivered in the District, the Council has a responsibility to set out the policy framework to enable those who provide services to make investment decisions.

6.4 The National Improvement Plan for the NHS (June 2004) describes the investment, new capacity & diversity of provision to be pursued by the NHS. This includes a wider range of primary care services to facilitate greater access and convenience for all and an increasing number of diagnostic procedures for NHS patients.

Primary Health Care

6.5 The responsibility of commissioning primary care for the residents of West Berkshire passed on 1st April 2013 from West Berkshire Primary Care Trust to the Thames Valley Area Team of NHS England.

General Practitioners

6.6 Everybody who lives permanently in England and Wales is entitled to the services of a general practitioner (GP). Under the National GMS contract introduced in April 2004 a practice is required to retain an open list (unless with prior agreement of the PCT) and therefore must register any patient living within their practice boundary.

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6.7 GPs are self-employed contractors who have a contract with their local Primary Care Trust for the provision of general medical services. GPs operate in single-handed practices or in group partnerships, operating from the same premises. Although in theory a single GP could have up to 3,500 patients, list sizes are usually far smaller. The 35,000 GPs in the UK have an average list size of 1811. Information on the number of patients per GP in West Berkshire has been provided by the Thames Valley Primary Care Agency. Based on this information, it is possible to ascertain those GP practices in West Berkshire that are "under pressure" at the current time and which may need to be extended to accommodate further development in the area. The potential for developer contributions for such facilities is identified for those settlements served by an "under pressure" facility.

6.8 The list below shows the Average List Size per whole time equivalent GP as at January 2012. It is subject to change either due to a significant increase/decrease in patient population or a change in the number of GP's working in a practice within year. Each application will be individually assessed based upon the most up-to-date information available at the time.

Practice Name	Average List Size Per Whole Time Equivalent GP
The Bucklebury Practice	1,843
The Burdwood Surgery	2,448
The Downland Practice	1,787
The Eastfield House Surgery	2,155
The Hungerford Surgery	1,506
The Kintbury Medical Practice	1,954
The Lambourn Practice	2,141
The Northcroft Practice	2,223
The St. Mary's Road Practice	2,320
The Falkland Surgery Practice	1,801
The Thatcham Group Practice	2,392
The Burghfield Health Centre	2,228
The Mortimer Surgery	2,040
The Pangbourne Medical Practice	1,922
The Theale Practice	2,193

6.9 The average list size for a whole time equivalent GP in West Berkshire is approximately 2,073 patients. A contribution is likely to be required from new developments where the list size of the local GP practice is greater than the UK average of **1811**.

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6.10 The level of contributions that will be expected will clearly depend upon the scale and type of the development proposed, and the amount, if any, of spare capacity in the local GP practice. Proposals which result in more than 1811 new residents may require a new facility to be provided as part of the development, to be either funded or constructed by the developer. On smaller residential development sites, and where the new development places demands on community facilities, the need for full provision will be replaced by the requirement for contributions. The Council will consult the appropriate organisations with regard to the need for provision as a direct consequence of development.

6.11 The majority of developments by themselves will not warrant a new facility or even an extension to an existing facility. However, a number of small developments are likely to have a cumulative impact on the provision of existing medical services. Accordingly consideration will be given to negotiating appropriate contributions to primary health care facilities from all developments where it is likely to generate the need for such services. Contributions will be placed in a fund controlled by the Council or by the Primary Care Trust and may be 'pooled' to be used to supplement primary health care practices within the locality of new developments. The level of contributions required will be based on the estimated number of patients generated by the development.

Calculation of Contributions

6.12 Resources are allocated to GPs working for the NHS, including reimbursement of running expenses on practice accommodation, under the Rent and Rates Scheme rules which are laid down in the "The NHS (General Medical Services –Premises Costs) Directions 2013. The schedule of overall areas and costs provides maximum sizes against which to judge proposed areas for general medical services (GMS) accommodation. ⁽²⁾ These sizes are established in accordance with the number of GPs expected to practice from the proposed premises.

6.13 Using information on Gross Internal Areas (GIA) and National Building Cost Allowances from the "Statement of Fees and Allowances" (April 2002) as a guide it is possible to attribute the cost of provision of the additional floorspace made necessary by new development. This can then be translated into a cost per patient.

6.14 As there is not a direct relationship between the amount of floorspace required and the number of GPs in a particular practice (larger practices benefit from certain economies of scale), an average floorspace has been calculated. This is based on the Gross Internal Areas of practices ranging from between one and ten GPs. At present – there are no GP practices in West Berkshire with more than 10 GPs. The additional floorspace required per additional GP works out at an average of 127 square metres, with the cost of provision equating to approximately £1,000 a square metre.

6.15 As primary care practitioners such as GPs are run as independent businesses, an appropriate mechanism is needed to ensure that any facilities paid for by developer contributions remain in community use in perpetuity. It would be inappropriate to seek funding for community facilities without such an agreement being in place.

2 Significant changes are expected to be made to the way GP surgeries are funded following the review of the General Medical Services Contract.

6.16 The calculation of the cost per patient is shown below:

Floorspace per GP x Cost of Floorspace per M² = Cost of GP

OR

127m² x £1,000 = £127,000

$\frac{\text{Cost of GP}}{\text{GP Average List Size}} = \text{Cost Per Patient}$

OR

$\frac{£127,000}{1811} = £70.13$

6.17 Based on the above formula, the contribution towards health facilities equates to £70.13 per person / patient. In order to calculate a cost per dwelling, West Berkshire Council has recently completed a survey of local occupancy rates for different types and sizes of dwellings. This results in a graduated payment based on size of dwelling unit, and the cost per unit is shown in the following table.

	1 bed unit	2 bed flat	2 bed house	3 bed unit	4 bed unit	5 bed unit
Occupancy Rate	1.47	2.24	2.32	2.88	3.50	3.83
Cost Per Dwelling	£103	£157	£163	£202	£245	£269

6.18 This methodology is intended only as a starting point for negotiations; each development must be considered in view of the prevailing local circumstances and its impact assessed in consultation with the relevant health agency.

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Sources/ Documents referred to:

“Statement of Fees and Allowances” (April 2002) – Department of Health

Thames Valley Primary Care Agency

Berkshire West Primary Care Trust

The National Health Service (General Medical Services-Premises Costs) (England) Directions 2004 ***NHS Information Centre for Health and Social Care. GP Practice trends in the UK March 2011(figures as at 2009)***

The National Health Service (General Medical Services-Premises Costs) Directions 2013

TP - 7 Open Space

This document is one of the supporting topic papers which form West Berkshire Council's Supplementary Planning Document (SPD) 'Delivering Investment from Sustainable Development'. The SPD sets out West Berkshire Council's approach to securing developer contributions towards local infrastructure, services and amenities. It is intended as a guide for landowners, developers and residents. This topic paper sets out how the Council will deal with planning applications where a contribution towards open space will be sought.

Introduction

7.1 In considering planning applications for new development, the requirement for public open spaces will be assessed, and consideration will be given as to how this can be mitigated. Developments will either be required to provide an area of open space and/or a play area as part of the site, or will be required to make a financial contribution to improve local open spaces to be used by the occupiers of the development.

7.2 Paragraph 7.5.1 of the West Berkshire District Local Plan 1991 – 2006 (Saved Policies 2007), defines public open space as land available to satisfy the recreation and leisure needs of the community. The Plan notes that such open space can fulfil a number of functions including:

- Areas for formal sporting activity;
- Areas for informal recreation and leisure purposes;
- Play areas; and
- Amenity land.

7.3 This Supplementary Planning Document uses the same definition of open space as that set out within the West Berkshire District Local Plan 1991 – 2006 (Saved Policies 2007). Accordingly, the following guidance should be considered as valid for sports provision, informal recreational provision, children's play areas, and other amenity space.

7.4 Notwithstanding the above, National Planning Policy Framework, NPPF, (March 2012) advises that open space should be taken to mean all open space of public value, including not just land, but also areas of water such as rivers, canals, lakes and reservoirs which offer important opportunities for sport and recreation and can also act as a visual amenity.

7.5 Policy RL1 of the West Berkshire District Local Plan 1991 – 2006 (Saved Policies 2007) sets a public open space standard for developments of between 3 and 4.3 hectares per thousand population in such form, scale and distribution as may be considered appropriate depending on local circumstances. West Berkshire's standards for both Playing Fields, and for Equipped Play Space, are in line with the FIT (Fields in Trust) recommended levels. The standard is broken down as follows:

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Playing fields and specialist activity areas	1.20 ha
Equipped Play Space	0.25 ha
Public Amenity Space	1.6 ha
Total	3.05 ha

7.6 Policy RL1 recognises the form, scale and distribution of the public open space will depend on local circumstances, however, in determining the appropriate mix of open space types, the above breakdown will be used. It should also be noted that the above standards are minimum standards.

Value of Open Space

7.7 West Berkshire District Council, in line with government policy, recognises the value of open space, sport and recreation facilities. In paragraph 7.4.1 of the West Berkshire Local Plan 1991 – 2006 (Saved Policies 2007) the Council's aims for the provision of open space, sport and recreation are set out. These aims are:

- To ensure the appropriate level and distribution of public open space and recreational facilities to meet local needs;
- To improve available opportunities for recreation provision in West Berkshire and to make them accessible to as wide a section of the community as possible;
- To seek improved access to the countryside in a manner which conserves its landscape and wildlife value, is sustainable in the long term, and which minimises the conflict between users, landowners and local residents;
- To continue to support the restoration of the Kennet and Avon Canal and measures to enhance its recreational value, providing such measures do not demonstrably harm the environmental character and ecology of the canal;
- To identify and maintain an appropriate balance between recreation and nature conservation in areas important for both activities.

7.8 In setting out the planning policies, the Local Plan 1991 – 2006 (Saved Policies 2007) establishes a standard of open space provision designed to help meet the aims as set out above.

Commuted Maintenance Sums for Developments of 10 or More Dwellings

7.9 Policy RL.1 of the Local Plan 1991 – 2006 (Saved Policies 2007) requires developments of ten or more dwellings to provide open space at a standard of between 3 and 4.3 hectares per 1000 population, and seek the transfer of the open space to local authority ownership, together with any appropriate sum for ongoing maintenance.

