Berkshire Local Investment Plan

2011-2014

Approved by Berkshire Leaders' Group
23rd September 2010

Bracknell Forest Council

Reading Borough Council

www.slough.gov.uk Slough Borough Council

West Berkshire Council

Royal Borough of Windsor and Maidenhead

WOKINGHAM BOROUGH COUNCIL

Homes & Communities Agency

Foreword from Berkshire Leaders

1. On behalf of the six Unitary Councils in Berkshire we are pleased to introduce the Local Investment Plan for Berkshire.

2. We would like to thank David Edwards, Homes and Communities Agency's Director for the South East and his team for all their cooperation in the drawing up of this Plan. We would also like to thank all the contributors from our partner agencies for their support and encouragement throughout this process.

3. The Berkshire Leaders' Group has approved the LIP and its production has been overseen by the Berkshire Chief Executive's Group, and is further evidence of the willingness and ability of the Unitary Councils in Berkshire to work together. The LIP will now be ratified by the decision making processes of each Council.

4. The Local Investment Plan outlines and integrates, the housing, economic development and infrastructure plans for the next twenty years for Bracknell Forest, Reading, Slough, West Berkshire, Windsor and Maidenhead and Wokingham Unitary Councils, the Berkshire East and Berkshire West Primary Care Trusts, The Royal Berkshire Fire and Rescue Service, Thames Valley Police, the Highways Agency, Network Rail, the Environment Agency, Natural England, and incorporate the representations of several major Registered Providers (formerly Registered Social Landlords). It lays out how we are all working together to deliver new housing and urban regeneration as part of sustainable communities.

5. The preparation of the LIP has involved consultation and the involvement of a wide range of partners, and our thanks go to all those partners and stakeholders who have responded during this process.

6. The LIP provides a robust foundation for our continuing conversations with the HCA and other Government bodies as we move on to discuss and agree the Local Investment Agreement. This will be done in light of the publication of the Comprehensive Spending Review (CSR) and confirmation of the nature of future HCA funding streams and the funds allocated to Berkshire.

7. The election of the Coalition Government in May 2010 has had a major impact on this area of work. The preparation of the Local Investment Plan has been affected by the new Government's decisions:

   - to reduce current and future public expenditure;
   - to abolish Regional Development Agencies in favour of Local Enterprise Partnerships (LEPs); and
   - to move away from the Regional Spatial Strategy, including the abolition of the imposition of new housing numbers on planning authorities.

8. We see these changes as increasing the significance of the Local Investment Plan and Agreement, for identifying and prioritising investment decisions. We welcome the leading role for Local Authorities in determining and promoting these local priorities for Government investment. The LIP is designed to provide Government with an indication of where the Berkshire authorities would like development support, and may form the basis for future investment agreements. It is not a document which will take away local determination of any schemes, or override existing local plans or policies as determined by each Council.

Cllr Paul Bettison
Leader, Bracknell Forest Council

Cllr Graham Jones
Leader, West Berkshire Council

Cllr Andrew Cumpsty
Leader, Reading Borough Council

Cllr David Burbage
Leader, Royal Borough of Windsor and Maidenhead

Cllr Rob Anderson
Leader, Slough Borough Council

Cllr David Lee
Leader, Wokingham Borough Council

Foreword from Homes and Communities Agency

We are delighted to be involved in the Berkshire Local Investment Plan. It provides a robust foundation to get our local partners priority projects delivered.

We look forward to the next stage of delivery and supporting local partners' ambitions.

David Edwards
Director, Homes and Communities Agency

Table 1: Table of Contents

Berkshire Local Investment Plan 2011 - 2031

Executive Summary

9. The 6 Berkshire Unitary Authorities have worked together to produce the Local Investment Plan, as part of the Homes and Communities Agency business planning process.

10. Berkshire, at the heart of the Thames Valley, has, for decades, been UK PLC's engine room. It has the highest levels of knowledge intensive businesses anywhere outside of the City of London – and is consistently one of the top performing economies in Europe. Its continued role as the engine of the economy depends on continuing economic growth and our ability to anticipate and adapt to changing business needs in the coming years.

11. This position has been achieved by a combination of public and private sector investment. Our corporate and private sector partners say that continued public sector investment and enablement of housing supply and transport infrastructure are crucial to Berkshire maintaining its attractiveness as a place to do business, and so secure the crucial inward investment from the private sector.

12. **Berkshire is one of only three UK regions that contribute positively to the Exchequer.**

13. Among the potential blocks to continued economic growth identified by the emerging LEP are:

- Housing supply and affordability
- Transport infrastructure and congestion.

14. The solutions to these potential blocks have led to the promotion of several schemes for the comprehensive regeneration of town centres in Berkshire, as well as the identification of carefully chosen Strategic Development Locations. These schemes address the need to build sustainably, as well as focus on the existing public transport infrastructure. On their own however, these schemes will not be enough to plan for all the area's needs. In particular, they do not recognise the rural nature of large areas of Berkshire, nor will they address specialist housing needs such as for Extra-Care Homes, nor for the redevelopment of some complex brown field sites.

15. This LIP is driven by the vision of the emerging LEP and identifies four strategic objectives to address the above blockages:

- Deliver new housing, including affordable and specialist homes
- Achieve regeneration of our town centres and neighbourhood renewal
- Promote sustainable rural, suburban and urban communities
- Renew strategic transport infrastructure.

We have separated the strategic transport infrastructure schemes out from the wide range of other infrastructure demands, because it is a particular priority in Berkshire, and because the schemes are typically of significance beyond our Plan area, and will need a joined-up government approach to secure funding.

16. Each Council has, in its Local Development Framework process identified the local infrastructure that will be necessary to support sustainable development in Berkshire.

These documents cover local transport, open space, education, health, and utilities among a host of other topics. It is intended that as each project or scheme comes to the fore, the associated infrastructure pressures will be considered in the light of previously published LDF documents. It is a major part of our Local Investment Plan that to deliver housing development without the associated investment in Community Infrastructure would not meet the identified needs of each Borough or of the plan area.

17. 7 priority themes and 7 priority places have been identified. This Plan will make the case that the need for investment in projects and schemes classified under the Themes is as important as investment in the place-based projects.

Table 2: Priority Themes and Places

Themes
Extra-Care and Specialist Housing
Renewal of Existing Stock
Rural Sites
Land Remediation
Rail Schemes
Road Schemes
Bus Schemes

Places
Bracknell
Maidenhead
Newbury
Reading
Slough
Windsor
Wokingham

18. To meet the four objectives, partners have identified 12 themes covering 62 schemes, projects or programmes. We consider that, if delivered, these schemes will achieve our Vision for Berkshire over the long term. Not all these projects will start on site during the initial three-year period, and we identify a need to continue to invest in multi-phase schemes and projects which are already in train. This is necessary to protect public sector investments already made and committed in these part finished schemes. Our schemes will require investment from both public and private sector sources to ensure that they are delivered. These are classified below:

Table 3: Strategic Objectives - Summary

Deliver new housing, including affordable and specialist homes	Achieve regeneration of our town centres and neighbourhood renewal	Promote sustainable rural, suburban and urban communities	Renew strategic transport infrastructure
Strategic Development Locations (SDLs) 12 Schemes	Town Centre Regeneration 6 Schemes	Rural 4 Schemes	Road Schemes 5 Schemes
Brownfield Sites 6 Schemes	Estate Regeneration 9 Schemes	Small and Medium Affordable Housing Sites 4 Schemes	Rail Schemes 5 Schemes
Extra-care & Specialist Housing 5 Schemes	Existing Stock 4 Schemes	Land Remediation 1 Scheme	Bus Schemes 1 Scheme

19. From this long list of schemes, 7 have been selected for their strategic importance beyond their local impact. By their nature, they are large or very large development projects; it is not intended that they should have a priority call on investment funds to the exclusion of viable schemes with lower strategic impact. Schemes which meet identified needs of rural areas, from small or medium sites, for specialist housing provision, for existing stock schemes or for land remediation are vital in order to secure a flow of new and affordable housing to the market place from locally important sites.

Table 4: Strategic Projects

Selected Strategic Projects (in alphabetical order)	Borough	Strategic Objective
Bracknell Town Centre	Bracknell Forest	Town Centre Regeneration
Heart of Slough	Slough	Town Centre Regeneration
Jennett's Park, Bracknell	Bracknell Forest	SDL
Maidenhead Town Centre	W&M	Town Centre Regeneration
Newbury Racecourse	West Berkshire	SDL
Reading Town Centre (various sites)	Reading	Town Centre Regeneration
Wokingham Programme of 4 x Strategic Development Locations	Wokingham	SDL

Introduction

20. This LIP has been developed through collaborative working with the Homes and Communities Agency in order to identify local priorities for future capital investment and intervention in Housing, Regeneration and Infrastructure. The preparation of the LIP has involved consultation and the involvement of a wide range of partners.

21. The six local authorities of Berkshire have welcomed this opportunity to set out the investment priorities for their areas and have prepared this Plan in consultation with their stakeholders to identify the places and themes most in need of further investment.

22. The Plan outlines and integrates the housing, regeneration, infrastructure and economic development plans for the next 20 years to ensure our long-term ambitions are achieved. Not all these projects will start on site during the initial three-year period, and so we have identified a three-year investment programme based on proposed specific interventions.

23. The investment themes identified in the plan are set out in table 4:

Table 5: Strategic Objectives

Deliver new housing, including affordable and specialist homes	Achieve regeneration of our town centres and neighbourhood renewal	Promote sustainable rural, suburban and urban communities	Renew strategic transport infrastructure
Strategic Development Objectives (SDLs) Carefully selected strategic development locations in those parts of Berkshire not constrained by the higher order planning policies	**Town Centre Regeneration** Major mixed-use schemes which support the viability of our town centres for residential, leisure, commercial and retail uses	**Rural** Sites within the rural areas which contribute to the sustainability of existing settlements	**Road Schemes** Renewal of the Motorway and Trunk Road across Berkshire
Brownfield Sites New housing provision from development of brown field non-residential sites	**Estate Regeneration** Comprehensive Housing Estate remodelling or regeneration	**Small and Medium Affordable Housing Sites** Schemes which help provide affordable housing for local people	**Rail Schemes** Major heavy rail schemes supporting rail transport in and through Berkshire
Extra-care & Specialist Housing Specialist provision of extra care and supported housing for older and vulnerable people and for groups with specific housing needs	**Existing Stock** Investment to sustain and improve the quality of the existing residential stock to at least Decent Homes standard in all sectors and tenures	**Remediation** Remedial investment in land stabilisation, flood alleviation and contaminated land schemes	**Bus Schemes** Express Bus and Coach network complementing the rail service

Structure of Document

Table 6: Structure of the Local Investment Plan

Vision	Berkshire Economic Partnership						
Context: Constraints & Opportunities	Demo-graphy	Economy	Deprivation	Housing Delivery and Supply	Land Supply	Environ-ment and Sustain-ability	Community Infra-structure
Strategic Objectives	Deliver new housing, including affordable and specialist homes	Achieve regeneration of our town centres and neighbourhood renewal	Promote sustainable rural, suburban and urban communities	Renew strategic transport infrastructure			
Priority Places	Bracknell	Maiden-head	Newbury	Reading	Slough	Windsor	Woking-ham
Priority Themes	Extra-Care and Specialist Housing	Renewal of Existing Stock	Rural Sites	Land Remed-iation	Rail Schemes	Road Schemes	Bus Schemes

24. The diagram above displays the development of this document by firstly setting out our Vision for Berkshire, analysing the constraints and challenges we face, and highlighting the potential opportunities arising from them. We then explore the Strategic Objectives that we believe will address our challenges and then specifically detail the priority themes and priority places that will ensure our objectives are met and our Vision is ultimately delivered. This displays a clear rational for continued investment in Berkshire

Part 1: Vision

Introduction to Berkshire

25. Berkshire comprises six Unitary Councils: Bracknell Forest; Reading; Slough; West Berkshire; Windsor and Maidenhead; and Wokingham.

Figure 1: Map of Berkshire sites

Please refer to map on opposite page

26. The major urban areas are Bracknell, Maidenhead, Newbury, Reading, Slough, Windsor, and Wokingham. There are several other smaller towns and market towns which are significant in their local economies in the more rural areas.

Our Economy

27. Berkshire, at the heart of the Thames Valley, has, for decades, been UK PLC's engine room. It has the highest levels of knowledge intensive businesses than anywhere outside of the City of London – and is consistently one of the top performing economies in Europe. Its continued role as the engine of the economy depends on continuing economic growth and our ability to anticipate and adapt to changing business needs in the coming years. It is essential that there continues to be investment in the area to allow our economy to prosper and create employment.

28. **Berkshire is one of only three UK regions that contribute positively to the Exchequer.**

29. Our economy has been built on the following four fundamental building blocks:

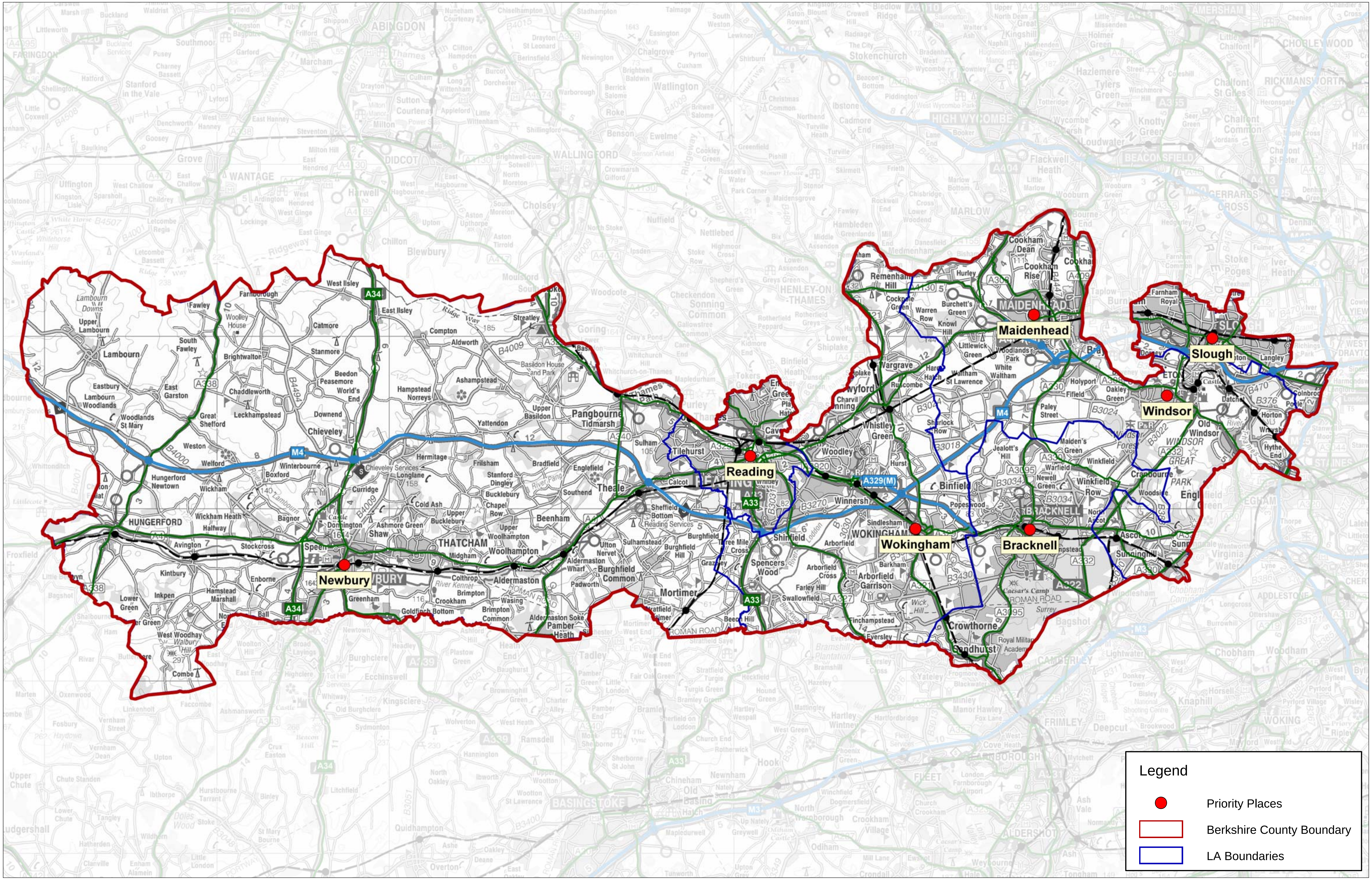
Table 7: Fundamental Building Blocks of the Berkshire Economy

Summary	Description
Proximity to Heathrow Airport	Vital in attracting US led knowledge intensive investment – often to gain entry to the European market
Access to and from London	Ease of travel to and from London allows market opportunities and access to peers and global brands
A highly skilled workforce	Berkshire has a highly skilled workforce with employees attracted to good employment opportunities and a high quality of life
Advanced sector development	Our knowledge economy is built around the ICT, Business and Financial services, Energy sectors, Defence and a strong emerging Pharmaceutical and Life Sciences sector.

