

**TO: OVERVIEW & SCRUTINY COMMISSION  
16 NOVEMBER 2017**

---

**BRACKNELL FOREST INFRASTRUCTURE PROVISION  
Director of Environment, Culture & Communities**

**1. PURPOSE OF REPORT**

- 1.1 The purpose of this report is to update the Commission on progress with the provision of infrastructure supporting the current local plan and the future infrastructure planning to sit alongside and within the Comprehensive Local Plan.

**2. RECOMMENDATION**

**That the Commission notes progress on the delivery of infrastructure in line with the Council's Infrastructure Delivery Plan and Regulation 123 list, and acknowledges the preparatory work being undertaken on Infrastructure provision to support the new Comprehensive Local Plan.**

**3. REASONS FOR RECOMMENDATION**

- 3.1 To advise the Commission of progress being made on the provision of infrastructure and infrastructure planning to support the Comprehensive Local Plan.

**4. ALTERNATIVE OPTIONS CONSIDERED**

- 4.1 None.

**5.0 Background**

- 5.1 As part of the development of the Site Allocations Local Plan (SALP) the Council prepared an Infrastructure Delivery Plan (IDP) in October 2012, setting out the infrastructure requirements of the borough up to 2026. This is published on the Council's website and can be found at the following link. <https://files.bracknell-forest.gov.uk/sites/bracknell/documents/sal105-infrastructure-delivery-plan-post-submission-sadpd.pdf?5R5UEdthEdzZpuKg07EprDp2ZM1bHD4I>
- 5.2 Infrastructure within the IDP was then either defined for provision in site-specific policies (in the SALP) to be provided via section 106, or was taken forward into Community Infrastructure Levy (CIL). Those projects to be funded through CIL were defined in the Council's adopted Regulation 123 list which can be found at the following link. [https://files.bracknell-forest.gov.uk/sites/bracknell/documents/cil-regulation-123-list.pdf?JwqKnSBB8PuZUcp66CLhYXx\\_36z\\_yzwn](https://files.bracknell-forest.gov.uk/sites/bracknell/documents/cil-regulation-123-list.pdf?JwqKnSBB8PuZUcp66CLhYXx_36z_yzwn).
- 5.3 Other infrastructure obligations (to be secured through s.106 agreements) are set out in the Council's Planning Obligations Supplementary Planning Document which can be found at the following link <https://www.bracknell-forest.gov.uk/planning-and-building-control/planning/planning-policy/supplementary-planning-documents-spds/planning-obligations-supplementary-planning-documents>

- 5.4 Since 2006 (the start of the plan period) the Council in partnership has helped secure delivery of;
- major road improvements (A329 Corridor),
  - new road infrastructure including Warfield Link road (Sopwith Road),
  - road safety improvements such as new pedestrian crossing points,
  - footpath and cycle way provision and improvements including a new bridge over Mill Lane,
  - Urban Traffic Management Controls (UTMC) to enable intelligent management of the road network,
  - new public realm, and highway improvements and car parking provision in and around Bracknell town centre,
  - new education facilities including the delivery of new and expanded schools including a new secondary school at Binfield Learning Village and a new primary School at Warfield and further provision in Binfield and Crowthorne either under construction or with planning approval,
  - new open spaces, play and sports provision and SANG land with in the region of 130 hectares transferring to the Council in coming years,
  - new and upgrade children's play areas across the borough,
  - new 3G sports pitches including the sports centre and Bracknell Town Football Club
  - new community facilities at Jennets Park and The Parks,
  - provision of an additional Chapel at the Crematorium,
  - Brants Bridge Health provision,
  - new allotment provision at Warfield,
  - Sustainable Drainage Features (SuDS),
  - the roll out of Superfast Broadband to rural communities, and
  - Recycling facilities on strategic developments including Jennets Park, The Parks and Warfield.
- 5.5 Since the publication of the SALP and commencement of work on the Comprehensive Local Plan officers have been assessing the new infrastructure needs of the Borough looking beyond 2026. This has taken two forms, firstly through the development of evidence to support the Local Plan, including;
- developing work on transport modelling of the SHELAA sites,
  - the sports and open space provision outlined in the Play Open Space and Sports study (POSS),
  - the Playing Pitch Strategy (PPS),
  - a revised Thames Basin Heaths Special Protection Area SPD (due for public consultation in early 2018),
  - the Strategic Housing Market Assessment in the terms of Affordable Housing, and
  - the Water cycle study covering water supply and waste water provision.
- 5.6 The Second area has been discussions with service providers about their future plans and the likely impact on provision of infrastructure and services with the anticipated growth of the borough. This has included conversations with;
- the Local Education Authority;
  - Statutory bodies (Natural England, Environment Agency, Sport England)
  - the CCG and local health providers;
  - water providers ;

- internal service providers (community provision/ SANG provision/Library provision)
- Parish Councils on local projects and priorities.

#### *Next steps*

- 5.7 As the Council moves toward the publication of a preferred option Local Plan, work on infrastructure provision can be targeted to that scenario so that requirements can be built into new site policies, and an updated Infrastructure Delivery Plan. This will enable meaningful conversation with service providers and site promoters about what needs to be provided and what can be secured. As part of this the Council will review its 123 list to set out clearly what would be provided through CIL, through section 106 or other means.
- 5.8 The new IDP will be iterative throughout the Local Plan process and refined with each consultation stage. Therefore it is anticipated that a Preferred Options IDP will be published for public consultation alongside the Preferred Options CLP in early 2018.

#### Contact for Further Information

Max Baker – 01344 351902

Email: [max.baker@bracknell-forest.gov.uk](mailto:max.baker@bracknell-forest.gov.uk)