

# Draft Bracknell Forest Local Plan Infrastructure Delivery Plan 2017

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# 1 Introduction

**1.0.1** Bracknell Forest Council (BFC) has produced this Infrastructure Delivery Plan (IDP) to identify key infrastructure required to support the following developments:

- Sites allocated in the Site Allocations Local Plan (SALP);
- Sites to be allocated in the Bracknell Forest Local Plan (BFLP), and,
- Other developments throughout the borough.

**1.0.2** It replaces the current IDP and is a material consideration in the determination of planning applications. This version of the IDP also supports the Draft BFLP. It provides context, evidence and information about the necessary infrastructure required to support growth in the borough. The IDP identifies the different types of infrastructure, the requirements of infrastructure service providers and specific infrastructure projects. The IDP will be developed further for the submission and final adopted versions of the BFLP to reflect the outcomes of changes to the BFLP and further work on requirements.

**1.0.3** The IDP provides infrastructure schedules as follows:

- Site Specific Infrastructure Delivery Schedules (Draft BFLP sites);
- General Infrastructure Delivery Schedules (Draft BFLP sites);
- BFLP Additional Infrastructure Projects Schedule;
- SALP Policies SA4 - SA9 Outstanding Infrastructure Delivery Schedules;
- SALP General Infrastructure Delivery Schedules, and
- Infrastructure requirements for SALP Policies SA1 - SA3 and Windfall Sites.

**1.0.4** Government policy and guidance emphasises the importance of planning for the necessary physical, social and green infrastructure to support growth. The IDP explains the approach BFC will take in identifying the infrastructure needs arising from new major developments; how they will be delivered and an assessment of potential risks. Each infrastructure service area, has an Infrastructure Template outlining existing provision, planned provision and any key issues. Infrastructure service providers have identified some infrastructure projects at this stage and these schemes have been included in an additional projects schedule.

**1.0.5** The IDP was produced in collaboration with many infrastructure providers, including transport, education and healthcare. It also draws on information from other sources including government guidance and infrastructure providers' investment programmes, etc. In some instances the required information has not been available, for example where providers do not plan as far ahead as 2034. The IDP will therefore remain a 'live' document, subject to regular review, and will be updated accordingly as more information emerges and schemes are implemented. A further version of the IDP will be published alongside the next stage of the BFLP in late 2018.

**1.0.6** The IDP will help to:

- Ensure growth and housing development are supported and mitigated by necessary infrastructure;
- Bid for infrastructure funding from government and other sources, and
- Engage with infrastructure providers and deliver the right levels of infrastructure for growth.

**1.0.7** The IDP is a tool for the development industry to use in preparing their plans/schemes. Its functions are to:

- Support the plan-making process as part of the evidence base;
- Support the delivery of the allocated SALP sites and the emerging BFLP development sites/growth areas when they are allocated;
- Support the production and implementation of site-specific briefs/masterplans and SPDs;
- Be a material consideration in the determination of planning applications;
- Give a clear indication for landowners and developers of the Council's expectations for the planned sites, and,
- Provide existing communities with information on how the impacts of future developments will be mitigated.

# 2 Key Elements of the IDP

**2.0.1** Local communities need access to a range of different types of infrastructure and facilities in order to sustainably go about their day to day lives. Such infrastructure includes good access to transport, education, health and open space. The National Planning Policy Framework (NPPF) states that by 'planning positively' for infrastructure (Para 157), the planning system can help underpin the economic, social and environmental core principles of sustainable development. Therefore, the Council has considered all types of infrastructure provision including their type, function, delivery and demand. This section focuses on the key elements of this IDP which include:

- Infrastructure Categories and Types.
- Methodology and Assumptions.
- Monitoring and Review.
- Next Steps in the IDP.

## 2.1 Infrastructure Categories and Types

The infrastructure categories and types considered in the IDP are as follows:

Category	Type
<b>Transport Infrastructure</b>	Local Road Network measures
	Footpaths and Cycleways
	Public Transport measures
	Strategic Road Network (SRN)
	Community Transport
<b>Education</b>	Early Years*
	Primary Education
	Secondary Education
	Further Education
	Special Educational Needs (SEN)
	Adult & Community Learning
<b>Blue and Green Infrastructure</b>	Active Open Space of Public Value (Active OSPV)
	Passive Open Space of Public Value (Passive OSPV)
	<b>Suitable Alternative Natural Greenspaces (SANGs)</b>
	Strategic Access Management and Monitoring measures (SAMM)
	Biodiversity Measures
	Green Corridors

	Flood Prevention and Drainage Measures
<b>Community Infrastructure</b>	Community Centres*
	Youth Centres*
	Libraries
	Built Sports
	Faith Groups and Places of Worship*
	Heritage
	Public Art
<b>Social Infrastructure</b>	Affordable Housing
	Children's Social Care
	Adult Social Care
	Cemeteries & Crematoriums
<b>Emergency Services</b>	Police Service*
	Ambulance Service
	Fire & Rescue Service
<b>Health</b>	Primary Health Care
	Acute Care/General Hospitals
	Mental Health
	Public Health
<b>Waste and Recycling</b>	Waste & Recycling
<b>Utilities</b>	Waste Water Infrastructure
	Water Supply Infrastructure
	Electricity Supply Infrastructure
	Gas Supply Infrastructure
	Telecommunications Infrastructure
<b>Renewable Energy</b>	Solar Photovoltaic
	Solar Thermal
	Wind
	Ground Source Heat Pumps
	Air Source Heat Pumps

	Biomass
	Biofuels
* likely to be covered under 'Community Facilities' in the site-specific and general infrastructure delivery schedules.	

## 2.2 Methodology

**2.2.1** The following method was used in the production of the IDP:

### 1. Identification of Infrastructure categories and types and their Service Providers

**2.2.2** A list of Infrastructure to be included in the IDP was established and initial contact was made with the service providers for each type of infrastructure. In most cases this was building on information and contacts already obtained through the previous IDP process.

### 2. Infrastructure Reference Group (IRG)

**2.2.3** As a first step in gathering information to inform the IDP an Infrastructure Reference Group (IRG) was formed. This is an informal grouping comprised of representatives for each type of infrastructure. The IRG has evolved over time and much of the group's work is carried out through specialised topic groups to deal with specific issues between interested service providers, BFC and others. They may include regulatory bodies such as the Environment Agency. The IDP was produced in collaboration with many infrastructure providers, including transport, education and healthcare. It also draws on information from other sources including government guidance and infrastructure providers' investment programmes, etc. In some instances the required information has not been available, for example where providers do not plan as far ahead as 2034. The IDP will therefore remain a 'live' document, subject to regular review, and will be updated accordingly as more information emerges and schemes are implemented. A further version of the IDP will be published alongside the next stage of the BFLP in late 2018. Topic meetings with IRG members at this stage in the process have included transport, education, flood risk, health and waste water.

### 3. Identification of Plans and Strategies for Service Areas

**2.2.4** A review of service area plans, policies and strategies was undertaken to identify existing levels of infrastructure, standards of provision and if any shortfalls had been identified. All the information gathered is not presented in the IDP but is available from the Council on request. Summaries of key information are provided for each Infrastructure Category in Section 3.

### 4. Liaising with members of the IRG

**2.2.5** For this version of the IDP all infrastructure service providers were sent the current IDP entries for their service. They were asked to update the information for this IDP. The potential development sites were shared with BFC infrastructure providers. The IDP is still in a relatively early stage for the BFLP sites. Therefore, further detailed information will be developed and all consultation responses will be considered to update the IDP for the next stage of the BFLP process.

**2.2.6** Service providers will be asked to identify their requirements, and provide justification, for new infrastructure or for expanding the capacity of existing provision to mitigate the impact of development. Where individual development sites require specific infrastructure, information will be presented in the infrastructure schedules.

## **5. Evidence-base**

**2.2.7** To support the IDP, BFC has undertaken infrastructure needs assessments for particular service areas, where information is available. Some information for the SALP sites that are not subject of planning permission, and for the emerging BFLP potential sites/growth areas, has been sourced from the Planning Obligations SPD (February 2015). The assessment will broadly identify surplus capacity or shortfalls in existing infrastructure provision in the Borough to help identify where there is existing capacity to support new growth and where additional infrastructure is required. The outcomes will form part of the evidence base to justify requirements contained in site-specific policies and infrastructure projects schedules, in accordance with tests in paragraph 204 of the National Planning Policy Framework (NPPF). This requires that they are:

- necessary to make the development acceptable in planning terms;
- directly related to the development, and
- fairly and reasonably related in scale and kind to the development.

**2.2.8** Where common infrastructure is required for all allocated or potential sites, such as affordable housing or renewable energy, or evidence is currently lacking, these are in the general infrastructure delivery schedule. They may be placed in specific-site schedules when this can be justified or more site-specific requirements emerge.

## **6. Preparation of the IDP and consultation with Service Providers**

**2.2.9** The information gathered through the above steps has been used to prepare this IDP and to support draft policies in the Draft BFLP. Details of plans, development proposals, supporting information and cost estimates will change over time as will the strategies of service providers. Therefore, the IDP needs to be responsive to this and regularly updated, which will require engagement with service providers on a regular basis.

## **7. Identification of monitoring procedure**

**2.2.10** The final step of the IDP will be to identify the monitoring and review procedure to enable the IDP to be a 'live' document. The monitoring procedure is set out in the 'Monitoring and Review' section.

## 2.3 Assumptions

### Housing Mix

**2.3.1** The information gathered through the above steps has been used to prepare this IDP and to support draft policies in the Draft BFLP. Details of plans, development proposals, supporting information and cost estimates will change over time as will the strategies of service providers. Therefore, the IDP needs to be responsive to this and regularly updated, which will require engagement with service providers on a regular basis.

**Table 1 Housing mixes forming the basis of IDP assumptions**

<b>Houses</b>	<b>Mix 1: Sites (15+ net additional dwellings)</b>	<b>Mix 2: Sites (10-14 net additional dwellings)</b>	<b>Mix 3: Flatted development</b>	<b>Mix 4: Town Centre flatted development</b>
1 bed	8%	0%	47.7%	34.8%
2 bed	18%	10%	51.3%	59.1%
3 bed	42%	30%	1.3%	6.1%
4 bed	27%	40%	0%	0%
5+ bed	5%	20%	0%	0%
Criteria	Provided by the LPA for sites of 15+ units. Based on average mix from planning permissions between 2014 and 2016 from completed residential developments throughout the borough.	Provided by the LPA for sites of 10-14 units. Based on average mix from planning permissions between 2014 and 2016 from 1 completed residential development.	Provided by the LPA and based on average from planning permissions of completed flatted developments (6 sites) from 2014-2016.	Provided by the LPA and based on average from planning permissions for flats within walking distance of Town Centre (Draft Data 2017). Applied to sites where high density is expected.

**2.3.2** The housing mixes above will inform the assumed housing mix for each potential site identified in the Draft BFLP.

### Sources of funding

**2.3.3** The IDP will identify, where possible, other sources of funding available to finance identified and site-specific infrastructure projects, e.g. the Council's capital programme and government grants.

**2.3.4** Previous and current Governments have established many infrastructure funding schemes mainly to unlock housing and other development sites across the country. This funding will also help to deal with deficits in existing infrastructure across the nation. Access to this funding, by local authorities is normally via a bidding process. Many service areas' funding is already committed to projects required to serve existing need. Therefore, infrastructure providers have been able to provide limited confidence that known funding streams will be able to contribute towards future projects identified in the IDP to support development.

**2.3.5** Estimated costs to be presented in the site-specific infrastructure delivery schedules will take into account known available sources of funding in addition to developer contributions and CIL.

### **New Homes Bonus**

**2.3.6** Bracknell Forest Council received £3.9m through the New Homes Bonus (NHB) in 2016/17 and prior to the reforms introduced in 2017/18 the Council had expected the funding to remain broadly at this level. However the recent changes have, reduced the funding available and are likely to reduce the annual payment to £2m over the next 3 years.

**2.3.7** The Council has generally used the NHB to help maintain existing services rather than providing new services or projects. This has enabled the Council to avoid making further cuts equivalent to the NHB and means the available money benefits new as well as existing residents.

**2.3.8** There are no plans to change this approach and therefore it has been assumed that the NHB will not contribute to providing infrastructure identified in the IDP.

## **2.4 Monitoring and Review**

**2.4.1** This IDP will be produced as a live document that can be updated through active monitoring to inform decisions. It is intended that subsequent versions will be able to draw on the monitoring and review process to provide more accurate costs, priorities and needs, and take account of the infrastructure that has been provided.

**2.4.2** BFC also undertakes regular monitoring of the LDF through the Annual Monitoring Report (AMR). As part of the AMR the IDP will be reviewed and re-published if there are significant changes. It will also be necessary to produce up-to-date versions of the IDP for key stages of DPD production.

## **2.5 Next Steps in the IDP**

**2.5.1** The next stage is to use consultation responses and other evidence to produce a revised IDP to support the Draft Submission version of the BFLP in 2018. This will mostly focus on:

- Developing the projects in the infrastructure tables in Sections 4 to include project information, timings and cost and to add additional projects where relevant;
- Apportioning the projects in the infrastructure tables in Section 5 to specific sites where relevant and therefore creating new site-specific infrastructure tables for the sites to be allocated; and,
- Updating the SALP infrastructure tables to reflect which projects are completed, in progress or still to be provided.

## 3 Summary of Infrastructure Assessments

**3.0.1** This section reviews and summarises the different types of infrastructure in terms of what they comprise, the demand for them and how they are accounted for in the IDP.

**3.0.2** Transport Infrastructure – Table 2 provides a summary of information about each of the following sub-categories:

- Local Road Network measures.
- Footpaths and Cycleways.
- Public Transport measures.
- The Strategic Road Network (SRN) measures.
- Community Transport.

**Table 2 Transport Infrastructure**

<b>Local Road Network measures</b>	
<i>What are they?</i>	These comprise new or improved junctions, roads (such as widening, lane changes), traffic control measures and safety schemes. The Local Highway Authority (LHA) manages, commissions and operates local highway network schemes.
<i>How is provision secured?</i>	There are a number of funding sources including Section 106 agreements, CIL contributions, BFC capital programme funding, Section 278 legal agreements with developers, the Local Sustainable Transport Fund and bidding for grant funding such as from the Local Enterprise Partnership.
<i>Benefits</i>	This will support the local economy, help protect quality of life, improve air quality and improve accessibility and road safety. An efficient and safe local road network will help meet the local economic, social and recreational needs of residents and visitors to the borough. New or improved road links and junctions provide extra capacity for more traffic and help reduce congestion. They can make journeys times more reliable and shorter whilst making the network safer.
<i>Demand and Need</i>	The BFLP potential sites for allocation have been tested in the Bracknell Multi-Modal Transport Model (BMMTM) to assess their impacts on infrastructure. Further testing and refinement will be required for the next stages of the BFLP including more detail on necessary network improvements. The level of growth will generate substantial additional traffic and requires improvements to the local highway network which are necessary to mitigate the impact of the development. These will take place alongside the promotion of sustainable means of travel to help minimise congestion and emissions.
<i>IDP conclusions and recommendations</i>	The provision of new accesses, junction improvements and other local highway network projects will enable the development of major sites. These improvements will allow people to travel safely and sustainably around the borough. Local highway improvement schemes are necessary to ensure the sustainable delivery of the BFLP potential sites for allocation and will feature in the site-specific and general infrastructure delivery schedules.
<b>Footpaths and Cycleways</b>	