Thames Valley Berkshire – Local Enterprise Partnership Bid Document

As the global economy shifts we need to ensure that we still compete on the 'world stage' and continue to attract high quality international investment. This will require continued UK investment to ensure that we remain competitive in the global market and continue to make our high contribution to UK GDP.

30. Thames Valley Berkshire is a popular location for UK and European headquarters and is already the most attractive location outside London for Foreign Direct



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Information shown is correct to the best of Spatial Intelligence Department's knowledge at date of issue.

Berkshire

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Investment (FDI): between 1997 and 2007 it was the leading location in the South East, securing almost 20% of all investment in the SE. Our competitors regions are not Birmingham, Newcastle or Manchester – they are international – Paris, Frankfurt, Beijing and Delhi.[1]

31. Berkshire shows impressive scale and quality when compared to the rest of Britain's 128 sub-regions[2].

- It ranks 13th on total workforce size but 5th on the size of its business knowledge economy workforce
- It is the UK's 6th biggest wealth producer and its 4th most productive (Gross Value Added, and GVA per head)
- Most advanced sub-regional knowledge economy in Great Britain outside Inner London
- Consistently been one of the top performing sub-regions in Europe
- Changes are underway that have major implications for future economic development – the altered roles of micro businesses and large corporations in job creation
- One of the highest concentrations of ICT firms, confirming our status as Europe's 'Silicon Valley'; employment in ICT is some 300% above the national average
- Berkshire's GVA total is projected to grow to £25,800 million by 2015
- It is expected that the Berkshire economy will support an additional 70,000 jobs to 2015
- In this millennium, and before the recession there were signs of a loss of dynamism in the Berkshire economy - employment growth performance has been 'flat', contrasting with a more dynamic labour market picture in the South East (+2.6%) and the rest of Britain (+5.8%)

32. A recent in-depth analysis[3] of the Central Berkshire economy highlighted three key challenges to our sustainable economic growth:

Table 8: Challenges in Central Berkshire

Three Key Challenges to Sustainable Economic Growth
Housing supply and affordability
Transport infrastructure and congestion
High numbers lacking basic skills – including young people not in education, employment or training

Thames Valley Berkshire – Local Enterprise Partnership Bid Document

Our Local Enterprise Partnership will address these challenges to ensure our businesses have the business environment necessary to prosper and thus increase employment levels. This Local Investment Plan addresses the first two of these points.

Our Vision

[1] Thames Valley Berkshire – Local Enterprise Partnership Bid Document
[2] Thames Valley Berkshire – Local Enterprise Partnership Bid Document
[3] Analysis for the Central Berkshire Diamond Forum quoted in Thames Valley Berkshire – Local Enterprise Partnership Bid Document

33. This vision is set out in the Local Enterprise Partnership submission document:

> "To be a diverse knowledge economy based on a spirit of entrepreneurship, enterprise, innovation and low carbon technology. We will be the ideapolis of the UK and Europe. Building on the economic success of previous decades we will work towards removing the barriers to business growth, innovation and job creation. Standing still is not an option for Berkshire"

This LIP addresses the need for capital investment and intervention in Housing, Regeneration and Transport Infrastructure in order to remove barriers to business growth, innovation and job creation.

Cross Cutting Themes

34. The LIP will also promote the following cross cutting themes:

Engaging Communities

35. There is a Local Strategic Partnership in each Council area, and it is these bodies that have developed their own vision, ambitions and priorities for their area. It is through this mechanism that community engagement and equality and diversity will be delivered. A summary of each Community Strategy is set out in Appendix 2. These strategies are part of a hierarchy of local plans including, most significantly the Local Development Framework in each unitary council area. In addition, as part of the planning and development processes, each Council is fully committed to achieving successful community engagement around the development opportunities listed in this Plan.

Design Excellence

36. We recognise that good design is a key component in creating high quality places, homes and neighbourhoods. Each planning authority, within its own LDF documents, has already set out its commitment to excellence, local distinctiveness and sensitivity in design, and will apply these policies on a site-by-site basis in the normal run of approving development. We affirm our commitment to working with the HCA and development partners to promote excellence in design. In 2009, the six authorities published Positive Planning for an Ageing Society: The Berkshire Authorities' response to Lifetime Homes, Lifetime Neighbourhoods[4] demonstrating the partnership commitment in this area.

Low Carbon

37. The objective of a lower carbon future is already embedded in the thinking and the policies of the Berkshire Unitary authorities. This is addressed within many LDFs within Berkshire, for example Wokingham has a draft Supplementary Planning Document on Sustainable Design and Construction[5]. We acknowledge the HCA's current policy of only grant aiding new-build schemes that achieve Level 3 on the Code for Sustainable Homes, and the aspiration of raising that standard to Level 4 in the future. At least one of our authorities has ambitions to reach Level 6 in the medium term.

[4] http://www.communities.gov.uk/documents/housing/pdf/lifetimehomes.pdf
[5] http://www2.wokingham.gov.uk/index.asp?pgid=80857

Part 2: Context, Constraints and Opportunities

National Strategic Context

38. These Local Investment Plans have been developed in a period of significant change in the national policy context for investment in housing, regeneration and communities following the election of the Coalition Government. In particular:

Table 9: National Context for Local Investment Planning

Reduced public sector budgets including capital investment in homes and communities with little prospect of these reductions being reversed during the short-term plan period.
The development of Local Enterprise Partnerships to succeed RDAs to provide strategic economic leadership in their area and set local economic priorities.
Plans for devolution of decision making powers on housing and planning and financial responsibilities to local government
Proposals to reform the planning system including the abolition of regional spatial strategies and provide incentives for sustainable development for new homes and businesses
Plans for higher environmental standards and levels of protection

Localism

39. In future more decisions will be taken at the local level in accordance with the Government's 'Big Society' agenda, and the LIP will be reviewed as this agenda develops. In the meantime, we have adopted a strong local approach, based on strong partnership working with a primary focus on delivery at the local level.

Home and Communities' Agency's (HCA) Context

40. The LIP has been developed in collaboration with the HCA. The HCA focuses on three key areas: housing growth and affordability, making best use of existing stock, and place making and regeneration. These accord with the vision and ambition for Berkshire as discussed below:

Table 10: HCA Strategy and the Berkshire Response

HCA Strategy	Berkshire Response
Growth is an important factor and affordable housing is still out of the reach of many local people	The aspiration of Reading and its immediate neighbours remains one that welcomes economic prosperity and will support appropriate growth and the development of housing and employment to achieve it. All the areas, urban, suburban, semi-rural and rural have identified the need to continue to make housing available and affordable. There is an emphasis on extra care and supported living accommodation as well as family housing.
Place Making and Regeneration	This theme is important for town centres, infrastructure and for neighbourhood renewal.
Existing Stock is a key issue for the Berkshire Authorities.	The provision of housing across all sectors and tenures that meets the Decent Homes standard is a challenge that we all face.

Table 11: HCA Investment 2008-11

Project/Programme	Local Authority	Investment	Delivering
National Affordable Housing Programme	All	£123,308,411	2,670 new affordable homes
Reading Growth Point Funding	Reading Borough Council	£6,214,856	Multiple Projects to support Growth
Reading Station Interchange	Reading Borough Council	£4,370,000	Access Improvements to Reading Station
Avenue Extra-Care LA New Build	Reading Borough Council	£3,120,000	40 unit extra care scheme
Land Stabilisation Project	Reading Borough Council	£6,656,969	Secured existing dwellings
Heart of Slough	Slough Borough Council	£17,540,036	Funding vital infrastructure to unlock land for c. 1,500 dwellings, 34,000 sq m office space, new library and hotel
RAF Staff College	Bracknell Forest Council	£1,007,022	Enabling works to bring key surplus public sector site to market to deliver new community of 730 dwellings
Total HCA Investment		**£162,217,294**	
Other Interventions			
Wokingham SDL Enabling Work – ATLAS	Wokingham	N/A	Facilitating planning and infrastructure delivery for SDLs

HCA - 2010

41. The HCA pledges to work with Berkshire to help achieve our Vision and the strategic objectives and priorities that flow from it. It is envisaged that the HCA's support will include but not be restricted to:

- Capital investment including forward funding infrastructure delivery
- Joint venturing
- Land assembly
- Public sector land disposal agency/consultancy
- Learning and skills development
- Development appraisal advice
- Formulation of new innovative delivery models
- Procurement panels of preferred partners and access to existing HCA panels
- Project management
- Master-planning and supporting development documents
- Design and quality guidance and promotion
- Building relations with the private sector and Government bodies

Local Context, Constraints and Opportunities

Demography

42. Berkshire comprises six Unitary Councils: Bracknell Forest; Reading; Slough; West Berkshire; Windsor and Maidenhead; and Wokingham. The population is 842,450 (2011 projection[6]). It is forecast to grow to 921,610, an increase of 79,159 or 9.40%, by 2026. The projected growth in households in the 15-year period is 53,002 or 15.27%.

Table 12: Berkshire Population Projections 2011-2026

BERKSHIRE	2011	2016	2021	2026	Change 2011-26	% Change 2011-26
Total Households	347,136	365,620	382,879	400,138	53,002	15.27
Private Household Population	822,138	849,405	874,215	900,187	78,049	9.49
Average Household Size	2.37	2.32	2.28	2.25	-0.12	-5.01
Total Population	842,450	870,064	895,204	921,610	79,159	9.40

GLA Data Management and Analysis Group August 2009

43. According to the 2010 mid year estimates, Slough's population currently stands at 128,500. Based on local data sources estimates of Slough's true population range from 135,000 through to a possible figure of 150,000. This discrepancy may be resolved by the 2011 census. In the meantime, Slough Borough Council is campaigning for the adoption of their estimates instead of the official projections.

44. Slough has experienced a rapidly growing population that ran counter to the trends published by the Office for National Statistics. This is evidenced by a high birth rate, growing number of children requiring primary school places, receipts from council tax, numbers of national insurance cards issued and data from the PCT on GP registrations. Each of these indicators pointed to a rapidly increasing population driven largely, but not exclusively by the enlargement of the EU and the arrival en masse of people from Eastern Europe.

45. There is added pressure on the local authorities during this period as the population aged 60 and over is predicted to rise faster than the population as a whole, by 42,761 or 26.14%. For those aged 80 and over, the rise is predicted to be 8,752 or 24.32%.[7]

[6] Source: www.berkshireobservatory.org/Population-Projection-Summary retrieved 7 July 2010. GLA Data Management and Analysis Group August 2009

[7] Source: www.berkshireobservatory.org/Population-Projection-Summary retrieved 19 August 2010. GLA Data Management and Analysis Group August 2009

Table 13: Berkshire Population Projections for 60+ and 80+ 2011-2026

Year		2011	2016	2021	2026	Change 2011 – 2026	Percentage Change
60 +	population	163,574	174,148	188,206	206,335	42,761	+26.14%
	percent	19.4%	20.0%	21.0%	22.4%		
80 +	population	35,981	38,536	40,601	44,733	8,752	+24.32%
	percent	4.29%	4.43%	4.53%	4.90%		
Total Population		842,450	870,064	895,204	921,610	79,160	+9.40%

GLA Data Management and Analysis Group August 2009

46. At the same time the school age population is also predicted to rise faster than the population as a whole, by 15,300 or 10.93%[8].

Table 14: Berkshire Population Projections school ages 2011-2026

Year	2011	2016	2021	2026	Change 2011 – 2026	Percentage Change
4-11 - primary	77,265	85,797	86,202	86,091	8,826	+11.42%
12-17 - secondary	62,025	59,519	66,335	68,064	6,039	+9.74%
4 – 17 year olds	140,037	144,600	151,937	155,336	15,300	+10.93%
Total Population	842,450	870,064	895,204	921,610	79,160	+9.40%

GLA Data Management and Analysis Group August 2009

Table 15: Demography Key Issues

Key Issues
Ageing population needs to be provided for with extra care housing which is dependent on HCA grant
Growing population will increase demand for housing/jobs
Accuracy of the official population figures in Slough
Growth of school age population to be provided for

Economy

47. Within the Berkshire sub-region there are three Functional Economic Areas (FEAs):

- Slough, Windsor and Maidenhead
- Reading, Wokingham, Bracknell Forest and the eastern part of West Berkshire
- West Berkshire

[8] Source: www.berkshireobservatory.org/Population-Projection-Summary retrieved 19 August 2010. GLA Data Management and Analysis Group August 2009

48. The Slough, Windsor and Maidenhead Functional Economic Area is characterised by its proximity to London, and to Heathrow Airport. There are areas of great affluence in Windsor and Maidenhead, contrasted with areas of great need in Slough. The travel-to-work patterns typically involve large flows of commuters into Slough, where there is a major concentration of employment land, and to the airport which is also a key employment location. IT, telecommunications and other hi-tech industries dominate the local economy. Tourism is significant in Windsor, where the Castle and Legoland are both in the UK top 20 list of visitor attractions. Ascot and Windsor racecourses are also notable attractions. The restrictions of the metropolitan green belt generate particular development pressures, reflected in a shortage of development land for housing or employment, and a consequent upward pressure on prices.

49. The Reading/Bracknell Forest/Wokingham FEA provides higher order services (including retail, health, and education) for the surrounding area. This area has also identified itself as welcoming further economic growth, including housing provision. Over recent years, the centre of Reading has been transformed which has helped it to become a UK top-ten retail destination with a thriving night-time economy serving a population that extends far beyond the Borough's boundaries. The main commercial sectors are IT, telecommunications, pharmaceuticals, and financial services. Reading University is among the premier universities in the UK. The business parks in Bracknell and at Winnersh Triangle, Thames Valley Park, and Green Park provide extensive employment, and it is a popular location for UK and European headquarters. . It is also home to Championship Football and Premiership Rugby at Reading.

50. West Berkshire Functional Economic Area is the largest of the three FEAs in area, covering the largely rural areas around Newbury. It is home to Vodaphone, one of the largest corporations in the world. The Nuclear Defence establishments at Aldermaston and Burghfield are significant employment sites, as well as special sites requiring particular contingency planning. There is a significant concentration of horse racing employment around the training centre at Lambourn and the racecourse at Newbury. The North Wessex Downs Area of Outstanding Natural Beauty, and the Kennet flood plain restrict available development land for employment land and housing

51. The local economy is among the strongest sub-regions in Europe, let alone Britain, and this creates tremendous pressures on employment land, on housing, on infrastructure and on the natural resources. The fundamentals of the location, close to Heathrow airport, close to London, and with good access to the rest of the country as well as to the Continent remain sound, and there is evidence that the Berkshire economy has been not been affected by the recent recession as much as other less well-located areas. Carefully directed public investment can help the sub-regional economy return to its position as a driver of national prosperity.

