



## EXECUTIVE

10 MAY 2016

### SUPPLEMENTARY PAPERS

**TO: ALL MEMBERS OF THE EXECUTIVE**

The following papers will be circulated at the above meeting. The correct version of this report was not attached to the agenda papers due to administrative error.

Alison Sanders  
Director of Corporate Services

	<b>Page No</b>
<b>7. THE "ISSUES AND OPTIONS" COMPREHENSIVE LOCAL PLAN CONSULTATION</b>	3 - 4
<p>The Comprehensive Local Plan (CLP) will set out a planning framework for the Borough, including the allocation of sites for the period to 2036. This report seeks approval of the CLP Issues and Options document (see Appendix A to this report) for publication for a period of public consultation between 13 June and 25 July 2016. Approval of a consultation strategy is also sought (see Appendix B to this report).</p>	
<b>8. AWARD OF MAIN AND AQUATIC CONTRACT FOR CORAL REEF ENHANCEMENT</b>	5 - 8
<p>1.1 To award contracts for the expenditure in two areas -</p> <ul style="list-style-type: none"><li>▪ The main construction contract for the enhancement of Coral Reef</li><li>▪ The aquatic package associated with the main construction contract</li></ul>	
<b>10. AWARD OF MAIN AND AQUATIC CONTRACT FOR CORAL REEF ENHANCEMENT - ANNEX A</b>	9 - 12

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## Policies for assessing planning applications

The Plan will include policies for assessing planning applications. At this stage we want your views on whether or not these cover the right things – see list below.

- **Development in the Green Belt or Countryside** - (Green Belt, countryside, landscape, gaps, rural workers' dwellings and equestrian uses).  
**Character and Design** - (design and floorspace standards for new housing).
- **Housing** – (protection of existing housing, affordable homes, size and type of new homes, starter homes, self-build, housing for older people and traveller sites).
- **Local Economy and Retail** - (changes of use in retail areas and protection of community facilities).
- **Heritage and Conservation** – (Conservation Areas and Listed Buildings).
- **Natural Environment** - (nature conservation and the Thames Basin Heaths Special Protection Area).
- **Climate Change and Environmental Sustainability** – (pollution and contaminated land, flooding, drainage and renewable energy).
- **Transport** - (street design, road safety, parking, lighting, and street furniture).
- **Infrastructure and Facilities** - (ways of trying to make sure that new infrastructure gets built, protecting against the loss of existing infrastructure (shops, pubs, community centres, youth centres, built sports facilities) and open space).

If you think there are any other topics and issues that should be included in this list, please let us know.



## How to get involved

The Issues and Options document can be viewed at [www.bracknell-forest.gov.uk/comprehensivelocalplan](http://www.bracknell-forest.gov.uk/comprehensivelocalplan). Paper copies are also available at the Council Offices at Time Square, as well as at local libraries and Town/Parish Council Offices.

You can make comments in a number of ways:

- online at: <http://consult.bracknell-forest.gov.uk/portal/planning/>
- by email to: [development.plan@bracknell-forest.gov.uk](mailto:development.plan@bracknell-forest.gov.uk)
- by post to: Development Plan Team, Bracknell Forest Council, Time Square, Market Street, Bracknell, RG12 1JD



For further information, and to register for updates, please contact the Council's Development Plan Team using the email address above or phone 01344 352000.

## What happens next?

Your comments and further technical studies will help us move to the next stage. This will be the publication of a draft Plan for consultation in Summer 2017. Following consultation, a further draft Plan will be submitted to the Government for examination by an independent Inspector. If the Plan passes the examination, it will be adopted in 2019.

In the Autumn of 2016, the Council will publish a list of potential development sites put forward. These will be set out in a document that we have to produce called a Strategic Housing and Economic Land Availability Assessment (SHELAA). This will include an assessment of the development potential of sites for housing and other uses.

**Copies of this document may be obtained in large print, Braille, audio or in other languages. To obtain a copy in an alternative format, please telephone 01344 352000.**

# A New Local Plan for the Future



## Planning for the future of Bracknell Forest

It might seem a long way off but the Council is starting to plan for new development in the Borough up to 2036.

The new Plan will:

- be based on a shared vision with objectives to help achieve this vision;
- give details of how much land and floorspace we need for uses such as housing, offices, shops, schools and community centres. Include sites for new development;
- ensure we have up-to-date policies for assessing planning applications; where matters such as design; heritage; special types of housing, and Green Belt issues arise.