<i>What are they?</i>	The Borough's footpaths and cycleways provide a network of safe and convenient routes for sustainable travel through walking and cycling. Measures can be new routes within or near new development sites or links and enhancements to the existing network. The LHA manages, commissions and operates the footpath and cycleways schemes in the borough. Creating a high level of connectivity for sustainable transport modes between new housing development and existing centres is important in creating sustainable new development. Measures used include; improving and creating new footpath and cycleway linkages and the implementation of additional road safety schemes in the borough, etc.
<i>How is provision secured?</i>	A number of funding sources will be used to ensure that schemes and initiatives are provided. These will include section 106 legal agreements, CIL contributions, BFC Capital programme, the Local Enterprise Partnership (LEP), grants from charities and Government organisations such as Sustrans and DFT, etc.
<i>Benefits</i>	Footpaths and cycleways offer a number of benefits including safe routes to and from local facilities such as shops, employment and schools. They are sustainable in providing an alternative to the car. They also provide safe routes away from vehicle traffic especially where cyclists can use them rather than the local road network. Their use also provides health and wellbeing benefits.
<i>Demand and Need</i>	There is increasing recognition of the environmental and health benefits of walking and cycling and they are an important part of balanced sustainable transport system. Therefore the need for these facilities will increase. There are also gaps in the existing networks which may be filled using resources, where justified, from new development. Some sites may provide financial contributions towards creating new or enhanced links which can reasonably serve the development rather than direct provision.
<i>IDP conclusions and recommendations</i>	Footpath and cycleway schemes necessary to ensure the sustainable delivery of the BFLP potential sites for allocation will feature in the site-specific and general infrastructure delivery schedules.
<b>Public Transport measures</b>	
<i>What are they?</i>	Public Transport measures include subsidies for bus services and physical infrastructure such as signs, bus stops and real time information systems. The proposed developments in Bracknell Forest Borough require an effective public transport system to mitigate their impacts and provide sustainable transport choices. The LHA regularly engages with Network Rail and bus and train operators and cross boundary transport groups, such as Courtney Buses, Reading Buses, First/MTR, Stagecoach South, White Bus Services, Great Western Railway and South West Trains to identify service improvements and enhancements schemes, etc.
<i>How is provision secured?</i>	A number of funding sources will finance public transport schemes, including section 106 legal agreements, CIL contributions and the BFC Capital Programme.
<i>Benefits</i>	Public transport provides a sustainable alternative to the car and provides an important means of transport for those who do not have access to a motor vehicle or are too young or otherwise unable to drive. A robust public transport system will reduce congestion on the roads, create less disturbance, and provide improved air quality and a cleaner healthier environment. There are also wider environmental gains from lower carbon dioxide emissions. A frequent and reliable public transport system provides a sustainable alternative to the car. Reliable train services support commuters and bus and train services are used by many children to get to and from school.
<i>Demand and Need</i>	More development will create pressure on existing physical infrastructure and creates demand for new and improved provision. The Council has developed a range of projects throughout the borough

	to deliver the infrastructure commensurate with demand. New or enhanced services will be also required and the Council will work with service providers to achieve them and where necessary provide financial support.
<i>IDP conclusions and recommendations</i>	Public transport improvement and enhancement schemes, where identified as being necessary to ensure the sustainable delivery of the BFLP potential sites for allocation will feature in the site-specific and general infrastructure delivery schedules.
<b>Strategic Road Network (SRN)</b>	
<i>What is the Strategic Road Network?</i>	<p>The SRN comprises the motorway and trunk road network across the country which is operated and managed by Highways England. The SRN in Bracknell Forest comprises approximately 1km of the M4 motorway. There are no motorway junctions in the borough. The A322 junction 3 and the A3095 allow access to the M3 motorway in the south of the borough and the A329 (M) junction 10 allows access to the M4 motorway in the north.</p> <p>The M4 has recently received the Secretary of State's approval for 'smart motorway' improvements between junctions 3-12. The scheme is likely to be completed in March 2022 and will reduce congestion, improve journey times and make them more reliable. It will support economic growth in the area and be safe and environmentally sensitive.</p>
<i>How is provision secured?</i>	Considering the scale and costs involved in SRN related schemes, funding is directly secured by Central Government through certain initiatives and bodies, such as the Pinch Point Programme and the Local Enterprise Partnership.
<i>Benefits</i>	The strategic road network (SRN) which mostly affects the borough comprises parts of the M3, M4 and M25. These provide fast routes for traffic including freight to move about to their destinations.
<i>Demand and Need</i>	In the absence of a high capacity, safe and reliable SRN, the local road network would be unable to cope with the demand and volume of traffic now and in the future. The SRN is vital to a thriving national, regional and local economy.
<i>IDP conclusions and recommendations</i>	SRN schemes that support the sustainable delivery of the potential sites for allocation will feature in the general infrastructure delivery schedule.
<b>Community Transport</b>	
<i>What is Community Transport?</i>	Community transport provides transport for local people such as older and vulnerable people between their homes and various facilities. In Bracknell Forest, The Borough's community transport is currently run by taxi companies and Bracknell Forest Council in partnership with Keep Mobile. Children with special education needs and other eligible people can use this service. Social care transport is also provided to people aged over 65 and those who are registered disabled or have specific requirements. Planned housing growth in the borough will give rise to the need for additional community transport support for residents.
<i>How is provision secured?</i>	The provision of additional Community Transport vehicles and services will depend primarily on the Council's Capital Programme. There may also be options to secure income/services through section 106 legal agreements and using CIL income.

<i>Benefits</i>	The benefits of community transport include providing a means of transport for people who might not have an alternative to get to places and facilities which can aid their health and wellbeing.
<i>Demand and Need</i>	The planned housing growth in the borough will require a fully operational community transport system which meets the requirements of the eligible users. Any gaps/deficiencies in services would have a detrimental impact on their quality of life.
<i>IDP conclusions and recommendations</i>	Community Transport infrastructure that supports the sustainable delivery of the BFLP potential sites for allocation will feature in the general infrastructure projects schedule.

**3.0.3** Education - Table 3 provides a summary of information about each of the following sub-categories:

- Early Years infrastructure.
- Primary Education infrastructure.
- Secondary Education infrastructure.
- Further Education infrastructure.
- Special Education Needs (SEN) infrastructure
- Adult and Community Learning infrastructure

**Table 3 Education Infrastructure**

<b>Early Years infrastructure</b>	
<i>What is Early Years infrastructure?</i>	Early years and childcare facilities are for pre-school aged children (under 5 years of age) which include building play areas and ancillary facilities. They are provided and managed by the Council's Local Education Authority (LEA), private, voluntary and independent providers and schools, such as academies and free schools.
<i>How is provision secured?</i>	Providing essential early years facilities will be dependent on contributions from developers via section 106 legal agreements for multi-use community facilities. CIL income may be used particularly if this form of infrastructure is included in a revised Reg 123 List. There may be some early years facilities provided in new primary schools within new allocated sites.  New early years facilities could also be provided through private sector companies provided there is land available in the borough. Capital funding may also be available from the Early Intervention Grant for the provision of children's centres.
<i>Benefits</i>	The benefits of providing early years infrastructure includes providing facilities to serve the educational and development needs of younger children close to where people live.
<i>Demand and Need</i>	The new housing growth in the borough to 2034 will generate more children in the borough whose needs won't be catered for in the existing early years facilities. These are currently at capacity due to an increase in birth rates in the borough over the last few years. New major housing developments will therefore need to contain these facilities on site. Having on site provision will also support the Council's aim to reduce car travel wherever possible.

<i>IDP conclusions and recommendations</i>	Early years infrastructure that supports the sustainable delivery of the BFLP potential sites for allocation will feature in the site-specific and general infrastructure delivery schedules.
<b>Primary Education infrastructure</b>	
<i>What is Primary Education infrastructure?</i>	Primary schools are for children aged between 5 and 11 years of age. The infrastructure required includes land, school buildings, ancillary buildings, playing fields and parking etc. Primary schools can be provided by the LEA, academies, free school and privately.
<i>How is provision secured?</i>	The provision of primary schools will be dependent on contributions from developers via section 106 legal agreements. CIL income may also be used. The Council's capital programme will also be used as a source of funding including the Council's ability to borrow funds.
<i>Benefits</i>	The benefits include providing enough school places in locations near to where people live and that provision is modern and well equipped for current educational requirements. The facilities need to be of a high enough quality to ensure children have the best possible educational and social provision at an important stage in their learning.
<i>Demand and Need</i>	The LEA has a statutory responsibility to find enough primary school places in the borough. Access to primary schools for any housing development is essential for the educational needs of children. Primary school capacity in the borough has been increased to keep pace with rises in demand due to continued birth rate rises over the last number of years in the borough. The LPA and LEA will be able to provide information on the likely mix of house size (based on the number of bedrooms) for each site/area of growth and survey information on existing demands for primary school places in the borough. On-site provision of primary school places will be required for some of the proposed major development sites to accommodate the increased population. New major developments in neighbouring authorities also put pressure on primary schools, such as Ascot Heath as primary designated areas can extend into other boroughs. The Draft BFLP larger potential sites will generate a demand for new school places and new or expanded school sites.
<i>IDP conclusions and recommendations</i>	Primary education infrastructure that supports the sustainable delivery of the BFLP potential sites for allocation will feature in the site-specific and general infrastructure delivery schedules.
<b>Secondary Education infrastructure</b>	
<i>What is Secondary Education infrastructure?</i>	Secondary schools provide education for children aged between 11-16 years of age. The associated infrastructure includes land, school buildings, ancillary buildings, playing fields and parking, etc. Secondary schools can be provided by the LEA through, academies or by free schools or privately.
<i>How is provision secured?</i>	The provision of secondary schools will require contributions from developers via section 106 legal agreements. CIL income and/or the Council's capital programme may also be used as a source of funding including use of the Council's ability to borrow funds.
<i>Benefits</i>	Well sited secondary schools can provide learning facilities as close as possible to where pupils live. The quality of buildings and facilities also help children succeed academically in school. High quality sports and playing fields will also help provide health and fitness benefits and will contribute towards sporting achievements.

<i>Demand and Need</i>	The LEA has a statutory responsibility to provide secondary school places in the borough. Access to secondary schools for any housing development is essential to ensure the educational needs of secondary aged children can be met. Consideration should be given to growth in the BFLP and in neighbouring areas. The Council also has cross-boundary responsibilities, for example the secondary school designated area for Edgbarrow includes part of Wokingham Borough. Housing growth in Wokingham Borough can therefore have an impact on secondary school places in Bracknell Forest. The LPA and LEA will be able to provide information on the likely mix of house sizes (based on the number of bedrooms) for each site/area of growth and survey information on existing demands for secondary school places in the borough, etc. The LEA has indicated that the level of growth planned will require a new secondary school to be provided in the north east of the borough.
<i>IDP conclusions and recommendations</i>	Secondary education infrastructure that supports the sustainable delivery of the potential sites for allocation will feature in the site-specific and general infrastructure delivery schedules.
<b>Further Education infrastructure</b>	
<i>What is Further Education infrastructure?</i>	This includes buildings and ancillary facilities for the education of young adults. Many further education facilities are provided within secondary schools in the borough as 6 <sup>th</sup> Forms and are managed by the school. Bracknell and Wokingham College, is a technical college which operates from a main campus in Bracknell town centre and other locations in Bracknell and Wokingham. It provides further education services along with other providers, such as Greenshaw Academy Trust, Ranelagh Academy School and Kings Group Academies.
<i>How is provision secured?</i>	Provision of further education facilities depends on contributions from developers via section 106 legal agreements in large scale development proposals. CIL income may be also be used along with the Council capital programme as sources of funding.
<i>Benefits</i>	Further education infrastructure can help young and other adults achieve the desired qualifications and skills to either work or move on to higher qualifications, for example, at university.
<i>Demand and Need</i>	Access to further education facilities is important to ensure young adults and others can achieve their educational potential. The new growth areas proposed within the Borough will create additional demand for further education services. The provision of further education places is predominately based on assumed pupil yield and sixth form stay-on rates.
<i>IDP conclusions and recommendations</i>	Further education facilities within secondary education infrastructure that supports the sustainable delivery of the BFLP potential sites will feature in the site-specific and general infrastructure delivery schedules.
<b>Special Education Needs (SEN) infrastructure</b>	
<i>What is SEN infrastructure?</i>	SEN infrastructure comprises buildings and facilities for children with a range of learning issues which require additional facilities to mainstream schooling. The facilities should be designed to accommodate the learning environment for cognitive, behaviour, communication, interaction and sensory and/or physical learning. Bracknell Forest Council is a provider of school places for pupils with special education needs (SEN). The Council's only dedicated SEN facility, Kennel Lane School, is currently at capacity. There is therefore a requirement for a new SEN facility in the

	borough in line with the predicted demand that will exist following the new proposed housing growth in the borough. Facilities for SEN have been secured as part of the Blue Mountain Education Village which is currently under construction.
<i>How is provision secured?</i>	The provision of SEN facilities will be depend on contributions from developers via section 106 legal agreements. CIL income may also be used along with the Council's capital programme as sources of funding including the Council's ability to borrow funds.
<i>Benefits</i>	SEN infrastructure provides vital facilities for children with learning and physical difficulties to learn in a modern and high quality environment which optimises their learning potential. Dedicated facilities and resources can ensure children can optimise their physical, learning and social abilities. Failure to provide adequate provision is likely to be costly in the longer run and at-risk children may not achieve their potential and could feel isolated.
<i>Demand and Need</i>	Planned housing growth will create demand for additional places for pupils with SEN. The LPA and LEA will be able to provide information on the likely mix of house size (based on the number of bedrooms) for each site/area of growth and survey information on existing demands for SEN places in the borough, etc. In line with the planned housing growth to 2034, a proportion of the new population will be eligible for SEN services. There are already capacity issues in the borough and therefore the timely provision of SEN facilities within new schools or new purpose built facilities will be vital to meet current and future needs.
<i>IDP conclusions and recommendations</i>	SEN facilities that support the sustainable delivery of the potential sites for allocation will feature in the site-specific and general infrastructure delivery schedules.
<b>Adult and Community Learning infrastructure</b>	
<i>What is Adult and Community Learning infrastructure?</i>	Adult and Community Learning Facilities are buildings and ancillary facilities to accommodate adult learning across a wide range of interests, skills and crafts. There are two main centres that provide adult and community learning services (ACL) in the borough, namely the Bracknell and Sandhurst Open Learning Centres. ACL facilities could also be provided in shared multi-use community facilities.
<i>How is provision secured?</i>	Funding is mainly provided by Central Government through the Skills Funding Agency (within the Department for Business Innovation and Skills). Provision through section 106 legal agreements for multi-use community facilities in large scale development proposals may be an option. CIL income may also be used.
<i>Benefits</i>	The benefits include providing facilities for people to learn outside of the normal education system, for example to run courses in arts and crafts, and to help more vulnerable people to learn and gain skills in a dedicated environment.
<i>Demand and Need</i>	New large scale housing development in the borough will increase demand for ACL. The existing facilities will therefore need to be extended to facilitate this need or new centres may have to be constructed in time. Access to ACL is important to enable adults to enhance their wellbeing by helping them pursue their interests and acquire new skills.

<i>IDP conclusions and recommendations</i>	ACL facilities that support the sustainable delivery of the BFLP potential sites for allocation will feature in the site-specific and general infrastructure delivery schedules.
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**3.0.4** Green and Blue Infrastructure - Table 4 provides a summary of information about each of the following sub-categories:

- Active Open Space of Public Value (Active OSPV).
- Passive Open Space of Public Value (Passive OSPV).
- Suitable Alternative Natural Greenspaces (SANGs).
- Strategic Access Management and Monitoring measures (SAMM)
- Biodiversity Measures.
- Green Corridors.
- Flood Prevention and Drainage Measures.

**Table 4 Green and Blue Infrastructure**

<b>Active Open Space of Public Value (Active OSPV)</b>	
<i>What is Active OSPV?</i>	Active OSPV comprises parks and gardens, play areas (Local Areas of Play, Local Equipped Areas of Play, Neighbourhood Areas of Play, Skateboard Parks, multi-use games courts (MUGAs), Teenage Play equipment), recreation grounds, sports pitches, tennis courts school playing fields, allotments, jogging/walking routes, fitness trails and access improvements to these facilities. Active OSPV is fully defined in the Play Open Space and Sports study (POSS) 2017 and comprises open space which allows the public to undertake active exercise such as in pitches, play areas and allotments.
<i>How is provision secured?</i>	Its provision is normally secured through the planning process either through new or enhancing the capacity and quality of existing provision. Developers either make contributions toward provision or provide new open space areas and transfer them to Council ownership with a commuted sum for their on-going maintenance. Exactly how much provision or amount of contribution sought depends on the size of the development, demand for provision and the existing provision already in the local vicinity of the development site. Grants and other funding mechanisms can also be sought to improve or provide provision.
<i>Benefits</i>	Active OSPV has obvious benefits including health by helping all age ranges to keep fit and be active. Children's play helps focus imagination and helps children to socialise and make friends. Sporting facilities, in addition to their fitness benefits, help with sporting achievements on a personal or team basis. A widespread and high quality offer will contribute positively to the physical wellbeing of the population.
<i>Demand and Need</i>	New development brings increased populations which places pressure for new or enhancement of existing provision. The residents of new sites will require high quality facilities near to where they live. New development also creates demand including expanding existing or creating new sports teams and clubs.
<i>IDP conclusions and recommendations</i>	Active OSPV schemes and measures that support the sustainable delivery of the BFLP potential sites for allocation will feature in the site-specific and general infrastructure delivery schedules.

<b>Passive Open Space of Public Value (Active OSPV)</b>	
<i>What is Passive OSPV?</i>	Passive OSPV comprises features such as woodland, country parks, natural and semi-natural open space, green corridors, biodiversity habitats for flora and fauna, recreational paths and trails and other access improvements, Suitable Alternative Natural Greenspaces (SANGs), amenity greenspace, ponds, Sustainable Drainage Systems (SuDS), civic spaces and churchyards.
<i>How is provision secured?</i>	Its provision is normally secured through the planning process either through new or enhancing the capacity and quality of existing provision. Developers either make contributions toward provision or provide new open space areas and transfer them to Council ownership with a commuted sum for their on-going maintenance. Exactly how much provision or amount of contribution sought depends on the size of the development, demand for provision and the existing provision already in the local vicinity of the development site. Grants and other funding mechanisms can also be sought to improve or provide provision.
<i>Benefits</i>	Passive OSPV has many benefits which include: <ul style="list-style-type: none"> <li>● Recreation for residents to go for walks/strolls, picnics, dog walking and to enjoy nature.</li> <li>● Public health where they can help relax and de-stress people.</li> <li>● Habitats and biodiversity for plants, birds and animals.</li> <li>● Visual amenity where trees and planting offer pleasing views which soften harder landscape urban areas</li> <li>● Adapting to climate change through absorbing carbon dioxide and cooling urban areas.</li> <li>● Part mitigating air pollution by absorbing harmful particulates.</li> </ul>
<i>Demand and Need</i>	There is a legacy of high quality Passive OSPV provision in the borough which is recommended to be carried forward into new planning policies. The focus of the POSS study (2017) is to increase the capacity of existing Passive OSPV to cater for the needs of smaller development. This will be through raising the quality of existing provision through the Plus One Principle through the creation of projects on as many open spaces as possible to which the Council will secure s106 contributions to improve the quality, capacity and to provide a net biodiversity gain. Larger sites will provide new Passive OSPV provision to meet the needs of new residents and to meet other requirements such as biodiversity and green infrastructure.
<i>IDP conclusions and recommendations</i>	Passive OSPV schemes and measures that support the sustainable delivery of the BFLP potential sites for allocation will feature in the site-specific and general infrastructure delivery schedules.
<b>Suitable Alternative Natural Greenspaces (SANGs)</b>	
<i>What are SANGs?</i>	SANGs (with SAMM measures, see below) are the necessary mitigation for new development to avoid harm to the Thames Basin Heaths Special Protection Area (SPA) caused by recreational pressure on the habitats of 3 species of protected ground nesting birds. They are open spaces which provide alternative areas for public recreational rather than on the SPA. SANGs are either existing Passive OSPV areas mostly in the Council's ownership called Strategic SANGs into which developers buy capacity to accommodate their development or bespoke SANGs which are mostly new open spaces provided with large developments and transferred to Council ownership once laid out and made publically available.
<i>How is provision secured?</i>	Strategic SANGs are delivered via financial contributions from developers through a combination of CIL and s106 Agreements. A small part of the SANG mitigation contributions (approximately 9.5% of the total mitigation cost per dwelling) comprises open space enhancement works which are classified as infrastructure defined by the CIL regulations 2010 (as amended). This means that the Council cannot secure this element by s106 Agreements but instead has to do so from the CIL receipts it receives. The remaining SANG mitigation (approximately 90.5% of the total SANG mitigation cost per dwelling) which includes the cost of in-perpetuity maintenance of the SANGs does not comprise infrastructure as defined by the CIL Regulations and therefore are unaffected by the s106 pooling restrictions. This provision is secured by s106 Agreements.