52. A recent report published by The Work Foundation has identified Reading & Bracknell as the area most likely to do well in the recovery:

Table 16: Cities Likely to do well in the Recovery

	City Growth Potential Index	Population with Degree (%)	Employment in Growth Sectors	Public Sector Employment (%)
Reading & Bracknell	Very High	36	32	20
Cambridge	Very High	43	24	30
London	Very High	37	20	22
Aberdeen	High	38	20	24
Oxford	High	37	19	31
Milton Keynes & Aylesbury	High	31	19	22
Luton & Watford	High	29	16	22
Crawley	High	33	18	22
Swindon	High	28	17	22
Edinburgh	High	41	16	31

Source: "No city left behind? – The geography of the recovery – and the implications for the coalition" Cities 2020 Provocation Paper 1, July 2010 pp23

53. In economic terms, the Thames Valley is one of the most buoyant areas in the UK, and is often seen as one of the key drivers of the national economy. A recent discussion paper prepared by Centre for Cities (Institute for Public Policy Research, July 2007) shows that based on employment, population growth and skills, "Reading is England's top performing city". Reading's economy is projected to grow by 3.4 per cent year on year until 2020, putting it top of the UK list of cities compiled by economic analysts, Experian. The forecast of increasing employment coupled with declining economic activity rates mean that there is likely to be an increasing surplus of employment in the wider Reading area if trends continue, with consequences in terms of demand for housing, increasing journey distances and congestion.

Table 17: Economy Key Issues

Key Issues
Last in first out of recession, strong growth potential
Potential at risk if housing growth not forthcoming
At risk if transport infrastructure not renewed
Private sector can and will invest in the sub region, but public sector investment needed for affordable and specialist housing and for strategic transport infrastructure

Deprivation

54. Despite its successful economy, relatively high wages and low unemployment by national standards, Berkshire contains some of the most deprived areas of the South East. These are principally located in Reading and Slough.

Table 18: Deprivation Data

Deprivation Data	10% most deprived (2007)	Local Authority Index of Multiple Deprivation (2007) Rank
Bracknell Forest	0	320
Reading	11	151
Slough	5	115
Windsor and Maidenhead	0	323
West Berkshire	0	330
Wokingham	0	353

CLG 2007

55. In terms of education, skills and training, Reading contains 3 Super Output Areas (SOAs) that are within the 5% most deprived in England (located in South Reading) and an additional 11 SOAs that are within the 10% most deprived. A high priority is given to tackling these high levels of inequality within the Borough.

56. The headline figures point to Slough having a buoyant economy. However behind this success lies a more mixed picture and it is clear from data available that whilst affluence exists in parts so too does deprivation. Slough is ranked as the 115th most deprived locality out of 354 according to the 2007 Index of Multiple Deprivation. This marks a decline of 14 places from the Index of Multiple Deprivation 2004 figure. Crime remains the most challenging area with 37 Local Super Output Areas appearing in the most deprived 20% nationally. The numbers of people claiming job seekers allowance has also seen steady increases from previous years. Between November 2007 and October 2009, the number of people claiming Job Seekers Allowance more than doubled from 1,641 to 3,541. Whilst the rapid escalation has reached a plateau and then decreased between November 2009 and June 2010, at 3.7% the percentage of Job Seekers Allowance claimants still remains high both compared to the South East (2.5%) or national average (3.5%).

Table 19: Deprivation Key Issues

Key Issues
Pockets of inequality and deprivation still exist.
A market led investment strategy will not address equality and diversity issues arising from deprivation

Housing Delivery and Supply

Berkshire Strategic Housing Market Assessment: Summary Report

57. The six Berkshire Councils jointly commissioned DTZ to produce a Strategic Housing Market assessment in 2007. The main findings were:

Table 20: Strategic Housing Market Assessment 2007 - Summary

Berkshire has two functional housing market areas, with East Berkshire strongly influenced by London, and West Central Berkshire showing a higher level of economic self-containment.
There has been very rapid growth in West Central Berkshire, more than twice the rate in East Berkshire. In total 10% of South East population live in Berkshire. Berkshire is also the economic engine of the South East, generating 15% of the region's economic output and 12% of jobs. Berkshire has experienced rapid economic growth over the last decade.
The Berkshire population is driven by migration relative to other areas of the South East and England. There is major net in migration from London and overseas but experience net out-migration to every other region in the UK. There is a relatively large Black and Minority Ethnic population relative to the South East, especially within Slough. It is likely that there has been a high level of migration from the European Countries since 2004.
Significant concentrations of high earning occupational groups are resident in both housing market areas and exercise considerable purchasing power in the housing market. Both housing market areas are reaching full employment levels. Tight labour markets and limited spare capacity could contribute to economic and housing pressure in the future.
Berkshire has high house prices relative to the South East and poor affordability, though it is not as extreme as some parts of South East, largely due to the urban centres of Reading and Slough offering cheaper accommodation to buy or rent.
There is substantial housing need within Berkshire. This can be seen from the numbers in temporary accommodation. However, estimates of housing need in each of the authorities suggest an additional 3,000-4,200 affordable homes per annum within Berkshire. This takes account of expected supply and so represents the additional need for affordable homes.
Future economic growth is likely to produce further social and economic inequality with those on higher incomes demanding more living space. There are also differences within both housing market areas in terms of the type and size of properties available, with concentrations of smaller dwellings within Reading and Slough in particular, although the stock available within each market area is relatively balanced overall.
In West Central Berkshire the housing stock is relatively large, in contrast to smaller sized stock in East Berkshire. There has been high numbers and an and increased proportion of flats and two bedroom dwellings completed for private and public sector over the last 6 years within Berkshire which, if continued into the future, could limit choice and the flexibility within the housing stock, particularly within Reading and Slough.
Housing delivery within Berkshire has [recently] kept pace with target […] but the strength of the housing market is likely to have made delivery easier. […] The authorities will need to maintain [this pace of] delivery […], which will be particularly challenging if market circumstances change.

Source: Berkshire Strategic Housing Market Assessment, May 2007 by DTZ on behalf of the 6 Berkshire Councils

Housing Supply

58. The authorities in Berkshire have each adopted an approach to delivering new housing over the plan period. These commitments were developed before the recent Government announcements relaxing the imposition of housing numbers, and so they should be read and understood in this context.

Table 21: Housing Supply

Authority	Core Strategy Housing allocation (2006-2026)	Average Annual Delivery	Current Annual Delivery	Source
Bracknell Forest	11,139	557	467	Bracknell Forest AMR 2008-9
Reading	10,930	547	782	Reading AMR 2008-9
Slough	6,250	313	917	Slough AMR 2007-8
West Berkshire	10,500	525	592	West Berkshire AMR 2009
RBWM	6,920	346	474	W&M AMR 2008-9
Wokingham	13,230	662	368	Wokingham AMR 2009
Totals	**58,969**	**2,950**	**3,600**	

59. In the period covered by the table, it shows the Berkshire authorities have been able to meet their own targets for delivering new housing. However, it is not clear that the same rate of delivery of new houses will be possible in the current economic climate. The likely outcome for the housing market of a tightening of supply is in an upward pressure on prices, which will exacerbate the affordability issues identified elsewhere.

Affordability

60. House prices in Berkshire are higher than the national average, and in Wokingham and Windsor and Maidenhead, substantially higher.

Table 22: Median and Lower Quartile House Prices by district 2009

	Price	Rank out of 325 English Districts	Price	Rank out of 325 English Districts
	Median house prices		Lower Quartile house prices	
Bracknell Forest	208,000	84	170,000	68
Reading	182,000	121	157,000	95
Slough	175,000	134	143,000	125
West Berkshire	230,000	63	175,000	57
Windsor and Maidenhead	300,000	15	227,000	14
Wokingham	250,000	34	207,000	25
Top Decile	250,000	34	195,000	34
Top Quartile	210,000	82	165,000	82
Median	170,000	164	135,000	164
South East Average	203,000	89	155,000	96
England Average	170,000	156	123,000	192

Source - CLG website accessed 19 August 2010

Affordability – Owner Occupied Sector

61. The following table is taken from data published by CLG[9] comparing lower quartile earnings (as measured by the Annual Survey of Hours and Earnings) with the lower quartile house price recorded at HM Land Registry. It shows that relative to earnings, house prices are generally at or above average for England, and that affordability is relatively a greater problem at lower incomes.

[9] http://www.communities.gov.uk/documents/housing/xls/152924.xls

Table 23: Ratio of house price to earnings by district 2009

	Ratio	Rank out of 325 English Districts	Ratio	Rank out of 325 English Districts
	Median earnings to Median house prices		Lower Quartile earnings to Lower Quartile house prices	
Bracknell Forest	5.89	218	7.50	148
Reading	6.25	194	7.36	161
Slough	5.74	230	6.16	222
West Berkshire	7.08	134	8.25	97
Windsor and Maidenhead	8.77	48	9.64	31
Wokingham	7.49	107	9.38	41
Top Decile	9.09	34	9.62	34
Top Quartile	7.89	82	8.52	82
Median	6.66	164	7.28	164
South East Average	7.28	126	7.71	131
England Average	6.27	191	6.28	215

Source - CLG website accessed 19 August 2010

Affordable Housing

Table 24: Housing Tenure Split in Berkshire

	Registered Social Landlords		Local Authority		Other Public Sector		Owner Occupied		Total
Bracknell Forest	7,695	16.4%	-	-	350	0.7%	38,973	82.9%	47,018
Reading	4,264	6.5%	7,176	11.0%	3	0.0%	53,923	82.5%	65,366
Slough	3,675	7.4%	6,660	13.4%	151	0.3%	39,297	78.9%	49,783
West Berkshire	8,733	13.6%	-	-	481	0.7%	55,134	85.7%	64,348
Windsor and Maidenhead	7,588	12.8%	-	-	898	1.5%	50,899	85.7%	59,385
Wokingham	1,301	2.1%	2,923	4.7%	487	0.8%	57,646	92.4%	62,357
Total	**33,256**	**9.5%**	**16,759**	**4.8%**	**2,370**	**0.7%**	**295,872**	**85.0%**	**348,257**

Number of dwellings by Tenure and LA 2008/9 Source: CLG

Table 25: Numbers of Households on Local Authority waiting Lists 2009 and Affordable Housing New Supply 2008/9

	Numbers on LA Waiting Lists	Numbers of Additional Affordable dwellings provided by Local Authority area 2008/9
Bracknell Forest	4175	550
Reading	4834	230
Slough	4446	180
West Berkshire	5463	220
Windsor and Maidenhead	2117	220
Wokingham	2590	60

CLG 2009 (waiting lists); CLG 2010 (new affordable housing)

Table 26: Affordable Housing

Local Authority Area	Numbers of Additional Affordable Dwellings Provided by LA Area (2008-9)	HCA Grant Funded Units Completions (2008-9)	% Reliance on Public Grant
Bracknell Forest	550	230	41.82%
Reading	230	228	99.13%
Slough	180	180	100.00%
West Berkshire	220	208	94.55%
Windsor and Maidenhead	220	113	51.91%
Wokingham	60	51	85.00%
Total	**1460**	**1010**	**69.18%**

HCA

62. The tables above demonstrate a high need for affordable housing in Berkshire which is currently not being met by the supply within each local authority area. It also demonstrates that, across Berkshire in 2008-9, approximately 70% of affordable housing required public subsidy to be delivered.

Local Authority Stock Condition

63. The stock holding authorities in our area have identified that a number of units still remain non-decent; Reading (491 units), Slough (2096 units) and Wokingham (375 units) (source - number of non-decent dwellings by LA 2009 CLG).

64. Slough is now into its fourth year of decent homes work and by year end (March 2011) less than 9% (580) dwellings will remain non-decent. Although the decision has been taken not to renew the contract with People 1st (Slough) and to return to in-house management of the stock the Council remains committed to achieving the decent homes target in accordance with the 2012 deadline and alternative funding sources are currently being explored.

65. Reading is on target to meet the decent homes standard by the 2012 deadline.

Private Rented Sector Stock

66. Last year Slough undertook a combined private sector stock and HMO survey of the borough and the key headlines were

- 28.3% of dwellings failed the decent homes standard under one or more of these headings. This figure compares with a national estimate (for private sector dwellings) of 36.3%.
- Dwellings with high levels of ‘non-decency’ included: private rented dwellings, empty homes, pre-1919 dwellings and flats
- Households that show high levels of non-decency include lone parent households, vulnerable households and BME households.
- The total cost of remedying non-decent homes in the Borough is estimated to be £34.0m, which equates to approximately £3,017 per non-decent dwelling
- An estimated 27.5% of private rented dwellings have a Category 1 hazard (2,535 dwellings).
- Overall, it was estimated that there are 1,389 Section 257 HMOs containing 4,861 self contained flats, of these 162 were also Section 254 HMOs (Flats in Multiple Occupation)
- it was estimated that there are 2,037other Section 254 HMOs are more likely to have a Category 1 hazard than other private sector dwellings and higher levels of non-decency.
- 31% of these properties were considered to be inadequately or poorly managed
- An estimated 293 HMOs share at least one amenity at a ratio of worse than 1 per 5 lets, although all HMOs were estimated to have access to all basic amenities (kitchen, wash hand basin, bath/shower and WC)

67. West Berkshire Council carried out a Private Sector House Condition Survey (http://www.westberks.gov.uk/index.aspx?articleid=706) in 2008. This showed that:

- Non-decency, at 30.7%, is lower than the national average of 36.7% (English House Condition Survey 2006)
- Currently, 60.9% of vulnerable households in the private sector live in decent homes, leaving a 480 dwelling shortfall against the 2010 decent homes target
- Primary hazard failures in West Berkshire are excess cold and falls on the level and stairs, which is an issue given the increasingly ageing population
- 60% of failing dwellings only have 1 failure, 31% have 2 failures, with 9% having 3 or 4 failures
- Category 1 hazards are closely associated with older dwellings occupied by those under 25 and those on benefits, and with the private rented sector

- Those most unlikely to be able to afford to repair their home are older people and people with a disability
- The average equity for owner-occupiers is £172,000 per dwelling
- Of the 24.4% of residents who were aware of repair issues in their homes, 2.3% would be willing to consider Flexible Loans and 1.3% Equity Release, as a means of financing their repair costs

68. The Stock Condition Survey shows a lower level of non-decency than nationally, but where such issues are apparent, they tend to affect more vulnerable residents, including older people, people with disabilities and young families on low incomes. Focusing action on improving decency for these people could prevent more intensive service inputs at a later date, for example care packages due to ill-health

69. The other Berkshire authorities share this investment need.

Table 27: Deprivation Key Issues

Key Issues
High demand for housing across all tenures which outstrips current supply
A high proportion of affordable housing delivery is reliant on public subsidy
Affordability an issue which prevents home ownership
Strong demand for affordable housing with long waiting lists – also high demand for supported housing for elderly and those with specialist needs
Existing stock condition (in both social and private rented tenures) is a key priority for investment.