Methodology

7.10 The Council's methodology for calculating the appropriate sum for ongoing maintenance is set out below:

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7.11 The sum is calculated according to an approved landscaping plan for the open space to be provided, as set out within the approved planning application (normally dealt with by way of a condition requiring the submission and agreement of a landscape plan prior to development commencing). The approved landscape plan should show all relevant details of proposed landscaping, shrub planting and trees and, as appropriate, any recreational facilities such as play areas and equipment.

7.12 The Council recognises Spon's "Landscape and External Works Price Book 2012" (Spon Press 2012) as providing the industry standard costs for the majority of grounds maintenance work, and will use the prices set out within the document to calculate the cost of maintenance per annum. As the "Landscape and External Works" document is updated annually, to reflect changing costs for maintenance, the Council's grounds maintenance costs will be subsequently updated in line with revised editions of "Landscape and External Works Price Book"

7.13 In recognising Spon's Price Book as providing industry standard costs, the Council also recognises that Spon's does not necessarily provide figures for all landscaping and maintenance activities. Additionally the cost of landscaping and maintenance may vary as a result of factors such as local labour rates. In order to accommodate this variation the Council will apply in-house cost rates where costs cannot be calculated using Spon's. It may also apply landscape and maintenance costs lower than those set out within Spon's where there is clear evidence that the required maintenance can be provided at a lower cost than that calculated using Spon's. Conversely the Council also recognises that in exceptional circumstances required landscape and maintenance costs may exceed those set out in Spon's. Accordingly where there is clear evidence that the required works can only be provided at a higher cost than that calculated using Spon's the Council will apply the higher costs.

7.14 Where it appears that the grounds maintenance figure cannot be calculated using Spon's "Landscape and External Works Price Book" or that it would be inappropriate to do so in the light of other factors (such as those set out in the above paragraph) applicants are advised to contact the Council's Grounds Maintenance Manager.

7.15 The cost of the maintenance per annum figure is then multiplied by 20 years, including compound growth of the maintenance cost based on the General Index of Retail Prices (all items) published by the Central Statistical Office, at the time of the agreement.

Off-Site Financial Contribution for Open Space Provision or Improvements to Existing Facilities for Developments of 10 or More Dwellings

7.16 Policy RL2 of the Local Plan 1991 – 2006 (Saved Policies 2007), maintains that the provision of public open space may be satisfied by:

- i. Provision within a development site;
- ii. Provision made through formal agreement on other land in the applicants control which is readily accessible from the development site and appropriate for public open space/recreational use;
- iii. In certain circumstances by making payment to meet the necessary public open space or other recreational requirements within a reasonable distance of the development site. The Council will accept such a payment only if it is able to provide new public open space or other appropriate recreational facilities easily accessible to the development site within a reasonable period of time. In this instance, the contribution sought will be based on the formulae used for smaller developments.

7.17 Or by a combination of i, ii and iii.

7 Open Space

Methodology

7.18 Due to the fluctuating nature of land costs and the likelihood of it varying depending on availability and location within the West Berkshire area, no assumed land cost rate is included within this SPD.

7.19 In the majority of cases the Council expects the open space requirement to be met through the improvement to existing public recreational facilities. Where this is the case the Council will not seek to apply a land cost rate. For all other cases, in determining the land cost applicable the Council will have regard to local circumstances and the availability of suitable land, and will seek to apply a land cost rate commensurate with local circumstances.

7.20 The Council will normally calculate the cost of landscaping using relevant data from Spon's "Landscape and External Works Price Book". However, in line with paragraph 7.12 (see above) the Council, where applicable, will apply its in-house cost rates. The landscaping to be provided will be as set out within a landscape plan, agreed between the Council and the applicant, normally prior to the granting of permission.

7.21 The cost of ongoing maintenance of the resulting open space will be calculated using the methodology for calculating commuted maintenance sums, as set out above.

Residential Developments of less than 10 Dwellings.

7.22 In line with Policy CS 5 of the West Berkshire Council's Core Strategy (CS), the Council considers it appropriate to seek contributions towards open space provision from residential developments of less than 10 dwellings, as the cumulative effects of such development places additional demands on the existing open space provision within the District.

7.23 Where developments of less than ten dwellings are sought, the Council considers it would be generally inappropriate to seek on-site provision of open space due to site constraints and the likelihood that any such provision would result in open space areas of unusable size. The Council will therefore seek contributions towards the improvement and maintenance of the nearest or most appropriate open space to the development or, where appropriate, the provision and subsequent maintenance of new open space.

7.24 It is recognised that the contribution sought from new development may be insufficient or uneconomic on its own to provide new open space or improvements to existing open space. This may be particularly the case in some areas where a limited level of new development would be expected. The Council may therefore consider it appropriate and cost effective to provide new open space or undertake improvements once funding has been secured from a number of smaller developments.

7.25 In determining the level of contributions required the Council will have regard to the public open space minimum standards set out in Policy RL.1 and paragraph 7.4 above.

Methodology

7.26 In line with paragraph 7.22 the sum per dwelling is calculated assuming the open space demands arising from the development will be met by improvements to existing open space, or where appropriate, the provision and subsequent maintenance of new open space, and will meet the minimum standards set out within Policy RL.1 and paragraph 7.4 above.

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7.27 In line with the methodology adopted for developments in excess of 10 dwellings, the Council recognises that Spon's may not provide figures for all landscaping and maintenance activities and that costs may also vary as a result of factors such as local labour market rates. In order to accommodate this variation, the Council will apply in-house costs where costs cannot be calculated using Spon's. It may also apply landscaping and maintenance costs lower than those set out within Spon's where there is clear evidence that the required work can be provided at a lower cost than that calculated using Spon's. Conversely the Council also recognises that in exceptional circumstances required landscaping and maintenance costs may exceed those set out in Spon's. Accordingly where there is clear evidence that the required work can only be provided at a higher cost than that calculated using Spon's the Council will apply the higher costs.

7.28 For the purposes of providing a guide to developers, as to the likely sum per dwelling sought by the Council for the provision and subsequent maintenance of public open space arising from residential developments of less than 10 dwellings, the following methodology uses costs taken from Spon's "Landscape and External Works Price Book 2012" and the Council's current contract rates. These costs will be kept under review and will be subject to change in the light of revisions to Spon's and future contract rate changes.

7.29 The following formulae are used to calculate a likely cost per person, which is then translated into a cost per dwelling. West Berkshire Council has completed a survey of local occupancy rates for different sizes and types of dwellings, and this has been used to calculate the average occupancy for different sized dwelling units. This results in a graduated payment based on size of dwelling unit.

7.30 The survey has provided average occupancy rates for both adults and children and the formulae have been amended so that the occupancy rate for children has been used to calculate the sum payable for the Equipped Play Space element. Occupancy rates per person will continue to be used for Playing Fields and Public Amenity Space as these are used by both adults and children.

Land Cost (where applicable)

7.31 Where it is appropriate to apply an assumed land cost, the rate applied shall be commensurate with local market costs and calculated with regard to local circumstances and the availability of land (see paragraph 7.18).

7.32 Where a land cost is applied a cost per dwelling (cost per employee in the case of commercial development) shall be calculated based on the applied rate of provision (the minimum rate of provision is 3 hectares per 1000 population)

7.33 Initial Landscaping Cost

Playing fields and specialist activity areas	
Cost of landscaping	£73,430 per hectare
Minimum provision standard per 1000 persons	1.20 hectares
Landscaping cost per 1000 persons	£88,116
Landscaping cost per person	£88.12

7.34 The same methodology is also applied to equipped play space and public amenity areas, which results in the following costs:

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Equipped Play Space	
Cost of provision	£1,029,458 per hectare
Minimum provision standard per 1000 persons	0.25 hectares
Provision cost per 1000 persons	£257,364
Provision per person	£257.36

Public Amenity Space	
Cost of landscaping	£20,680 per hectare
Minimum provision standard per 1000 persons	1.6 hectares
Landscaping cost per 1000 persons	£33,088
Landscaping cost per person	£33.09

Total initial landscaping cost per person	£378.57
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7.35 Maintenance Cost

Playing fields and specialist activity areas	
Cost of maintaining playing fields	£1,061 per hectare
Minimum provision standard per 1000 persons	1.20 hectares
Maintenance cost per 1000 persons per year	£1,273
Maintenance cost per person per year	£1.27

7.36 The same methodology is also applied to equipped play space and public amenity areas, which results in the following costs:

Equipped Play Space	
Cost of maintaining equipped play space	£46,216 per hectare
Minimum provision standard per 1000 persons	0.25 hectares
Maintenance cost per 1000 persons per year	£11,554
Maintenance cost per person per year	£11.55

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Public Amenity Space	
Cost of maintaining public amenity space	£2,087 per hectare
Minimum provision standard per 1000 persons	1.6 hectares
Maintenance cost per 1000 persons per year	£3,338
Maintenance cost per person per year	£3.34

Total maintenance cost per person per annum	£16.16 (2012 prices)
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7.37 The cost of the maintenance per annum figure is then multiplied by 20 years, including compound growth of the maintenance cost based on the General Index of Retail Prices (all items) published by the Central Statistical Office, at the time of the agreement.

7.38 This gives a 20 year maintenance sum per person of **£319.47** (2012 prices)

Total per person	£698.04 (2012 prices)
(Sum of initial landscaping cost and commuted maintenance sum - excludes assumed land cost)	

Exemptions

7.39 Policy RL1 of the The West Berkshire Local Plan 1991 – 2006 (Saved Policies 2007) recognises that in respect of sheltered and other special needs housing greater flexibility may be applied in the application of this standard. For example, in such cases the Council accepts that the occupants are unlikely to have dependent children and are unlikely to have significant demands for playing fields and similar areas. The Council will not therefore seek contributions towards equipped play space or playing fields.

7.40 Having regard to the above exemptions, the following table shows the contribution to be sought per unit of accommodation, making use of average occupancy as explained in paragraphs 7.28 and 7.29 above.

	1 bed unit	2 bed flat	2 bed house	3 bed unit	4 bed unit	5 (and greater) bed unit
Occupancy Rate (Child)	0.14	0.38	0.66	0.83	1.30	1.71
Occupancy Rate (Adult)	1.33	1.86	1.66	2.05	2.20	2.13
Total Occupancy	1.47	2.24	2.32	2.88	3.50	3.83
Cost Per Dwelling	£440	£765	£943	£1,177	£1,596	£1,910

7 Open Space

Commercial Development

7.41 The Council considers that commercial, as well as housing development impacts upon existing public open space. In order to minimise this impact the Council will encourage open space provision and/or financial contributions towards existing open space provision from commercial development. Any provision or contributions agreed in respect of commercial development will be individually assessed or calculated dependent on the details of the development, its location and other site specific details.