	Large Development sites provide their own new bespoke SANGs via s106 Agreements which are then normally transferred to Council ownership with a commuted maintenance payment for their ongoing upkeep. All SANGs have to be laid out in accordance with a SANG Management Plan which is agreed with the Council and Natural England.
<i>Benefits</i>	There are many distinct benefits of providing SANGs which are: <ul style="list-style-type: none"> <li>● Diverting recreational activity away from the SPA thereby protecting the habitat and protected species of birds.</li> <li>● Enhancing existing and providing substantial new open space areas for residents to enjoy.</li> <li>● Guaranteeing the long term maintenance of the open spaces.</li> <li>● Allowing much needed housing to be provided in the Borough.</li> <li>● All of the benefits of Passive OSPV as described above.</li> </ul>
<i>Demand and Need</i>	Residential development must not proceed without securing necessary SANGs otherwise the development will be contrary to policy, guidance and will be unlawful. Therefore, securing a SANG solution is essential for new residential development. Sites allocated in the BFLP are subject to a Habitats Regulation Assessment which will review the likely SANG solutions for each site.
<i>IDP conclusions and recommendations</i>	The likely SANG solutions for each allocated site will be included in the site-specific and general infrastructure delivery schedules.
<b>Strategic Access Management and Monitoring measures (SAMM)</b>	
<i>What are SAMM measures?</i>	SAMM measures with SANGs comprise the mitigation measures required to ensure new development does not harm the integrity of the SPA. The measures are defined in the SAMM project and include wardening , monitoring the SPA visitors, SANGs and protected birds and providing education about SPA issues. The project is overseen by the Joint Strategic Partnership Board (JSPB) which comprises elected Councillors from the 11 local authorities affected by the SPA designation.
<i>How is provision secured?</i>	SAMM measures are financial contributions secured via s106 Agreements from developers which are then passed to Natural England to spend on the SAMM project. Such measures do not comprise infrastructure as defined by the CIL Regulations 2010 (as amended) and therefore are unaffected by the s106 pooling restrictions.
<i>Benefits</i>	The coordinated project provides many benefits, including: <ul style="list-style-type: none"> <li>● Visitor management on the SPA to reduce any adverse impacts of visitors on the habitats and protected birds.</li> <li>● Promotion of SANGs</li> <li>● Monitoring of SANGs.</li> <li>● Monitoring of SPA visitor numbers.</li> <li>● Monitoring of SPA birds.</li> </ul>
<i>Demand and Need</i>	Residential development must not proceed without securing financial contributions towards SAMM measures otherwise the development will be contrary to policy, guidance and will be unlawful. Therefore, securing a SAMM solution is essential for new residential development. Sites allocated in the BFLP will be required to make a payment towards SAMM measures when they secure planning permission.
<i>IDP conclusions and recommendations</i>	The requirement for SAMM measures will also be carried forward in the site-specific and general infrastructure delivery schedules.
<b>Biodiversity Measures</b>	

<i>What are they?</i>	Biodiversity measures in Bracknell Forest Borough include enhancement and conservation schemes that will create and preserve a natural environment for the survival of various species (some protected) and wildlife and for the enjoyment and engagement of existing and new residents, including visitors, in the borough. The existing biodiversity environment and the enhancement of these areas in Bracknell Forest Borough are managed and carried out by Bracknell Forest Council, developers and landowners who are involved in various development schemes across the borough and voluntary organisations, such as wildlife trusts and community groups, etc. The development that will take place following the allocation of the numerous strategic and other sites in emerging BFLP will be expected to provide compensation, enhancements and/or new measures to contribute toward biodiversity objectives.
<i>How is provision secured?</i>	Provision will be secured through large and medium developments sites providing in-kind provision of new or enhanced measures or protecting existing features. Developments which can not provide on-site provision will provide financial contributions towards off-site biodiversity enhancement projects. Independent organisations may also provide a broker system to deliver enhancements across the borough on public and private land. This gives greater flexibility in allowing biodiversity enhancements to take place where they would be most beneficial and cost effective.
<i>Benefits</i>	<p>The benefits of biodiversity enhancements are:</p> <ul style="list-style-type: none"> <li>● Providing biodiversity enhancements will help achieve a net gain for biodiversity when development takes place in line with the guiding principles of sustainable development in the NPPF.</li> <li>● These enhancements will maintain Bracknell Forest as a place where biodiversity thrives alongside people for the physical and mental wellbeing of the community.</li> <li>● Access to nature has many benefits, including exercise and time spent outdoors, learning new skills, meeting new people and understanding our connections to the natural world and supporting nature conservation.</li> <li>● Biodiversity enhancements will help to increase the capacity of areas to support wildlife and provide links across urban and rural landscapes. These features will increase overall species diversity in the borough and build resilience in the face of climate change.</li> <li>● Healthy natural environments that support biodiversity also provide wider benefits (known as ecosystem services) such as clean air, urban cooling, flood management and pollination of crops.</li> </ul>
<i>Demand and need</i>	<p>At a national and local level, our wildlife continues to decline and nature conservation must focus on restoring areas across the landscape. It is important that we ensure the borough can continue to support a wealth of wildlife. Under the Natural Environment and Rural Communities (NERC) Act 2006, the council has a duty to conserve biodiversity within all its functions. Therefore, providing biodiversity enhancements in the planning process delivers a part of this statutory duty.</p> <p>Residents value green spaces and wildlife very highly in the borough which is evident from resident surveys and consultation feedback on planning applications and policy. Biodiversity enhancements will contribute towards the Bracknell Forest Biodiversity Action Plan which sets out the need for local action to support threatened habitats and species in the borough. Delivering biodiversity enhancements through the IDP provides a mechanism to ensure net gain for biodiversity in line with the NPPF.</p>
<i>IDP conclusions and recommendations</i>	Biodiversity schemes and requirements that support the sustainable delivery of the BFLP potential sites for allocation will feature in the site-specific and general infrastructure delivery schedules.
<b>Green Corridors</b>	
<i>What are they?</i>	Green Corridors typically include cycleways and rights of way, such as bridleways, where these are located within a wider landscaped linear feature. Green corridors are linear routes with a primary purpose of providing opportunities for walking, cycling and horse riding, whether for leisure purposes (active or passive) or travel. Green corridors also facilitate wildlife migration.

<p><i>How is provision secured?</i></p>	<p>Provision is secured through protecting or enhancing existing provision or providing new features through either planning conditions or planning obligations. However because some development sites do not have the opportunity to provide real gains on-site that their developments would normally require, the council is moving towards biodiversity off-setting where developers pay financial contributions towards off-site biodiversity enhancement projects. Funding from the BFC CIL receipts may be an option however schemes included in the Councils adopted Reg 123 List will take priority. On the other hand, infrastructure priorities in the borough may change following the allocation of the BFLP's strategic sites, initiating a review of the Council's adopted Reg 123 List.</p>
<p><i>Benefits</i></p>	<p>Green corridors also play an important role in linking open spaces together, providing a green infrastructure network. They are particularly valuable in Bracknell Forest, creating links between open spaces and settlements for local residents, wildlife migration and fauna. Enhancing existing or creating new links between open spaces is as important as the development of new sites. In addition to improving sustainability and linking urban areas with nearby rural countryside, green corridors represent an important chance to promote sustainable transport by bicycle and on foot, in line with the Council's Local Transport Plan (LTP3) Policy TP8 - Walking and Cycling.</p>
<p><i>Demand and Need</i></p>	<p>The new planned major development sites to be developed during the new plan period, will need to be accompanied by connections to green infrastructure to allow the new and existing residents engage with their natural environment which contributes to wellbeing, environmental awareness, social interaction, sustainable modes of travel, etc.</p>
<p><i>IDP conclusions and recommendations</i></p>	<p>Green corridor schemes and requirements that support the sustainable delivery of the BFLP potential sites for allocation will feature in the site-specific and general infrastructure delivery schedules.</p>
<p><b>Flood Prevention and Drainage Measures</b></p>	
<p><i>What are they?</i></p>	<p>Flood prevention measures in conjunction with new developments in the borough, to prevent predominately surface and fluvial flooding, would be through the construction and maintenance of sustainable drainage systems (SuDS), in areas at risk of flooding episodes, at a local and sometimes regional scale. The prevention of flood risk in Bracknell Forest Borough is managed by the Environment Agency (EA) and Bracknell Forest Council. In order to alleviate the potential of flooding episodes in any of the potential sites to be allocated for major and other development in the emerging BFLP, developers are encouraged to include SuDS within their developments which control the risks of surface water affecting the development of sites that are more at risk than others. Developers of new major housing developments in the borough are asked to refer closely to the Local Flood Risk Management Strategy (LFRMS) that is being developed by Bracknell Forest Council's Lead Local Flood Authority. Developers are encouraged to engage with the Drainage Team at an early stage in the design process. Where there are a number of drainage ditches adjacent to or on a proposed development site, the developers will also need to consider whether any additional fluvial flood modelling is required. In addition, new mapping is available from gov.uk which shows the degree and presence of surface water flood risk across major proposed development sites. This mapping provides a valuable indication of the amount of flood risk that could be present on a site and allows developers to quickly identify suitable areas for SuDS schemes.</p> <p>Extensive green infrastructure should be provided at the outset of any major development proposal and early engagement with both the landscape and drainage teams is advised in order to maximise the opportunities for the provision of SuDS schemes. The construction industry research and information associations (CIRIA) publication "The SUDS Manual C753" provides useful information from integrating SuDS into new developments, through to detailed design, construction and maintenance. The EA considers that all of the strategic development sites will require significant surface water management infrastructure, e.g. SuDS. It is ultimately the responsibility of those proposing development to provide this. If regional SuDS are sought, this would require a co-ordinated borough-wide approach and would require a large amount of space. All open watercourses should be retained with an appropriate buffer zone adjacent to each one.</p>

	Detailed assessments of the flood risk implications for the development of major sites being allocated in the emerging BFLP will be required throughout the local plan process and beyond. Bracknell Forest Council is currently updating the borough's Strategic Flood Risk Assessment (SFRA) (August 2010) to determine the variation in flood risk across the borough. The risk of flooding to new development is most effectively addressed by guiding development away from areas at risk in accordance with the NPPF (Ch. 10) and the Sequential and Exception Tests.
<i>How is provision secured?</i>	The development of flood attenuation schemes, such as SuDS can be provided through section 106 legal agreements in large scale and other development proposals. SuDS can also be provided through Section 38 of the Highways Act legal agreements. This will have to be arranged and agreed with the Bracknell Forest Council's LHA. Funding from the BFC CIL receipts may be an option however schemes included in the Council's adopted Reg 123 List will take priority. On the other hand, infrastructure priorities in the borough may change following the allocation of the BFLP's strategic sites, initiating a review of the Council's adopted Reg 123 List.
<i>Benefits</i>	Benefits include stopping flooding incidents which cause hardship, inconvenience, loss of income and raise insurance costs. The benefits of SuDS include, providing drainage in a sustainable manner which deals with rainwater on-site near to where it falls
<i>Demand and Need</i>	It is noted the planned major development sites in the borough will be underpinned by extensive surface water, sewer and fluvial flooding risk assessments. Nonetheless, the environment is constantly changing and current evidence can become outdated sooner than anticipated. Other sites that were not assessed at local plan stage may also come forward over the new plan period. Therefore, site and development proposal specific flood risk assessments may be required in the event of submitting a major housing application throughout the plan period. The inclusion of site specific or regional SuDS schemes, in major housing development proposal sites, at risk from flooding, can also be a very beneficial solution and should be carefully considered at design/master planning stage.
<i>IDP conclusions and recommendations</i>	Flood risk management schemes and requirements that support the sustainable delivery of the BFLP potential sites for allocation will feature in the site-specific and general infrastructure delivery schedules.

**3.0.5** Community facilities - Table 5 provides a summary of information about each of the following sub-categories:

- Community Centre infrastructure.
- Youth Centre Infrastructure.
- Libraries infrastructure.
- Built Sports infrastructure
- Faith Groups and Places of Worship infrastructure.
- Heritage provision
- Public Art.

**Table 5 Community Facilities**

<b>Community Centre infrastructure</b>	
<i>What is Community Centre infrastructure?</i>	Community centres are buildings and ancillary features such as parking in which a range of activities can operate for the local community such as baby and toddler sessions, clubs and fitness classes, etc. They are run in the borough by the Council and partner organisations such as parish councils, community and faith groups, etc. In large scale housing developments, which are being planned for in the borough through the emerging BFLP, on-site community centres are required which contribute to community relationships and cohesion.

<i>How is provision secured?</i>	Community centres can be provided and extended through section 106 legal agreements for multi-use community facilities in large scale development proposals (or existing facilities can be extended through other section 106 legal agreements). CIL income may also be used however schemes included in the Reg 123 List will take priority. On the other hand, infrastructure priorities in the borough may change following the allocation of the BFLP's strategic sites, initiating a review of the Reg 123 List.
<i>Benefits</i>	The benefits of community centres are: <ul style="list-style-type: none"> <li>• A place for all ages to socialise and take part in clubs and activities, and</li> <li>• To act as a hub for local people to foster community cohesion.</li> </ul>
<i>Demand and Need</i>	Existing community centres in the borough are all nearing capacity and centres which have some capacity may not be appropriate for the new growth areas, such as availability of public transport, etc. Existing centres could be expanded however to accommodate residents from smaller sites adjacent to these premises. The new generation have a wealth of entertainment in their own homes, through the internet, television and social media, etc. There is therefore less opportunities for social interaction. A large proportion of people living in Bracknell Forest Borough, and those who will be moving into the borough over the new plan period, commute to work and do not have time to travel to community centres that are not necessarily in close proximity to where they live, etc. On-site multi-functional community centres in or close to large housing developments are therefore essential in creating more interactive communities, which promote a more healthy and social society and are sustainable types of infrastructure as they reduce the need to travel by motor vehicle.
<i>IDP conclusions and recommendations</i>	New community centres that support the sustainable delivery of the BFLP potential sites for allocation will feature in the site-specific and general infrastructure delivery schedules.
<b>Youth Centre Infrastructure</b>	
<i>What is Youth Centre Infrastructure?</i>	Youth centres are specific buildings and facilities allowing children and teenagers and young adults to socialise and receive informal education. Current facilities are managed by Bracknell Forest Council.
<i>How is provision secured?</i>	Youth centres can be provided through section 106 legal agreements for multi-use community facilities in large scale development proposals (or existing facilities can be extended through other section 106 legal agreements). CIL income may also be used however schemes included in the Reg 123 List will take priority. On the other hand, infrastructure priorities in the borough may change following the allocation of the BFLP's strategic sites, initiating a review of the Reg 123 List.
<i>Benefits</i>	The benefits of youth centres include: <ul style="list-style-type: none"> <li>• A safe place for young people to socialise and take part in clubs and activities.</li> <li>• Learning new skills and undertaking teamwork, and</li> <li>• Acting as a hub for young people to foster community cohesion and curb anti-social behaviour.</li> </ul>
<i>Demand and Need</i>	The new young generation have a wealth of entertainment in their own homes, through the internet, television, social media, video games, etc. There is therefore less direct social interaction outside of school hours. On-site multi-functional community centres, including youth clubs, in or close to large housing developments are therefore essential in creating more interaction between the younger population living and who will be living in the borough, which promotes a more healthy, social and informed young society. The new growth areas to be allocated in the BFLP may result in the need for new centres and this will be considered and revealed later in the BFLP process.