Land Supply

70. There are several major planning policies which dictate the current opportunities for development. They are:

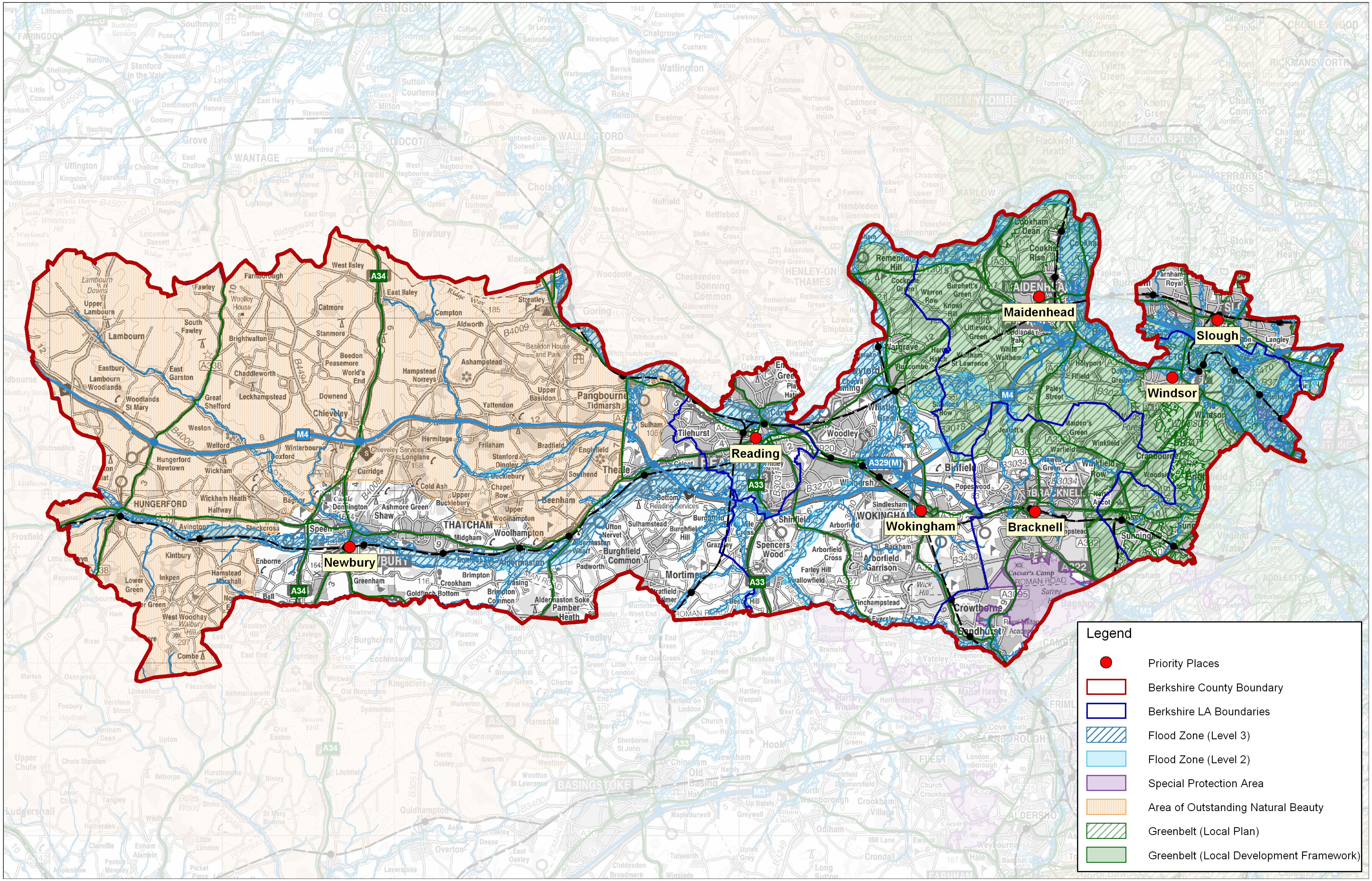
Table 28: Major Factors Affecting Development Land Supply in Berkshire

Major Factors
Metropolitan Green Belt in the east
North Wessex Downs Area of Outstanding Natural Beauty in the west
Thames Basin Heaths Special Protection Area in the south and east
Flood risk from rivers, groundwater, surface water and other sources

Figure 2: Development land constraints

Please refer to map on opposite page

71. There are a number of other European Protected Sites in Berkshire, which will still need to be considered under the Habitats Regulations. They include the Floodplain Special Area of Conservation (SACs) in West Berkshire; Windsor Forest and Great Park SAC; and South West London Water bodies SPA, which can be found around Slough. There is a defined approach on how to deal with development around Thames Basin Heaths, but any development in close proximity to any of these sites will need to be assessed for its likely significant effects.



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Berkshire

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72. There are also 90 Sites of Special Scientific Interest in Berkshire as a whole, most of which are in West Berkshire. The Wildlife and Countryside Act affords them protection. Any development in close proximity to these will also need to be considered in terms of biological or geological interest features. There are further restrictions on development around potentially dangerous industrial installations such as gas-holders and oil depots throughout the area, and at the nuclear sites at Aldermaston and Burghfield

73. There are a number of groundwater Source Protection Zones in and around Reading and Newbury. The Environment Agency objects to certain processes in Source Protection Zone 1, but this is likely to have more impact on developments such as waste facilities or scrap yards, rather than housing and transport infrastructure. Where strategic sites are located on brown field land and are within source protection zone 1, the effects of contamination will need to be considered when looking at drainage on site.

Table 29: Land Supply Key Issues

Key Issues
Development land supply is restricted by a number of important environmental policies
Demand for available land for commercial and residential uses is extremely high
The restriction of supply places a focus on the regeneration of town centres and existing settlements

Environment and Sustainability

Flood Risk

74. Each planning authority uses a robust sequential test when choosing strategic sites, to avoid areas of high flood risk from rivers. Environment Agency flood maps and Local Authority strategic flood risk assessments inform this process. In addition, planning authorities are requiring new proposals to incorporate Sustainable Drainage Systems (SUDS) to manage surface water in preference to other more traditional piped systems. This will reduce flood risk to the sites themselves and elsewhere.

75. All of the local authorities in Berkshire have completed Strategic Flood Risk Assessments which form part of the evidence base for Local Development Frameworks. These are used to inform where strategic sites would be unsuitable due to flood risk of all sources. In addition they will produce Preliminary Flood Risk Assessments by June 2011 as part of their duties to develop, maintain, apply and monitor a strategy for local flood risk management within their areas.

76. DEFRA recently allocated funding to West Berkshire, Reading, Slough and Wokingham to combat assessed risks of Surface Water Flooding. This highlights the strong risk of surface water flooding, which should be actively considered when making development decisions. Groundwater flooding is also a known, but localised risk associated with Thames Gravels and some Chalk areas.

77. In the plan area, there are currently four Flood Alleviation Schemes and Strategies

- The Maidenhead, Windsor and Eton Flood Alleviation Scheme (MWEFAS) is a combination of structures installed between 1996 and

2002. The Jubilee River forms part of this scheme, leaving the Thames upstream of Boulter's Weir and rejoining upstream of Datchet.

- There are proposals at present for a Lower Thames Strategy[10]. Channel 1 would be from Datchet to Bell Weir which includes areas within the Berkshire LIP.
- Newbury Flood Alleviation Scheme has been out for public consultation however is still in the very early stages.
- Bucklebury Village Flood Alleviation Scheme is being funded by the Environment Agency, the Community of Bucklebury and the Local Authority. This is at detailed design stage and an Environmental Statement and Flood Risk Assessment are currently being produced to support a planning application.

Water Resources

78. Over the next 25 years, the pressure on water supplies in the South East is expected to increase due to climate change, population growth and environmental protection. If we do nothing, unconstrained demand for water is forecast to rise, and the volume of water currently available for use is likely to reduce.

79. The Environment Agency recommends that strategic developments in Berkshire should aim for Code for Sustainable Homes level 4 at a minimum for water efficiency, 105 litres per person per day.

80. The Environment Agency's Catchment Abstraction Management Strategies[11] (CAMS) include information on the management of water resources and licensing at a local level. These documents explain how much water is available in each catchment and set out our proposed options for managing water resources now and in the future.

Waste Water Infrastructure

81. Waste water infrastructure in the plan area is at or approaching capacity and the impact of new development needs to be considered on a project by project basis.

82. Large housing projects may benefit from a water cycle study. Bracknell Forest and Wokingham are currently looking at whether a joint water cycle study may be of benefit in their area. They are considering undertaking this work with some neighbouring districts/boroughs in Surrey and Hampshire focussing on the sewage treatment works in the Blackwater valley.

Green Infrastructure and Biodiversity

83. Green Infrastructure[12] relates to the active planning and management of networks of multi-functional open space. The key function is biodiversity however other important functions can include creating a sense of place, increasing recreational opportunities, improved water resource and flood management, positive contribution to climate change and sustainable transport such as cycle ways.

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[10] This would be a major infrastructure project, more information can be found at http://www.environment-agency.gov.uk/homeandleisure/floods/111209.aspx

[11] The Thames documents can be accessed via http://www.environment-agency.gov.uk/business/topics/water/119941.aspx

[12] More details are available from Natural England at http://www.naturalengland.org.uk/regions/south_east/ourwork/greeninfrastructureframework.aspx

Table 30: Environment and Sustainability Key Issues

Key Issues
Flood risk from various sources is a real factor affecting both existing communities and potential development sites
Water resources are a potential constricting factor on future development
Waste water infrastructure at or near capacity

Community Infrastructure

Education

84. Reading University and Thames Valley University are significant higher education institutions. School age population is forecast to grow over the plan period, and each of the local education authorities has an expansion programme as well as a replacement programme for its school buildings.

85. The current and predicted rise in school age population in Berkshire means that all the councils have new school building programmes, as well as programmes for the maintenance and renewal of the existing estate.

86. The recent reductions in central government funding for the Building Schools for the Future programme means that there will be an increasing pressure on developments to help fund these programmes through s.106 payments.

Transport

87. The area is well served by the Motorway and Trunk road network, with the M4 providing an east-west link between the M25, local distributor spur roads, the A34 and the west of England and Wales. The south east is also served by the M3. The A34 is the most important north-south route.

88. Reading Station is a major interchange station in the national rail network, and is served by fast and frequent long distance rail services between London Paddington and Oxford and the Cotswolds, the West of England, South Wales and the far south West via Newbury. Reading is also well served on the cross-country network to the South Coast, the Midlands, the north of England and Scotland. Significant volumes of heavy freight traffic operate through the Reading station area.

89. Frequent "stopping-services" operate to Oxford, Newbury, London Paddington, Gatwick airport and London Waterloo via Wokingham, Bracknell and Ascot. There are branch line connections to Henley-on-Thames from Twyford, to Bourne End and Marlow from Maidenhead and to Windsor from Slough.

90. Heathrow airport is accessed by an express service from London Paddington and a local service from Hayes & Harlington. There is also a frequent direct coach service from Reading station to Heathrow.

91. The issues confronting the area are to do with tackling congestion on the road and rail networks. The congestion is a problem both for the local economy, and for the wider national economy due to the strategic importance of routes to and from London, from Heathrow Airport and north-south movements linking the South Coast to the Midlands and North.

92. Berkshire Strategic Transport Forum (BSTF), who, with the support of the Regional Transport Board and the Department for Transport, are engaged in the DaSTS (Delivering a Sustainable Transport Strategy) study for Berkshire, has studied this problem in depth.

93. In addition to the need for investment in the Strategic Transport Infrastructure, there are substantial local transport needs. Each council has produced local infrastructure plans as part of the Local Development Framework.

94. The major schemes currently identified by BSTF are listed in table 31, and shown on the map at Figure 3

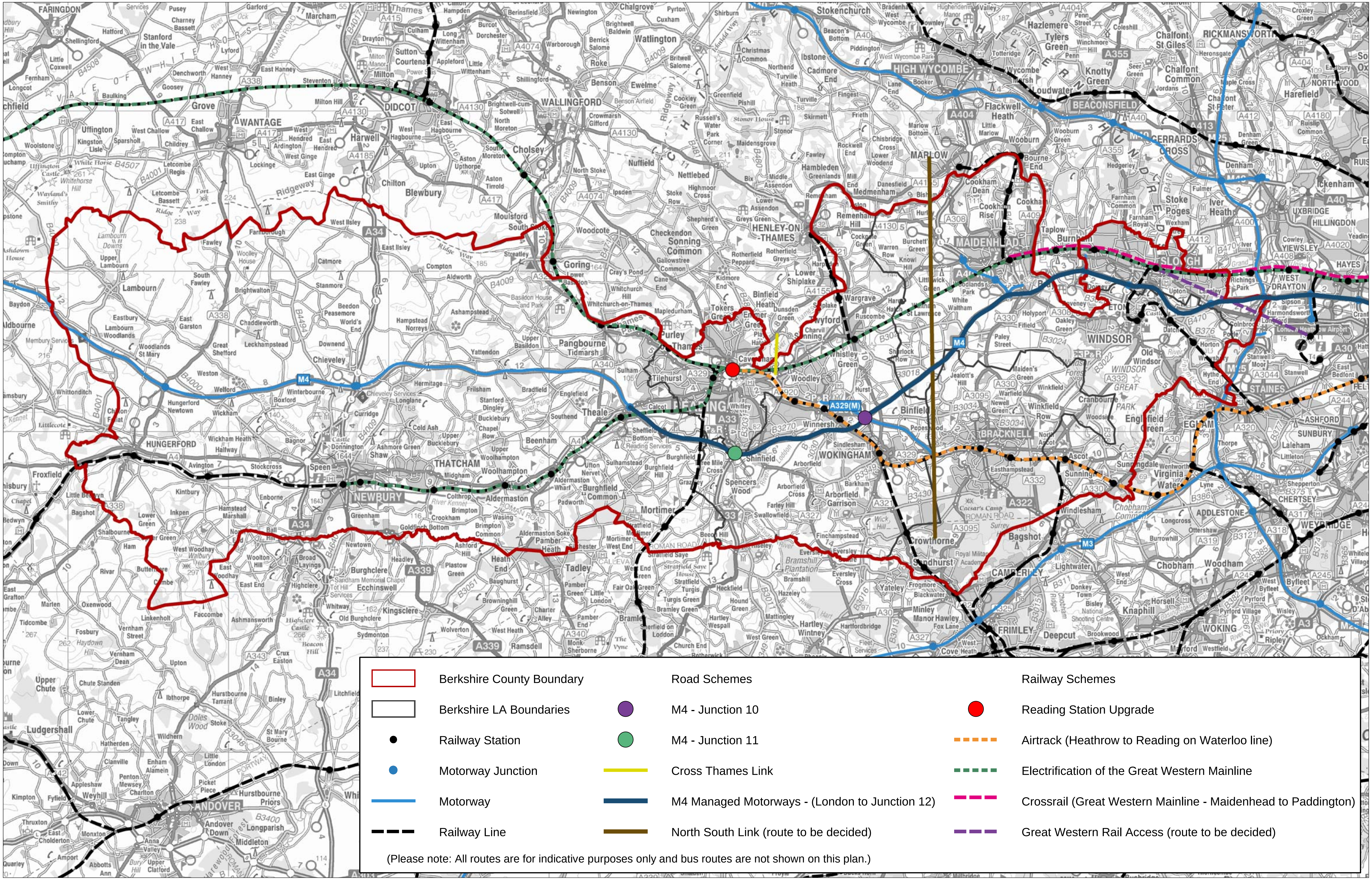
Figure 3

Please refer to map on opposite page

Table 31: Transport Schemes Prioritised by BSTF

Renew strategic transport infrastructure		
Road	M4 Junction 11 remodelling	Works on site to relieve congestion affecting both local access to Reading and long distance traffic on the M4
	M4 Junction 10 improvements	This scheme is similar in objective to the current Junction 11 project above.
	M4 Corridor – Managed Motorways	There is potential for increasing the capacity of the M4 corridor to deliver journeys from this Highways Agency programme which will consider Hard Shoulder running and other approaches
	North-South links	The major road links lie East-West, with the exception of the A34 in West Berkshire. This project is aimed at improving the North-South journeys in the centre and east of the area
	Cross Thames Travel – New crossing near Reading	The absence of highway capacity crossing the Thames forces large volumes of through traffic into central Reading. This scheme is designed to provide faster journey times for through traffic and relieve congestion in Reading.
Rail	Reading Railway Station Upgrade	The provision of additional platforms and flyovers will significantly improve journey times for local and long distance services through Reading.
	Crossrail	The focus of Crossrail is on central London, but its completion will bring benefits for rail travellers from Berkshire to the capital
	Airtrack	This scheme will provide rail access from Heathrow Airport to the South West Train lines to Ascot, Bracknell and Reading
	Great Western Electrification	This is a major investment required to allow the Great Western Mainline to operate electric traction. This is a nationally significant scheme.
	Great Western Rail Access to Heathrow	The only current access to Heathrow from the Great Western Mainline is to or from Paddington. There is currently no suitable length of track allowing access by rail to and from the west.
Bus	Express Bus and Coach network	The BSTF is promoting a programme of improvements for Express Bus and Coach Services between the urban centres not connected by the rail network.

Berkshire Strategic Transport Forum priorities



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Berkshire Rail & Road Schemes

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Spatial Intelligence

Homes & Communities Agency

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www.homesandcommunities.co.uk

Health

95. Berkshire residents generally have access to good NHS acute, primary care and community services such as GPs, Dentists and Pharmacists, and Mental Health services. There are District General Hospitals at Reading (Royal Berkshire Hospital), Slough/Ascot (Heatherwood and Wexham Park Hospitals) which serve the bulk of Berkshire, and in Camberley, Surrey (Frimley Park which serves the south of Bracknell Forest).