Methodology

7.42 Notwithstanding the above, the Council considers it is appropriate to base the level of contribution from commercial development in line with that established for residential development (see above).

7.43 The Council recognises however, that the use of open space by employees and visitors to commercial developments will be unlikely to involve the use of equipped play space. Accordingly the methodology excludes equipped play space provision.

7.44 The maintenance contribution per person sought for developments of less than 10 dwellings, excluding equipped play space, is **£4.61** (see page 7). The cost of the maintenance per annum figure is then multiplied by 20 years, including compound growth of the maintenance cost based on the General Index of Retail Prices (all items) published by the Central Statistical Office, at the time of the agreement. This gives a 20 year maintenance sum per employee of **£123.92** (2012 prices).

7.45 Where it is appropriate to apply an assumed land cost, the rate applied shall be commensurate with local market costs and calculated with regard to local circumstances and the availability of land (see paragraph 7.18)

7.46 Where a land cost is applied a cost per employee shall be calculated based on the applied rate of provision (the minimum rate of provision for commercial development is 2.4 hectares per 1000 population)

7.47 The initial landscaping cost equates to **£121.20** per person.

Total per employee	£245 (2012 prices)
(Sum of initial landscaping cost and commuted maintenance sum - excludes assumed land cost)	

7.48 The above contribution per person will be applied to the number of employees resulting from the commercial development. Unless otherwise given as part of the planning application process, and in cases where it appears to the Local Planning Authority that the number of expected employees resulting from the proposed development is artificially low, the number of employees will be established using the floorspace to employee ratios given in the following table.

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Use	Floorspace: Employee Ratio (gross floorspace)
Class B1a	12 m ² : 1
Class B1c (Light Industrial)	47 m ² : 1
Class B2 (Industrial)	36 m ² : 1
Class B8 (Distribution)	70 m ² : 1
Class A1 (Retail)	19m ² : 1
Class A1 (Retail Warehousing)	90 m ² : 1
Class A3 (Restaurants)	18 m ² : 1

Derived from: Homes and Communities Agency (HCA) Employment Densities Guide 2nd Edition 2010 - Table of Employment Densities by Drivers Jonas Deloitte.

Exemptions

7.49 In addition to the exemption set out at paragraph 7.43, contributions towards public open space provision from commercial development proposals will not be sought where public open space is provided on site as an integral part of the development.

Assessment and Audit of Open Spaces

7.50 The Government's policy for planning for open space, sport and recreation is set out within paragraphs 73 and 74 of the NPPF. This requires local authorities to undertake robust assessments of the existing and future needs of their communities for open space, sports and recreational facilities. Local authorities are also charged with undertaking audits (in both quantitative and qualitative terms) of existing open space, sports and recreational facilities.

7.51 These assessments and audits are seen as necessary to allow the specific needs for open space, sport and recreational facilities in their areas to be identified, and the starting point for the local authority to establish an effective strategy for open space, sport and recreation.

7.52 West Berkshire District Council, in line with the NPPF, has undertaken an assessment and audit of the District's open space. This indicates that the current public open space provision standard is meeting the needs of the existing population in terms of quantity, but there is a need to improve its quality.

7.53 The NPPF recognises that 'Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities. In reviewing its standards for provision of open space (following the programmed assessment and audit of the District's open space as set out above) the Council will take into account the potential impact of commercial development and expects to include new standards of provision for commercial development within its subsequent revision to this SPD.

7 Open Space

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TP - 8 Waste Management

This document is one of the supporting topic papers which form West Berkshire Council's Supplementary Planning Document (SPD) 'Delivering Investment from Sustainable Development'. The SPD sets out West Berkshire Council's approach to securing developer contributions towards local infrastructure, services and amenities'. It is intended as a guide for landowners, developers and residents. This topic paper sets out how the Council will deal with planning applications where a contribution towards Waste Management will be sought.

8.1 The overarching policies supporting this guidance note are detailed in the Core Guidance Document.

8.2 West Berkshire Council has a statutory responsibility for the collection and disposal of all municipal waste, the majority of which is household waste. In 2002 West Berkshire Council adopted its 20 year plan for Waste Management entitled 'A Municipal Waste Management Strategy for West Berkshire'. This sets out one of the Council's strategic priorities to maximise recycling and composting and limit the amount of waste confined to landfill.

8.3 It is reasonable to expect developers to contribute financially to the provision of recycling, biowaste and refuse collection services for all new residential developments to enable residents to manage their waste sustainably.

8.4 In 2011/2012 78,156 tonnes of household waste was collected meaning that each household on average creates 1.20 tonnes of waste per annum. Additional residential development will increase the pressure on the district's existing household waste and recycling services.

8.5 The need for Municipal Waste Management in the district for the future is the expansion of the Mini Recycling Centres (MRC's) to deal with recyclables that may not necessarily be collected as part of the household waste collections, such as clothing, tetra paks and WEEE. It is anticipated that potential sites of hard standing will be sought for MRC's, one for every 5000 households. Space for these facilities may either be sought within new housing developments or in association with new local centre/shopping provision. The indicative cost of a MRC is £26,000, and therefore a proportion (1/5000th) of this cost will be sought from each household.

8.6 The following contributions are based on a contribution per household to waste storage receptacles along with a contribution towards the provision of additional MRC's. The figures are based on the costs incurred under the terms of the Integrated Waste Management Contract.

Figure 1 – Waste Management Figures 2011/2012 costs

Receptacle/Facility	Contribution Sought
240L wheeled bin for rubbish	£20
240L wheeled bin for biowaste (food and green)	£24
2x 55L boxes and 1x 90L bag for recycling	£7
Mini Recycling Centre	£5.20
Total per household	£56.20

8 Waste Management

8.7 Due to the different nature of waste collections from flats and in the event that the Council is expected to supply the waste provision, the following contributions per 5 new flats built will be sought.

Figure 2 – Waste Management Figures 2011/2012 costs (flats)

Receptacle	Contribution Sought
1100L wheeled bin for rubbish	£142
240L wheeled bin for paper and card	£24
240L wheeled bin for glass	£24
360L wheeled bin for plastic bottles and cans	£39
Mini Recycling Centre	£26
Total per 5 flats	£255

8.8 Please note that 660L wheeled bins for refuse can also be used (depending on the number of flats being built) and a contribution of £104 would be sought.

8.9 In 2013 food waste collections will be rolled out to flats and as such further contributions will be added for this service at a later date.

8.10 For the purpose of bin provision, Houses of Multiple Occupation developments are treated as large households except where the house is divided into separate dwellings for the purpose of council tax, in which case they are treated as flats.

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TP - 9 Environmental Enhancements

This document is one of the supporting topic papers which form West Berkshire Council's Supplementary Planning Document (SPD) 'Delivering Investment from Sustainable Development – West Berkshire Council's approach to securing developer contributions towards local infrastructure, services and amenities'. It is intended as a guide for landowners, developers and residents and sets out how the Council will deal with planning applications where a contribution towards environmental enhancements will be sought.

Introduction

9.1 The Council expects new development to improve the quality of the environment. To this end this topic paper has been guided by the specific aims contained within the relevant sections of the Overall Strategy and Policies CS 17 & CS 18 of the West Berkshire Core Strategy (2006-2026) (adopted July 2012).

9.2 The National Planning Policy Framework (adopted March 2012) (NPPF) together with DEFRA Circular 01/2005 provide guidance on how Local Authorities should protect and enhance biodiversity and geodiversity. Section 40 of the Natural Environment and Rural Communities Act 2006 placed a duty on Local Authorities to conserve biodiversity so far as it is consistent with the proper exercise of its functions. It defines conserving biodiversity as including the restoration or enhancement of populations of a living organism or type of habitat. The Natural Environment White Paper (June 2011) provides further guidance on the value of the environment to business, health and education.

9.3 It is also, in turn, supplemented by background strategies, plans and agreements which have increased information, understanding and consensus regarding the environmental qualities in the District. They ultimately provide a more detailed policy framework and include:

- North Wessex Downs AONB Management Plan
- Landscape Character Assessment for Berkshire
- North Wessex Downs AONB Landscape Character Assessment
- Newbury District-wide Landscape Assessment
- Newbury 2025 A Vision for Newbury Town Centre
- Lower Kennet Valley Management Plan
- Framework for Biodiversity Action in Berkshire
- Habitat Action Plans for Berkshire
- Parish Plans/Village and Town Design Statements
- West Berkshire Living Landscape Project Agreement

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Assessing the contribution

9.4 Where planning applications affecting a site or feature of environmental interest are submitted, detailed site surveys will be sought from developers to establish the quantity and quality of the existing features so that decisions may be made about those which should be safeguarded and enhanced and others where offsetting benefits may be acceptable. In large projects the Council will require an environmental assessment at the application stage.

9.5 The Council recognises that the Quality of Life Capital⁽³⁾ approach is a useful tool which seeks to identify the actions needed to ensure that there is no overall loss to the environment and quality of life. It also signals where gains to the environment and quality of life will bring greatest benefit. It therefore creates clear messages about the objectives that should be aimed for on individual sites. As an approach it is not just concerned with the rare and special, but with conserving, enhancing and creating the more commonplace which provide a sense of locality and are valued by local people.

9.6 Any development, whether residential or commercial, which is associated with a site or issue of environmental significance (such as Special Protection Areas, Special Areas of Conservation, Sites of Special Scientific Interest, Local Wildlife Sites, and Local Geological Sites) will need to be assessed individually. Within the context of the development proposals, if the Council considers that environmental enhancements are required to mitigate the impact of the development, and that these cannot be appropriately secured through planning conditions, then the Council will seek to secure them through planning obligations. Consideration will be given to negotiating appropriate contributions to provide net gains in biodiversity from all residential and commercial development as advised in Section 109 of the NPPF.