<i>IDP conclusions and recommendations</i>	New youth centres, if identified, that support the sustainable delivery of the BFLP potential sites for allocation will feature in the site-specific and general infrastructure delivery schedules.
<b>Libraries infrastructure</b>	
<i>What is Libraries infrastructure?</i>	Libraries are buildings and ancillary facilities such as parking where people can socialise, read, borrow books, use technology and host clubs and events. Bracknell Forest Council manages libraries in the borough. The new proposed growth for Bracknell Forest Borough will not create the requirement for new libraries, however improvements to existing facilities will be required over the new plan period. The Libraries Service requires 88% of new proposed dwellings to be within 1 mile of a library and 100% should be within 2 miles.
<i>How is provision secured?</i>	The improvement of existing libraries and the provision of new libraries in the borough will be funded through the Councils Capital Programme. In addition, these schemes/developments are included in the CIL Reg 123 List. Therefore, these improvements/developments will have to be funded directly through CIL and no contributions or in-kind provision can be provided through section 106 legal agreements. It is important to note that CIL income receipts will be spent on other larger types of infrastructure that are also included in the CIL Reg 123 List such as, provision and enhancement of land to SANG standard, Transport and Education, etc. These types of infrastructure may be prioritised over library enhancement/provision, subject to need assessments.
<i>Benefits</i>	The benefits of libraries include: <ul style="list-style-type: none"> <li>● Providing a local facility for people of all ages to access books, information and the internet, and</li> <li>● Providing a venue for local events which help people with social interaction and community spirit.</li> </ul>
<i>Demand and Need</i>	There has been a significant shift from obtaining information from books, newspapers, magazines, etc. held in abundance in public libraries, due to the explosion of surfing the internet and all the information that can be obtained by the click of a finger. However, libraries have adapted to the times, and include computer facilities and there is always a requirement for books and information through various sources. The new growth areas therefore will have to provide new libraries or link developments to existing centres.
<i>IDP Action</i>	New library schemes/developments, if identified, that support the sustainable delivery of the potential sites for allocation will feature in the site-specific and general infrastructure delivery schedules.
<b>Built Sports infrastructure</b>	
<i>What is Built Sports infrastructure?</i>	Built Sports infrastructure comprises a range of sporting facilities such as leisure centres, gyms and swimming pools. Built sports in the borough is owned and managed by both private companies and the public sector (e.g. Bracknell Forest Council and schools etc.) New development planned for the borough through the BFLP will increase the need for the maintenance of and investment in existing built sports facilities, and the development of new facilities. The Council's new Play Open Space and Sports Study (POSS) identifies the priority for financial contributions towards facility improvements and also accessibility enhancements to existing provision. Budget constraints are predicted to affect the provision of built sports infrastructure during the BFLP plan period, therefore financial contributions from developers towards the enhancement of existing facilities will be the likely approach taken moving forward which is currently through CIL.
<i>How is provision secured?</i>	The improvement of existing built sports infrastructure and the provision of new facilities in the borough will be funded through the Councils Capital Programme. In addition, these schemes/developments are included in the CIL Reg 123 List. Therefore, these improvements/developments will have to be funded directly through CIL and no contributions or in-kind provision can be provided through section 106 legal agreements. It is important to note

	that CIL income receipts will be spent on other larger types of infrastructure that are also included in the CIL Reg 123 List such as Transport and Education, etc. These types of infrastructure may be prioritised over built sports enhancement/provision, subject to need assessments.
<i>Benefits</i>	The benefits of built sports facilities include: <ul style="list-style-type: none"> <li>● Providing facilities for sports activities for all people which are easily accessible in terms of costs, location and physical access.</li> <li>● People achieving personal levels of health and fitness.</li> <li>● People and teams competing in sporting competitions.</li> </ul>
<i>Demand and Need</i>	Many people living in the borough and due to move here when the major development sites being planned at the moment are built out, spend a lot of time indoors due to the number of people working in the service industry (office based jobs) and young people in schools, including teachers and staff, etc. Spending a lot of time indoors during the work/school week increases the need to go out doors for recreational purposes, such as swimming or going to the gym, etc. New development may require new or enhanced provision.
<i>IDP conclusions and recommendations</i>	New built sports schemes/developments, if identified, that support the sustainable delivery of the BFLP potential sites for allocation will feature in the site-specific and general infrastructure delivery schedules.
<b>Faith Groups and Places of Worship infrastructure</b>	
<i>What is Faith Groups and Places of Worship infrastructure?</i>	This includes churches, mosques and other building for faith worship. The new major housing developments will attract residents from different ethnic backgrounds and religious beliefs. Places of worship in the borough at present include predominantly churches and community centres/facilities. In order to cater for higher populations in the borough with various social needs, there is an aspiration to move towards developing multi- use/functional community facilities in the borough. These facilities can also be used by faith groups as places of worship if there are no existing facilities and there is evidence of demand.
<i>How is provision secured?</i>	The provision of places of worship through community centres can be provided and extended through section 106 legal agreements for multi-use community facilities in large scale development proposals (or existing facilities can be extended through other section 106 legal agreements). CIL income may also be used however schemes included in the Reg 123 List will take priority. On the other hand, infrastructure priorities in the borough may change following the allocation of the BFLP's strategic sites, initiating a review of the Reg 123 List.
<i>Benefits</i>	Benefits include providing safe and convenient places for people to practice their faiths and to provide venues for other community and social activities.
<i>Demand and Need</i>	When the population in the borough increases following the construction of the major development sites for housing being planned throughout the new plan period, persons of different ethnic backgrounds and religious beliefs will move here to start a new life. The borough will need to have the infrastructure in place to meet their specific needs and existing places of worship and new multi-use community facilities should cater for these requirements.
<i>IDP conclusions and recommendations</i>	New places of worship through community centres that support the sustainable delivery of the BFLP potential sites for allocation will feature in the site-specific and general infrastructure projects schedules.
<b>Heritage provision</b>	
<i>What is Heritage provision?</i>	Heritage provision comprises listed buildings, ancient monuments and other features of historic importance. Bracknell Forest Council and Berkshire Archaeology are responsible for protecting and enhancing the historic environment in the Borough. The historic environment in the borough

	is predominately made up of listed buildings and historic parks and gardens. Funding for the enhancement/restoration of the historic environment in Bracknell is constrained by no dedicated budget.
<i>How is provision secured?</i>	The enhancement/restoration of heritage assets can be provided through section 106 legal agreements in large scale and other development proposals. CIL income may also be used however schemes included in the Reg 123 List will take priority. On the other hand, infrastructure priorities in the borough may change following the allocation of the BFLP's strategic sites, initiating a review of the Reg 123 List. Funding can also be sourced through applications for the heritage lottery fund.
<i>Benefits</i>	Heritage assets provide a valuable look to our past and help provide a sense of place. They also provide visually pleasing features to enjoy.
<i>Demand and Need</i>	Bracknell Forest Borough does not contain a vast amount off heritage assets, compared with the likes of Oxford and Winchester administrative areas. However, this is more of a reason to protect what is present throughout the borough for new and existing residents and visitors to enjoy, instil national pride and inspire innovative new design proposals, etc.
<i>IDP conclusions and recommendations</i>	Heritage enhancement/restoration schemes, if identified, that support the sustainable delivery of the potential sites for allocation will feature in the site-specific and general infrastructure delivery schedules.
<b>Public Art</b>	
<i>What is Public Art?</i>	The Council encourages the installation of public art in the borough, such as monuments and artefacts, which contributes to and enhances the public realm in the borough for new and existing residents and visitors. Bracknell Forest Council maintain many pieces of public art infrastructure in the borough although other organisations and companies own and maintain their own provision.
<i>How is provision secured?</i>	The installation/enhancement of public art can be secured through planning conditions.
<i>Benefits</i>	The benefits of public art include: <ul style="list-style-type: none"> <li>● Providing artistic installations around the borough.</li> <li>● Providing visually and stimulating features of a place, and</li> <li>● Helping to give a place a sense of identity.</li> </ul>
<i>Demand and Need</i>	The existing public art moments and artefacts enhance the Bracknell Forest Borough setting, especially in the town centre. This important aspect of contributing to public realm in Bracknell Forest must continue with the new major and other developments being planned for in the borough at present.
<i>IDP conclusions and recommendations</i>	Public art schemes, if identified, that support the sustainable delivery of the potential sites for allocation will feature in the site-specific and general infrastructure projects schedules.

**3.0.6** Social Infrastructure - Table 6 provides a summary of information about each of the following sub-categories:

- Affordable Housing.

- Children's Social Care infrastructure.
- Adult Social Care infrastructure.
- Cemeteries and Crematoriums

**Table 6 Social Infrastructure**

<b>Affordable Housing</b>	
<i>What is Affordable Housing?</i>	Affordable housing are homes for rent or part buy/part rent for people who cannot afford to buy or rent on the open market. Affordable housing is agreed and managed in Bracknell Forest Borough by the Council, Bracknell Forest Homes and Registered Providers (RP's) (aka Housing Associations). In order to enable existing or new residents on lower incomes to rent or buy housing that is affordable compared to rental and housing for sale on the open housing market, developers currently have to provide 25% affordable housing on development sites of 15 or more houses, subject to viability considerations. The tenure mix of the 25% requirement should be 70% Affordable Rent plus 30% Intermediate Housing to adequately address local housing needs. Affordable rented dwellings should consist of 2 and 3 bedroom houses, whilst intermediate housing (e.g. shared ownership) should include 1 and 2 bedrooms. The affordable housing should be delivered in line with the HCA Framework 2016-2021 with no reliance on Social Housing Grant (unless this can be justified on the grounds of viability or additionality). Sites that have been assembled by RP's can provide 100% affordable housing. Affordable housing must be provided on-site in new relevant development proposals, unless exceptional circumstances can be demonstrated. Viability assessments can be submitted and the results of these will be considered against existing local policy requirements for the provision of affordable housing and the current housing need in the borough.
<i>How is provision secured?</i>	Affordable housing is provided through section 106 legal agreements in large scale and other development proposals. CIL income is not to be used to fund the provision of affordable housing. CIL can however be charged on proposed affordable housing gross internal floorspace unless developers claim social housing relief under parts 50 and 51 of the CIL Regulations 2010 (as amended).
<i>Benefits</i>	The benefits include providing a roof over the heads of people who otherwise might not be able to afford to buy a property or pay private rental rates. Affordable housing can also help some people get on the property ladder through part buying and part renting an affordable property.
<i>Demand and Need</i>	The Berkshire (including South Bucks) Strategic Housing Market Assessment (SHMA) (February 2016)) indicates that there is currently a net affordable housing need in the borough of 227 units per annum which represents a 35% of the overall housing need in the borough. According to the Bracknell Forest Council Authority Monitoring Report 2015-16: Housing, 118 affordable houses were built in 2014-15 and 32 affordable units were constructed in 2015-16. This is an approx. decrease of 22%! The Council are constrained by the vacant building credit provision that can be used to reduce the number of affordable units provided in schemes and if viability assessments, in support of planning applications, determine schemes are unviable unless the affordable housing requirement is reduced, etc. The residents living in Bracknell and those who will be moving here in the future may have affordability issues due to the cost of purchasing or renting properties on the open market in this part of the country compared to their incomes. In order to combat this affordability issue, the Council has a duty to do everything in its power to increase the amount of affordable housing options in the borough to meet its current affordable housing need.
<i>IDP conclusions and recommendations</i>	Affordable housing schemes, if identified, that support the sustainable delivery of the BFLP potential sites for allocation will feature in the site-specific and general infrastructure delivery schedules.
<b>Children's Social Care infrastructure</b>	

<i>What is Children's Social Care infrastructure?</i>	Children's social care infrastructure is specific services and facilities for vulnerable children who have been subject to abuse, neglect or other issues and need an environment for protection and to help better their lives. Provision in the borough is by Bracknell Forest Council. Additional affordable housing in new major housing developments in the borough may increase the demand for this service over and above the existing requirements in the borough. New development in the BFLP plan period is unlikely to require specific children social care facilities, however additional staff may be required following pressures on service provision.
<i>How is provision secured?</i>	The main sources of funding for this service would be through the Councils annual budget. The creation of specific facilities will be facilitated through determination of planning applications where appropriate.
<i>Benefits</i>	Vulnerable children who are and will be living in the borough require support and care to ensure they are safe and free to live happy, healthy and enjoyable lives.
<i>Demand and Need</i>	Unfortunately some children in the borough and who will move here during the new plan period are and will be exposed to neglect, abuse, broken families, etc. The Councils social care service is and will be affected by the large decrease in the funding from Central Government that is planned for the next few years. This important service however will have to be prioritised to meet local need now and over the new plan period and beyond.
<i>IDP conclusions and recommendations</i>	Children social care schemes, if identified, that support the sustainable delivery of the BFLP potential sites for allocation will feature in the site-specific and general infrastructure delivery schedules.
<b>Adult Social Care infrastructure</b>	
<i>What is Adult Social Care infrastructure?</i>	Adult social care infrastructure is specific services and facilities for the elderly population who will spend the remainder of their lives in the borough. This specialist service is geared towards supporting the older population to live safely and happily in their homes or also within specialist accommodation. Adult social care is provided in Bracknell Forest Borough by the Council. The Council have and continue to experience an increase in population of person over 65+ years. An increase in the older population living in the borough means there is demand for extra care sheltered housing. Older residents who will occupy some of the new dwellings planned in the borough will require social care support. There will also be a need for other supporting services for older people such as community/public transport.
<i>How is provision secured?</i>	The main sources of funding for this service would be through the Councils annual budget. New facilities will be facilitated through the determination of planning applications for both Council or privately run facilities.
<i>Benefits</i>	Vulnerable elderly persons who are and will be living in the borough require support and care to ensure they are safe and free for the remainder of their lives to live happily, healthily and enjoyably.
<i>Demand and Need</i>	The current generation living in the borough are benefitting from the hard work and contributions that were made by the previous generations, through their payment of council and income tax, volunteering and hard work and dedication that turned this country into one of the leading nations in the world following the last world war. The Council therefore need to prioritise adult care services even though funding from Central Government will be reduced significantly over the next few years. Innovative approaches will be deployed and if additional staff are required due to pressures on the service over the plan period, funding to cater for this requirement will have to be found.
<i>IDP conclusions and recommendations</i>	Adult social care schemes, if identified, that support the sustainable delivery of the BFLP potential sites for allocation will feature in the site-specific and general infrastructure projects schedules.
<b>Cemeteries and Crematoriums</b>	

<i>What are Cemeteries and Crematoriums?</i>	The Easthampstead Park Cemetery and Crematorium facility provides burial sites and cremation services for deceased residents in and who will be moving to the borough. The facility is owned and managed by Bracknell Forest Council. The Easthampstead Park Cemetery and Crematorium has approximately 7–8 years of burial provision left. The Easthampstead Park Cemetery and Crematorium will be extended to cover another 20 year period and this covers the BFLP plan period and would cater for the planned new major housing developments and its residents. If there are capacity constraints beyond the 20 year period, the adjacent pitch-and-putt (Bracknell Forest Council) and allotment (Bracknell Town Council) land could be sold to and used by the Easthampstead Park Cemetery and Crematorium, subject to agreement.
<i>How is provision secured?</i>	Funding for the services provided by the Easthampstead Park Cemetery and Crematorium is through the Councils Capital Programme.
<i>Benefits</i>	Benefits include providing facilities in a serene and peaceful environment to serve the needs of local people in time of bereavement.
<i>Demand and Need</i>	There is capacity for burials at Easthampstead Park Cemetery and Crematorium that will cover the existing local plan period to 2026. There are plans to extend the site which will cater for burial requirements well beyond the new plan period to 2034.
<i>IDP conclusions and recommendations</i>	Cemeteries and Crematoriums schemes that support the sustainable delivery of the BFLP potential sites for allocation will feature in the site-specific and general infrastructure projects schedules.

**3.0.7** Emergency Services - Table 7 provides a summary of information about each of the following sub-categories:

- Police Service infrastructure.
- Ambulance Service infrastructure.
- Fire and Rescue Service infrastructure.

**Table 7 Emergency Services Infrastructure**

<b>Police Service infrastructure</b>	
<i>What is Police Service infrastructure?</i>	The police service infrastructure in the borough consists of the station in the town centre, vehicles, officers, equipment and devices, etc. necessary for the Thames Valley Police (Bracknell Central South) to operate effectively and efficiently to ensure existing and new residents and visitors are safe and supported. The police service in Bracknell Forest Borough is managed by the Police & Crime Commissioner (PCC) for The Thames Valley. The PCC for The Thames Valley are currently considering whether additional neighbourhood offices should be included in the major strategic developments sites that will be allocated in the emerging BFLP. In order to have a presence and tackle crime at local level, the PCC requires provision of police point fit-out, bicycles, police points, cycle storage and other equipment. The PCC also need the provision of other facilities to house functions such as Road Policing, Crime Support, Forensics, storage and other support functions. Thames Valley Police would like to be kept up to date with the proposed laying of ducting by telecommunications companies, such as BT Open-reach, along highways so that they can co-ordinate this with their proposed laying of Automatic Number Plate Recognition (ANPR) cabling. This would save on expenses and road closures. The Council consider locating police points within multi-use community facilities could be cost-effective and user friendly.
<i>How is provision secured?</i>	Police facilities and equipment can be provided through section 106 legal agreements in large scale and other development proposals, such as at Farley Wood Community Centre (in support of Policy SA 8 Land at Amen Corner (South), Binfield). The funding of police facilities/equipment is included in the Councils CIL Reg 123 List. Therefore, this provision, other than the police infrastructure schemes in the SALP allocations that have been and will be included in section 106 legal