## Why do we need a new Local Plan?

Existing planning policies, such as those in one of our current documents called the Core Strategy, must be reviewed so that they reflect the latest government policy and guidance.

This includes how the amount of housing needed should be calculated. Having up to date policies is important so we can avoid development happening in a piecemeal way without being properly planned.

## We want your views

At this stage, we want your views on:

- the vision,
- the objectives,
- the range of issues to be covered and
- the suggested approach.

Your comments will help us develop the Plan further. A questionnaire is also available separately.

Consultation on the Issues and Options document runs from **Monday 13 June to Monday 25 July 2016**.

## How to find out more

The Issues and Options document and supporting technical studies can be found at [www.bracknell-forest.gov.uk/comprehensivelocalplan](http://www.bracknell-forest.gov.uk/comprehensivelocalplan)

### How many new homes are needed?

Our existing target is to build 557 new homes each year between 2006 and 2026 (11,139 homes in total). Some of the sites identified to meet this target figure are being built and others have yet to start.

The current Government has now said that we need to work out our housing figures in a different way – we have to do an objective assessment of need. This calculation (which analyses a range of data, including population forecasts) has been done in a technical study called a Strategic Housing Market Assessment. The results show that we need to build 635 new homes each year between 2013 and 2036, a total of 14,605.

### How many homes do we still need to find sites for?

Number of new homes	Explanation of component figures
14,605	Requirement over period 2013 to 2036
Minus 690	Homes completed between 2013/14 and 2014/15
Minus 7,887	Number of homes which already have planning permission (3,397) and which have already been allocated sites (4,490)
<b>= 6,028</b>	<b>Amount of homes which we need to find sites for by 2036</b>

**6,028 represents the housing need and may not be the final housing target.** This is because:

- there are constraints on much of the land within the Borough which reduces its capacity for development (see map);
- we need to do further work on potential sites that landowners and developers are still submitting to us, for consideration for future development), and;
- other Local Authorities in the area where local people tend to live and work, may claim that they do not have enough development sites to meet needs. They might ask Bracknell Forest Borough Council to help them out.

### Where should new development go?

Although we can't tell you exactly how much land and floorspace we will need for new buildings such as housing, offices, shops, schools and community centres, we are keen to gather your ideas about some general principles to follow in thinking about where new development might be built.

In drawing our final conclusions, we will also need to take into account national policy; technical evidence; sustainability and site availability.

Based on current information we have identified the following options for the location of new development, especially housing:

#### Option 1 Many small sites on the edge of settlements with some intensification of existing settlements

##### Advantages

- disperses impacts across a larger number of areas
- might sustain some local services
- faster delivery of housing

##### Disadvantages

- some development may be directed towards smaller settlements with limited services
- harder to secure infrastructure

#### Option 2 Fewer, but, larger sites on the edge of the larger more sustainable settlements with some intensification of existing settlements

##### Advantages

- reduces pressure on the smaller settlements
- provides an opportunity to use / connect to existing infrastructure
- supports the renewal of Bracknell Town Centre

##### Disadvantages

- greater impacts in affected areas

#### Option 3 A few very large sites on the edge of the larger more sustainable settlements

##### Advantages

- less intensification of development in existing settlements
- more opportunities to provide services / infrastructure

##### Disadvantages

- likely to involve the development of large areas of greenfield land with impacts on biodiversity, landscape
- risk of joining up settlements
- need to provide infrastructure may result in short term delivery issues