9.7 Planning obligations could be used to:

- restrict development so as to reduce, mitigate or compensate existing features e.g. the protection and enhancement of appropriate habitats and species through translocation or other appropriate mitigation; pollution mitigation measures e.g. noise mitigation, soil decontamination, air quality amelioration measures, landfill gas management plans, and flood alleviation measures.
- support works/projects that provide a net gain in biodiversity.
- secure the works necessary to restore, maintain or enhance existing features e.g. the improvement of visual amenity and biodiversity through tree and hedgerow planting and habitat management agreements.
- secure the works necessary to create new features e.g. local environmental improvement schemes; village design/street scene improvements; habitat creation schemes; the provision of public art⁽⁴⁾
- secure contributions to facilities in the vicinity of the site e.g. provision of a village/urban green, allotments, country park, pocket park, picnic site, visitor/interpretation centre; contributions to existing countryside sites e.g. Snelsmore Country Park, Thatcham Nature Discovery Centre including additional staff resources; access for informal recreation such as through a greenway

3 Countryside Agency, English Heritage, English Nature, Environment Agency (March 2001) Quality of Life Capital – Managing environmental, social and economic benefits, CAG Consultants and Land Use Consultants.

4 Public art could include sculpture, engraving, paving designs, fountains, other water features, mosaics, murals, tapestries, flags, street furniture, fencing or railing, decorative walling, landscaping, planting schemes, festivals or other visual displays and creative or decorative lighting or illumination. Other forms of public art or contribution to culture will also be considered

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system, waymarked trail, footpath/bridleway/cycleway, community woodland, nature reserve, green corridors, payment for countryside access agreements, biodiversity education leaflets and interpretation boards.

- secure management/monitoring to ensure that environmental gain is delivered e.g. funding of and monitoring of mitigation and/or enhancement schemes, such as air quality or flood defence; contributions to support the Thames Valley Environmental Records Centre; implementation of management plans/agreements; sustainable urban drainage systems (SUDS)⁽⁵⁾

9.8 The costs associated with such obligations will need to be individually assessed for each project/development and could involve either one of or a combination of the following:

- a cash commission of the relevant programme of work.
- control of a sensitive site through an appropriate legal agreement in order to safeguard its future in the public interest.
- commuted sum for capital costs of implementation and/or revenue costs for maintenance/monitoring.

9.9 Where appropriate, commuted sums will be calculated according to an approved environmental management plan for the site/area as set out within the approved planning application.

9.10 Such management plans should at least detail:

- All aims and objectives required to produce net environmental gain
- All proposals to enable the creation, strengthening and enhancement of identified environmental features
- Any requirements to ensure that any environmental features are adequately protected and enhanced
- All necessary tree works to be carried out - including protection measures for planting trees, maintenance standards and a specification for planting to include size, density and species.
- Specific timings for all works relating to the plan
- Any restrictive requirements imposed on the applicant
- Proposals for the maintenance and monitoring of those identified environmental features over a specified period of time (not less than 5 years)
- Proposals for the longer term management/maintenance of the site/features such as an agreement with the local Wildlife Trust, the West Berkshire Farming & Countryside Project, the local parish council or West Berkshire Council (usually 10 - 25 years)

5 The following document may be of assistance to developers - National SUDS Working Group (May 2003) Framework for Sustainable Drainage Systems (SUDS) in England and Wales (Consultation Draft)

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9.11 The Council recognises Spon's "Landscape and External Works Price Book" (Spon Press) as providing the industry standard costs for the ongoing maintenance of appropriate features, and will use the prices set out within the document (which is updated annually) to calculate the costs of implementation and also of maintenance per annum.⁽⁶⁾ In cases where this cannot be used the Council will substitute its existing 'in house' contract costs, or usual supplier costs, to calculate the appropriate sum or use costs identified by the West Berkshire Farming & Countryside Project, as appropriate. The cost of the maintenance per annum figure is then multiplied by 10 – 25 years (as appropriate), including compound growth of the maintenance cost based on the General Index of Retail Prices (all items) published by the Central Statistical Office, at the time of the agreement.

9.12 Although each planning application will be assessed individually, it is acknowledged that in general the larger the development the greater the cumulative impacts. This will be reflected in the contributions sought towards environmental enhancements. For example, as far as the provision of public art is concerned, smaller development should aim for an appropriate uplift over normal construction/finishing costs to incorporate artistic elements in the scheme. However, developers of major schemes will be expected to set aside a proportion of their budget to commission works of art that are fully accessible, for the benefit of the community and which make a significant contribution to the appearance of the scheme or the character of the area.

9.13 Similarly, as far as air quality is concerned, any major application should be accompanied by appropriate air quality amelioration measures. Larger developments are likely to have an effect upon air quality beyond their site boundaries, particularly through the additional traffic they may generate. The monitoring of air quality both within the locality of the proposed development and along identified transport routes is, therefore, vital in ensuring that national objectives are not exceeded. Contributions will therefore normally be sought from large developments of 550 dwellings or more and from industrial and commercial development on sites larger than 10 hectares, or with a gross floor space of more than 20,000 square metres. In addition contributions may be sought on smaller sites where the location or nature of development is felt to warrant monitoring of air quality. The financial contribution will need to be calculated on a site-by-site basis.

9.14 Conversely, it is recognised that particularly in some areas the level of contributions that will be sought from the limited level of new development that will take place may be insufficient on its own to lead to any new facilities or services being provided. However, a number of small developments are likely to have a cumulative impact on the local environment. It would therefore be more appropriate and cost effective to make a single improvement after a number of smaller developments have been completed.

9.15 It may also be appropriate that in some cases contributions to more strategic environmental enhancements in the vicinity of the site may be appropriate. Applicants would help to implement wider policies for environmental enhancement by contributing to public sector initiatives that go beyond the nexus of a single project on a single site such as through the Berkshire Local Nature Partnership, the West Berkshire Farming & Countryside Project, the Kennet Chalkstream Project, the RENEWAL Project, West Berkshire Council/BBOWT's Living Landscapes Project, or other Biodiversity Opportunity Area/Nature Improvement Area projects. Such contributions will have regard to the strategic policy framework as identified in paragraph 9.2 and the West Berkshire Sustainable Community Strategy 2008 – 2026 'A Breath of Fresh Air'. This will ensure that the justification for seeking contributions is relevant, undertaken in a clear and transparent way and channelled in the most appropriate way to maximise service delivery.

6 In accordance with and as outlined in Topic Paper 7

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Contacts

9.16 Developers and landowners seeking to submit planning applications for residential and commercial development are encouraged to contact the Council's Planning Service and also Countryside and Environment Service directly for site specific advice at an early stage. (Contact details are provided below) Early discussions will provide guidance as to whether and how a site could be developed from an environmental perspective.

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10 Archaeology, Conservation and the Historic Environment

TP - 10 Archaeology, Conservation and the Historic Environment

This document is one of the supporting topic papers which form West Berkshire Council's Supplementary Planning Document (SPD) 'Delivering Investment from Sustainable Development'. The SPD sets out West Berkshire Council's approach to securing developer contributions towards local infrastructure, services and amenities. It is intended as a guide for landowners, developers and residents. This topic paper sets out how the Council will deal with planning applications where a contribution towards archaeology, conservation and the historic environment will be sought.

Introduction

10.1 The Government's policies on the conservation and enhancement of the historic environment are set out in the National Planning Policy Framework or NPPF (2012). It states that the purpose of planning is to help achieve sustainable development, and that the environmental dimension necessitates 'contributing to protecting and enhancing our natural, built and historic environment' (Para 7). 'Pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment' (Para 9), and one of the 12 core planning principles is that planning should 'conserve heritage assets⁽⁷⁾ in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations' (Para 17).

10.2 The NPPF continues, 'Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance' (Para 126). Local planning authorities should consider the impact of a proposed development on the significance of all heritage assets when determining applications: for a designated heritage asset, 'great weight should be given to the asset's conservation' (Para 132).

10.3 The NPPF attaches particular importance to pre-application engagement with the local authority. Applicants should 'describe the significance of any heritage assets affected, including any contribution made by their setting' (Para 128); as a minimum the relevant Historic Environment Record (HER)⁽⁸⁾ should have been consulted, and the assets assessed 'using appropriate expertise where necessary' (Para 128). Emphasis is also put on making information gathered as part of plan-making or development publicly accessible. If heritage assets will be wholly or partly lost as the result of a proposal, developers should be required to record and advance understanding of the significance of these assets, in a manner proportionate to their importance and impact. 'Copies of this evidence should be deposited with the relevant HER, and any archives with a local museum or other public depository' (Footnote to Para 141).

7 A heritage asset is 'a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest' (NPPF Annex 2), and includes those that are nationally designated and assets identified by the local planning authority (including local listing).

8 Historic Environment Records are 'Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use' (NPPF Glossary).

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Stewardship of the Historic Environment

10.4 West Berkshire has a very rich cultural heritage. The buildings, townscapes, landscapes, collections and archives that comprise the heritage of West Berkshire include many that are nationally and regionally significant. The heritage of West Berkshire contributes to the overall quality of life of everyone in the District. It represents many of the essential characteristics of the area which contribute to the pleasures of living and working in or visiting West Berkshire. The future of this valuable resource depends on public understanding and appreciation - this is critical for its long-term care and well being.

10.5 To this end the West Berkshire Local Plan Core Strategy (adopted July 2012) has a strategic objective for Heritage: 'to ensure that development to 2026 is planned, designed and managed in a way that ensures the protection and enhancement of the local distinctive character and identity of the built, historic and natural environment in West Berkshire's towns, villages and countryside.' This is elaborated in Policy CS19:

'In order to ensure that the diversity and local distinctiveness of the landscape character of the District is conserved and enhanced, the natural, cultural, and functional components of its character will be considered as a whole. In adopting this holistic approach, particular regard will be given to:

- a. The sensitivity of the area to change.
- b. Ensuring that new development is appropriate in terms of location, scale and design in the context of the existing settlement form, pattern and character.
- c. The conservation and, where appropriate, enhancement of heritage assets and their settings.
- d. Accessibility to and participation in the historic environment by the local community.'

10.6 West Berkshire's Council Strategy 2013-2017 has the priority of 'Protecting the environment', with a particular objective to 'ensure the protection and promotion of our historic environment and heritage'.

Assessing the contribution

10.7 Any development, whether residential or commercial, which is associated with a site or issue of cultural or heritage significance (including archaeological remains) will need to be assessed individually.

10.8 Within the context of the development proposals, if the Council considers that archaeological or other works are required and that these cannot be appropriately secured through planning conditions, then the Council will seek to secure them through planning obligations.