	agreements, will have to be funded directly through CIL and no contributions or in-kind provision can be provided through section 106 legal agreements with developers following the adoption of the Councils CIL Reg 123 List in 2015. It is important to note that CIL income receipts will be spent on other larger types of infrastructure that are also included in the CIL Reg 123 List such as, Provision and enhancement of land to SANG standard (part of Special Protection Area (SPA) Avoidance & Mitigation measures), Transport, Education, etc. These types of infrastructure may be prioritised over police infrastructure, subject to need case assessments.
<i>Benefits</i>	Benefits include modern and up-to-date facilities within the community so people feel safe because of a police presence.
<i>Demand and Need</i>	In conjunction with the population increases forecasted over the new plan period, unfortunately the reality of this increase in people living and visiting the borough will mean more crime. This will consist of mostly petty crime with some serious events. The police service therefore need additional support and a presence in the new planned communities. This can be catered for through new multi-use facility community centres and expanding existing community centres in the borough.
<i>IDP conclusions and recommendations</i>	New police service schemes/developments, if identified, that support the sustainable delivery of the potential sites for allocation will feature in the site-specific and general infrastructure delivery schedules.
<b>Ambulance Service infrastructure</b>	
<i>What is Ambulance Service infrastructure?</i>	The ambulance service infrastructure in the borough consists of the station in the town centre, vehicles, staff, equipment and devices, medicine, etc. necessary for the South Central Ambulance Service to operate effectively and efficiently to ensure existing and new residents and visitors are supported in the event of an accident. The ambulance service in Bracknell Forest Borough is managed and operated by the South Central Ambulance Service. An increase in population, following the proposed growth areas being planned for in the emerging BFLP, in the borough will obviously lead to more ambulance calls and potentially the need for more vehicles.
<i>How is provision secured?</i>	Funding for the South Central Ambulance Service sits with the Bracknell and Ascot Clinical Commissioning Group. Funding from the BFC CIL receipts may be an option however schemes included in the Councils adopted Reg 123 List will take priority. On the other hand, infrastructure priorities in the borough may change following the allocation of the BFLP's strategic sites, initiating a review of the Council's adopted Reg 123 List.
<i>Benefits</i>	Benefits include modern and up-to-date facilities close to where they are needed to ensure effective and quick response times.
<i>Demand and Need</i>	The new and existing residents and visitors in Bracknell Forest Borough may unfortunately require emergency support in the event of an accident, etc. during the new plan period and beyond. The relevant infrastructure, including more staff and vehicles and equipment, may need to be increased and upgraded to facilitate requirements.
<i>IDP conclusions and recommendations</i>	Ambulance Service schemes, if identified, that support the sustainable delivery of the BFLP potential sites for allocation will feature in the site-specific and general infrastructure delivery schedules.
<b>Fire and Rescue Service infrastructure</b>	
<i>What is Fire and Rescue Service infrastructure?</i>	The fire and rescue service infrastructure in the borough consists of the station in the town centre, vehicles, staff, equipment and devices, etc. necessary for the Royal Berkshire Fire and Rescue Service (RBFRS) to operate effectively and efficiently to ensure existing and new residents and visitors are supported in the event of a fire or an accident. The Fire and Rescue Service in Bracknell Forest Borough is managed and operated by the RBFRS. The proposed new housing and economic development planned for the borough in the emerging BFLP will place additional burdens on its existing service and have the potential to even make it unsustainable in its current state. This

	justifies an increase in the level of service provided in the area. Nonetheless, if sprinklers were fitted in all new dwellings and relevant commercial buildings planned for in the emerging BFLP this would reduce the need to extend the existing fire service operating in the borough. The costs of new provision would also be reduced as a result.
<i>How is provision secured?</i>	Improvements to the Fire and Rescue Service operating in the borough can be provided through section 106 legal agreements in large scale and other development proposals. Funding from the BFC CIL receipts may be an option however schemes included in the Councils adopted Reg 123 List will take priority. On the other hand, infrastructure priorities in the borough may change following the allocation of the BFLP's strategic sites, initiating a review of the Council's adopted Reg 123 List. Funding from Central Government can also be applied for.
<i>Benefits</i>	Benefits include modern and up-to-date facilities close to where they are needed to ensure effective and quick response times.
<i>Demand and Need</i>	The new and existing residents and visitors in Bracknell Forest Borough will unfortunately require emergency support in the event of an accident, etc. during the new plan period and beyond. The relevant infrastructure, including more staff, vehicles and equipment, may need to be increased and upgraded to facilitate requirements.
<i>IDP conclusions and recommendations</i>	Fire and Rescue Service schemes, if identified, that support the sustainable delivery of the BFLP potential sites for allocation will feature in the site-specific and general infrastructure projects schedules.

**3.0.8** Health Infrastructure - Table 8 provides a summary of information about each of the following sub-categories:

- Primary Health Care infrastructure.
- Acute Care and General Hospital infrastructure.
- Mental Health infrastructure.
- Public Health infrastructure.

**Table 8 Health Infrastructure**

<b>Primary Health Care infrastructure</b>	
<i>What is Primary Health Care infrastructure?</i>	<p>Primary health care infrastructure in the borough is made up of health centres, general practices, doctors, nurses, emergency staff, etc. These premises and services are in place to ensure the health of existing and new residents and visitors in the borough are managed and safeguarded. The National Health Service (NHS) Bracknell and Ascot Clinical Commissioning Group (CCG) manage the provision of primary health care facilities and services in Bracknell Forest Borough. The new housing and employment growth that is being planned for in the emerging BFLP will place pressures on local primary health care centres, such as general practitioner (GP) practices, Royal Berkshire Bracknell Healthspace at Eastern Gate, Brants Bridge, Bracknell, etc.</p> <p>Multi-use facility community centres/hubs in the areas in the borough that are and will experience the most growth, such as in Warfield, Binfield and Crowthorne, and the expansion of existing suitable GP surgeries is the favoured approach in dealing with primary health care requirements of these new residents. Another solution for the provision of adequate primary health care services, to match the proposed population increase in the borough over the emerging BFLP plan period, would be the redevelopment of Skimped Hill Health Centre at Skimped Hill Lane, Bracknell, which is not fit for purpose for this need at present.</p>

	<p>Primary health care centres in the borough are and will also be affected by major housing development proposed in Wokingham Borough, in particular in Crowthorne and Binfield (Binfield Surgery Terrace Road, North is already experiencing significant patient flows from the East of Wokingham). The NHS Bracknell and Ascot CCG indicate that a primary health and care facility would be required in Bracknell Town centre, which would be centrally located and easily accessible, for the new residents who will be living in the borough over and beyond the emerging BFLP plan period. This could be achieved by redeveloping the Royal Berkshire Bracknell Healthspace at Eastern Gate, Brants Bridge, Bracknell or the development of a new centre at another site.</p>
<i>How is provision secured?</i>	<p>The development of multi-use facility hubs/community centres that include primary health care services and receiving financial contributions towards other primary health care infrastructure in the borough can be provided through section 106 legal agreements in large scale and other development proposals. Funding from the BFC CIL receipts may be an option however schemes included in the Councils adopted Reg 123 List will take priority. On the other hand, infrastructure priorities in the borough may change following the allocation of the BFLP's strategic sites, initiating a review of the Council's adopted Reg 123 List. Funding from Central Government can also be applied for. Funding may also be acquired from NHS Bracknell &amp; Ascot CCG sponsored applications to the NHS England through the Estates and Technology Transformation Fund and/or the Sustainability and Transformation Plan.</p>
<i>Benefits</i>	<p>Having access to primary healthcare practices and professionals allows the local population to have their level of health adequately monitored and have emergency support and care in the event of accident occurring, etc.</p>
<i>Demand and Need</i>	<p>This vital type of infrastructure will have to be carefully planned in line with the new housing and employment development anticipated to 2034 and beyond. The use of multi-use facilities is a wise and sustainable solution to meet primary health care needs and the redevelopment of existing establishments and/or the creation of a brand new unit are also encouraging prospects.</p>
<i>IDP conclusions and recommendations</i>	<p>New primary healthcare schemes, when agreed, that support the sustainable delivery of the BFLP potential sites for allocation will feature in the site-specific and general infrastructure delivery schedules.</p>
<b>Acute Care and General Hospital infrastructure</b>	
<i>What is Acute Care and General Hospital infrastructure?</i>	<p>Acute care and general hospital infrastructure in the borough is made up of hospitals, doctors, nurses, staff, etc. These premises and services are in place to ensure the health of existing and new residents and visitors in the borough are managed and safeguarded. The Heatherwood and Wexham Park NHS Hospitals Foundation Trust (HWPFT) is the main provider of acute hospital services in Bracknell Forest Borough. The four main acute care and general hospitals in the borough are Heatherwood (Ascot), Fitzwilliam House outpatients (Bracknell), Royal Berkshire Bracknell Healthspace at Eastern Gate, Brants Bridge, Bracknell and Frimley Park Hospital NHS Foundation Trust. The proposed housing growth that is planned to be delivered in the borough in the BFLP plan period does not require the existing facilities to be extended or any new acute care and general hospital facilities to be provided or a new centre to be provided within a multi-use facility community centre.</p>
<i>How is provision secured?</i>	<p>Funding for the extension of these types of facilities would be predominately through applications to Central Government. The development of multi-use facility hubs/community centres that include acute care and general hospital services and receiving financial contributions towards other acute care and general hospital infrastructure in the borough can be provided through section 106 legal agreements in large scale and other development proposals. Funding from the BFC CIL receipts may be an option however schemes included in the Councils adopted Reg 123 List will take priority. On the other hand, infrastructure priorities in the borough may change following the allocation of the BFLP's strategic sites, initiating a review of the Council's adopted Reg 123 List.</p>

<i>Benefits</i>	Acute care and general hospital provision allows the local population to have a holistic option of health support, such as cancer screenings, dealing with rare diseases, etc. in addition to primary health care units.
<i>Demand and Need</i>	Although the acute care service providers have indicated that there is not a current need for additional services to be provided now and in the near future, this will be monitored closely throughout the new BFLP process. If requirements do change, provision within multi-use facility community centres and expansion of existing centres should meet this potential demand.
<i>IDP conclusions and recommendations</i>	Acute Care/General Hospitals schemes, if identified, that support the sustainable delivery of the BFLP potential sites for allocation will feature in the site-specific and general infrastructure delivery schedules.
<b>Mental Health infrastructure</b>	
<i>What is Mental Health infrastructure?</i>	Mental health infrastructure is made up of hospitals, doctors, nurses, staff, etc. These premises and services are in place to ensure the mental health of existing and new residents and visitors in the borough are managed and safeguarded. The Berkshire Healthcare NHS Foundation Trust manage the services provided to people with mental health in Bracknell Forest Borough. The outpatient clinics operating in the borough are Church Hill House Bracknell and at the Woodlands Day Hospital at Heatherwood (there are also in patient services provided in Heatherwood). The West London Mental Health NHS Trust manages the mental health services provided in Broadmoor Hospital, Crowthorne, Bracknell Forest. The proposed housing growth that is planned to be delivered in the borough in the BFLP plan period does not require the existing facilities to be extended or any new mental health hospital facilities to be provided or a new centre within a multi-use facility community centre.
<i>How is provision secured?</i>	Funding for the extension of these types of facilities would be predominately through applications to Central Government. The development of multi-use facility hubs/community centres that include mental health services and receiving financial contributions towards other mental health services infrastructure in the borough can be provided through section 106 legal agreements in large scale and other development proposals. Funding from the BFC CIL receipts may be an option however schemes included in the Councils adopted Reg 123 List will take priority. On the other hand, infrastructure priorities in the borough may change following the allocation of the BFLP's strategic sites, initiating a review of the Council's adopted Reg 123 List.
<i>Benefits</i>	Services for people with mental health problems allow these patients to have the important support and guidance available to ensure they continue to heal and manage their illness and live healthily.
<i>Demand and Need</i>	Although the mental health service providers have indicated that there is not a current need for additional services to be provided now and in the near future, this will be monitored closely throughout the new BFLP process. If requirements do change, provision within multi-use facility community centres and expansion of existing centres should meet this potential demand.
<i>IDP conclusions and recommendations</i>	Mental health facility and services schemes, if identified, that support the sustainable delivery of the BFLP potential sites for allocation will feature in the site-specific and general infrastructure delivery schedules.
<b>Public Health infrastructure</b>	
<i>What is Public Health infrastructure?</i>	Public health infrastructure in the borough includes the provision of suitable required active and passive open spaces, SANG's, community and activity centres providing a host of varying services including primary and acute health care, etc. The main managers and operators of public health in Bracknell Forest Borough are; Public Health England, NHS England and Bracknell Forest Council. When allocating sites for major development in the emerging BFLP and determining the subsequent planning applications from these and other sites throughout the borough, in the new plan period, the LPA has the responsibility to approve schemes that promote public health.

<i>How is provision secured?</i>	The development of multi-use facility hubs/community centres that include public health services and receiving financial contributions towards other public health related infrastructure in the borough can be provided through section 106 legal agreements in large scale and other development proposals. Funding from the BFC CIL receipts may be an option however schemes included in the Councils adopted Regulation 123 List will take priority. On the other hand, infrastructure priorities in the borough may change following the allocation of the BFLP's strategic sites, initiating a review of the Council's adopted Reg 123 List. Funding from NHS England (that is managed by Bracknell and Ascot CCG) and Central Government (that is managed by Bracknell Forest Council) is also provided for the operation of public health services in the borough.
<i>Benefits</i>	Public health infrastructure through the use of open spaces and visiting and receiving support from primary and acute health care professionals enables the local population to live happily and healthily.
<i>Demand and Need</i>	The existing and new population in Bracknell Forest Borough need to use existing and planned open spaces in the borough for recreational purposes. They also must ensure they engage with primary and acute health professionals, in existing and planned health centres, to ensure their physical health is also monitored and controlled.
<i>IDP conclusions and recommendations</i>	Public health facility and service schemes, if identified, that support the sustainable delivery of the BFLP potential sites for allocation will feature in the site-specific and general infrastructure delivery schedules.

**3.0.9** Waste Infrastructure - Table 9 provides a summary of information about waste and recycling infrastructure:

**Table 9 Waste Infrastructure**

<b>Waste Infrastructure</b>	
<i>What is Waste Infrastructure?</i>	Waste infrastructure comprises land and buildings to dump landfill and recycle waste. They also comprise land and facilities to which local people put their recyclable waste such as glass for collection. Waste collection and processing in Bracknell Forest Borough is managed by two external contractors, known as SUEZ (kerb side collection) and FCC (re3 partnership between Bracknell Forest Borough Council, Wokingham Borough Council and Reading Borough Council) (joint waste disposal collection). Household and commercial waste, including recyclables and garden waste, are collected fortnightly on an alternate basis. The Council also maintains 40 public recycling sites in the borough and there is a recycling centre and waste transfer station at Longshot Lane, Bracknell and Smallmead, Reading. Both Longshot Lane and Smallmead, Reading have been identified to be able to cope with additional housing and employment growth in the borough. Developers are asked to submit waste management plans, which identify appropriate on-site waste recycling facilities, in support of major development proposals. Developers should also include composters to facilitate the disposal of organic waste, in their waste management plans, which would reduce landfill and pressures on the aforementioned Recycling Centres.
<i>How is provision secured?</i>	The provision of waste management facilities will be secured through planning conditions or s106 obligations. CIL income would unlikely to be available for the provision of waste management facilities as the projects that feature in the Reg 123 list are prioritised and the provision of these facilities are not included in the current list. However, the allocation of the BFLP's major development sites should initiate a review of the Reg 123 list. In Bracknell Forest Borough the recycling site maintenance and improvement works are funded by the Council's recently established waste and recycling budget.
<i>Benefits</i>	Landfill waste infrastructure provides facilities for waste to be collected and disposed of. Effective provision will ensure less waste on the streets and fly typing which can be a public health issue and an environmental hazard. Recycling facilities provide local places for people to dispose of items such as glass. This improves sustainability and contributes to a better environment. Effective green waste infrastructure provides a place for people to dump their green waste. This is then transported to a facility for turning into compost for re-use.

<i>Demand and Need</i>	New housing and employment development in the borough over the new plan period will require a fully operational waste collection and processing system so that Bracknell Forest Borough remains a clean and environmentally and socially rich destination for residents and visitors alike, including the natural environment.
<i>IDP conclusions and recommendations</i>	Waste management facilities and/or site maintenance and improvement works, if/when identified, necessary to ensure the sustainable delivery of the BFLP potential sites for allocation will feature in the site-specific and general delivery schedules.

**3.0.10** Utilities Infrastructure – Table 10 provides a summary of information about each of the following sub-categories:

- Waste Water infrastructure.
- Water Supply Infrastructure.
- Electricity Supply Infrastructure.
- Gas Supply Infrastructure.
- Telecommunications Infrastructure.

**Table 10 Utilities Infrastructure**

<b>Waste Water Infrastructure</b>	
<i>What is Waste Water Infrastructure?</i>	Waste water infrastructure comprises waste water treatment centres and the network of sewers to transport waste to these centres. There are 5 existing waste water treatment works/plants in Bracknell Forest Borough. All five treatment works/plants are managed and controlled by Thames Water under the strict guidelines set and governed by the Environment Agency. The two largest sewerage treatment works (STW) in Bracknell Forest Borough are the Bracknell STW and the Ascot STW. These works are the most suitable to accommodate future growth requirements. New major growth areas in the borough are therefore encouraged to drain to these plants. Sewerage network demands for developments and the impact of developments on existing STW's would need to be determined on a site by site basis using detailed modelling possibly funded by developers. Developers will be required to demonstrate that there is adequate waste water capacity both on and off site to serve the development and that it would not lead to problems for existing or new users. If developments would trigger the need for upgrades of existing STW's in the borough, and if this is not considered/overcome at planning application stage, Thames Water recommend the use of a grampian planning condition for no dwelling to be occupied until the waste water drainage strategy is in place. Developers should work with Thames Water throughout the construction process.
<i>How is provision secured?</i>	Modifying the existing waste water infrastructure facilities in the borough is through agreement between the developer and Thames Water. All waste water infrastructure facility maintenance, repairs and upgrades would be funded by Thames Water but may require developers to pay contributions through private contracts.
<i>Benefits</i>	Waste water infrastructure helps to take away effluent from homes and businesses and then treat it. This provides obvious health and hygiene benefits.
<i>Demand and Need</i>	If major areas of growth being planned in the Council's emerging BFLP are not supported by connections to the closest sewage treatment works operating in the borough, the development cannot go ahead and is undeliverable. This highlights the importance of this type of infrastructure provision.