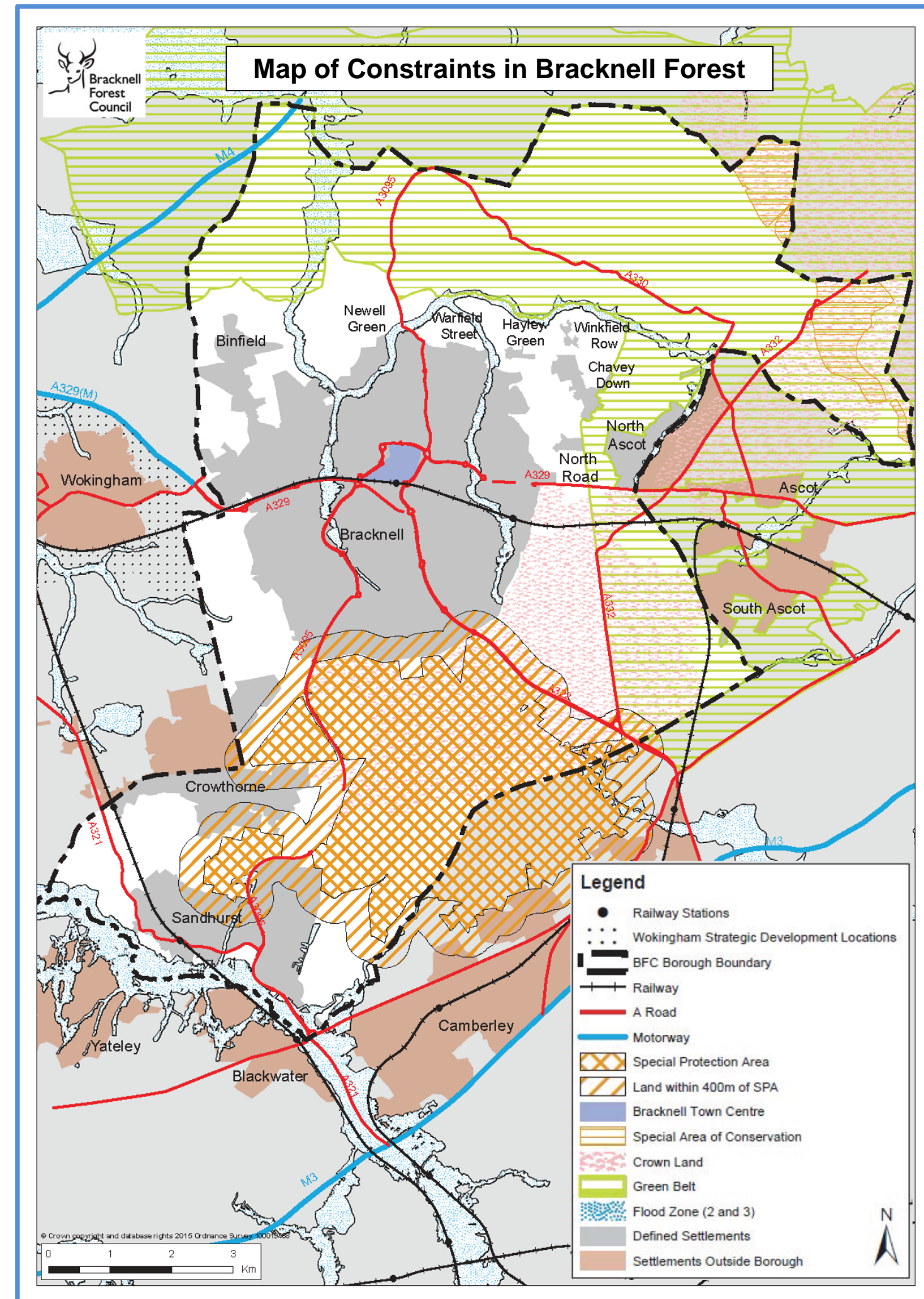
#### Option 4 A mix of Options 1, 2 and 3

Let us know:

- the option you prefer, or,
- whether or not you can think of any other options you think we should consider.

### Where are and what are the main constraints to development?

A lot of the undeveloped land in the Borough is affected by constraints that can limit where development can be built. Some of the main constraints are shown on the map opposite:



**TO: EXTRAORDINARY COUNCIL  
18 MAY 2016**

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**AWARD OF SUPPLEMENTARY CAPITAL APPROVAL  
FOR THE ENHANCEMENT OF CORAL REEF  
Director of Environment, Culture & Communities**

**1 PURPOSE OF REPORT**

- 1.1 To agree a supplementary capital approval in order for the Coral Reef enhancement project to proceed.

**2 RECOMMENDATION**

- 2.1 **That Council agree a supplementary capital approval of £1,575,000 is made to allow the Coral Reef roof replacement and enhancement project to proceed.**

**3 REASONS FOR RECOMMENDATION**

- 3.1 To enable the enhancement of the Coral Reef facility in line with 'People live active and healthy lifestyles' strategic theme in the Council Plan.

**4 ALTERNATIVE OPTIONS CONSIDERED**

- 4.1 In agreeing to make this recommendation to Council, the Executive also considered a range of options including roof replacement only, full or part demolition and long term deferral of demolition. All had significant costs attached with them but with none of the benefits for the community provided by the proposed project. The confidential report considered by the Executive containing the various options reviewed is included as a confidential Annex to this report. The current proposal of enhancement is considered the most appropriate course of action and in the best interests of the Council and community.