10.9 The costs associated with such obligations will need to be individually assessed for each project/development. In most cases this will normally mean a cash commission of the relevant programme of work. In other cases it may mean that control of a sensitive site through an appropriate legal agreement might be appropriate in order to safeguard its future in the public interest. In addition, contributions to capital or revenue costs may also be appropriate for site management and/or on or off-site management/research/interpretation schemes such as:

10 Archaeology, Conservation and the Historic Environment

- Historic Landscape Character Assessment
- Monument Management Projects
- Projects identified through the North Wessex Downs Area of Outstanding Natural Beauty (AONB) Management Plan
- Small Towns Survey
- HER database enhancement and environment surveys

Archaeology

10.10 It is particularly relevant for heritage assets of archaeological interest⁽⁹⁾ to be considered at a pre-application stage. 'Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation' (NPPF Para 128).

10.11 Where planning conditions are not appropriate, obligations will be used to secure the protection and/or investigation of archaeological remains in advance of development. For example, it may be appropriate to secure an area containing significant remains so as it is protected in perpetuity and incorporated into the design of the scheme. The best way to safeguard a site of archaeological significance is for it to be preserved in situ and positively managed. Excavation is very much a second best option as although knowledge can be increased through this process, the site is destroyed. An obligation may, therefore, require the investigation, recording, excavation and publication of any archaeological features and finds. There may also be occasions where obligations should be used to secure the conservation of archaeological finds recovered and/or to secure wider 'public benefit', for example through the interpretation of the results of archaeological investigation, publication, touring exhibition or display. Contributions to existing museums or other buildings and facilities or to new buildings or facilities to enable their touring exhibition or museum display might also therefore be appropriate.

10.12 It is the responsibility of the developer to pay for any and all archaeological work required. This will include any fieldwork, the analysis of findings after fieldwork, conservation of objects where appropriate, report writing and publication, museum archiving, and any educational material required to explain the site or findings to the public. The archaeology service can provide information on archaeological organisations that are available to carry out work in West Berkshire. The scope of any work that needs to be done should be agreed in advance with the archaeology service.

Historic Buildings, Conservation Areas, Historic Parks and Gardens, Historic Battlefields and the wider historic landscape

10.13 Where planning conditions are not appropriate, obligations will be used to enable restoration enhancement and/or other works to be carried out to a Listed Building or to enable restoration, enhancement and/or other works to be carried out on buildings, structures, or other land in a Conservation Area in order to conserve or enhance its character.

⁹ 'There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them' (NPPF Glossary).

Archaeology, Conservation and the Historic Environment 10

10.14 Similarly, obligations will be used to enable the restoration/enhancement and/or other works to be carried out to historic parks and gardens, and to enable the preservation/management and/or other works to historic battlefields, locally significant heritage assets and the wider historic landscape.

10.15 There may also be occasions where obligations will be used to secure the off-site interpretation of particular sites through publication (e.g. cycle/walks leaflets, website development and/or enhancement), touring exhibition or display.

Museums and Heritage Facilities

10.16 Where appropriate, and in accordance with thresholds and other provisions set out in respect of contributions towards community facilities set out in Topic Paper 5, the Council will seek the provision and/or enhancement of museums and/or other heritage facilities within the District or contributions towards such provision. Such facilities may include the provision of space in new community buildings; adaptation, or extension of existing museums or other buildings to afford locations across the District suitable for the display of temporary or permanent museum or local history exhibitions or of archaeological discoveries such as those resulting from developer funded archaeology in the locality.

Contacts

10.17 Developers and landowners seeking to submit planning applications for residential and commercial development are encouraged to contact the Council's Heritage team and Planning team directly for site specific advice at an early stage. (Contact details are provided below) Early discussions together with an examination of the West Berkshire Historic Environment Record⁽¹⁰⁾ will provide guidance as to whether a site could be developed from an archaeological and/or conservation perspective.

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Sources/ Documents referred to:

National Planning Policy Framework - March 2012
West Berkshire Local Plan Core Strategy - adopted July 2012
West Berkshire Council Strategy 2013-2017

¹⁰ The West Berkshire HER is the primary index of all known archaeological and historical sites in West Berkshire. It also includes information on fieldwork and excavations (Events), bibliographic references (Sources) and archaeological objects (Finds). Much of this knowledge is stored in a database linked to a computerised map. At present over 9000 monuments are known. However, the record is growing all the time as new sites and objects are discovered. HER resources also include books, articles and unpublished reports, aerial photographs, and historic and modern maps.

11 Fire and Rescue Infrastructure

TP - 11 Fire and Rescue Infrastructure

This document is one of the supporting topic papers which form West Berkshire Council's Supplementary Planning Document (SPD) 'Delivering Investment from Sustainable Development'. The SPD sets out West Berkshire Council's approach to securing developer contributions towards local infrastructure, services and amenities. It is intended as a guide for landowners, developers and residents. This topic paper sets out how the Council will deal with planning applications where a contribution (or other measures) towards fire and rescue infrastructure will be sought.

Introduction

11.1 The overarching policies supporting this guidance note are detailed in the Core Guidance Document.

11.2 The Council considers that Fire and Rescue infrastructure should not be distinguished from other items of community infrastructure necessitated by a development. Where development would result in increased risk or the extension of developed areas then mitigation measures will be required to safeguard the provision of adequate fire and rescue infrastructure.

Assessing the Requirement

11.3 Water supply works may be needed to fulfil the Royal Berkshire Fire & Rescue Service's duty to ensure the provision of an adequate supply of water for fire fighting. Requirements for the provision of fire hydrants and for other works necessary to ensure adequate supplies of water, in terms of both volume and pressure, may be required by the fire service. Developers should bear in mind that these requirements may relate to small-scale developments, particularly in more isolated locations without adequate infrastructure.

11.4 The nature of risk will vary according to the type, density and location of development and each development will need to be assessed on an individual basis. The following guidelines are intended to inform and assist landowners and developers in assessing potential fire and rescue requirements;

- In residential areas fire hydrants should generally be positioned at 400 metre intervals and no dwelling should be more than 200 metres from the nearest hydrant. In industrial areas hydrants should be positioned at 250 metre intervals and not more than 125 metres from any development. Fire hydrants covering public buildings, hotels, and commercial developments should be spaced at distances determined on a risk assessment basis defined by the fire service.
- The cost of providing a new fire hydrant on a new water main will vary depending upon the size of the main with an average cost in the region of £650 (excluding VAT) in 2010.
- The size of water mains provided is determined by the Water Undertaking. Where water undertakers are not proposing to lay mains of adequate size for fire fighting purposes, the cost of a supply from the nearest main of adequate size would be determined on an individual basis. Before laying a main, confirmation from the fire service would be required that the intended size would fulfil the fire fighting needs identified for the nature of risk presented by the proposed development.

Fire and Rescue Infrastructure 11

- In planning provision of fire hydrants in countryside areas, particular attention should be given to specific risks and no definitive distances can be provided.
- For developments that are considered to be of significant risk e.g. processing activities involving the use of highly flammable materials, proposals will be considered on their merits to ensure that the overall provision for fire fighting is adequate. This may include internal water based protection systems, private fire hydrants, statutory fire hydrants and other “open water” supplies where appropriate.
- Fire hydrants should be sited in positions to be agreed by the Royal Berkshire Fire Authority and the Local Planning Authority. Such locations will be at main roads, feeder roads or road junctions where they are readily visible.

Contacts

11.5 For more information please contact:

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12 Preventing Crime and Disorder

TP - 12 Preventing Crime and Disorder

This document is one of the supporting topic papers which form West Berkshire Council's Supplementary Planning Document (SPD) 'Delivering Investment from Sustainable Development'. The SPD sets out West Berkshire Council's approach to securing developer contributions towards local infrastructure, services and amenities. It is intended as a guide for landowners, developers and residents. This topic paper sets out how the Council will deal with planning applications where a contribution towards preventing crime and disorder will be sought.

Introduction

12.1 The overarching policies supporting this guidance note are detailed in the Core Guidance Document.

12.2 Crime prevention can be a material consideration in the determination of a planning application and new development in the District should be designed to reduce the potential for crime. Failure to do so could result in the Council refusing planning permission.

12.3 Policy CS14 – Design, of the Council's Core Strategy (adopted July 2012) expects development proposals to 'create safe environments, addressing crime prevention and community safety'.

12.4 Supplementary Planning Document 'Quality Design West Berkshire', which sets out guidelines for the design and layout of new development in District and encourages creative designs which balance the need to prevent crime with the need to create high quality environments.

12.5 This supplementary planning document is not intended as a substitute to the Council's existing Quality Design SPD. It is not guidance on the layout of schemes or 'planning out' crime. This guidance provides an outline of the contributions the Council will seek from developers towards initiatives aimed at deterring and preventing crime and anti-social behaviour.

Government Guidance

12.6 Planning Policy Statements were superseded by the National Planning Policy Framework (NPPF) in March 2012. The fifth bullet point of paragraph 58 states that;

'Planning policies and decisions should aim to ensure that developments create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion'

12.7 Planning authorities should have regard to good practice as set out in 'Safer Places: The Planning System and Crime Prevention (ODPM / Home Office 2004).

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Crime and Disorder Act 1998

12.8 The Crime and Disorder Act 1998 places a duty upon local authorities to seek to prevent crime and disorder in its area in carrying out its duties.

12.9 Specifically, Section 17 of the Act requires:

“Without prejudice to any other obligation imposed on it, it shall be the duty of each authority to which this section applies to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area.”

12.10 The duty imposed by the Crime and Disorder Act therefore is for the Council to seek to prevent crime and disorder, to have regard to the crime and disorder implications of its decisions and the need to do all it reasonably can to prevent crime and disorder in its area. The duty applies to all of the Council’s functions; therefore the issue is neither the responsibility of any particular department nor one particular element of its theatre of operation, but a cross-departmental corporate responsibility. In this regard planning can contribute to the success of preventing crime and disorder, but does not operate in isolation and will not, on its own, provide the mechanism or the means for the Council to prevent crime and disorder in its area.

12.11 Under the requirements of the Crime and Disorder Act 1998, and in line with National and local policy, the Council considers that it is appropriate to seek to minimise the impact of development on community safety and ensure the development contributes to measures to prevent and deter crime and vandalism and other anti-social behaviour.

Contributions from Development

12.12 In line with West Berkshire Council’s SPD ‘Quality Design – West Berkshire’ (adopted June 2006) the Council expects all new development to be designed so as to reduce the potential for criminal activity and anti-social behaviour.