<i>IDP conclusions and recommendations</i>	Any identified waste water facilities maintenance, repairs and upgrades will feature in the site-specific and general infrastructure delivery schedules. Currently there are no schemes identified for inclusion at this stage but as more detail emerges about the certainty of the allocation of sites, this situation will change.
<b>Water Supply Infrastructure</b>	
<i>What is Water Supply Infrastructure?</i>	Water supply infrastructure comprises facilities to accumulate and store water and treat it so that potable water can be transferred by for example, pipes to homes, businesses and facilities. There are two main water companies operating in Bracknell Forest Borough, known as Affinity Water and South East Water. Both providers supply water through a combination of ground and surface water sources and through pipeline transfers. New development proposals will give rise to the need for new or upgraded distribution mains enhanced pumping capacity (potentially). Councils need to ensure that evidence is gathered/submitted detailing the impacts new major developments would have on the existing pipe network to ensure residents in the borough are not affected by low water pressures due to high demand. Developers are asked to work closely with the aforementioned providers and to make financial contributions toward improvement schemes if required. Developers will be expected to set a water efficiency standard for new homes of 105 litres per head per day (L/H/D), due to the limited water resources in the borough and the high and growing demand for water. Given water pressures in the local area are high and the amount of housing development required in the borough, the EA recommends that housing water efficiency standards are higher than building regulation standards (105 L/H/D, equivalent to level 3/4 for water within the Code for Sustainable Homes).
<i>How is provision secured?</i>	Modifying the existing water supply infrastructure facilities in the borough is through agreement between the developer, Affinity Water and South East Water. All water supply infrastructure facility maintenance, repairs and upgrades would be funded by Affinity Water, South East Water and the developer
<i>Benefits</i>	The benefit is to provide clean and potable water to all homes and businesses. Up-to-date infrastructure can reduce the impacts of leaks.
<i>Demand and Need</i>	Bracknell Forest Borough is a water stressed area and water usage in the borough (165l/h/d) is above the national average (148l/h/d). The demand for water is only going to increase considering the amount of growth being planned for in the borough to 2034, therefore new and existing developments must ensure they are connected to and supported by an above average water supply network at all times.
<i>IDP conclusions and recommendations</i>	Any identified water supply networks maintenance, repairs and upgrades will feature in the site-specific and general infrastructure delivery schedules. Currently there are no schemes identified for inclusion at this stage.
<b>Electricity Supply Infrastructure</b>	
<i>What is Electricity Supply Infrastructure?</i>	<p>Electricity supply infrastructure includes sub station, wire, pylons and electricity generation facilities. The owners and operators of the high-voltage electricity transmission network, including overhead transmission lines/underground cables/lines, substations and other associated infrastructure, in Bracknell Forest Borough are National Grid (NG) and Scottish &amp; Southern Electricity Networks (SSEN) Public Limited Company. Developers can save costs by integrating overhead lines with uses such as open space, parking and electrical vehicle charging points, garages or public highways generally. If this is unachievable, circuits may have to be rerouted subject to agreed costs.</p> <p>New housing and employment growth in the borough would not have an adverse impact on NG's electricity infrastructure provision, given the scale of their transmission network. Considering the scale of NG's existing electricity transmission networks that cross through Bracknell Forest Borough</p>

	<p>and the fact that permission and support has been sought from landowners and central government for its establishment, developers and local authorities should pay careful attention to new major developments potential impacts to this network. For ease of access to maintain this network, development should not be placed beneath or in close proximity to these cables/lines. Developers should also take note of the statutory safety clearances between overhead lines, the ground, and built structures in the submission of any major development close to their network. Developers are also recommended to take note of the 'A Sense of Place' guidelines (that was produced by David Lock Associates in association with NG). This guidance note looks at how to create high quality development near overhead lines and offers practical solutions which can assist in avoiding the unnecessary sterilisation of land in the vicinity of high voltage overhead lines.</p> <p>Development proposals that come forward for the future site allocations will give rise to the need to improve and enhance the local electricity transmission network. Developers are therefore advised to engage with the operators early in the planning application process in order for these improvements to be investigated, planned and eventually delivered in support of the major development proposal. SSEN has advised that the major development schemes may require significant off-site works to support their potential future load requirements. This can be done by connecting to existing infrastructure but this is subject to cost and timescale. The provision of supply can normally be delivered within 6 months from acceptance. To ensure the development of an allocated site is delivered, any relocation of existing overhead lines should be formally agreed with SSEN prior to submission of a planning application.</p>
<i>How is provision secured?</i>	Any modification of the existing network is through agreement between the developer and the utility company. Any maintenance, repairs or upgrades costs of the network will be taken up by the utility company. Any network relocation costs will be met by the developer. The costs associated with upgrading the existing electricity infrastructure is met by developer and the DNO (Distribution Network Operator) in accordance with the current Statement of Charging Methodology agreed with the industry regulator (OFGEM). Maximum timescales required should not exceed 2 years and therefore delivery of a major housing development would not be impeded.
<i>Benefits</i>	The benefit is to provide electricity supply to all homes and businesses. Effective provision can also reduce the impacts of power cuts and outages.
<i>Demand and Need</i>	Although there is a move nationally and internationally to use energy from renewable energy sources to meet the targets set by the G8 nations, there is still a huge dependency in this country on electricity usage through the national grid and associated infrastructure. The new growth required for the borough would not have an adverse impact on the existing electricity infrastructure network, but improvements and upgrades would be expected and close contact with the relevant providers is recommended throughout the construction process.
<i>IDP conclusions and recommendations</i>	Any identified electricity supply infrastructure modifications and/or schemes will feature in the site-specific and general infrastructure delivery schedules. Currently there are no schemes identified for inclusion at this stage.
<b>Gas Supply Infrastructure</b>	
<i>What is Gas Supply Infrastructure?</i>	Gas supply infrastructure comprises facilities to refine and store gas supply and the pipes to supply homes, businesses and facilities. The owners and operators of the high pressure gas transmission and distribution network, including pipelines, compressor stations and distribution networks, in Bracknell Forest Borough are National Grid (NG), Scotia (Southern) Gas Networks (SGN) and Cadent Gas Limited (CGL). New housing and employment growth in the borough would not have an adverse impact on NG's gas infrastructure provision, given the scale of their transmission network. Development proposals that come forward for the future site allocations will give rise to the need to improve and enhance the local gas transmission and distribution network. Developers are therefore advised to engage with the operators early in the planning application process in order for these improvements to be investigated, planned and eventually delivered in support of the major development proposals.

<i>How is provision secured?</i>	Any modification of the existing network is through agreement between the developer and the utility company. Any maintenance, repairs or upgrades costs of the network will be taken up by the utility company. Any network relocation costs will be met by the developer. The costs associated with upgrading the existing gas infrastructure is met by developer and the DNO (Distribution Network Operator) in accordance with the current Statement of Charging Methodology agreed with the industry regulator (OFGEM). Maximum timescales required should not exceed 2 years and therefore delivery of a major housing development would not be impeded.
<i>Benefits</i>	The benefit of gas infrastructure is to provide all homes and businesses with a reliable supply and to avoid the risk of dangerous leaks.
<i>Demand and Need</i>	Although there is a move nationally and internationally to use energy from renewable energy sources to meet the targets set by the G8 nations, there is still a huge dependency in this country on gas usage through the national grid and associated infrastructure. The new growth required for the borough would not have an adverse impact on the existing gas infrastructure network, but improvements and upgrades would be expected and close contact with the relevant providers is recommended throughout the construction process.
<i>IDP conclusions and recommendations</i>	Any identified gas supply infrastructure modifications and/or schemes will feature in the site-specific and general infrastructure delivery schedules. Currently there are no schemes identified for inclusion at this stage.
<b>Telecommunications Infrastructure</b>	
<i>What is Telecommunications Infrastructure?</i>	<p>Telecommunications infrastructure comprises phone masts, junction boxes and the cables network to reach homes, businesses and facilities. Openreach are the main telecommunications infrastructure provider in the UK and the company are an infrastructure management subsidiary of British Telecommunications PLC. Openreach installs, services, supports and maintains the wiring, fibres and connections to the selected communication providers' network. BT Openreach are currently rolling out fibre optic cabling across the UK. Residents of the planned new major housing developments in the borough will be able to benefit from this cabling which Openreach would extend to their individual houses if instructed.</p> <p>In October 2016, Openreach announced they would deploy fibre to the premises (FTTP), free of charge, into all new housing developments of 30 or more homes starting from November 2016. Developers need to apply online (available at, <a href="https://www.ournetwork.openreach.co.uk/">https://www.ournetwork.openreach.co.uk/</a>) from November 2016, to benefit from this scheme. FTTP infrastructure provides a choice of broadband speeds up to 330 mbps. However, for housing developments with fewer than 30 homes, Openreach will offer fibre to the cabinet (FTTC), free of charge, if the development falls within their existing coverage. If the development is outside their coverage area a fee will be charged to the developer. Major housing developments require enhancements and improvements of local telecommunications infrastructure. Developers should therefore engage with providers early in the development process, such as planning application stage, to ensure this infrastructure is provided properly and on time. Currently in the UK, the copper network is the most widely deployed type of telecommunications system. In the future however, the fibre-optic network will provide the opportunity to allow for improved internet access for major development sites in rural areas.</p> <p>BT will allow large scale developments to access high speed broadband connections by installing a duct network and laying copper wiring. Where requests are made by developers, this connection will be provided through fibre-optic cabling with the cost being passed on to the developer and eventually to the new residents. Developers should be made aware of the consequences of not agreeing to install BT line plant before the scheme is developed and changing from another provider back to BT when the development has been completed. This scenario would give rise to the need for surface wiring and surface mounted termination points, resulting in excavating customers front gardens and scarring new footpaths.</p>

<i>How is provision secured?</i>	Any modification of the existing network is through agreement between the developer and the telecommunications company. Any maintenance, repairs or upgrades costs of the network will be taken up by the telecommunications company.
<i>Benefits</i>	Effective infrastructure can allow people to communicate via the internet or phone in a reliable and quick and efficient manner.
<i>Demand and Need</i>	The need for access to the internet via telecommunications infrastructure has never been greater for both housing and business. Developers of the housing and employment developments planned for the new plan period therefore have a duty to ensure new developments are supported by the best possible broadband services through the top telecommunications infrastructure. This infrastructure also needs to be adaptable for upgrade.
<i>IDP conclusions and recommendations</i>	Telecommunications infrastructure modifications and/or schemes, if identified, necessary to ensure the sustainable delivery of the potential sites for allocation will feature in the site-specific and general infrastructure delivery schedules.

**3.0.11** Renewable Energy Infrastructure - Table 11 provides a summary of information about each of the following sub-categories:

- Solar Photovoltaic.
- Solar Thermal.
- Wind.
- Ground Source Heat Pumps.
- Air Source Heat Pumps.
- Biomass.
- Biofuels.

**Table 11 Renewable Energy Infrastructure**

<b>Renewable Energy Infrastructure</b>	
<i>What is Renewable Energy Infrastructure?</i>	<p>Renewable Energy infrastructure is the equipment and facilities from which energy is generated from resources that are unlimited, rapidly replenished or naturally renewable on a human timescale and include wind, sun, water, geothermal, tidal and refuse.</p> <p>Renewable energy can make a significant contribution to the overall energy supply. The benefits of renewable energy are reduced costs and reduced reliance of fossil fuels. Renewable energy technologies range from solar power, wind power, hydroelectricity, biomass and biofuels. It can be difficult to ensure a constant balance of energy as it often relies on weather for generation.</p> <p>It is often a requirement with new build to meet a target of renewable energy currently 10% or 20% depending on the size of the development in the borough. Types of renewable energy are:</p> <ul style="list-style-type: none"> <li>• <i>Solar Photovoltaic</i> - This type of renewable energy converts energy from the sun into electricity. This can be used in the building or exported to the grid. By making use of the electricity generated it reduces the need to buy from the grid, therefore reducing electrical energy costs. Solar PV panels are arranged into an array, and are easy to install as retrofit, or can be integrated into the roof design. They are low maintenance and are best orientated direct south for maximum efficiency.</li> <li>• <i>Solar Thermal</i> - can provide hot water through absorbing energy from the sun and use heat exchangers to heat the water. The hot water storage cylinders are usually larger than the solar thermal photovoltaics. They can be retro fitted or installed on new build developments. Solar thermal systems require south facing roofs for maximum efficiency. Installing solar thermal reduces the cost of heating water.</li> </ul>

	<ul style="list-style-type: none"> <li>● <i>Wind</i> - Wind turbines produce electricity by capturing the natural power of the wind to drive a generator. There are three main types of wind turbines. The large scale types are found on wind farms both on land and sea where electricity is exported to the grid. Some are mounted on buildings to provide on-site generation. The smallest ones provide on-site generation typically found on narrow boats. Wind provides an intermittent supply of electricity. The siting of a wind turbine is essential to ensure feasibility. The wind speed in Bracknell is insufficient to be cost effective.</li> <li>● <i>Ground Source Heat Pumps</i> - A ground Source heat pump uses the natural constant high volume/low level heat of the ground and converts it to low volume/high grade heat with a heat pump. This can be utilised to provide space heating and hot water to the dwelling or premises. A ground source heat pump will require either an underground loop system or a deep bore hole, either of these are costly to install unless it is considered as part the construction of a development and integrated into new build developments. They are best combined with underfloor heating with hard floor surfaces as tiles, or will need to have radiators over sized to provide adequate heating. Heat pumps will deliver heat at a lower constant temperature and therefore are best suited on over much longer periods or where constant heating is required.</li> <li>● <i>Air Source Heat Pumps</i> - Similar to above but uses the air absorbed from the outside to provide heating or hot water.</li> <li>● <i>Biomass</i> - Biomass refers to a wide variety of organic material, which can be used for the generation of heat and electricity. Fuel is obtained from forests, farmed coppices or waste and most commonly in the form of pellets or wood chips. It is considered carbon neutral as the carbon dioxide emitted during the burning process is balanced with that absorbed during the growth period. A local supply is important or transportation costs can outweigh the benefits. Biomass combined heat and power is ideal on a large scale development where there is mixed use. It will require a large storage and is not suitable for individual domestic properties.</li> <li>● <i>Biofuels</i> - This is produced through contemporary biological process as agriculture and anaerobic digestion. They are designed to replace diesel fuel and are used for transport motor vehicles.</li> </ul>
<i>Benefits-</i>	<p>The benefits of each type are:</p> <ul style="list-style-type: none"> <li>● <i>Solar Photovoltaic</i> - reduces on site electrical costs, low maintenance, proven technology.</li> <li>● <i>Solar Thermal</i> - reduces hot water costs.</li> <li>● <i>Wind</i> - low maintenance, proven technology.</li> <li>● <i>Ground Source Heat Pump</i> - no visual issues, good alternative if there is no gas available.</li> <li>● <i>Air Source Heat Pump</i> - good alternative if no gas supply available.</li> <li>● <i>Biomass</i> - carbon neutral.</li> <li>● <i>Biofuels</i> - offers an alternative fuel to replace diesel.</li> </ul>
<i>How is provision secured?</i>	<p>Funding for this type of infrastructure is mainly provided by developers or individual households or occupiers. Central Government can provide various initiatives and incentives, such as feed in tariffs and renewable heat incentives. Provision may be secured by planning conditions.</p>
<i>Demand and Need</i>	<p>It is hard to deny climate change is not being escalated by global warming considering the catastrophic weather incidents we have seen in recent times, such as unpredicted hurricanes, floods, abnormal temperatures, etc. Everyone involved in the construction industry therefore has a duty to ensure new development is supported by the numerous renewable energy generating sources available so that we reduce our carbon footprint in the planet and ensure the world is habitable for future generations.</p>
<i>IDP conclusions and recommendations</i>	<p>Renewable energy infrastructure, necessary to ensure the sustainable delivery of the BFLP potential sites for allocation, will not be included in this version of the IDP due to the way this infrastructure is provided.</p>

## 4 BFLP Infrastructure Delivery Schedules

**4.0.1** The sites that have come forward during the BFC Call for Sites and SHELAA public consultations have been subject to various assessments, some of which are still ongoing. However, potential SHELAA sites, to be allocated in the BFLP, have been identified and will be subject to public consultation in Spring 2018. Following this public consultation, the internal and external infrastructure service providers will be consulted again in order to refine and develop the site-specific infrastructure delivery schedules that will support these potential sites.

**4.0.2** The following site-specific schedules, in conjunction with the General Infrastructure Delivery Schedule, provide a comprehensive list of infrastructure required to support these sites.