96. There is a published Estates Strategy for Berkshire East PCT which calls for the establishment of a Primary Care centre in each of Ascot, Bracknell, Maidenhead, Slough and Windsor, and identifies that there appropriate sites at Heatherwood (Ascot), St Marks (Maidenhead), Upton (Slough) and King Edward VII (Windsor). These Primary Care centres, when developed, will offer urgent care, primary care, diagnostics and specialist outpatients' clinics. This strategy establishes the priority for the development of Bracknell Healthspace in the Bracknell Town Centre. In addition there is a general need for investment in the modernisation and development of GP surgeries.

97. A similar strategy for Berkshire West PCT is in production, and will also identify a general need for investment in the GP surgery estate.

98. The two District General Hospitals in Berkshire have different investment needs. The Royal Berkshire has benefited from a recent major PFI-funded redevelopment. Heatherwood and Wexham Park is developing its own property strategy which will address the problems posed by the ageing nature of the current facilities on the two sites.

99. The current operation of s.106 contributions on a site-by-site basis does not serve well the investment needs of the health service. The catchment areas for GP surgeries are generally larger than even major housing developments, and on small sites, earmarked contributions are frequently too small to address the needs of the wider healthcare estate. The Health Service would prefer the adoption and operation of a formula contribution approach to s.106 payments.

Table 32: Community Infrastructure Key Issues

Key Issues
Existing Community Infrastructure heavily constrained by existing demand
Economic and demographic growth will further increase the strain on the capacity of current provision
Major investment in strategic transport infrastructure within Berkshire needed to support national economic growth

Table 33: Summary of Constraints/Opportunities

Key Issues	Justification for Investment
Growing population will increase demand for housing across all tenures, and this currently outstrips supply	To support the supply and provision of affordable housing for all, including for the elderly and those with specialist needs In particular the delivery of all forms of affordable housing is strongly reliant on public subsidy
Strong demand for affordable housing with long waiting lists – also high demand for supported housing for elderly and those with specialist needs	

Key Issues	Justification for Investment
Ageing population needs to be provided for extra care housing	
Existing stock condition (in both social and private rented tenures) is a key priority for investment.	To support the maintenance and improvement of existing stock, especially to respond to the needs of the ageing population
Greater supply of housing and infrastructure needed to support economic growth.	To support economic growth of sub-region by ensuring the labour supply to employers
Major investment in strategic transport infrastructure within Berkshire needed to support national economic growth	To support local and national economic growth, investment in infrastructure is needed
Last in first out of recession, strong growth potential, at risk if transport infrastructure not renewed	
Growth of school age population to be provided for	Developments to be coordinated with local infrastructure requirements, covering education, health, water resources, traffic and open space
Existing Community Infrastructure heavily constrained by existing demand	
Pockets of inequality and deprivation still exist and affordability is an issue which prevents home ownership	To support programmes aimed at increasing affordable housing supply
A market led investment strategy will not address equality and diversity issues arising from deprivation	
Available land scarce due to environmental constraints and high level of demand	To support delivery of brown field sites, strategic development locations and regeneration schemes.
Flood risk from various sources is a real factor affecting both existing communities and potential development sites	Careful assessment of risk factors to be considered before investing scarce resources

Part 3: Strategic Objectives

Strategic Objectives: Housing, Regeneration, Sustainability and Transport

100. Four strategic objectives underpin this LIP:

- Deliver new housing, including affordable and specialist homes
- Achieve regeneration of our town centres and neighbourhood renewal
- Promote sustainable rural, suburban and urban communities
- Renew strategic transport infrastructure

101. The method we have used to select schemes and proposals is discussed in subsequent paragraphs. Each Council has, in its Local Development Framework process identified the local infrastructure that will be necessary to support sustainable development in Berkshire. These documents cover local transport, open space, education, health, and utilities among a host of other topics. It is intended that as each project or scheme comes to the fore, the associated infrastructure pressures will be considered in the light of previously published LDF documents.

Priority Places in Berkshire

102. The priority places in Berkshire are the existing urban centres. Each of these has distinctive characteristics, and its own constraints and opportunities. There is a very good match to the Unitary Authority boundaries, and so the existing Local Development Framework arrangements are especially suited to promoting the idea of Priority Places. The table below shows how the nine selected themes are important in each of the priority places

Table 34: Summary of Schemes and Priority Places

	Bracknell	Maiden-head	Newbury	Reading	Slough	Windsor	Woking-ham
Strategic Development Locations	X		X	X	X		X
Brown field	X	X	X	X	X		
Extra-Care and Specialist Housing	X	X	X	X	X	X	X
Mixed Use Regeneration	X	X	X	X	X		X
Estate Regeneration		X	X	X	X		
Existing Stock	X		X	X	X		X
Rural			*			*	*
Small and medium	X	X	X	X	X	X	X
Land Remediation				X			

* Rural schemes, by their nature, are not closely associated with the listed urban centres

103. In order to give good balance to the overall needs of the area, we have highlighted 7 priority themes to be considered alongside the 7 priority places. This is to recognise that there is more to Berkshire than its urban centres and that there are housing and

community needs requiring investment other than large scale development projects. The 7 Themes are:

Table 35: Priority Themes

Rail Schemes
Road Schemes
Bus Schemes
Extra-Care and Specialist Housing
Renewal of Existing Stock
Rural Sites
Land Remediation

104. This Plan makes the case that the need for investment in projects and schemes classified under the Themes is as important as investment in the place-based projects.

Community Infrastructure

105. Where the development of particular schemes or sites can be linked to community infrastructure improvements (e.g. school, sewerage, road etc) this is identified in the table in Part 4. Each of the Unitary Authorities has developed community Infrastructure plans as part of their LDF processes, (links please) or, where Strategic Development Locations are being promoted, there are specific Infrastructure proposals linked to these developments.

Housing, Regeneration and Sustainable Communities

106. Within each of the four overall Strategic Objectives three types of scheme have been identified as important for Berkshire:

Table 36: Summary of Objectives and Themes

Deliver new housing, including affordable and specialist homes	Achieve regeneration of our town centres and neighbourhood renewal	Promote sustainable rural, suburban and urban communities	Renew strategic transport infrastructure
Strategic Development Objectives (SDLs) Carefully selected strategic development locations in those parts of Berkshire not constrained by the higher order planning policies	**Town Centre Regeneration** Major mixed-use schemes which support the viability of our town centres for residential, leisure, commercial and retail uses	**Rural** Sites rural areas which contribute to the sustainability of the existing settlements	**Road Schemes** Renewal of the Motorway and Trunk Road across Berkshire
Brownfield Sites New housing provision from development of brown field non-residential sites	**Estate Regeneration** Comprehensive Housing Estate remodelling or regeneration	**Small and Medium Affordable Housing Sites** Schemes which help provide affordable housing for local people	**Rail Schemes** Major heavy rail schemes supporting rail transport in and through Berkshire
Extra-care & Specialist Housing Specialist provision of extra care and supported housing for older and vulnerable people and for groups with specific housing needs	**Existing Stock** Investment to sustain and improve the quality of the existing residential stock to at least Decent Homes standard in all sectors and tenures	**Remediation** Remedial investment in land stabilisation, flood alleviation and contaminated land schemes	**Bus Schemes** Express Bus and Coach network complimenting the rail service

107. To meet these three objectives, partners have identified 62 schemes, projects or programmes. Not all these projects will start on site during the plan's three-year period, and we identify a need to continue to invest in multi-phase schemes and projects which are already in train. This is necessary to protect public sector investments already made and committed in these part-finished schemes. Our schemes will require investment from both public and private sector sources to ensure that they are delivered. They are set out in Part 4: Our Schemes

108. From this long list of schemes seven have been selected (see Appendix 1: Strategic Projects Criteria) for their importance beyond their local impact. By their nature, they are large or very large development projects; it is not intended that they should have a priority call on investment funds to the exclusion of viable schemes with lower strategic impact. Schemes which meet identified needs of rural areas, from small or medium sites, for specialist housing provision, for existing stock schemes or for land remediation are vital in order to secure a flow of new and affordable housing to the market place from locally important sites.

Table 37: Strategic Projects

Selected Strategic Projects (in alphabetical order)	Borough	Strategic Objective
Bracknell Town Centre	Bracknell Forest	Town Centre Regeneration
Heart of Slough	Slough	Town Centre Regeneration
Jennett's Park, Bracknell	Bracknell Forest	SDL
Maidenhead Town Centre	W&M	Town Centre Regeneration
Newbury Racecourse	West Berkshire	SDL
Reading Town Centre (various sites)	Reading	Town Centre Regeneration
Wokingham Programme of 4 x Strategic Development Locations	Wokingham	SDL

Part 4: Our Schemes

The following table sets out all the schemes listed under the three main objectives and types of scheme

Table 38: Our Schemes

	Borough	Strategic Objective	Deliverables	Constraint (s) to delivery	Intervention/ Investment Required	Delivery Status	Partners to engage	Time-table for Invest-ment	Risk if no Investment
New, Affordable and Specialist Housing									
1. Amen Corner	Bracknell Forest	SDL	725 dwellings 35,000sqm employment space	Capacity at M4 Junction 10; Viability for infrastructure delivery (e.g. Primary school)	Remediation of land/Affordable Housing	Pre-application discussions imminent	BFC; Highways Agency; Wokingham Borough Council	2014	Reduced affordable housing
2. Arborfield Garrison	Wokingham	SDL	3500 units (1225 affordable)	Upfront infrastructure coats	Infrastructure funding	Application expected Autumn 2010 with achievement of detailed planning 2011 onwards	MoD, minor landowners, Wokingham BC	2011	Delays to delivery and reduced affordable housing
3. Castleview	Slough	SDL	300 units	Economic climate and developer/ land owner cash flow	Viability	Ready for start on site	HCA and preferred partner RP	2011/12	Reduced affordable housing
4. Cippenham	Slough	SDL	150 dwellings (40% affordable)	Viability	To deliver agreed levels of affordable housing	On Site	HCA and partner RP already signed up.	2011/12	Reduced affordable housing

	Borough	Strategic Objective	Deliverables	Constraint (s) to delivery	Intervention/ Investment Required	Delivery Status	Partners to engage	Time-table for Invest-ment	Risk if no Investment
5. Green Park	Reading	SDL	South Reading Green Park Railway Station 700 units, community facilities, Extra housing 80 units scheme and 8 wheelchair family house	Only current market	Major transport infrastructure (new South Reading Green Park Railway Station)	Planning permission exists. New revised application submitted in August 2010	Hanover HA, in contract with Berkeley group to develop scheme	2014 onwards	Scheme viability
6. Jennett's Park	Bracknell Forest	SDL	1,500 dwellings	Viability	Affordable Housing	On Site (c 50% complete)	BFC; RP's; Persimmon Homes	2011-14	Partially finished scheme
7. Newbury Racecourse	West Berkshire	SDL	1500 units (439 affordable)	Affordable Housing viability may restrain development	HCA forward funding required for transport infrastructure	Outline Planning Consent	David Wilson Homes, Newbury Racecourse, West Berkshire Council, Sovereign South and West	2011-14	Delays to scheme
8. North Wokingham SDL	Wokingham	SDL	1500 units (525 affordable)	Upfront infrastructure coats	Infrastructure funding	Application expected Autumn 2010 with achievement of detailed planning 2011 onwards	Wokingham BC, North Wokingham Consortia, Network Rail and South West Trains	2011	Delays to delivery and reduced affordable housing

	Borough	Strategic Objective	Deliverables	Constraint (s) to delivery	Intervention/ Investment Required	Delivery Status	Partners to engage	Time-table for Invest-ment	Risk if no Investment
9. St Barts School	West Berkshire	SDL	69 units (22 affordable) Unlocks new school	Financial viability	Affordable housing grant, some received from Building Schools for Future fund	School is on site and housing site has full planning permission	St Barts School, Galliford Try and		
10. South of the M4 SDL	Wokingham	SDL	Upfront infrastructure to unlock housing	Upfront infrastructure coats	Forward fund infrastructure	Pre planning	Wokingham, HCA, land owners/ developers	2011	Delays to delivery and reduced affordable housing
11. South Wokingham SDL	Wokingham	SDL	2500 units (875 affordable)	Upfront infrastructure coats	Forward fund infrastructure	Pre planning	Wokingham, HCA, land owners/ developers	2011	Delays to delivery and reduced affordable housing
12. Warfield	Bracknell Forest	SDL	2,200 dwellings Supporting infrastructure	Viability; Thames Basin Heaths; Floodplain issues and viability of infrastructure delivery (e.g. New roads and secondary school provision)	Affordable housing; Forward Fund Secondary school to enable this and other North Bracknell development s	Supplementary Planning document (including Master plan and infrastructure plan) emerging – complete by early 2011 – development consortium formed and engaged in design	BFC; Natural England; Environment Agency; RPs	2014	Reduced affordable housing delays to delivery
13. Brunel Site	Windsor and Maidenhead	Brown field	36 affordable units	None	Viability	Full Planning	HCA	2011	Scheme will not be delivered

	Borough	Strategic Objective	Deliverables	Constraint (s) to delivery	Intervention/ Investment Required	Delivery Status	Partners to engage	Time-table for Invest-ment	Risk if no Investment
14. East Berkshire College Site	Windsor and Maidenhead	Brown field	80 units (23 affordable)	Needs Full planning permission	Viability	Outline Planning	Developer/RP/ HCA	2011	Scheme will not start
15. Slough Town Hall Site	Slough	Brown field	Major mixed housing development. Large site of 2 HA available for mixed housing and flatted development.	Requires cost effective relocation of council offices and upturn in land values	viability	On hold	HCA, development partner and /or partner RP	2014	Delays to scheme
16. South Reading (Berkshire Brewery Site, Worton Grange and Kennet Island 3)	Reading	Brown field	Significant regeneration,575 -1025 + units Employment space, leisure, retail and public transport interchange	Ground conditions and existing uses, transport, current market conditions.	Regeneration / reclamation, affordable housing	Allocated in emerging LDF Document, willing landowners, vacant sites.	Landowners, RP's.	Viable as sites in different ownership Kennet Island phase 3 already on site	Scheme viability and reduced affordable housing
17. The Parks	Bracknell Forest	Brown field	395 units	Viability	Affordable housing	On site – 50% Complete	BFC; RPs	2011-14	Reduced affordable housing
18. Wexham Nursery	Slough	Brown field	Family Housing	vacant possession of occupied site	Viability	option appraisal underway	HCA, development partner and /or partner RP		

	Borough	Strategic Objective	Deliverables	Constraint (s) to delivery	Intervention/ Investment Required	Delivery Status	Partners to engage	Time-table for Invest-ment	Risk if no Investment
19. Former Avenue School Site – Extra Care	Reading	Specialist Housing	40 unit ECH scheme	Project planning at advanced stage, contractor selected and main sub-contractor packages tendered.	Site cleared and ready to start as soon as funding in place	Start on site Q3 2010/11.	RBC owned and developed, HCA	Contracts signed. HCA support fully agreed. Start on site Nov 2010	Fully agreed
20. Gypsy, Roma, Traveller	All Boroughs	Specialist Housing	Review pending for this specialist housing need						
21. Reading - ECH Supported and Specialist Housing	Reading	Specialist Housing	Specialist, Supported and Extra Care Housing: 217 houses, 168 affordable	No constraints to delivery if funding present.	Gap funding	Planning consent at Green Park and pre applicati8on discussion on other sites. Feasibility studies completed	RPs HCA	2011-14	Schemes will not be delivered wheelchair standard properties costly to develop but will potentially save on DFG
22. The Priory, Hungerford Extra Care Housing	West Berkshire	Specialist Housing	46 Extra care housing units and 21 units for over 55s	Scheme viability	Affordable housing subsidy	In planning - decision expected Autumn 2010	West Berkshire, HCA, SSW	2011-14	Scheme will not be delivered