12.13 In addition, the Council considers it is appropriate to seek contributions towards wider crime prevention measures, where development would result in an increased risk to actual or perceived public safety or an increased risk of vandalism or anti-social behaviour. The Council considers such development will place a greater burden on the crime prevention initiatives adopted by the Council, (in association with its crime prevention partners), and will seek contributions based on the cost of mitigating this additional burden.

12.14 Contributions will be sought from both residential and commercial development proposals.

12.15 It is recognised that the contribution sought from new development may be insufficient or uneconomic on its own to meet the costs of the crime prevention initiatives (or parts thereof) identified as appropriate to the development. This may be particularly the case in some areas where a limited level of new development would be expected. The Council may therefore consider it appropriate and cost effective to seek to implement certain crime prevention initiatives (arising from the impact of the development) once funding has been secured from a number of developments.

12 Preventing Crime and Disorder

Contributions from Residential Development

12.16 All residential developments will be expected to contribute towards crime prevention initiatives (see below).

12.17 Contributions will be individually assessed or calculated dependent on the details of the development, its location and other site specific details, and with regard to the aims and objectives of the Council's crime prevention initiatives.

12.18 The level of contributions will be based on both the cost of implementation and subsequent operation / monitoring (for a minimum period of 20 years) of the relevant element of the particular initiative to which contributions will be directed. In order to allow for inflation the contribution will be calculated including a compound growth cost to the operation / monitoring element, which will be based on the General Index of Retail Prices (all items) published by the Central Statistical Office at the time of the agreement.

12.19 On strategic new developments, Thames Valley Police (TVP) may seek the provision of appropriately sized Neighbourhood Offices that will provide TVP officers with a location to utilise as a touch down office and allow members of the public and community groups to directly speak to and liaise with the officers patrolling their neighbourhood.

12.20 Typically such facilities would only be delivered on significant new developments, often those which propose facilities such as schools, neighbourhood centres and community facilities. However each case will be assessed on its own merits.

Contributions from Commercial Development

12.21 The Council expects all commercial development schemes to recognise the need to prevent crime and ensure, through the design and layout of any scheme, that the potential for criminal activity and anti-social behaviour are reduced. However, the Council recognises the security risks for commercial development will differ from those for residential development.

12.22 The Council considers the impact of commercial development on the personal safety of employees of such development and the protection of land and buildings from anti-social actions should be the responsibility of the developer and/or employer. However, the Council considers commercial development should also contribute to the wider remit of crime prevention initiatives pursued by the Council, in the interests of maintaining a safe and secure environment for employees, visitors and the general public. Accordingly, where commercial development is proposed above the thresholds for contributions set out in Table 2 of the Core Guidance, the Council will seek contributions towards its crime prevention initiatives. The level of contribution sought will be individually assessed or calculated dependent on the details of the development, its location and other site specific details.

12.23 For all Use Classes except Class A3 and D2 uses the contributions sought will be based on net floor area of the proposal. For Class A3 and Class D2 uses the contributions sought will be based on the net floor area of the proposal and consideration of the visitor capacity of the development (for example the number of covers for a restaurant or the number of cinema seats).

12.24 The level of contributions will be based on both the cost of implementation and subsequent operation / monitoring (for a minimum period of 20 years) of the relevant element of the particular initiative to which contributions will be directed. In order to allow for inflation the contribution will be calculated including a compound growth cost to the operation / monitoring element, which will be based on the General Index of Retail Prices (all items) published by the Central Statistical Office at the time of the agreement.

Preventing Crime and Disorder 12

Crime Prevention Initiatives

12.25 With its partners the Council is engaged in a number of crime prevention initiatives. These are outlined below. Developers should not necessarily regard this list as exhaustive, as the Council will look to implement additional initiatives as and when resources permit and need arises as a result of development.

12.26 In addition to those set out below, there are other initiatives and schemes promoted by other bodies, in particular Thames Valley Police, that may provide assistance in reducing crime and disorder. The provision of buildings or other facilities, police kit and equipment, or financial contributions, in order to facilitate the implementation of such schemes, may also be considered acceptable.

CCTV

12.27 The Council operates a CCTV system, known as the 'West Berkshire CCTV System' comprising a number of cameras installed at strategic locations throughout the district. The Council's CCTV Policy notes that the use of CCTV in West Berkshire is considered a necessary and suitable tool to help achieve a reduction in crime, reduce fear of crime and improve public safety. The stated objectives of the West Berkshire CCTV System are defined as:

- To help reduce the fear of crime
- To help deter crime
- To help detect crime and provide evidential material for court proceedings
- To deter vandalism
- To improve public protection
- To assist in the overall management of towns where CCTV is sited
- To enhance community safety, boost the economy and encourage greater use of the town centre / shopping mall etc
- To assist the Local Authority in its enforcement and regulatory functions within the town centre
- To assist with traffic management
- To assist in supporting civil proceedings help detect crime
- Any other objective agreed by the owners of the scheme.

12.28 The Council is committed to sustaining a CCTV System in West Berkshire in accordance with the objectives detailed above.

12.29 The Council will utilise CCTV and other data, including crime data, to inform future developments in respect of the CCTV System and to establish the level of contributions sought from development for the provision of CCTV. Until such time as this SPD is reviewed, the Council will continue to encourage and expect contributions towards CCTV provision. Any provision or contributions agreed will be individually assessed or calculated and will be dependent on the details of the development, its location and other specific details.

12 Preventing Crime and Disorder

12.30 TVP, via the Council, may seek contributions towards the provision of Automatic Number Plate Recognition Cameras (ANPR) when considered necessary, appropriate and directly related to a proposed development. ANPR has proved particularly effective in rural areas and in areas on or close to the strategic road network. West Berkshire clearly has large rural areas and its proximity to the A34 and M4 means that it is readily accessible from large parts of the wider region.

12.31 Where contributions are sought for the provision of CCTV and/or ANPR, such contributions will be based on the provision of cameras and the cost of operation of the cameras including monitoring costs for a period of at least 20 years, including compound growth of the monitoring cost based on the General Index of Retail Prices (all items) published by the Central Statistical Office, at the time of the agreement.

12.32 Developers are advised to contact the West Berkshire Safer Communities Partnership Team Manager for further information regarding the likely need and costs of CCTV and/or ANPR provision arising from their development proposals.

Safer Communities Partnership

Partnership Strategic Assessment

12.33 The Crime and Disorder Reduction Partnership, of which the Council is a responsible authority, is required to annually conduct a Partnership Strategic Assessment following the review in 2006 of the Crime and Disorder Act 1998 and Police Reform Act 2002. The Partnership Strategic Assessment is required to:

- analyse levels and patterns of crime, disorder and substance misuse in West Berkshire;
- analyse changes to these levels or patterns;
- seek to determine why changes have occurred;
- assess the extent to which the previous strategy or partnership plan was implemented.

12.34 The Strategic Priorities identified by the Partnership Strategic Assessment 2010/11 are:

- Domestic Abuse
- Crime committed by known offenders
- Anti-social Behaviour
- Crime committed by young people
- Public Confidence in how crime and anti-social behaviour is tackled

Partnership Plan

12.35 The Partnership Plan sets out the Outcomes for each of these Strategic Priorities, objectives and actions

12.36 Developers are advised that further information on these initiatives can be obtained from the West Berkshire Safer Communities Partnership Team Manager.

Preventing Crime and Disorder 12

Contacts

Planning Policy Team
Planning & Countryside Service
West Berkshire District Council
Council Offices, Market Street
Newbury
RG14 5LD

Tel: (01635) 519111
Fax: (01635) 519408
Email: planningpolicy@westberks.gov.uk

Safer Communities Partnership Team Manager
Safer Communities Partnership Team
Policy & Communication
West Berkshire District Council
20 Mill Lane
Newbury
RG14 5QU

Tel. (01635) 264703
Fax. (01635) 264666
Email: spowell@westberks.gov.uk

12.37 Sources/Documents referred to:

Safer Places: The Planning System and Crime Prevention – ODPM / Home Office April 2004
Quality Design West Berkshire – Supplementary Planning Document Adopted June 2006
National Planning Policy Framework (NPPF) – National policy adopted March 2012
West Berkshire Core Strategy – Development Plan Document adopted July 2012

13 Adult Social Care

TP - 13 Adult Social Care

This document is one of the supporting topic papers which form West Berkshire Council's Supplementary Planning Document (SPD) 'Delivering Investment from Sustainable Development'. The SPD sets out West Berkshire Council's approach to securing developer contributions towards local infrastructure, services and amenities. It is intended as a guide for landowners, developers and residents. This topic paper sets out how the Council will deal with planning applications where a contribution towards adult social care provision will be sought.

Introduction

13.1 The overarching policies supporting this guidance note are detailed in the Core Guidance Document.

13.2 West Berkshire Council is responsible for assessing the care needs of adults in West Berkshire, and commissioning services to meet these needs. In accordance with Government legislation, the Council has a duty to support those individuals with the greatest care needs, who are unable to finance their own care. Adults may have care needs because of impairment or disability, frailty through age or vulnerability and isolation. Many adults with care needs are supported by families, and the Council has a duty to offer support to family carers as well.

13.3 New housing development generates an increased demand for social care. Many of the key Government indicators measure the Council's performance by the proportion of the total population it is supporting, clearly showing an expectation that the service is directly linked to the number of people resident in the area. The nature of social care work is such that an individually tailored package of care has to be devised for each new person assessed as eligible for a service. This means that the costs of providing care are less able to be tied to specific buildings or capital projects, and need to fund the on-going flexible care for the person in need.

13.4 Furthermore, the Government requires the Council to offer people support in the form of a "Personal Budget", a cash sum to cover the assessed cost of their care needs, which they have control over. This is seen as encouraging people to remain independent, and Government expects us to adopt this as the default way of providing care support. Clearly, the implication is that a cash contribution can be used where the care is most effective, and people with care needs have the choice of how, what and where they purchase their care. This is a disincentive for Councils to focus on being the main provider of services, whether they be Home Care, residential homes, or day centres; and requires us to be one player in a "mixed economy of care".

13.5 So, the main functions of the Council are the assessment of people against consistent criteria, to determine the level of their need, and having done so, to offer support to those in the greatest need, by giving them a choice of facilities or services, some, but not all of which, may be run by the Council itself. This function requires a skilled care management workforce, and support to secure a contract covering the appropriate services. Financially, the Council requires revenue to pay its skilled workers, and to purchase care, and it is these budgets which come under most pressure when the overall population (and demand) increases.