### Site-Specific Infrastructure Delivery Schedules

Cluster 3 (Bra 3&4) - Land at the Hideout and Beaufort Park, Nine Mile Ride		
What Infrastructure is Required	1. Who (Delivery Organisations) 2. How 3. When	Risk/Dependencies and Other Comments
Transport Infrastructure Category		
<p><i>Local Road Network</i></p> <p>Capacity improvements to junctions including:</p> <ul style="list-style-type: none"> <li>● Bracknell Road/Foresters Way,</li> <li>● Easthampstead Road/Old Wokingham Road, and</li> <li>● Crowthorne High Street.</li> </ul>	<ol style="list-style-type: none"> <li>1. Bracknell Forest Council (BFC) and Developer.</li> <li>2. Schemes delivered in-kind through Section 278 or Section 38 highway legal agreements, or by developer contributions (Section 106 Legal Agreements/Community Infrastructure Levy (CIL)).</li> <li>3. At agreed trigger points during the phasing of development.</li> </ol>	<ul style="list-style-type: none"> <li>● Phasing of development and co-ordination of works.</li> <li>● Pooling of section 106 contributions from other developments.</li> <li>● Allocation of CIL funding.</li> <li>● Obtaining planning permission and commencement of development.</li> <li>● Section 106 planning obligations by agreement to be entered into.</li> </ul>
<p><i>Footpaths and Cycleways</i></p>		

What Infrastructure is Required	1. Who (Delivery Organisations) 2. How 3. When	Risk/Dependencies and Other Comments
<p>The existing footway/cycletrack network needs to be improved linking the site to facilities. Schemes could include:</p> <ul style="list-style-type: none"> <li>• Improvements to the footways along Old Wokingham Road and Nine Mile Ride to allow shared use, providing better accessibility for pedestrians and cyclists to education and the wider cycletrack network.</li> <li>• Further improvement projects to the network within 3km of the site.</li> </ul>		
<p><i>Public Transport Infrastructure and Service Subsidy</i></p> <ul style="list-style-type: none"> <li>• Links to Bracknell Town Centre and the wider area need to be improved.</li> <li>• Potential subsidy to support buss services to and from the site.</li> </ul>	<ol style="list-style-type: none"> <li>1. BFC, Bus and Train Operators and Developer.</li> <li>2. Schemes delivered in-kind through Section 278 or Section 38 highway legal agreements, or by developer contributions (Section 106 Legal Agreements/Community Infrastructure Levy (CIL)).</li> <li>3. At agreed trigger points during the phasing of development.</li> </ol>	<ul style="list-style-type: none"> <li>• Phasing of this and other developments.</li> <li>• Allocation of CIL funding.</li> <li>• Bus and train operator agreement.</li> <li>• Bus and train operator tendering; processes.</li> <li>• Bus service route changes.</li> </ul>
<p><i>Strategic Road Network (SRN) and Community Transport</i></p>	<p>No site-specific infrastructure requirements identified at this stage but to be considered further for the Draft Submission stage of the BFLP.</p>	
<p>Education Category</p>		
<p><i>Early Years infrastructure</i></p>	<ul style="list-style-type: none"> <li>• No site-specific infrastructure requirements identified at this stage but to be considered further for the Draft Submission stage of the BFLP.</li> <li>• Infrastructure could be provided within multi-functional community centre/hub capable of serving the site.</li> </ul>	
<p><i>Primary Education infrastructure</i></p> <ul style="list-style-type: none"> <li>• Financial contribution towards expanding an existing primary school.</li> </ul>	<ol style="list-style-type: none"> <li>1. BFC and Developer.</li> <li>2. Financial contribution through a s106 Agreement and or Community Infrastructure Levy (CIL).</li> <li>3. At agreed trigger points during the phasing of development.</li> </ol>	<ul style="list-style-type: none"> <li>• Phasing of this and other developments.</li> <li>• S106 Pooling restrictions.</li> <li>• Allocation of CIL funding.</li> <li>• Obtaining planning permission and commencement of development.</li> </ul>

What Infrastructure is Required	1. Who (Delivery Organisations) 2. How 3. When	Risk/Dependencies and Other Comments
<p><i>Secondary Education infrastructure</i></p> <ul style="list-style-type: none"> <li>Financial contribution towards constructing a new secondary school capable of serving the site.</li> </ul>	<ol style="list-style-type: none"> <li>BFC and Developer.</li> <li>Financial contribution through a S106 Agreement and or Community Infrastructure Levy (CIL).</li> <li>At agreed trigger points during the phasing of development.</li> </ol>	<ul style="list-style-type: none"> <li>Phasing of this and other developments.</li> <li>Delivery of land for the new school.</li> <li>S106 Agreement pooling restrictions.</li> <li>Allocation of CIL funding.</li> <li>Obtaining planning permission and commencement of development.</li> </ul>
<p><i>Further Education infrastructure</i></p>	<p>No site-specific infrastructure requirements identified at this stage but to be considered further for the Draft Submission stage of the BFLP.</p>	
<p><i>Special Education Needs (SEN) infrastructure</i></p>		
<p><i>Adult and Community Learning infrastructure</i></p>		
<p>Green and Blue Infrastructure Category</p>		
<p><i>Active Open Space of Public Value</i></p> <ul style="list-style-type: none"> <li>The new development will need to provide on-site area for Active Open Space of Public Value (OSPV), of at least 2.63 hectares based on 570 dwellings.</li> <li>The site is in close proximity (east) to the Great Hollands Recreation Ground and there is scope to improve local footway and cycleway links to this area along with other open spaces.</li> </ul>	<ol style="list-style-type: none"> <li>BFC, Voluntary Sector and Developer.</li> <li>On-site in-kind provision of open space through section 106 legal agreements and 30 years commuted maintenance sums if transferred to the Council.</li> <li>At agreed trigger points during the phasing of development.</li> </ol>	<ul style="list-style-type: none"> <li>Maintenance sum is dependent on transferral of Active OSPV for commuted maintenance by BFC.</li> </ul>
<p><i>Passive Open Space of Public Value (Passive OSPV)</i></p> <ul style="list-style-type: none"> <li>Financial contribution towards off-site passive OSPV projects to be provided by BFC.</li> </ul>	<ol style="list-style-type: none"> <li>BFC and Developer.</li> <li>Financial contribution secured through a section 106 legal agreement at a standard of 2.3 hectares per 1000 persons less any on-site passive OSPV.</li> <li>At agreed trigger points during the phasing of development.</li> </ol>	<ul style="list-style-type: none"> <li>Off site projects are carried out in a timely manner by BFC to serve the development.</li> <li>S106 Agreement pooling restrictions.</li> </ul>

What Infrastructure is Required	1. Who (Delivery Organisations) 2. How 3. When	Risk/Dependencies and Other Comments
<p><i>Suitable Alternative Natural Greenspaces (SANGs)</i></p> <ul style="list-style-type: none"> <li>The site is located within 5km of the Thames Basin Heaths SPA. Therefore, the proposed housing numbers would require a bespoke on-site SANG of 10.53 hectares based on 570 dwellings. This figure may change if the proposed housing numbers change. Other measures may be required to satisfy the Habitats Regulations and the Councils Thames Basin Heaths SPA.</li> </ul>	<ol style="list-style-type: none"> <li>SANG laid out by developer. Ownership of SANG will be transferred to BFC (or to an acceptable alternative owner).</li> <li>On-site in-kind provision of SANG and maintenance measures in perpetuity and a financial contribution towards in-perpetuity maintenance.</li> <li>SANG to be laid out and made publically available prior to the occupation of the first dwelling.</li> </ol>	<ul style="list-style-type: none"> <li>None identified. Low risk - provision is supported by policy, guidance and the Habitats Regulations.</li> </ul>
<p><i>Strategic Access Management and Monitoring measures (SAMM)</i></p> <ul style="list-style-type: none"> <li>A financial contribution towards Strategic Access Management and Monitoring (SAMM).</li> </ul>	<ol style="list-style-type: none"> <li>SAMM – is delivered by Natural England and is funded by developer contributions.</li> <li>SAMM secured through S106 agreements.</li> <li>Payments prior to commencement of each phase of development.</li> </ol>	<ul style="list-style-type: none"> <li>None identified. Low risk - provision is supported by policy, guidance and the Habitats Regulations.</li> </ul>
<p><i>Biodiversity</i></p> <ul style="list-style-type: none"> <li>The protection and enhancements of valued biodiversity features and improve connectivity.</li> <li>Financial contributions towards off-site biodiversity enhancement projects.</li> </ul>	<ol style="list-style-type: none"> <li>BFC, Voluntary Sector (Local Wildlife Groups) and Developer.</li> <li>Bespoke measures, including financial contributions through section 106 legal agreements, will be required to mitigate and compensate for any habitat loss in addition to enhancements.</li> <li>At agreed trigger points during the phasing of development.</li> </ol>	<ul style="list-style-type: none"> <li>Retention of areas with high biodiversity value.</li> <li>New physical conditions affecting habitat type.</li> <li>Space restrictions relating to housing provision and/density.</li> </ul>
<p><i>Green Corridors</i></p> <ul style="list-style-type: none"> <li>The site is in close proximity to heathland and woodland habitat networks. The site forms part of these networks. The connection to the native woodland</li> </ul>	<ol style="list-style-type: none"> <li>BFC, Voluntary Sector (Local Wildlife Groups) and Developer.</li> <li>Bespoke in-kind works to be secured through planning conditions and /or a s106 Agreement.</li> <li>At agreed trigger points during the phasing of development.</li> </ol>	<ul style="list-style-type: none"> <li>Ability to link habitats with wildlife corridors.</li> <li>Separate ownerships between the two sites (BRA3 and BRA4) and the office complex within BRA4.</li> <li>The timing of the new SANG at the TRL site (SALP Policy SA5).</li> </ul>

What Infrastructure is Required	1. Who (Delivery Organisations) 2. How 3. When	Risk/Dependencies and Other Comments
<p>and heathland area within the site should be provided and maintained. There should be also an opportunity to provide a new green corridor on the north side of Nine Mile Ride to connect to the public right of way (FP22). Also green connections should be made to SANGs at Great Holland Recreation Ground and land at the Transport Research Laboratory (TRL site) (SALP SA5).</p>		
<p><i>Flood Management and Drainage measures</i></p> <ul style="list-style-type: none"> <li>The site did not pass the sequential test assessment and there is risk of surface water and groundwater flood risk. A flood risk mitigation strategy would have to be included within a Strategic Flood Risk Assessment (SFRA) (level 2). There is on-site water management enhancement potential (Sustainable Drainage System (SuDS)) in the north east of the site that could reduce flood risk on the other more vulnerable parts of the site.</li> </ul>	<ol style="list-style-type: none"> <li>BFC, Developer and Environment Agency (EA).</li> <li>Works to be undertaken by developer and secured by planning conditions and/or a s106 Agreement. Commuted sums for future maintenance of SuDS, to be agreed and provided through section 106 legal agreements planning obligations.</li> <li>At agreed trigger points during the phasing of development.</li> </ol>	<ul style="list-style-type: none"> <li>Potential to integrate with green infrastructure (OSPV or SANG).</li> <li>Design and layout of development to accord with site-specific Flood Risk Assessment (FRA), EA approval, and any national and local standards for SuDS to be adopted by the local authority.</li> </ul>
Community Infrastructure Category		
<p><i>Community Centre infrastructure</i></p> <ul style="list-style-type: none"> <li>The new development would need to be supported by on-site in-kind multi-functional community hub or an accessible off-site multi-functional community hub. This is likely to be the hub to be constructed at the Transport Research Laboratory (TRL) site allocated in the SALP.</li> </ul>	<ol style="list-style-type: none"> <li>BFC and Developer.</li> <li>Financial contribution secured by s106 Agreement (if necessary) and/or CIL.</li> <li>At agreed trigger points during the phasing of development.</li> </ol>	<ul style="list-style-type: none"> <li>Section 106 legal agreement planning obligations by agreement to be entered into.</li> <li>S106 Agreement pooling restrictions.</li> <li>Allocation of CIL funding.</li> <li>Obtaining planning permission and commencement of development.</li> </ul>

What Infrastructure is Required	1. Who (Delivery Organisations) 2. How 3. When	Risk/Dependencies and Other Comments
<i>Youth Centre Infrastructure</i>	<ul style="list-style-type: none"> <li>No site-specific infrastructure requirements identified at this stage but to be considered further for the Draft Submission stage of the BFLP.</li> <li>Could be provided within multi-functional community centre/hub capable of serving the site.</li> </ul>	
<i>Libraries infrastructure</i>	Any new infrastructure will be delivered through the Community Infrastructure Levy (CIL).	
<i>Built Sports infrastructure</i>		
<i>Faith Groups and Places of Worship infrastructure</i>	No site-specific infrastructure requirements identified at this stage but to be considered further for the Draft Submission stage of the BFLP.	
<i>Heritage provision</i>	All heritage assets within or near to the site will be considered in the determination of planning applications.	
<i>Public Art</i>	Public Art provision will be delivered on-site and secured through planning conditions.	
Social Infrastructure Category		
<i>Affordable Housing</i> <ul style="list-style-type: none"> <li>On-site affordable rented and part buy/part rent.</li> </ul>	<ol style="list-style-type: none"> <li>BFC, Developer and Registered Partners.</li> <li>Works to be undertaken by developer and secured by planning conditions and/or a s106 Agreement. Commuted sums for future maintenance of SuDS, to be agreed and provided through section 106 legal agreements planning obligations.</li> <li>At agreed trigger points during the phasing of development.</li> </ol>	<ul style="list-style-type: none"> <li>Any valid viability issues could reduce the amount of affordable housing provided.</li> </ul>
<i>Children's Social Care infrastructure</i>	No site-specific infrastructure requirements identified at this stage but to be considered further for the Draft Submission stage of the BFLP.	
<i>Adult Social Care infrastructure</i>		
<i>Cemeteries and Crematoriums</i>		
Emergency Services Category		

What Infrastructure is Required	1. Who (Delivery Organisations) 2. How 3. When	Risk/Dependencies and Other Comments		
<i>Police Service infrastructure</i>	<ul style="list-style-type: none"> <li>No site-specific infrastructure requirements identified at this stage but to be considered further for the Draft Submission stage of the BFLP.</li> </ul>			
<i>Ambulance Service infrastructure</i>			<ul style="list-style-type: none"> <li>Any new infrastructure, if identified, to be secured through the Community Infrastructure Levy (CIL) or directly from individual service.</li> </ul>	
<i>Fire and Rescue Service infrastructure</i>			<ul style="list-style-type: none"> <li>Police Service infrastructure could be provided within multi-functional community centre/hub capable of serving the site.</li> </ul>	
Health Infrastructure Category				
<i>Primary Health Care infrastructure</i>	<ul style="list-style-type: none"> <li>No site-specific infrastructure requirements identified at this stage but to be considered further for the Draft Submission stage of the BFLP.</li> <li>Could be provided within multi-functional community centre/hub capable of serving the site.</li> </ul>			
<i>Acute Care and General Hospital infrastructure</i>				
<i>Mental Health infrastructure</i>				
<i>Public Health infrastructure</i>				
Waste Infrastructure Category				
<i>Waste and Recycling</i> <ul style="list-style-type: none"> <li>Area of hard standing to accommodate an over ground recycling facility on-site is required for 3 glass banks and an area for 1 textile bank. Land for service access to be included.</li> </ul>	<ol style="list-style-type: none"> <li>BFC, SUEZ, FCC (Re3 Partnership), Charities and Developer.</li> <li>Provided on-site in-kind through section 106 legal agreements planning obligations. Over ground recycling banks provided by re3 and charities.</li> <li>At agreed trigger point during the phasing of development.</li> </ol>	<ul style="list-style-type: none"> <li>Obligations by agreement to be entered into.</li> </ul>		
Utilities Category				
<i>Water Supply</i>	<ol style="list-style-type: none"> <li>South East Water (SEW) and Developer.</li> </ol>	<ul style="list-style-type: none"> <li>Time taken for upgrades.</li> </ul>		

What Infrastructure is Required	1. Who (Delivery Organisations) 2. How 3. When	Risk/Dependencies and Other Comments
<ul style="list-style-type: none"> <li>There is capacity in the locality to accommodate the proposed housing numbers.</li> </ul>	<ol style="list-style-type: none"> <li>Initial impact studies funded by the developer. Water services infrastructure improvements funded by SEW through the Asset Management Plan (AMP) process on a 5 year funding cycle.</li> <li>Prior to commencement of development</li> </ol>	<ul style="list-style-type: none"> <li>Alignment with SEW's investment programme.</li> <li>Requires early engagement between developers and SEW to understand proposals.</li> </ul>
<p><i>Waste Water</i></p> <ul style="list-style-type: none"> <li>The existing waste water network capacity in this area is unlikely to support the demand from this development. Strategic drainage infrastructure needs to be brought forward in the early stages of the development to ensure sufficient waste water capacity is available.</li> </ul>	<ol style="list-style-type: none"> <li>Thames Water (TW) and Developer.</li> <li>Initial impact studies funded by the developer. Waste water services infrastructure improvements funded by TW through the Asset Management Plan (AMP) process. Upgrades can be undertaken outside of this process but may require developer funding. A developer tariff system is being introduced in April 2018.</li> <li>Prior to commencement of development.</li> </ol>	<ul style="list-style-type: none"> <li>Time taken for upgrades.</li> <li>Alignment with TW's investment programme.</li> <li>Requires early engagement between developers and TW to understand proposals and impact on service.</li> </ul>
<i>Electricity and Gas Network and Telecommunications</i>	No site-specific infrastructure requirements identified at this stage but to be considered for the Draft Submission stage of the BFLP.	
Renewable Energy Infrastructure Category		
<p><i>Solar Photovoltaic.</i></p> <p><i>Solar Thermal.</i></p> <p><i>Wind.</i></p> <p><i>Ground Source Heat Pumps.</i></p> <p><i>Air Source Heat Pumps.</i></p> <p><i>Biomass.</i></p> <p><i>Biofuels.</i></p>	<ol style="list-style-type: none"> <li>Developer/individual householders.</li> <li>Compliance with building regulations by developers and through personal choice by householders.</li> <li>Ongoing.</li> </ol>	<ul style="list-style-type: none"> <li>None.</li> </ul>

What Infrastructure is Required	1. Who (Delivery Organisations) 2. How 3. When	Risk/Dependencies and Other Comments
Transport Infrastructure Category		
<p><i>Local Road Network</i></p> <p>Capacity improvements to junctions including:</p> <ul style="list-style-type: none"> <li>● Running Horse roundabout, and</li> <li>● Locks Ride/Priory Road.</li> </ul> <hr/> <p><i>Footpaths and Cycleways</i></p> <p>The existing footway/cycletrack network needs to be improved linking the site to facilities, such as education, employment and shops, etc. Schemes could include:</p> <ul style="list-style-type: none"> <li>● Improvements to the footway along New Forest Ride to allow shared use, providing better accessibility for pedestrians and cyclists to education and the wider pedestrian and cycle network.</li> <li>● Toucan Crossing on New Forest Ride to link to the crossing facilities at Martins Heron junction.</li> <li>● Further improvements to the network within 3km of the site.</li> </ul>	<ol style="list-style-type: none"> <li>1. Bracknell Forest Council (BFC) and Developer.</li> <li>2. Schemes delivered in-kind through Section 278 or Section 38 highway legal agreements, or by developer contributions (Section 106 Legal Agreements/Community Infrastructure Levy (CIL)).</li> <li>3. At agreed trigger points during the phasing of development.</li> </ol>	<ul style="list-style-type: none"> <li>● Phasing of development and co-ordination of works.</li> <li>● Pooling of section 106 contributions from other developments.</li> <li>● Allocation of CIL funding.</li> <li>● Obtaining planning permission and commencement of development.</li> <li>● S106 planning obligations by agreement to be entered into.</li> </ul>
<p><i>Public Transport Infrastructure and Service Subsidy</i></p>	<ol style="list-style-type: none"> <li>1. BFC, Bus and Train Operators and Developer.</li> </ol>	<ul style="list-style-type: none"> <li>● Phasing of this and other developments.</li> </ul>