	Borough	Strategic Objective	Deliverables	Constraint (s) to delivery	Intervention/ Investment Required	Delivery Status	Partners to engage	Time-table for Invest-ment	Risk if no Investment
23. Wokingham - Extra Care and Supported Living (various Sites	Wokingham	Specialist Housing	410-unit programme of supported housing projects to help vulnerable people live independently. .	Scheme viability: Funding and sites have already been identified for 3 projects to help older people (including those with dementia) and people with learning disabilities	Affordable housing subsidy	Completion of first 3 supported housing schemes Summer 2010 – Spring 2011. Planning consents 2010/2011. Delivery projected 200 units per annum.	Wokingham BC Community Care, RPs, HCA, SDL Developers.	2011-14 Site identifica tion for scheme for young people March 2011; onsite Dec 11; completi on Nov 12.	Schemes won't be delivered
Regeneration of Town Centre and Estates									
24. Bracknell Town Centre	Bracknell Forest	Town Centre Regenerat ion	70-80 dwellings Catalyst for further redevelopment Upfront infrastructure costs	Cash flow infrastructure (investment model)	More needed here	HCA	Others	2011-14	Delays to delivery
25. Heart of Slough	Slough	Town Centre Regenerat ion	Upfront infrastructure	Land assembly and value aspirations of partners	Infrastructure	On Site	Ongoing with HCA and development partners	2011	Scheme will not be delivered

	Borough	Strategic Objective	Deliverables	Constraint (s) to delivery	Intervention/ Investment Required	Delivery Status	Partners to engage	Time-table for Invest-ment	Risk if no Investment
26. Kingsland Centre Thatcham	West Berkshire	Town Centre Regeneration	Thatcham Town Centre will be a focus for regeneration, enabling the town to fulfil its role within the District's Hierarchy of Centres (by improving the retail offer and enhancing the streetscape. 46 Units		Affordable Housing grant and Education infrastructure	Full Planning consent	Thatcham Town Council, landowner registered provider		
27. Maidenhead Town Centre	Windsor and Maidenhead	Town Centre Regeneration	Retail, offices, leisure and residential uses with a total of 750 units (150 affordable)	Infrastructure	Area Action Plan draft	Pre planning	HCA ,Others	2011-14	Delays in delivery of scheme
28. Parkway Newbury	West Berkshire	Town centre regeneration	187 units (37 affordable) and retail 27300 sq meters of retail and linked to improvements of Victoria park	Funding gap of 2.1 mill	Affordable Housing	On site due to be completed beginning of 2012	Standard Life investment, West Berks and RP	2011	

	Borough	Strategic Objective	Deliverables	Constraint (s) to delivery	Intervention/ Investment Required	Delivery Status	Partners to engage	Time-table for Invest-ment	Risk if no Investment
29. Reading Town Centre	Reading	Town Centre Regenerat ion	Up to 1325 units (c 400 affordable) Mixed used, commercial space at Chatham Street Ph 2, Forbury Business Park , Kodak Ventello, Kenavon Drive, Station Hill, Hosier Street inc Civic Offices	Upfront infrastructure and land remediation costs, market demand and planning	Infrastructure, land remediation	Various Stages	HCA Others	2014 onwards	Delays to delivery
30. Britwell	Slough	Estate Regenerat ion	Neighbourhood centre, community facilities	Two phase project requiring development on existing open space to unlock full regeneration and place changing potential	Land Remediation and cash flow between phases	Outline planning approval secured for phase 1. Detailed approval to follow selection of development partners once HCA funding has been secured	HCA, Parish council, RP and retail development partners	2011	Scheme will not be delivered

	Borough	Strategic Objective	Deliverables	Constraint (s) to delivery	Intervention/ Investment Required	Delivery Status	Partners to engage	Time-table for Invest-ment	Risk if no Investment
31. Chalvey	Slough	Estate Regeneration	Housing and community facilities	2 phase project with scope of phase 2 determined by scale of land availability	additional external investment in phase 2 will enhance added value to the project	Phase 1 on site	PCT for additional GP/ health facilities and HCA for phase 2 housing	2014	
32. Dee Park (Phase 2 and 3)	Reading	Estate Regeneration	Phase 2 of a Major Estate Renewal Scheme - 223 units (85 affordable) Phase 3 – 276	Current market, financial.	To pump prime viability	Part of a signed agreement with private sector partners. HCA funding commitments in place	Private sector partners	Phase 1 currently on site, Phase 2 start on site Autumn 2012, phase 3 Autumn 2014	Partially completed development – poor quality residential environment - reputational risk with local community if not delivering regeneration master plan
33. Kidwells Estate	Windsor and Maidenhead	Estate Regeneration	204 units (75 affordable)	None	Viability	Planning Achieved	HCA	2011	Scheme will not be delivered/ reduced affordable housing

	Borough	Strategic Objective	Deliverables	Constraint (s) to delivery	Intervention/ Investment Required	Delivery Status	Partners to engage	Time-table for Invest-ment	Risk if no Investment
34. North Newbury (Hutton Close and Pelican Lane)	West Berkshire	Estate Regeneration	195 units (95 affordable)	Sites under multiple ownership	Affordable Housing grant	Pre planning	Sovereign south and West, other registered providers New bury Town Council, British Legion	2012-14	Scheme will not be delivered
35. Reading - Estates Renewal	Reading	Estate Regeneration	Affordable housing	Financial funding to achieve viability	Pump priming /subsidy to achieve viability	Favourable ownership and considerable feasibility work carried out	RPs	2012 onwards	Sites will not be delivered, RBC owned sites are the best option for delivering high priority specialist and supported housing sites
36. Sovereign Asset Mgmt	West Berks	Estate Regeneration	(54 Units)	Funding to achieve viability	Affordable housing grant	Mix of pipeline consents and on sites	Sovereign South & West and HCA	2011-14	Schemes will not be delivered
37. Wokingham - Estates Renewal	Wokingham	Estate Regeneration	170 units	Scheme viability	Affordable housing subsidy	Pre-planning	Wokingham, HCA, RP's	2012-14	Schemes will not be delivered
38. Underwood Road	West Berkshire	Estate Regeneration	65 units (22 affordable) some retail	Financial viability	Affordable housing grant	Full planning consent received but revision is progress	Bellway Homes, Sovereign South and West	2011	Scheme will be unviable

	Borough	Strategic Objective	Deliverables	Constraint (s) to delivery	Intervention/ Investment Required	Delivery Status	Partners to engage	Time-table for Invest-ment	Risk if no Investment
39. Decent Homes – LA Stock	Wokingham	Stock Condition	Awaiting outcome of Housing Revenue Account consultation						
40. Decent Homes – Private Sector	All	Stock Condition	Stock condition survey would help identify interventions needed	Needs a comprehensive survey	Fact finding survey work first	Ideas stage	6 unitaries and HCA	2011-14	Further deterioration of Private sector stock
41. Disabled Facilities Grant	All	Stock Condition	Approx 500 grants per year across the 6 authorities Budget approx £3m	Budgets limit the work completed		Ongoing in each borough		2011-14	
42. Flexible Home Loans	All	Stock Condition	Increasing the number of decent homes occupied by residents over 60	Investment in decent homes and preventing health inequalities	Promotion of the scheme	Scheme currently funded by a SE RHB grant – future grant availability is unknown	RBWM, BFC, West Berkshire, SBC have committed £1,366,030 since the start of the scheme and £173, 619 this financial year. Current available loan fund for all members (15) is 2.5m		

	Borough	Strategic Objective	Deliverables	Constraint (s) to delivery	Intervention/ Investment Required	Delivery Status	Partners to engage	Time-table for Invest-ment	Risk if no Investment
Sustainable Communities									
43. Eddington Lane Hungerford	West Berks	Rural	The development comprises two developments owned by The Chilton Estates. 116 units 30-40% affordable	Access and flooding issues would need to be resolved.	Affordable housing grant, flooding remediation and Highways	Pre planning stage	Chiltern Estates, registered provider and Environment agency		
44. West Berkshire - Rural Sites	West Berkshire	Rural	West Berks 135 affordable housing	Viability and identification of sites, local engagement	Affordable housing grant	Mix – see above	Rural housing enabler, Parish Councils, registered providers and HCA	2011-14	Schemes will not be delivered
45. W & M - Rural Sites	Windsor and Maidenhead	Rural		Planning and viability	Affordable housing subsidy	Various	Parishes/RP's/ RHE/HCA	2011-14	Schemes will not be delivered
46. Wokingham - Rural Sites	Wokingham	Rural	20 units all affordable	Scheme viability and planning	Affordable housing subsidy	Achievement of detailed planning December 2011; starts on site march 2012 and completion 2013.	RPs Landowners	2012-14	Schemes will not be delivered

	Borough	Strategic Objective	Deliverables	Constraint (s) to delivery	Intervention/ Investment Required	Delivery Status	Partners to engage	Time-table for Invest-ment	Risk if no Investment
47. Arbourvale	Slough	Small and medium sites	Housing and community facilities	Scheme viability		Pre-planning	SBC, HCA, and others	2013-14	
48. Reading -Small Regeneratio n Sites	Reading	Small and medium sites	Affordable Housing units	Scheme viability in current market	Affordable housing subsidy	Recently redundant sites being actively discussed for development.	Developers/ RPs, HCA	2011-14	Schemes will not be delivered or reduced affordable housing
49. Slough - Council Assets	Slough	Small and medium site	Family size homes for rent and bespoke build for individual clients with specific needs	Small brown field sites are collectively a major asset but individually expensive to bring forward	Viability (100% affordable)	Various Stages	HCA and preferred partner RPs	2011-14	Reduced affordable housing
50. W & M Various Sites	Windsor and Maidenhead	Small and Medium Sites	223 units in total: 2011/12 – 67 units SOS; 2012/13 – 86 units SOS; 2013/14 – 70 units SOS.	Scheme viability	Affordable housing subsidy	Various	HCA, RBWM, RP's and landowners	2011-14	Schemes will not be delivered
51. Reading Chalk Mines Remediation	Reading	Land Remediati on	Secure safety of existing housing units	Public Funding, designation as a Derelict Land Area	Funding for survey and remediation	Preliminary surveys show voids and anomalies. More detailed surveys needed.	HCA	2011-14	Threat of subsidence and collapse in existing areas. Blight of housing in affected areas

Part 5: Next Steps

Delivering the Local Investment Plan

109. This Plan is necessarily a living document. Responsibility for reviewing and revising it will eventually pass to the emerging Local Enterprise Partnership, Thames Valley Berkshire. A decision on when the responsibility will transfer will be made by the Berkshire Authorities in the light the speed with which the LEP develops its capability.

110. The priorities identified in this LIP will inform the development of the Local Investment Agreement (LIA) with the HCA. We will continue to work with the HCA to produce the LIA during the autumn and winter of 2010.

111. We will also continue to engage our partners in this LIP and the delivery of the projects listed here. House builders, for example, both private and affordable alike, have a central role in delivering the housing growth in Berkshire and need to understand this LIP. We hope the document will lead to greater certainty and clarity among all stakeholders. The preparation of the LIP has involved consultation and the involvement of a wide range of partners. There will continue to be consultation and the involvement of a wide range of partners in any review.

Informing Berkshire Programmes

112. We also anticipate that the LIP will be used to inform and test the emerging Local Transport Plan 3 (LTP3) documents as they progress through their crucial consultation stages. This LIP will also influence the economic development policies and actions that will emerge under the leadership of the Thames Valley – Berkshire Local Enterprise Partnership. It will also be useful in informing the councils' individual and collective thinking on the infrastructure required through S106 agreements, the new Community Infrastructure Levy and other mechanisms for obtaining contributions from developments in the future.

Governance

Berkshire Leaders

113. The Berkshire Leaders' Group, supported by the Berkshire Chief Executives' Group is the forum for liaison and information sharing on matters of mutual interest between the Unitary Authorities in Berkshire.

114. Berkshire Leaders' Group operates by consensus, and provides a forum for discussing and formulating joint positions, which are then jointly recommended to the individual councils for adoption. This group has operated consistently for since the creation of the Unitary Councils in 1998.

Berkshire Chief Executives

115. The Berkshire Chief Executives' Group meets monthly, and provides an officer level pre-meeting for the Leaders' Group, as well as a co-ordination point for other matters of mutual interest. Its method of operation is to appoint a lead Chief Executive for each substantial matter of business, and for the Local Investment Plan and relationships with the Homes and Communities Agency, that person is currently Timothy Wheadon (Chief Executive, Bracknell Forest Council).

Local Investment Plan – Project Management

116. For this project, Berkshire Improvement and Efficiency Partnership programme manager, Richard Tyndall, has been asked to provide the lead, supported by Stephanie Pollitt of the Bracknell Forest Council Regeneration Team.

Officer Liaison Group

117. An officer liaison group has been established (see contacts table at Appendix 3) between senior officers of the six councils, HCA and other partners.

Formal Adoption

118. Each Council will take steps to ratify the LIP according to its own decision-making procedures.

Appendices

Appendix 1: Strategic Projects Criteria

119. These criteria have been used to identify the important Strategic schemes in our development programme:

- fit to the 4 strategic priorities of housing, regeneration, transport or sustainability
- delivery of wider benefits including social, education, training, health and sustainability
- deliverability and other risks
- local priority as judged by each authority

The 62 schemes, sites or programmes were then scored and 7 Strategic Projects were identified (see Table 37: Strategic Projects above)

Table 39: Scoring Table

	Fit to 4 Strategic priorities	Delivery of wider benefits	Deliverability and other risks	Local Priority
High – 3 points	Large Housing scheme (50+ units) AND All three of regeneration, sustainable communities and transport	Comprehensive scheme which is fully coordinated with health, education, social facilities	Identified in LDF core strategy OR Existing planning permission AND Ownership OR Finance secured	As determined by each Council
Medium – 2 points	Mid size housing site(s) (10-50) AND any two of regeneration, sustainable communities and transport	Links to one or two of health, education, social facilities	One of LDF or planning permission AND Ownership or Finance secured	As determined by each Council
Low – 1 point	Small housing site (under 10) AND one of regeneration, sustainable communities and transport	Single purpose scheme without clear links to other investments	Neither of LDF or planning permission AND Ownership or Finance secured	As determined by each Council

Appendix 2: Summary of Unitary Authority Community Strategies for Berkshire

Bracknell Forest Sustainable Community Strategy 2008-2014

Living Together – Working Together

120. The Bracknell Forest Sustainable Community Strategy sets out a long-term vision for the Borough. The vision covers all aspects of life for people in the Borough, examining where we have come from, where we are now and where we want to be in 2030. We have put forward a vision that is ambitious, realistic and sustainable. In establishing the Bracknell Forest vision we have focused on improving the quality of life for everyone who lives and works in the Borough as well as those who visit, ensuring the priorities reflect a wide range of local ambitions. The vision will be reviewed every 6 years, taking account of new challenges and making sure that our plans are fit for the future. The Sustainable Community Strategy is crucial to setting the scene for planning and delivering services to the public, ensuring that they meet the varied needs of Bracknell Forest. We have tried to balance social, environmental and economic objectives whilst promoting equal opportunities for current and future generations. The priorities listed in this document have arisen through extensive research into the needs of the people in Bracknell Forest. Communication with people who live and work in the Borough and those who provide public services has enabled us to identify some key areas for improvement.

Priority 1a: Opportunities for Everyone

121. Everyone will have the opportunities they need to be successful in all aspects of life – being happy, healthy and independent. People living and working in Bracknell Forest will benefit from public services suitable for their circumstances and offering them the greatest outcome for their needs.

Priority 1b: Nurturing the Next Generation

122. Children and young people will have attractive options to be physically and mentally healthy, to achieve and gain independence and to get involved in enjoyable, challenging and sociable activities. Children and young people will be supported in forming positive relationships with each other and the wider community. Vulnerable children and young people will grow up in a caring environment where their needs are recognised and provided for effectively.

Priority 1c: Supporting the Older Generation

123. Older people will be supported to live independently and in the way in which they choose. There will be a range of social opportunities specifically catering for the older generation including learning and leisure activities. Older people will feel safe as valued members of the community and they will have a range of ways to access the services and facilities they need to live a healthy life.

Priority 1d: People who require Additional Support

124. People requiring additional support will be helped to live safe, independent and fulfilling lives. They will be able to choose the services they wish to access and the level of support they would like so that they have a tailored service to meet their individual needs. There will be opportunities for people with additional support requirements to get involved in their communities and have a high quality of life.