Government Funding

13.6 The Government calculates the amount it believes each Council requires to provide adult social care services, based on the population in West Berkshire. This forms part of the annual settlement to the Council. It takes two years for increases in population to be reflected in government funding, i.e. a development in 2010 resulting in increased pressure on Adult Social Care services will not be reflected in government funding until the 2012 settlement. It is this two year lag in the funding for growth in population, as a direct result of the development, that the developers' contributions are designed to cover.

Principles of the contribution formula

13.7 The formula for calculating developer contributions is based on the following principles:

- Extra population gives a pro-rata increase in demand for social care
- Extra demand causes extra revenue, rather than capital, cost pressures
- There is a two year gap between demand and government contribution

13.8 The contributions have been calculated purely on the costs of front-line staff and services: they have not included any marginal increase in premises, management or infrastructure costs.

Types of service included in the formula

13.9 The contribution formula is based on the costs of the six key services which are delivered to people with care needs. These are reported to the Commission for Social Care Inspection as part the annual performance assessment framework for Adult Social Care, and are measured by the volume of service delivered. These indicators summarise the full range of services which are supported by the council, with the exception of services offered to family carers.

List of Key services

- C29 Adults with Physical Disabilities helped to live at home
- C30 Adults with Learning Disabilities helped to live at home
- C31 Adults with Mental Health problems helped to live at home
- C32 Older People helped to live at home
- C72 Older People admitted into residential care each year
- C73 Adults aged 18-64 admitted into residential care each year

13.10 Using the unit cost for providing each service, and calculating what proportion of the population receive each service, a figure representing the cost per year of extra population can be calculated. The figure is therefore doubled, to represent the cost over two years. This calculation can be updated each August, following the collation of activity and unit cost figures for the previous financial year.

13 Adult Social Care

Average number of adults per dwelling:

13.11 A sliding scale of average number of adults per dwelling is used, which takes into account the different sizes of dwellings. The dwelling occupancy rate is reduced by average child occupancy to result in an adult occupancy rate. The rates are derived from a recent survey carried out by West Berkshire Council of occupancy rates for different sizes and types of dwellings.

13.12 Table for calculating number of adults per dwelling:

	One bedroom units	Two bedroom flats	Two bedroom units	Three bedroom units	Four bedroom units	Five + bedroom units
Dwelling occupancy rate	1.47	2.24	2.32	2.88	3.50	3.83
Less Child occupancy	0.14	0.38	0.66	0.83	1.30	1.71
Adult occupancy	1.33	1.86	1.66	2.05	2.20	2.12

NOTE: Figures are rounded to two decimal places

Applying the costs and activity formula:

13.13 This calculation is given as an example, to illustrate the actual cost, per three bedroom unit, using the above adult occupancy formula.

C29:	Adults with PD helped to live at home, cost per new dwelling	£43.72
C30:	Adults with LD helped to live at home, cost per new dwelling	£53.98
C31:	Adults with MH helped to live at home, cost per new dwelling	£8.65
C32:	Older People helped to live at home, cost per new dwelling	£159.33
C72:	Older People admitted to residential home, cost per new dwelling	£89.48
C73:	Adults aged 18-64 admitted to residential, cost per new dwelling	£9.50
	Total cost of extra social care services, per new three bedroom dwelling	£364.66

13.14 Therefore, the contribution required for two years costs = 2 x £364.66 = **£729.32**

Adult Social Care 13

13.15 Using this formula, applying the different occupancy levels for each size of dwelling, gives the following total contribution figures per dwelling:

One bedroom unit	£473
Two bedroom flat	£662
Two bedroom house	£591
Three bedroom unit	£729
Four bedroom unit	£783
Five + bedroom unit	£754

13.16 This figure will be reviewed annually following the publication of each financial year's final cost and activity data, as reported to the Department of Health in the annual PSSEX1 return.

Major Developments

13.17 Within major housing developments on-site facilities for use by adult social services and their partners, such as voluntary organisations, and those operating at the health/social care delivery interface, such as community health practitioners, may be required. Such facilities may also be needed to provide day facilities run by the voluntary sector, other voluntary groups, meals on wheels and as an office base for staff working in the area. These facilities could be integrated into existing or proposed community centre/halls where appropriate.

13.18 The Council may also seek the provision of housing within major developments for people with physical and learning disabilities and mental health problems.

13.19 Major housing development will also generate pressure and demand on other existing social services and voluntary sector delivery resulting in a need for expanded or additional services, not necessarily on site. For example day care facilities for older people, people with mental health problems and people with learning and physical disabilities will require to be expanded and contributions will be expected to support any necessary expansion programmes.

Exceptions

13.20 As the Council's duty is to provide social care services for the resident population, all business, commercial and non-residential developments are not expected to make a contribution towards this service.

13.21 In addition, adjustments will be made to the formula in the case of development where impacts are more specific, for example extra care developments, or elderly persons accommodation.

13 Adult Social Care

Contacts

13.22 For further information please contact:

Performance Team
Social Care Commissioning and Housing
West Berkshire Council
West Street House
West St
Newbury
RG14 1BZ

Tel: 01635 519586

Example Contributions Document

Example Contributions Document

This document is one of the supporting papers which form West Berkshire Council's Supplementary Planning Document (SPD) 'Delivering Investment from Sustainable Development'. The SPD sets out West Berkshire Council's approach to securing developer contributions towards local infrastructure, services and amenities. It is intended as a guide for landowners, developers and residents. This document details the planning application process and procedures and sets out example contributions for development using a formulaic approach.

Introduction

- 1** The Council would like as far as is possible to assist those considering the development of land to understand the likely scope and scale of developer contributions which may be sought. In cases where impacts of development are reasonably predictable it is possible to determine the likely scale of contribution with reference to the Core Guidance document and the relevant Topic Papers. In some cases the impacts and likely mitigation through contributions are less predictable and can only be established through site specific investigation.
- 2** When land becomes available for purchase the Council is frequently inundated with requests for information, including likely levels of developer contributions. The Council is unable to give detailed advice in response to these early, speculative queries but it recommends that the SPD is used to gain a general impression.
- 3** To further assist, the Council has produced the following tables of example contributions. They aim to set out, as far as is possible, a typical picture of contributions which will be sought from residential proposals of various scales and from commercial development. However, they only act as an indicator of the scale and scope of contributions which may be necessary as these will vary according to the proposal. Negotiations for purchase of land should only be undertaken on the basis that any developer contributions which may be sought can only be finally determined through the planning application process.
- 4** Please note that the prices set out below are subject to change to take account of annual cost variations and other factual updating. The base date for individual prices is set out in the topic papers. This paper will be updated as necessary to take account of such changes.

Planning Application Processes

- 5** The Council wishes to ensure that securing necessary developer contributions does not result in delays to processing planning applications. Applicants will be required to enter into a legal agreement as defined by S106 of the Town & Country Planning Act 1990. These agreements are known as S106 agreements.
- 6** There will be a charge for the Council's legal costs in drawing up the agreement and a separate fee for planning administration. All agreements must be completed and signed within the timescale for the determination of the planning application. The legal agreement will usually require financial contributions to be paid upon commencement of development, in order for the infrastructure to be in place to mitigate the impact of the development. Legal agreements will also contain requirements for notification of commencement of development. A S106 agreement is registered as a charge on the land, and is payable by the owner of the land at the time the development commences, so if the land is sold on, the new owner is liable, not the applicant.

Example Contributions Document

Minor Applications

7 In the case of minor applications (e.g. residential developments up to 9 dwellings, commercial developments under 1000m²), a letter will be sent to the applicant (or agent if one is used) confirming the likely contribution with reference to the table of example contributions. This letter will be sent out at the beginning of the process, usually once the application has been validated. It should be noted that the assessment of likely financial contributions is subject to consultation and verification with the service units concerned (for instance Education, Highways etc), and figures could change as a result. The Council will aim to determine all minor applications (including the completion of the legal agreement) within 8 weeks of registration.

Major Applications

8 For major applications (of 10 dwellings or more or commercial development of over 1,000m²) a similar process will be followed. However, applicants are strongly encouraged to seek pre-application discussions so that financial contribution matters can be determined in advance. The Council will aim to determine all major applications (including the completion of the legal agreement) within 13 weeks of registration.

9 More information on processes for dealing with planning applications is available on the Planning pages of the Council's website. The SPD Core Guidance and Topic Papers are available on the Planning Policy pages of the Council's web site.

10 To provide further help and guidance this Example Contributions document includes some Frequently Asked Questions, which are shown at the end of the document.

Example Contributions Document

Dwelling Occupancy Rate

11 West Berkshire Council undertook a survey to establish the occupancy levels of new properties in 2011. The rates shown below are used as part of the formulaic approach to calculate contributions.

	1 bedroom units	2 bedroom flats	2 bedroom houses	3 bedroom units	4 bedroom units	5+ bedroom units
Dwelling Occupancy Rate (All Children) ¹	0.14	0.38	0.66	0.83	1.30	1.71
Dwelling Occupancy Rate (School Age Children) (3-17) ²	0.02	0.24	0.39	0.65	0.98	1.33
Dwelling Occupancy Rate (Adult) ³	1.33	1.86	1.66	2.05	2.20	2.12
Dwelling Occupancy Rate (Total) ⁴	1.47	2.24	2.32	2.88	3.50	3.83

Notes:

¹The All Children Dwelling Occupancy Rate is used to calculate the element of the Open Spaces contribution relating to Equipped Play Space.

²The School Age Children Dwelling Occupancy Rate is used to calculate the Education contribution.

³The Adult Dwelling Occupancy Rate is used to calculate the contribution towards Adult Social Care.

⁴The Total Dwelling Occupancy Rate is used to calculate the contributions for the elements of Open Spaces relating to Playing Fields and Public Amenity Space, and for the Libraries and Healthcare contributions.

Example Contributions Document

Example Contributions

Residential - 1 to 4 dwellings

12 For proposals of 1 to 4 dwellings the focus will be on impacts upon transport provision, education, open space, libraries, primary health care facilities, adult social care, and waste management. Occasionally contributions to mitigate other impacts may be necessary.