**5 SUPPORTING INFORMATION**

- 5.1 Coral Reef Waterworld is an iconic leisure pool/flume complex located to the south of Bracknell town at the junction of the A322 and Nine Mile Ride. The facility was opened in October 1989 and has evolved to become a major landmark for the borough and undoubtedly helped put Bracknell Forest Borough and Bracknell Forest Council "on the map". Since opening it has served an estimated 10 million customers and has taken income of about £50m. It is therefore a very big and popular leisure attraction for local people and day tourists.
- 5.2 The current facility consist of a main leisure pool, a flume complex comprising 3 flumes, sauna suite including unique steam room, changing accommodation, external pool area (Lazy River) and catering provision. Outside there is a large car park with c. 220 spaces. The wet side capacity is 600. During many weekends and day time periods in the school holidays the facility operates to capacity typically with long queues.

- 5.3 This enhancement project has its roots in the significant roof repairs that were required to be undertaken in 2012/13. The detailed inspection as part of those repairs also uncovered deterioration in the wood laminates and subsequent analysis highlighted that the costs of repair to the complex roof structure was in excess of a replacement roof. Critically the Council's structural engineering consultants advised that "do nothing" was not an option if the facility was to remain open to the public in the long term. After much analysis and consideration of a range of options, Members felt that merely providing a replacement roof was an inappropriate way forward for a prestigious facility and asked that an enhancement project be developed for consideration.
- 5.4 Consequently, the enhancement project consists of:
- i. New roof over main pool hall and repair of ancillary roofs
  - ii. Five new flumes within a new flume tower
  - iii. Major refurbishment of changing facilities; toilets; reception area; café; reception area (but no construction works), Sauna World and Lazy River
  - iv. Planned preventative maintenance of key plant and equipment
- 5.5 At its meeting on 10<sup>th</sup> May, the Executive assessed the tenders submitted by potential contractors for the project and awarded, subject to Council approval of the supplementary capital approval, contracts relating to the overall construction project and the aquatics package which had been previously awarded to Van Egdom BV (but with a commitment only for design elements up to this point).
- 5.6 When the Council initially agreed a capital approval of £11,230,000 in January 2014 it recognised that an inflationary uplift would be required once the tenders were received and detailed construction time tables understood. This is the established process of how projects of this size, complexity and length are managed and is the purpose of this report to Council.
- 5.7 With regard to the Coral Reef project this uplift, together with other associated project costs amounts to £1,575,000. This level of capital provision includes a 10% contingency and will ensure that all of the Council's requirements as detailed in 5.4 above will be met.
- 5.8 Should Council agree to the supplementary capital approval, there will be a 10 day "stand still" period which is required under European law and the contract will be signed on 1<sup>st</sup> June. If the project proceeds, Coral Reef would be scheduled to re-open in early August 2017 but discussions are ongoing with the preferred supplier to determine what steps might be taken to improve upon this.
- 5.9 The complexity and uniqueness of this project combined with a period of significant pressure on demand for the construction industry means that delays have been incurred in the tender process for this project. However, this additional time has allowed the Council to select strong partners to work with in order to enhance a first class facility that will be unique in the South East. The enhanced Coral Reef will draw in local residents and people from much further afield as well as being a flagship for the Borough.

## **6 ADVICE RECEIVED FROM STATUTORY AND OTHER OFFICERS**

### Borough Solicitor

- 6.1 No significant legal issues arise from the matters discussed in this report. The procurement has been carried out in accordance with the Public Contracts Regulations and the Council's Contract Standing Orders.

### Borough Treasurer

- 6.2 The Executive considered all relevant financial matters as part of its deliberations on 10<sup>th</sup> May and these are included in the confidential annex attached to this report.

### Equalities Impact Assessment

- 6.3 Completed and submitted with the previous Executive paper

## **7. STRATEGIC RISK MANAGEMENT ISSUES**

- 7.1 If the Council were not to proceed with the Coral Reef enhancement project there would be significant consequential revenue implications and a risk of reputational damage.

## **8 CONSULTATION**

### Principal Groups Consulted

- 8.1 Coral Reef Member Advisory Steering Group

### Method of Consultation

- 8.2 Regular meetings held of the Coral Reef Member Advisory Steering Group

### Background Papers

Executive paper 10<sup>th</sup> May 2016

Executive Paper 16<sup>th</sup> December 2014

### Contact for further information

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