Priority 2a: Sustainable Development

125. The impressive new Bracknell town centre will position the Borough firmly in the 21st Century with handsome buildings, innovative facilities and a unique sense of place. Contributing to the identity of Bracknell Forest will be neighbourhood communities each with individual spaces to reflect the needs of the people who live there. A careful balance between cosmopolitan and community goals and a complementary network of green and urban spaces will contribute to the sustainable development of Bracknell Forest.

Priority 2b: Protecting the Environment

126. Green heritage will be preserved and developed to offer a range of uses, balancing biodiversity with recreational use. Waste will be reduced, resources will be used efficiently and practical steps will be taken to mitigate the effects of climate change. By tackling environmental issues at a local level, Bracknell Forest will play its part in protecting the wider environment at a regional and global level.

Priority 2c: Travelling around the Borough

127. There will be an effective, efficient and sustainable transport system focusing on the needs of people in the local area, providing choice and reducing congestion whilst maintaining the network. Recognising the location of the Borough in the heart of the Thames Valley will be essential to future development.

Priority 3a: Engaged & Empowered Communities

128. There will be a listening culture in Bracknell Forest, where the community in all its varied voices is heard and understood. People will respect one another and communities will be caring, getting on well together and having a sense of belonging and social responsibility. Community views will shape and influence the very core of public services and everyone will have the opportunity to play their part in how local services are delivered.

Priority 3b: Enjoying life

129. There will be an emphasis on balancing work and home life and people will have a range of ways to spend their free time. Facilities will be guided by the community to best meet their needs and ensure that there is access for everyone. A new thriving night-time economy will offer entertainment for all residents and attract visitors to the Borough.

Priority 3c: Being & Feeling Safer

130. Bracknell Forest communities will be, and feel, safer as Neighbourhood Policing delivers a visible and responsive service to address local concerns. Community understanding will also improve, leading to increased confidence and less worry about crime. Innovative preventative methods and knowledgeable communities will help people to feel safe and confident in Bracknell Forest.

Priority 3d: Sustaining a Vibrant Economy

131. There will be a flourishing local economy that has steadily grown over the years and become more diverse, including the growing leisure industry in the new Bracknell town centre. Business stability and diversity will mean that employment levels remain high and that more people are encouraged to live and work in the Borough. Training opportunities will reflect local economic requirements to maximise employment potential for residents.

The Reading Borough Sustainable Community Strategy

The Reading 2020 Vision

132. The Reading Borough Sustainable Community Strategy vision is:

'Our vision is to maintain and improve the quality of life in Reading, embracing the challenges of a dynamic, inclusive urban community of the 21st century. Everyone will have the opportunity to benefit from all that Reading can offer. Everyone has a part to play in shaping our future'.

133. This vision for Reading is based on the Council's City 2020 Vision and has been further developed through discussion with key partners, local residents, businesses and other stakeholders. The Strategy presents the key priorities needed to realise the Vision and to help to improve the quality of life of all Reading residents and to help ensure that more people are able to benefit from Reading's growth.

134. The Sustainable Community Strategy also shows how the key priorities for Reading link to other key plans, such as the Local Development Framework and the Economic Development Strategy. Each theme chapter lists the key strategies and plans which will contribute towards the delivery of the priority.

Sustainable Community Strategy themes

135. The strategy is organised according to nine themes which reflect key local areas of concern. These include themes on Decent and Affordable Housing, Thriving Economy and Skills, Safer and Stronger Communities, Transport and Accessible Spaces, etc. 'A Fairer Reading for All' is an over-arching theme which includes those 'cross-cutting' priorities which do not easily fall within any one theme, particularly issues around social exclusion. This reflects a key underlying theme of the strategy – the substantial inequalities that exist between the most and least prosperous of Reading's communities.

136. The Strategy seeks to move towards the achievement of sustainable development. The principle of sustainability underpins the Sustainable Community Strategy.

The Local Strategic Partnership – Reading 2020 Partnership

137. In 2002, the Council joined with its key partners - the police, the health service, business and the voluntary and community sector – to form a Local Strategic Partnership (LSP), called the Reading 2020 Partnership. The Reading 2020 Partnership has responsibility for the overall production of the Sustainable Community Strategy and for delivery of the Local Area Agreement, which sets out how the key priorities in the Sustainable Community Strategy will be measured.

The Story of Reading

138. Reading has experienced considerable transformational change over recent years, so that the Reading of 2008 is a very different place to that of the 1990's. This transformation is particularly evident in the centre of the town which has helped Reading to become a UK top-ten retail destination with a thriving night-time economy serving a population that extends far beyond the Borough's boundaries. The Reading of today attracts large numbers of workers, shoppers and visitors from a wide catchment, adding to the vitality and success of the town. However the borough is also experiencing pressure on scarce resources across a range of services from the Police Service to street cleaning.

139. Lying behind the physical transformation is an economic one. There has been a huge structural shift from the town's origins of beer, bulbs and biscuits to a compact service economy specialising in business services. Strategically located as a major transport hub and in close proximity to Heathrow, Reading is now home to the largest concentration of ICT corporations in the UK. It is the service and financial centre of the Thames Valley and beyond. Reading is also home to two universities – The University of Reading and Thames Valley University. .

140. Research by Centre for Cities shows that, based on employment, population growth and skills, Reading is England's top performing city. However, there is a clear mismatch between the outstanding economic success and the benefits to local people, most dramatically illustrated by a comparison of the skills and earnings of the workforce with those of the resident population. Equally graphic is the scale of the gap between Reading's most and least prosperous neighbourhoods. Reading has, within a small geographic area, some of the most affluent as well as some of the most deprived neighbourhoods in the whole of the Thames Valley.

141. As in many areas of the South East, but exacerbated further in Reading by growth, the affordability of housing is another key issue: it is extremely difficult for many people to be able to afford to live and work in Reading. There is therefore a need to increase the overall supply of new housing, particularly affordable housing. And within Reading's existing housing, there are serious concerns about the condition of some parts of the private sector housing stock.

142. The ability to continue to attract inward investment in Reading depends on managing and reducing congestion levels in the transport network as demand grows, and we know that Reading is likely to experience significant congestion problems in the future if no action is taken.

143. Cleaner and greener environments, particularly the quality of open spaces, are essential for enhancing the environment, and are therefore a key priority for sustainable growth. Reading also has a relatively high carbon footprint which means that climate change is a significant issue locally, as well as nationally. Linking our aspirations for transport, housing and investment becomes critical if we are to respond effectively.

144. Reading is a vibrant, multi-cultural place, the third most ethnically diverse in the South East, with over 13% of the population from black and ethnic minority communities. Reading has a history of good community relations and is a place where diversity and cohesion are celebrated and embraced. Reading's exemplary record of success and innovation in transport strategy development and investment continues, most recently with a range of stakeholders coming together to deliver plans for the development of Reading Station. Recently established groups such as the business-led Reading UK Community Interest Company which leads on economic development, the multi-agency Thriving Neighbourhoods Steering Group which tackles deprivation and the innovative Sport Reading Partnership Board are all examples of developments which aim to respond more effectively to local needs and opportunities.

A Vision of Slough - 20 years from now

145. Slough's citizens will choose to live in Slough for its booming economy and jobs, its attractive homes, leisure facilities and thriving and diverse communities, as well as its

high achieving schools and further and higher education opportunities. The 'Heart of Slough' will be a hive of commerce, leisure, living and learning. By day, business men and women will be drawn to Slough's range of high-tech businesses and its opportunities. By night, Slough's bars and cafés will buzz with the voices of residents as they enjoy the relaxed, attractive and safe surroundings. Slough will be a UK-wide renowned gateway to the world. Its proximity to London, major international airports and Europe via the Channel Tunnel will attract businesses and workers from across the globe. It will also give Slough's highly qualified residents the chance to compete in a global market. Slough will have high quality public services that support individuals, families and those that are vulnerable The most deprived neighbourhoods will have been transformed, improving the quality of life for all residents and particularly our children and young people, older people and those who suffer the effects of poverty.

146. Slough will be a place which is safe; residents will be happy to walk and cycle through the streets of Slough without fear of crime or persecution. More importantly, Slough will be seen as a place where people trust and get on well with each other. Where crime and social disorder does exist, local services will be geared up to tackle the causes as well as the symptoms. This emphasis on preventative measures will bring greater happiness, fewer crimes and a reduced burden on the taxpayer.

Where are we and how are we going to get there?

Community Cohesion - Celebrating diversity, enabling inclusion

147. Slough has always been an area that has welcomed new communities and now boasts an exceptionally diverse population estimated by Slough Borough Council to be in the region of 130,000. Close to 40% of its residents come from a black or minority-ethnic background and the borough has a higher than national average number of young people and those of working age. Only 13% of residents are of pensionable age, compared with the national or regional averages of around 19%. Slough has long enjoyed good relations amongst its various communities and we seek to build on this and ensure that the diversity, which characterises Slough, is recognised and celebrated.

Health and Wellbeing - Adding years to life and life to years

148. Slough is home to a variety of different communities, each of whom brings unique health challenges. Circulatory diseases (coronary heart disease and strokes) are the largest cause of death in Slough, closely followed by all cancers. Diabetes is a major health problem and is particularly common in the Asian communities. Life expectancy in Slough is slightly lower than the South East and the national average, and in 2003 life expectancy for the most deprived 20% of the town stood at 75 years, 4.5 years less than for people in the most affluent 20% of the town (Primary Care Trust Annual Report 2006/7). We want Slough to have one of the healthiest communities in the country with the building blocks in place to support and encourage people to improve their health and lifestyle.

Community Safety - Being safe, feeling safe

149. Since 2004 crime has been coming down in Slough. Indeed, people's perception of crime in Slough is higher than the reality of it. Less than one in 10 (7%) of Slough's residents have experienced violence or a threat of violence and only 6% of the population have ever been a victim of car crime (Strategic Needs Assessment 2008). Today, only 5% of people feel unsafe in Slough in the daytime (compared with 12%

in 2006) and 41%feel safe outside in Slough after dark (compared to 29% in 2006) (Annual Attitude Survey 2008).

Environment - A cleaner, greener place to live, work and play

150. Slough has made good progress in recent years to improve the local environment and is now one of the cleanest boroughs in the South East (GMB Survey 2008). We aim to have a town that is environmentally sustainable, where world-class infrastructure continues to facilitate economic success and where housing provision meets the needs of all residents. This means looking at how we live, how we travel and how we use our resources and energy to ensure a sustainable future and create an attractive local environment for Slough.

Economy and Skills - Prosperity for all

151. Slough's economy is buoyant: a recent economic assessment by Local Futures reports that the economy of Slough contributes close to £7.5 billion to the national GDP and up to £700 million of manufacturing output, making Slough the third most productive town outside of London. Figures from the Office for National Statistics reveals that Slough continues to see an increase in VAT registered businesses (3,280) and self-employment has grown by 56% over the last 6 years, which represents 8.4% of the working population. We aim to create a sustainable economy which fulfils the aspirations and potential of local people, businesses and other partners. This includes equipping our residents with the necessary skills to allow them to compete in the new knowledge economy whilst also retaining the right 'mix' of jobs to meet the needs of our different communities.

152. What we will be doing

- Improving relations among our communities and strengthening existing populations and cultures, prioritising community cohesion and resisting all forms of extremism
- Making health and leisure services accessible to everyone to tackle serious health issues such as obesity and heart disease and promoting healthier lifestyles.
- Tackling the root causes of crime by working with offenders and those who are vulnerable, working with different communities and the police in order to build trust
- By maximising the supply of affordable and appropriate housing for local people working with partners to bring back into use empty homes
- By bringing together businesses, training providers and representatives of the community to provide a suitable approach to training that meets the needs of local employers and the local community. By reaching out to disadvantaged and socially excluded groups so that everyone has equal and fair access to education, employment and training

West Berkshire: Key themes and Partnership vision

153. West Berkshire has a growing population, with estimates of around 151,000. It is a predominantly rural area, with nearly three quarters of the district lying within the North Wessex Downs Area of Outstanding National Beauty. West Berkshire therefore has a predominantly rural population but also has larger communities such as Lambourn and Hungerford in the west of the district, Newbury in the middle and Calcot and Theale to the east. Our vision for West Berkshire communities of the

present and future is about focusing our attention on the five key themes below, noting that "strong" has been brought in to better describe what the previous theme of "accessible" was aiming to achieve;

- Prosperous
- Strong
- Green
- Safe
- Healthy

154. "A Breath of Fresh Air" set out what we wanted West Berkshire to look like in 2026. This vision remains. Behind our vision is the desire to maintain current strengths of the district and to build on opportunities for improvement for all those living and working in West Berkshire.

In 2026 …

155. *… West Berkshire is still one of the most successful and prosperous local economies in the UK. Economic activity rates are high and there has been a notable increase over the past 20 years in the number of people with disabilities, lone parents and other potentially disadvantaged groups entering the labour market. Local examination results are in the top 25 of local authorities nationally and there has been a marked improvement in the skills base of the local economy. West Berkshire companies are able to source a high proportion of their workforce requirements locally and this is supported by a good supply of affordable local housing. This has had a positive impact on homelessness with fewer applications and people being able to move on more quickly from temporary into settled accommodation.*

156. *… the population has continued to grow and has reached 161,000 with around 500 new homes continuing to be built each year. A significant proportion of this growth has been centred on Newbury, whose town centre has been transformed with a 20% increase in footfall in just twenty years. Both Newbury and Thatcham town centres now have a wide variety of shops supported by more places to visit. As a result most residents now do not have to travel out of the district to do most of their shopping.*

157. *… the rural economy has been strengthened through further diversification away from traditional farming practices and the attraction of new industries. There is a good range of local facilities and the local schools remain an important feature of the local community.*

158. *… despite growing congestion across the Thames Valley, West Berkshire remains an accessible place to get to and around. Local traffic improvement schemes around Newbury and Thatcham and around Tilehurst and Calcot have helped make travel in the rush hour easier. Accessibility in the rural area has been improved through a range of transportation measures including new public transport, improved cycling provision and greater car sharing. Working from home has also become a major facet of working life. Access to services has also been improved by local agencies working more closely together and by extending the use of electronic communication to the benefit of all who live and work in the district.*

159. *… West Berkshire is now greener than many other parts of the country. The much-valued landscape of the North Wessex Downs Area of Outstanding Natural Beauty has been conserved and enhanced. The range of wildlife has increased. The district has a substantial proportion of its energy needs sourced from renewable sources. 50% of the district's household waste is recycled and 5% of all the food consumed in*

West Berkshire is grown within the district. West Berkshire is well on the way to meeting the Kyoto target for reducing greenhouse gas emissions.

160. *… West Berkshire is also now safer than many other parts of the South East. The crime rate is not only below the national and regional average it is also comparable with many of our neighbours. The level of anti-social behaviour has declined from that seen twenty years ago. West Berkshire now has one of the lowest road accident rates in the South East.*

161. *… the residents of West Berkshire and its many communities have become more healthy and cohesive. Residents have a strong sense of belonging to West Berkshire and the most vulnerable feel safe. Inequalities in health have decreased and the gap between the most and least healthy has lessened. People are enabled to live healthier lives, with the availability of opportunities to eat healthily and be physically active available in all communities. The population are informed about preventing ill health, promoting positive health and caring for themselves. Adults and children alike feel empowered to take control of their own lives and feel part of cohesive and participative communities.*

162. *… the number of older people has increased dramatically but a high proportion is now enabled to live a more independent life at home. Young people are more engaged, there is more for them to do and as a result they are enjoying life and achieving more Individual communities at a parish level are active, engaged and inclusive, planning their own futures and working together to help realise their aspirations. Overall, the quality of life for those living and working in West Berkshire is now higher than it ever has been before - not for some - not for the majority - but for all. That improvement is borne out -not only in official statistics - but by what people say themselves, irrespective of race, culture, gender, ability or background.*

163. The realisation of a such a vision will foster greater community cohesion built around four key characteristics:

- A common vision and a sense of belonging for all communities
- Valuing the diversity of communities
- Ensuring all people are able to enjoy similar life opportunities
- Strong and positive relationships being developed between people from different backgrounds and circumstances in the workplace, in the school and within neighbourhoods.