Example Contribution (in £s)							
	1 bedroom units	2 bedroom flats	2 bedroom houses	3 bedroom units	4 bedroom units	5+ bedroom units	
Transport ¹	1,100	2,200	2,200	3,300	4,400	5,500	See Topic Paper 2
Education ²	186	2,680	4,513	8,124	12,737	17,194	See Topic Paper 3
Open Space ³	440	765	943	1,177	1,596	1,910	See Topic Paper 7
Libraries	157	239	248	307	374	409	See Topic Paper 4
Health Care	103	157	163	202	245	269	See Topic Paper 6
Adult Social Care	473	662	591	729	783	754	See Topic Paper 13
Waste Management	56	56	56	56	56	56	See Topic Paper 8
Example totals per unit	£2,515	£6,759	£8,714	£13,895	£20,191	£26,092	
Administration Cost	£675 per application (will be refunded if the application is not approved)						
Legal Cost	Charged separately by our legal team depending on the complexity of the agreement						

Notes:

¹ A separate contribution, or obligation to carry out highways works may also be required.

² The Education contribution should be estimated using the figures above. The Education Assets Team will make an assessment of the impact on the catchment schools during the course of the application which may result in an amendment to the final contribution. Please contact the Education Assets Team (01635 519366) for information on 'other' dwellings including caravans and mobile homes at a fixed address.

³ The Open Spaces contribution is towards improvements to off site provision and excludes assumed land cost.

Example Contributions Document

Residential - 5 to 9 dwellings

13 For proposals of 5 to 9 dwellings the focus will be on impacts upon transport provision, education, open space, libraries, primary health care facilities, adult social care, and waste management. 20% provision of affordable housing will also be required.

Example Contribution (in £s)							
	1 bedroom units	2 bedroom flats	2 bedroom houses	3 bedroom units	4 bedroom units	5+ bedroom units	
Affordable Housing ¹	20% provision required						See Topic Paper 1
Transport ²	1,100	2,200	2,200	3,300	4,400	5,500	See Topic Paper 2
Education ³	186	2,680	4,513	8,124	12,737	17,194	See Topic Paper 3
Open Space ⁴	440	765	943	1,177	1,596	1,910	See Topic Paper 7
Libraries	157	239	248	307	374	409	See Topic Paper 4
Health Care	103	157	163	202	245	269	See Topic Paper 6
Adult Social Care	473	662	591	729	783	754	See Topic Paper 13
Waste Management ⁵	56	56	56	56	56	56	See Topic Paper 8
Example totals per unit	£2,515	£6,759	£8,714	£13,895	£20,191	£26,092	
Administration Cost	£675 per application (will be refunded if the application is not approved)						
Legal Cost	Charged separately by our legal team depending on the complexity of the agreement						

Notes:

¹ The requirement for affordable housing will be applied to the total number of gross dwellings on the proposed development site.

² A separate contribution, or obligation to carry out highways works may also be required.

³ The Education contribution should be estimated using the figures above. The Education Assets Team will make an assessment of the impact on the catchment schools during the course of the application which may result in an amendment to the final contribution. Please contact the Education Assets Team (01635 519366) for information on 'other' dwellings including caravans and mobile homes at a fixed address.

⁴ The Open Spaces contribution is towards improvements to off site provision and excludes assumed land cost.

⁵ See Topic Paper 8 for further details on flatted developments.

Example Contributions Document

14 On schemes of this size, contributions may also be required for the following depending on the character and location of the proposal:

Community Facilities	See topic paper 5
Environmental enhancements	See topic paper 9
Historic environment	See topic paper 10
Fire and rescue infrastructure	See topic paper 11
Preventing Crime and Disorder	See topic paper 12

Example Contributions Document

Residential – 10 to 14 dwellings

15 For proposals of 10 to 14 dwellings the focus will be on impacts upon transport provision, education, open space, libraries, primary health care facilities, adult social care and waste management. 30% provision of affordable housing will also be required.

Example Contributions (in £'s)							
	1 bedroom units	2 bedroom flats	2 bedroom houses	3 bedroom units	4 bedroom units	5+ bedroom units	
Affordable Housing ¹	30% provision is required						See Topic Paper 1
Transport ²	1,100	2,200	2,200	3,300	4,400	5,500	See Topic Paper 2
Education ³	186	2,680	4,513	8,124	12,737	17,194	See Topic Paper 3
Open Space ⁴	On Site Provision is normally required						See Topic Paper 7
Libraries	157	239	248	307	374	409	See Topic Paper 4
Health Care	103	157	163	202	245	269	See Topic Paper 6
Adult Social Care	473	662	591	729	783	754	See Topic Paper 13
Waste Management ⁵	56	56	56	56	56	56	See Topic Paper 8
Administration Cost	£1,350 per application (will be refunded if the application is not approved)						
Legal Cost	Charged separately by our legal team depending on the complexity of the agreement						

Notes:

¹ The requirement for affordable housing will be applied to the total number of gross dwellings on the proposed development site.

² A separate contribution, or obligation to carry out highways works may also be required.

³ The Education contribution should be estimated using the figures above. The Education Assets Team will make an assessment of the impact on the catchment schools during the course of the application which may result in an amendment to the final contribution. Please contact the Education Assets Team (01635 519366) for information on 'other' dwellings including caravans and mobile homes at a fixed address.

⁴ The Open Spaces contribution is normally on site – contribution will depend on how the initial provision is made and on future ownership and maintenance arrangements.

⁵ See Topic Paper 8 for further details on flatted developments.

Example Contributions Document

16 On schemes of this size, contributions may also be required for the following depending on the character and location of the proposal:

Community Facilities	See topic paper 5
Environmental enhancements	See topic paper 9
Historic environment	See topic paper 10
Fire and rescue infrastructure	See topic paper 11
Preventing Crime and Disorder	See topic paper 12

Residential - 15 dwellings or more

17 On schemes of 15 dwellings or more contributions may be required for the following depending on the character and location of the proposal as indicated in the topic papers:

30% provision of Affordable Housing on previously developed land and 40% provision of Affordable Housing on greenfield land (applies to sites of 15 units gross or 0.5 ha or more)	See topic paper 1
Transport	See topic paper 2
Education	See topic paper 3
Libraries	See topic paper 4
Community Facilities	See topic paper 5
Health Care	See topic paper 6
Open Space	See topic paper 7
Waste Management	See topic paper 8
Environmental Enhancements	See topic paper 9
Historic Environment	See topic paper 10
Fire and Rescue Infrastructure	See topic paper 11
Preventing Crime and Disorder	See topic paper 12
Adult Social Care	See topic paper 13
Administration Costs	£1,350 per application
Legal Costs	Cost dependent on complexity of agreement

Example Contributions Document

Very Large Residential Schemes – approximately 200 dwellings or more

18 Due to the large scale of proposals the contribution sought may be of a special character. See topic papers for specific references.

Commercial development

19 Contributions from commercial development will generally be sought from proposals above the thresholds set out in the Core Guidance (e.g. B1 development over 120m²). However, it may be necessary to seek contributions on schemes below those thresholds depending on the character and location of the proposal.

20 The table below gives an indication of the levels of contribution typically sought from commercial development. However, due to the diverse nature of such development and the impacts it creates, other or additional contributions may be required. Please refer to the Core Guidance document and the Topic Papers for further details on how to estimate the level of contribution for other use classes.

Example Contribution (in £s per m ²)					
	A1	B1a	B2	B8	
Transport ¹	140.00	60.00	40.00	40.00	See Topic Paper 2
Open Space ²	12.89	20.42	6.81	3.50	See Topic Paper 7
Libraries ³	1.80	2.85	0.95	0.49	See Topic Paper 4
Example sub totals per m ²	£155.01	£83.77	£47.92	£44.08	
Planning Administration cost	An administration charge of £675 or £1,350 will be made on schemes of under 1000m ² or 1000m ² and over respectively..				
Legal fees	Charged separately by our legal team depending on the complexity of the agreement				

Notes:

¹ A separate contribution, or obligation to carry out highways works may also be required.

² The example contribution is towards improvements to off site provision and excludes assumed land cost. Payment is based on £245 per employee.

³ The contribution is based on £34.16 per employee.

Example Contributions Document

Frequently Asked Questions

Q. Is a contribution required when a house is being replaced?

No. Contributions are only sought in cases where there is a net increase in dwellings. Where one dwelling is knocked down and replaced with another no contribution will be sought. Where a single dwelling is replaced with two, contributions will be sought for the one new dwelling (net) which has been added.

Please note that the thresholds for affordable housing are calculated on a gross basis i.e. no account is taken of demolitions when determining the level of affordable housing to be provided.

Q. Is there a charge for house extensions?

No. Contributions are sought from residential developments of 1 dwelling (net) or more. See the Core Guidance paper on the Council's web site. This explains the development size thresholds above which contributions will be sought.

Q. Do contributions have to be made when outline applications are submitted?

Outline applications determine the principle of development, and as such a legal agreement will be required in order to secure contributions. The legal agreement will normally require payment of contributions on commencement of development,

Q. Do contributions have to be made in reserved matters applications?

In most cases there would be no contribution requirements attached to reserved matters applications. Exceptionally, where the outline scheme was very generalised (e.g. the number of dwellings was not stated) it may be necessary for contributions to be sought by means of completing a legal agreement. Such cases are rare.

Q. Is the amount of contribution always the same regardless of site circumstances?

No. An assessment of the impact of the scheme is made in each case during the planning application process. However, the impacts of development on local services and infrastructure are generally predictable. The examples in this document are based on the formulas and standard charges set out in the SPD.

Q. I am planning to demolish one 3 bed house and erect 3 new 4 bed houses. How will the Council assess the impact of the development?

The Council will take account of the size and scale of the dwelling(s) being demolished, and will reduce the contribution required for the development accordingly, so that the net impact of the development is mitigated. In this example, the contributions for the 3 bed dwelling being demolished will be deducted from the contributions payable for the 3no 4 bed dwellings being erected.

Q. My plans show a study/playroom. How are the contributions calculated in this case?

Each planning application is assessed individually by the service units and the case officer. However, if the drawings show a room that could accommodate a single bed, and therefore could be used as a bedroom, the service units, with discussion with the case officer, may decide to treat it as such. This could include rooms described as 'study', 'playroom', 'dressing room,' 'bonus room' (e.g. in loft space) etc. The council has to make sure that the impacts of any development are fully mitigated.

Example Contributions Document

If you have any further queries please contact the Planning & Countryside Service on (01635 519111

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