

BUSINESS RATES RETENTION PILOT FUND (BRRP, 18/19)

Wokingham Borough Council's application for £100,000 of BRRP funds is set out below. The application is for two transport infrastructure projects: Grazeley Garden settlement and the A329(M).

Authority: Wokingham Borough Council

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Timetable start date: January 2019

Timetable end date: December 2021

Reports back to BLTB on progress:

- Grazeley Garden settlement - March and July 2019 BTLB.
- A329(M) – Quarterly updates at BTLB meetings during 2019-2021.

TRANSPORT INFRASTRUCTURE PROJECT – GRAZELEY DEVELOPMENT

1. Name: Grazeley Garden settlement

2. Local Plan (or emerging Local Plan) reference:

As part of Wokingham's Local Plan update more than 260 development sites have been suggested for potential development and Wokingham Borough Council is currently assessing these based on their suitability, availability and achievability.

Three sites are larger and more complex and WBC has commissioned consultants (David Lock Associates with Peter Brett Associates) to undertake a masterplanning exercise of these sites to provide a more detailed assessment. One of the large sites is the Grazeley Garden settlement.

As part of Reading's Local Plan Submission Draft (March 2018) Policy SR4 'Other Sites for Development in South Reading' identifies that land south west of Junction 11 of the M4 may be required for uses associated with any major development around Grazeley if identified in plans of Wokingham Borough Council and West Berkshire District Council.

Last September, in partnership with West Berkshire Council and Reading Borough Council, Wokingham Borough Council submitted a bid to the governments £2.3bn Housing Infrastructure Fund (HIF) for infrastructure to support a potential garden settlement at Grazeley. In March 2018, the Ministry of Housing, Communities and Local Government approved the bid to go on to the shortlist to produce detailed business cases for funds, alongside 44 others. The bid seeks up front funding for £177m in infrastructure in total, £124m in transport infrastructure. The bid requires infrastructure to be delivered by 2023.

3. Approximate Capital Value of the project

a. up to £2m b. £2m-£5m c. £5m-£10m d. £10-£20m e. over £20m

Approximate costs for the following proposed elements are as follows:

- Improve use and access and possible upgrades to Mortimer and Green Park Stations -£5m (c)
- East – west linkage across the railway (at least one railway crossing) - £12m (d)
- MRT extension - £30m (e.)
- Park and ride capacity increases - £16m (d.)

- A33 new junctions and widening from the southern end of the site - £16m (d.)
- Possible M4 junction changes - £10m (c/d.)
- M4 crossing into Green Park business park/station - £16m (d.)
- New junction over the Kennet and Avon canal - £6m

4. Housing, employment, leisure or retail development enabled:

The site has the potential to deliver 15,000 homes alongside shops, schools, health, sports and community facilities.

5. Partner organisations involved (if any)

Wokingham Borough Council is working with West Berkshire and Reading Borough Council to develop the scheme.

Possible changes to M4 junctions/M4 crossing will require partnership working with Highways England.

6. Brief Description of Project (100 words max):

PBA will prepare transport business cases for the main Grazeley settlement scheme proposals which primarily includes the following schemes: MRT extension, park and ride capacity increases, and A33 new junctions and widening from the southern end of the site, possible M4 junction changes and M4 crossing into Green Park business park/station.

The project includes:

- Transport modelling of the schemes;
- Scheme designs;
- Scheme costs;
- Risk registers;
- Preparation of a BCR to determine value for money; and
- Production of Business Case Report.

7. What resource will be used to develop the outline business case (in-house? Retained consultant? Other?):

The consultant PBA will be contracted to develop the Business Case Report.

TRANSPORT INFRASTRUCTURE PROJECT – A329(M)

1. Name: A329M within Wokingham Borough Council

2. Local Plan (or emerging Local Plan) reference:

Four Strategic Development Locations (SDLs), delivering 10,000 dwellings are allocated within Wokingham Borough's Development Plan (comprising Core Strategy (2010) and Managing Development Delivery Local Plan (2014)) and Supplementary Planning Documents (SPDs) – Strategic Development Locations (SDLs). The SDLs are located only 3-4 miles apart within Wokingham and the concentration of development is placing a significant strain on local infrastructure, particularly the road network, and all are being planned to include a range of facilities including schools and community facilities.

Policy CP10 of the Core Strategy, named Improvements to the Strategic Transport Network, seeks to have a 'high quality express bus services or mass rapid transit along the A329 corridor'.

Paragraph A7.47 of the Core Strategy suggests "Improvements to transport capacity along the A329 could include a variety of measures such as widening the existing highway, provision of bus lanes or signalisation of junctions. Any measures will need to be modelled to ensure it is an effective solution and should be capable of delivery at an appropriate time in the delivery of the development".

3. Approximate Capital Value of the project

a. up to £2m b. £2m-£5m c. £5m-£10m d. £10-£20m e. over £20m

Unknown at present – expected to be between £5-£10m (c.) or £10-20m (d.).

4. Housing, employment, leisure or retail development enabled:

The provision of additional capacity/transport provision along the A329M corridor could aid local development, which includes the North and South Wokingham Strategic Development Locations and developments in neighbouring areas, such as Amen Corner.

5. Partner organisations involved (if any)

Project is expected to require partnership working with Highways England (M4 Junction 10).

6. Brief Description of Project (100 words max):

To investigate options for improvement along the A329M and model their impact. Options will include consideration of adding an extra lane on the A329M for vehicle or express bus-only purposes and improvements/widening through M4 Junction 10, within the existing highway boundary where possible.

The aim of the project will be to reduce existing delays experienced along the A329M corridor and select options suitable to be taken forward to outline business case stage.

7. What resource will be used to develop the outline business case (in-house? Retained consultant? Other?):

It is expected that the consultant WSP will be used to develop the scheme.