Royal Borough of Windsor and Maidenhead Sustainable Community Strategy

Living here

164. The Royal Borough is one of the most affluent places in the country. Set within the Thames Valley the area is very green and benefits from around 6,000 acres of National Trust and Crown land. More than 80% of the borough is designated Green Belt.

165. There are 142,000 residents within the borough housed at quite a high density compared to the South East region. Most of our residents live in the two town centres of Windsor and Maidenhead, with the remainder living in the surrounding towns and villages such as Ascot and Datchet. With a strong local economy and low deprivation, the borough is a desirable place to live. In fact, most of the people who live here are satisfied with the area, compared with elsewhere in England.

166. However, there are challenges that require services and provisions to be adaptable and efficient. Whilst the proportion of older people within the borough is slightly below average, a huge increase is predicted in the next decade. 31,500 children and young people live in the borough, which at 20% of the population is more than most other areas. The support required by our children is substantial: 2,400 live in low-income homes, a quarter receives free school meals and 800 require specialist services.

167. There is also a challenge in balancing the wishes of our residents to retain the natural environment whist ensuring access to a range of affordable and attractive housing options. House prices are twice the national average and the way we live has changed - with greater occupation by older and single people.

Working Here

168. The Royal Borough has a thriving economy with more than 7,700 VAT registered businesses – the highest in Berkshire. The availability of a skilled and qualified workforce, with excellent road, rail and air transport links plus close proximity to London and Heathrow airport contribute to the borough being an attractive location.

169. There are, however, increasing pressures to further improve our transport systems (to improve access by public transport, walking and cycling). This is due to the effects of commuting - some 30,000 people commute into the borough and 28,000 commute out everyday.

170. We have a local workforce of 87,000 people and 80% of them are in active employment, which is much higher than the national average. Over half of our working age population are qualified to a high level and have managerial or technical jobs. Despite this we have over 6,000 people of working age who do not have any qualifications – getting qualified improves employment prospects. Young local people are a specific group in need of support as the number not in employment, education or training is slowly rising each year. This is a concern as most jobs becoming available are increasingly likely to require a higher level of qualification.

Visiting Here

171. The visitor economy is a significant feature of the area. Windsor Castle and Legoland Windsor are among the top 20 visitor attractions in Britain. Combined with more than 18 further local attractions they draw in over 7 million people each year who spend more than £380 million within our Borough. Royal events and Ascot races increase visitor numbers by more than 500,000 – creating a significant number of jobs but also increasing pressure on the local transport network.

172. The London 2012 Olympic and Paralympic Games will attract hundreds of thousands of visitors to the area over a 3-week period. Situated just outside the Borough, Dorney Lake will host rowing and canoeing events. This presents an opportunity to develop the visitor economy faster than would otherwise be possible and ensure a lasting legacy as a result of a positive visitor experience. It will also bring a huge economic opportunity for paid and voluntary work during preparation and delivery of the games. Visitors and competitors will have many requirements including accommodation, catering, accessibility and transport – which will require careful management.

173. The Royal Borough of Windsor and Maidenhead has a proud, strong community and a unique mixture of towns, villages and countryside. Our aspiration is that the Royal Borough is a place where everyone can thrive in a safe and healthy environment. We aim to:

- Improve Community Safety
  We are committed to increasing safety and reducing crime. The Partnership will continue to address crime and anti-social behaviour. We are committed to increasing safety by reducing fires and road collisions.
- Strengthen Communities
  We want to acknowledge and celebrate the rich diversity of our community. The Partnership will work to ensure that strong relationships continue to be developed between people from different backgrounds. We recognise the unique contribution made by volunteering and have a dynamic and inclusive voluntary sector incorporating a range of opportunities. We will empower the whole community by providing chances to influence decision-making. We will enhance facilities to meet the leisure and cultural aspirations of our communities to make the borough a more active and culturally vibrant place
- Reduce Health Inequalities
  Everyone has the right to be healthy, enjoy life and achieve. We also have a right to make a positive contribution to the community and achieve economic wellbeing. The Partnership promotes healthy lifestyles, contributes to improved life expectancy and encourages individuals to take responsibility for their own health while supporting the vulnerable. Increasing numbers of children and young people are at risk of poor health – which requires careful action. Elderly people will increasingly account for a larger portion of local people – requiring services to change too.
- Safeguard the Vulnerable
  Everyone has the right to stay safe, achieve and enjoy his or her full potential. Supporting families is the best and most sustainable way to securing better outcomes for children. Increasing quality of life for older people and vulnerable adults is vital.
- Raise Educational and Skills Attainment
  Although local people achieve a high educational standard, pockets of deprivation where some children and young people are at risk of achieving poorer outcomes than others do exist. 2,400 children live in low-income homes. We have an increasing number of children in care and a small proportion of young people leave our schools without any qualifications. All children have the right to high aspirations for their future. In an area where a higher than average proportion of people are employed in professional and managerial/technical jobs and 6,000 people of working age do not have any qualifications - it is especially important that everyone has access to a good education and good employment opportunities.
- Promote Sustainable Economic Growth
  Good health, transport infrastructure, education, housing, investment and innovation are important in developing sustainable, local economic growth.
- Tackle Climate Change
  We must consider the carbon ‘footprint’ of those people living, visiting and working in the Borough. The Partnership will participate in reducing the impacts of our basic needs: energy, water, food, housing, transport, consumables and waste services, and encourage others to do the same.

Wokingham Sustainable Community Strategy Summary

174. The Wokingham Borough Strategic Partnership (WBSP) vision for the Borough is set out in the Wokingham Borough Sustainable Community Strategy: 'Innovating Wokingham'.

175. The vision for the Borough as set out in the strategy is:

"We want Wokingham Borough to be a modern community that values its heritage and embraces its future. By 2020 we will be a borough of innovation and entrepreneurship, with progressive communities of people living sustainable lifestyles and who are empowered to be prosperous and fulfil their potential. We will be a bold and ambitious borough that does things differently, innovating the way we live, work and do business."

176. In addition to the overriding Vision, the strategy outlines four ambitions for the partnership to work together towards for the next 10 years. These are:

- By 2020, Wokingham Borough will be a place of energy, skill, innovation and entrepreneurship
- By 2020, Wokingham Borough will be an attractive borough of progressive and sustainable communities that build on the area's character and heritage
- By 2020, Wokingham Borough will be a place where people make healthy choices and live sustainable lifestyles to maintain a high quality of life
- By 2020, Wokingham Borough will have inclusive communities that support each other to thrive and empower people to be prosperous and fulfil their potential, especially those who are more vulnerable.

177. All of our priorities for partnership working over the next ten years rely on behavioural change and being innovative – that is, crossing boundaries to bring people and innovation together and doing things differently. It is clear that the Vision cannot be achieved by public services alone; it will require a commitment from partners in the private and public sector to work together.

178. There are six priorities for partnership working set out in the strategy. These are:

- Creating the best place in the country to grow up
- Creating a place that enjoys strong economic growth and prosperity
- Creating a sustainable place to live, visit, work and do business
- Creating a place where everyone can enjoy good health and wellbeing, and where vulnerable people are supported
- Creating a place where everyone feels safe
- Creating a place where culture and diversity are celebrated, communities are cohesive and services are delivered in the heart of communities

Appendix 3: Contact Table

Table 40: Contact Details

Organisation	Name	Job Title	Email	Phone
Bracknell Forest	Victor Nicholls	Assistant Chief Executive	victor.nicholls@bracknell-forest.gov.uk	01344-355604 PA: Jean Thomson
	Simon Hendey	Chief Officer: Housing	Simon.hendey@bracknell-forest.gov.uk	01344-351879
	Richard Haynes	Head of Regeneration and Enterprise	richard.haynes@bracknell-forest.gov.uk	01344-352256
Reading	Sarah Gee	Head of Strategy and Performance, Housing and Community Care	sarah.gee@reading.gov.uk	0118-937-2973
	Kiaran Roughan	LDF Team Leader, Planning	kiaran.roughan@reading.gov.uk	0118-937-4530
Slough	Neil Aves	Assistant Director, Housing	neil.aves@slough.gov.uk	01753-875527
	Jeremy Walter		Jeremy.walter@slough.gov.uk	
West Berks	June Graves	Head of Housing and Performance, Community Services	jgraves@westberks.gov.uk	01635-519733
	Mel Brain	Housing Strategy Manager	mbrain@westberks.gov.uk	01635 519403
Windsor & Maidenhead	Chris Thomas	Head of Housing & Residential Development	chris.thomas@rbwm.gov.uk	01628-796091
	Kaye Periam	Housing Enabling Manager	kaye.periam@rbwm.gov.uk	01628 685705
Wokingham	Sarah Hollamby	Head of Corporate Strategy and Performance	sarah.hollamby@wokingham.gov.uk	0118-974-6817
	Louise Strongitharm	Policy Manager, Community Infrastructure	louise.strongitharm@wokingham.gov.uk	0118-974-6779

Organisation	Name	Job Title	Email	Phone
HCA	Marc Thompson	Investment and Regeneration Manager	marc.thompson@hca.gsx.gov.uk	0118-902-8424
	Ian Steed	Area Manager	ian.steed@hca.gsx.gov.uk	
	Jodee Katalanos	Area Manager	jodee.katalanos@hca.gsx.gov.uk	0118-902-8423
GOSE	Janet Novak	Locality Manager	janet.novak@gose.gsi.gov.uk	01483-882322
	Chris Farthing	Locality Manager	chris.farthing@gose.gsi.gov.uk	01483-882522
	Chris Woolf	Thames Valley Housing and Planning Lead	chris.woolf@gose.gsi.gov.uk	01483-882924
Project Team	Richard Tyndall	Project Manager	richard.tyndall@bracknell-forest.gov.uk	07880-787007
	Stephanie Pollitt	Project Worker	stephanie.pollitt@bracknell-forest.gov.uk	01344-352164

Appendix 4: Consultees

Table 41: Consultees

Organisation	Name	Job Title
Network Rail	Chris Aldridge	Principal Network Planner
Highways Agency	Oliver Sowerby	Network Planning Manager
Environment Agency	Ann Symonds	Planning and Corporate Services Manager Environment Agency SE Thames
PCT – West	Paul Rowley (see below)	
SEEDA	Nigel Horton-Baker	Area Manager – Berkshire and Surrey
Berkshire Healthcare NHS Foundation Trust	Paul Rowley	Shared Services Managing Director
South Central Regional HA	Andrea Young	Chief Executive
Thames Valley Police	Peter Smith	Strategic Manager (Estates)
Royal Berkshire Fire and Rescue	Iain Cox	Chief Fire Officer
Berkshire Economic Strategy Board	Barry Deller	Interim Director
National Housing Federation	Warren Finney	Regional Manager South East
Thames Valley Chamber of Commerce	Paul Briggs	Chief Executive

Organisation	Name	Job Title
Confederation of British Industry – Thames Valley	Ian Binns	Regional Executive
British Waterways Board	Mark Stephens	Kennet and Avon Manager
South East Partnership Board	Martin Tugwell	
Crown Estate	Andrew Dunning	Chief Surveyor
Natural England	Marc Turner	Government Team
Thames Water	Mark Dickinson	Development Planning Manager
South East Water	Lee Dance	

Table 42: List of RP and Developers consulted

Name	Organisation
Alan Williams	One Housing Group
Alistair Chance	Berkeley Homes
Andrew Bewley	Bewley Homes PLC
Andrew Sturland	Taylor Wimpey
Angela Doone	Roger Miles Planning
Arlene Kersley	Rural Housing Enabler Berks
Charles Shaw	Bracknell Forest Homes
Charlie Stevens	Wilmot Dixon Group
Chris Simmans	Hants CC
Claire Bishop	Paradigm Housing
Crest Nicholson	Crest Nicholson
D Keen	Sackville Developments
Daniel McDonagh	Roger Miles Planning
Derek Thurgood	Thames Valley Housing
Doug Clark	Central & Cecil
Duncan Gibson	Shanly Homes
Emma Pate	Ability Housing Association
Fiona Donnison	Taylor Wimpey
Graeme Humphrey	Taylor Wimpey
Helen Pickering	Housing and Community Care Reading Borough Council
James McConnell	Bellway Homes
James Stevens	Home Builders Federation
Jenny Grote	Sovereign
Jeremy Arnold	One Housing Group
Jeremy Barkway	Southern Housing Group
Jill Caress	Maidenhead & District HA

Name	Organisation
Julia Ashley	Central & Cecil
Julian Pacey	TA Fisher
Karen Felgate	Housing Enabling Officer
Karen MacDonald	Radian
Kate Goulds	Thames Valley Housing
Keith Kirby	Hants CC
Kevin Hitchcock	Testway
Linda Hunt	The Radian Group
Mark Orosz	Testway
Mark Smith	Redrow Homes
Martin Clack	Bloor Homes
Michael Shanly	Shanly Homes
Michael Auger	Reading Borough Council
Mike Broom	A2d
Mike Rolls	Horstonbridge Development Management
Mike Walker	Crest Nicholson
Mohammed Haque	Catalyst
Mr Bhavash Vashi	Muse Developments
Richard Pickett	Wilmott Dixon Homes
Rob Cummins	The Radian Group
Robert Poole	Reading B/C
Roger Keeling	Sovereign
Sarah Chaudhry	Home Group
Simon Kirk	David Wilson Homes
Steve Caldwell	Redrow Homes
Steve Coggins	A2Dominion
Steve Hicks	Hicks Developments
Steve Hurrell	Ability Housing Association
Steven Dover	Linden Homes
Stuart Roberts	Sovereign Housing Group
Toni Eyles	Radian

Appendix 5: Population Projections

Table 43: Berkshire Population and Household Projections

BERKSHIRE	2011	2016	2021	2026	Change 2011-26	% Change 2011-26
Married Couple Households	149,532	146,869	145,251	144,657	-4,875	-3.26
Cohabiting Couple Households	46,084	52,635	57,972	62,701	16,617	36.06
Lone Parent Households	20,729	21,630	22,314	23,196	2,467	11.90
Other 2+ person Adult Households	24,601	26,272	27,566	28,555	3,954	16.07
One-person Households	106,190	118,213	129,776	141,030	34,839	32.81
Total Households	347,136	365,620	382,879	400,138	53,002	15.27
Private Household Population	822,138	849,405	874,215	900,187	78,049	9.49
Average Household Size	2.37	2.32	2.28	2.25	-0.12	-5.01
Total Population	842,450	870,064	895,204	921,610	79,159	9.40
Communal Establishment Population	20,313	20,660	20,989	21,423	1,110	5.47

Source: www.berkshireobservatory.org/Population-Projection-Summary retrieved 7 July 2010. GLA Data Management and Analysis Group August 2009

Table 44: Ageing Population

Year		2011	2016	2021	2026	Change 2011 - 2026	Percentage Change
60 +	population	163,574	174,148	188,206	206,335	42,761	26.14%
	percentage	19.4%	20.0%	21.0%	22.4%		
80 +	population	36,005	38,551	40,597	44,990	8,985	24.96%
	percentage	4.3%	4.4%	4.5%	4.9%		
Total Population		842,450	870,064	895,204	921,610	79,160	9.40%

Source: www.berkshireobservatory.org/Population-Projection-Summary retrieved 7 July 2010. GLA Data Management and Analysis Group August 2009

Table 45: Berkshire School Age Population Projections

Year		2011	2016	2021	2026	Change 2011 - 2026	Percentage Change
Pupils	age 4	10,974	11,118	10,975	11,073	99	0.90%
	age 5-10	57,246	64,056	64,736	64,770	7,524	13.14%
	age 11-15	49,979	48,651	54,828	55,949	5,970	11.94%
	age 16-17	21,838	20,774	21,398	23,545	1,707	7.82%
Pupil Population		140,037	144,600	151,937	155,336	15,300	10.93%
Total Population		842,450	870,064	895,204	921,610	119,000	79,159

Source: www.berkshireobservatory.org/Population-Projection-Summary retrieved 7 July 2010. GLA Data Management and Analysis Group August 2009