What Infrastructure is Required	1. Who (Delivery Organisations) 2. How 3. When	Risk/Dependencies and Other Comments
<ul style="list-style-type: none"> <li>Links to Bracknell Town Centre and the wider area need to be improved.</li> <li>Potential subsidy to support bus services to and from the site.</li> </ul>	<ol style="list-style-type: none"> <li>Schemes delivered in-kind through Section 278 or Section 38 highway legal agreements, or by developer contributions (Section 106 Legal Agreements/Community Infrastructure Levy (CIL)).</li> <li>At agreed trigger points during the phasing of development.</li> </ol>	<ul style="list-style-type: none"> <li>Allocation of CIL funding.</li> <li>Bus and train operator agreement.</li> <li>Bus and train operator tendering processes.</li> <li>Bus service route changes.</li> </ul>
<i>Strategic Road Network (SRN) and Community Transport</i>		
No site-specific infrastructure requirements identified at this stage but to be considered for the Draft Submission stage of the BFLP.		
Education Category		
<i>Early Years infrastructure</i>		
<ul style="list-style-type: none"> <li>No site-specific infrastructure requirements identified at this stage but to be considered further for the Draft Submission stage of the BFLP.</li> <li>Infrastructure could be provided within multi-functional community centre/hub.</li> </ul>		
<i>Primary Education infrastructure</i> <ul style="list-style-type: none"> <li>On-site provision of a new primary school including land, buildings and ancillary facilities (1 form of Entry).</li> </ul>	<ol style="list-style-type: none"> <li>BFC and Developer.</li> <li>In-kind provision of land and works secured through a s106 Agreement.</li> <li>At agreed trigger points during the phasing of development.</li> </ol>	<ul style="list-style-type: none"> <li>Phasing of this and other developments.</li> <li>Delivery of land for the new school.</li> <li>S106 Agreement pooling restrictions.</li> <li>2nd form of Entry could be paid for by other developments.</li> </ul>
<i>Secondary Education infrastructure</i> <ul style="list-style-type: none"> <li>Potential land for new secondary school and/or financial contribution towards constructing a new secondary school capable of serving the site.</li> </ul>	<ol style="list-style-type: none"> <li>BFC and Developer.</li> <li>In-kind provision of serviced land and/or financial contribution through a s106 Agreement and/or Community Infrastructure Levy (CIL).</li> <li>At agreed trigger points during the phasing of development.</li> </ol>	<ul style="list-style-type: none"> <li>Phasing of this and other developments.</li> <li>Delivery of land for the new school.</li> <li>S106 Agreement pooling restrictions.</li> </ul>
<i>Further Education infrastructure</i>		
No site-specific infrastructure requirements identified at this stage but to be considered further for the Draft Submission stage of the BFLP.		

What Infrastructure is Required	1. Who (Delivery Organisations) 2. How 3. When	Risk/Dependencies and Other Comments
<i>Special Education Needs (SEN) infrastructure</i>		
<i>Adult and Community Learning infrastructure</i>		
<b>Green and Blue Infrastructure Category</b>		
<i>Active Open Space of Public Value</i> <ul style="list-style-type: none"> <li>The new development will need to provide on-site area for Active Open Space of Public Value (OSPV), of at least 2.08 hectares based on 450 dwellings.</li> </ul>	<ol style="list-style-type: none"> <li>BFC, Voluntary Sector and Developer.</li> <li>On-site in-kind provision of Active OSPV at a standard of 2 ha per 1000 persons to be secured through a S106 legal agreement and 30 years commuted maintenance sums if transferred to the Council.</li> <li>At agreed trigger points during the phasing of development.</li> </ol>	<ul style="list-style-type: none"> <li>Maintenance sum is dependent on transferral of Active OSPV for commuted maintenance by BFC.</li> </ul>
<i>Passive Open Space of Public Value (Passive OSPV)</i> <ul style="list-style-type: none"> <li>The new development will need to provide on-site area for Passive Open Space of Public Value (OSPV), of at least 2.39 hectares based on 450 dwellings.</li> </ul>	<ol style="list-style-type: none"> <li>BFC and Developer.</li> <li>On-site in-kind provision of Passive OSPV at a standard of 2.3 ha per 1000 persons to be secured through a S106 legal agreement and 30 years commuted maintenance sums if transferred to the Council.</li> <li>At agreed trigger points during the phasing of development.</li> </ol>	<ul style="list-style-type: none"> <li>Completion with other land uses within the site may result in reduced on-site Passive OSPV provision.</li> </ul>
<i>Suitable Alternative Natural Greenspaces (SANGs)</i> <ul style="list-style-type: none"> <li>The site is located within 5km of the Thames Basin Heaths SPA. Therefore, the proposed housing numbers would require a bespoke SANG of 8.32</li> </ul>	<ol style="list-style-type: none"> <li>SANG laid out by developer. Ownership of SANG will be transferred to BFC (or to an acceptable alternative owner).</li> </ol>	<ul style="list-style-type: none"> <li>None identified. Low risk - provision is supported by policy, guidance and the Habitats Regulations.</li> </ul>

What Infrastructure is Required	1. Who (Delivery Organisations) 2. How 3. When	Risk/Dependencies and Other Comments
<p>hectares based on 450 dwellings to be provided off-site on land in the same ownership. This figure may change if the proposed housing numbers change.</p> <ul style="list-style-type: none"> <li>Other measures may be required to satisfy the Habitats Regulations and the Councils Thames Basin Heaths SPA.</li> </ul>	<ol style="list-style-type: none"> <li>Off-site in-kind provision of SANG and maintenance measures in perpetuity and a financial contribution towards in-perpetuity maintenance.</li> <li>SANG to be laid out and made publically available prior to the occupation of the first dwelling.</li> </ol>	
<p><i>Strategic Access Management and Monitoring measures (SAMM)</i></p> <ul style="list-style-type: none"> <li>A financial contribution towards Strategic Access Management and Monitoring (SAMM).</li> </ul>	<ol style="list-style-type: none"> <li>SAMM – is delivered by Natural England and is funded by developer contributions.</li> <li>SAMM secured through S106 agreements.</li> <li>Payments prior to commencement of each phase of development.</li> </ol>	<ul style="list-style-type: none"> <li>None identified. Low risk - provision is supported by policy, guidance and the Habitats Regulations.</li> </ul>
<p><i>Biodiversity</i></p> <ul style="list-style-type: none"> <li>The site is within a Biodiversity Opportunity Area and a buffer/adjacent to a Site of Special Scientific Interest, consisting of coniferous and broadleaved woodland and marshy, wet dwarf shrub heath and dry heath grassland. The existing woodland on site provides a further connection to woodlands to the east and south.</li> <li>Careful ecological mitigation, both on and off-site, is required in conjunction with the development of the site, including the provision of a green route along London Road.</li> </ul>	<ol style="list-style-type: none"> <li>BFC, Voluntary Sector (Local Wildlife Groups) and Developer.</li> <li>Bespoke measures, including financial contributions through section 106 legal agreements, will be required to mitigate and compensate any habitat loss in addition to enhancements.</li> <li>At agreed trigger points during the phasing of development.</li> </ol>	<ul style="list-style-type: none"> <li>Retention of areas with high biodiversity value.</li> <li>New physical conditions affecting habitat type.</li> <li>Space restrictions relating to housing provision and/density.</li> <li>Ability to link habitats with wildlife corridors.</li> </ul>
<p><i>Green Corridors</i></p>	<ol style="list-style-type: none"> <li>BFC, Voluntary Sector (Local Wildlife Groups) and Developer.</li> </ol>	<ul style="list-style-type: none"> <li>Ability to link habitats with wildlife corridors off-site including a green route along London Road.</li> </ul>

What Infrastructure is Required	1. Who (Delivery Organisations) 2. How 3. When	Risk/Dependencies and Other Comments
<ul style="list-style-type: none"> <li>Creation of green corridors within the development site to connect habitats which may otherwise be separated by development parcels.</li> <li>The site is in close proximity to nearby woodland habitat networks. The site forms part of these networks. The connection to the native woodland area should be provided and maintained.</li> </ul>	<ol style="list-style-type: none"> <li>Bespoke in-kind works to be secured through planning conditions and/or a s106 Agreement.</li> <li>At agreed trigger points during the phasing of development.</li> </ol>	
<p><i>Flood Management and Drainage measures</i></p> <ul style="list-style-type: none"> <li>The site did not pass the sequential test assessment and there is risk of surface water and groundwater flood risk. A flood risk mitigation strategy would have to be included within a Strategic Flood Risk Assessment (SFRA) (level 2).</li> </ul>	<ol style="list-style-type: none"> <li>BFC, Developer and Environment Agency (EA).</li> <li>Works to be undertaken by developer and secured by planning conditions and/or a s106 Agreement. Commuted sums for future maintenance of SuDS, to be agreed and provided through section 106 legal agreements planning obligations.</li> <li>At agreed trigger points during the phasing of development.</li> </ol>	<ul style="list-style-type: none"> <li>Potential to integrate with green infrastructure (OSPV).</li> <li>Design and layout of development to accord with site-specific Flood Risk Assessment (FRA), EA approval, and any national and local standards for SuDS to be adopted by the local authority.</li> </ul>
<b>Community Infrastructure Category</b>		
<p><i>Community Centre infrastructure</i></p> <p>The new development would need to be supported by on-site in-kind multi-functional community hub or an accessible off-site multi-functional community hub.</p>	<ol style="list-style-type: none"> <li>BFC and Developer.</li> <li>Though the delivery of land and building on-site or through financial contributions to a centre capable of serving the site. Provision to be secured through section 106 legal agreements and/or CIL.</li> <li>At agreed trigger points during the phasing of development.</li> </ol>	<ul style="list-style-type: none"> <li>S106 pooling restrictions, and</li> <li>Consideration of other uses.</li> </ul>
<p><i>Youth Centre Infrastructure</i></p>	<ul style="list-style-type: none"> <li>No site-specific infrastructure requirements identified at this stage but to be considered further for the Draft Submission stage of the BFLP.</li> <li>Could be provided within multi-functional community centre/hub capable of serving the site.</li> </ul>	
<p><i>Libraries infrastructure</i></p>	<p>Any new infrastructure will be delivered through the Community Infrastructure Levy (CIL).</p>	

What Infrastructure is Required	1. Who (Delivery Organisations) 2. How 3. When	Risk/Dependencies and Other Comments
<i>Built Sports infrastructure</i>		
<i>Faith Groups and Places of Worship infrastructure</i>	No site-specific infrastructure requirements identified at this stage but to be considered further for the Draft Submission stage of the BFLP.	
<i>Heritage provision</i>	All heritage assets within or near to the site will be considered in the determination of planning applications.	
<i>Public Art</i>	Public Art provision will be delivered on-site and secured through planning conditions.	
<b>Social Infrastructure Category</b>		
<i>Affordable Housing</i>  On-site affordable rented and part buy/part rent.	<ol style="list-style-type: none"> <li>1. BFC and Developer and Registered Partners.</li> <li>2. Works to be undertaken by Developer and secured by planning conditions and/or a s106 Agreement. Commuted sums for future maintenance of SuDS, to be agreed and provided through section 106 legal agreements planning obligations.</li> <li>3. At agreed trigger points during the phasing of development.</li> </ol>	<ul style="list-style-type: none"> <li>• Any valid viability issues could reduce the amount of affordable housing provided.</li> </ul>
<i>Children's Social Care infrastructure</i>	No site-specific infrastructure requirements identified at this stage but to be considered further for the Draft Submission stage of the BFLP.	
<i>Adult Social Care infrastructure</i>		
<i>Cemeteries and Crematoriums</i>		
<b>Emergency Services Category</b>		
<i>Police Service infrastructure</i>	<ul style="list-style-type: none"> <li>• No site-specific infrastructure requirements identified at this stage but to be considered further for the Draft Submission stage of the BFLP.</li> </ul>	
<i>Ambulance Service infrastructure</i>		

What Infrastructure is Required	1. Who (Delivery Organisations) 2. How 3. When	Risk/Dependencies and Other Comments
<i>Fire and Rescue Service infrastructure</i>	<ul style="list-style-type: none"> <li>Any new infrastructure if identified to be secured through the Community Infrastructure Levy (CIL) or directly from individual service.</li> <li>Police Service infrastructure could be provided within multi-functional community centre/hub capable of serving the site.</li> </ul>	
Health Infrastructure Category		
<i>Primary Health Care infrastructure</i>	<ul style="list-style-type: none"> <li>No site-specific infrastructure requirements identified at this stage but to be considered further for the Draft Submission stage of the BFLP.</li> <li>Could be provided within multi-functional community centre/hub capable of serving the site.</li> </ul>	
<i>Acute Care and General Hospital infrastructure</i>		
<i>Mental Health infrastructure</i>		
<i>Public Health infrastructure</i>		
Waste Infrastructure Category		
<i>Waste and Recycling</i> <ul style="list-style-type: none"> <li>Area of hard standing to accommodate an over ground recycling facility on-site is required for 3 glass banks and an area for 1 textile bank. Land for service access to be included.</li> </ul>	<ol style="list-style-type: none"> <li>BFC, SUEZ, FCC (Re3 Partnership), Charities and Developer.</li> <li>Provided on-site in-kind through section 106 legal agreements planning obligations. Over ground recycling banks provided by re3 and charities.</li> <li>At agreed trigger point during the phasing of development.</li> </ol>	<ul style="list-style-type: none"> <li>Obligations by s106 agreement to be entered into.</li> </ul>
Utilities Category		
<i>Water Supply</i> <ul style="list-style-type: none"> <li>Infrastructure upgrades are required in the locality to accommodate the proposed housing numbers.</li> </ul>	<ol style="list-style-type: none"> <li>Affinity Water (AW) and developer.</li> <li>Initial impact studies funded by the developer. Water services infrastructure improvements funded by AW through the Asset Management Plan (AMP) process on a 5 year funding cycle.</li> <li>Prior to commencement of development.</li> </ol>	<ul style="list-style-type: none"> <li>Time taken for upgrades.</li> <li>Alignment with AW's investment programme.</li> <li>Requires early engagement between developers and AW to understand proposals.</li> </ul>

What Infrastructure is Required	1. Who (Delivery Organisations) 2. How 3. When	Risk/Dependencies and Other Comments
<p><i>Waste Water</i></p> <ul style="list-style-type: none"> <li>The existing waste water network capacity in this area is unlikely to support the demand from this development. Strategic drainage infrastructure needs to be brought forward in the early stages of the development to ensure sufficient waste water capacity is available.</li> <li>Thames Water (TW) are currently investigating whether there would be major constraints associated with these proposed upgrades.</li> </ul>	<ol style="list-style-type: none"> <li>Thames Water (TW) and Developer.</li> <li>Initial impact studies funded by the developer. Waste water services infrastructure improvements funded by TW through the Asset Management Plan (AMP) process. Upgrades can be undertaken outside of this process but may require developer funding. A developer tariff system is being introduced in April 2018.</li> <li>Prior to commencement of development.</li> </ol>	<ul style="list-style-type: none"> <li>Time taken for upgrades.</li> <li>Alignment with TW's investment programme.</li> <li>Requires early engagement between developers and TW to understand proposals and impact on service.</li> </ul>
<p><i>Electricity and Gas Network and Telecommunications</i></p>	<p>No site-specific infrastructure requirements identified at this stage but to be considered for the Draft Submission stage of the BFLP.</p>	
<p>Renewable Energy Infrastructure Category</p>		
<p><i>Solar Photovoltaic.</i></p> <p><i>Solar Thermal.</i></p> <p><i>Wind.</i></p> <p><i>Ground Source Heat Pumps.</i></p> <p><i>Air Source Heat Pumps.</i></p> <p><i>Biomass.</i></p> <p><i>Biofuels.</i></p>	<ol style="list-style-type: none"> <li>Developer/individual householders.</li> <li>Compliance with building regulations by developers and through personal choice by householders.</li> <li>Ongoing.</li> </ol>	<ul style="list-style-type: none"> <li>None.</li> </ul>

What Infrastructure is Required	1. Who (Delivery Organisations) 2. How 3. When	Risk/Dependencies and Other Comments
Transport Infrastructure Category		
<p><i>Local Road Network</i></p> <p>Capacity improvements to junctions including:</p> <ul style="list-style-type: none"> <li>● Forest Road/Bracknell Road/Jigs Lane (known as Five Ways crossing),</li> <li>● Hatchet Lane, and</li> <li>● Locks Ride/Priory Road.</li> <li>● The provision of a new spine road linking Braziers Lane with Forest Road.</li> </ul>	<ol style="list-style-type: none"> <li>1. Bracknell Forest Council (BFC) and Developer.</li> <li>2. Schemes delivered in-kind through Section 278 or Section 38 highway legal agreements, or by developer contributions (Section 106 Legal Agreements/Community Infrastructure Levy (CIL)).</li> <li>3. At agreed trigger points during the phasing of development.</li> </ol>	<ul style="list-style-type: none"> <li>● Phasing of development and co-ordination of works.</li> <li>● Pooling of section 106 contributions from other developments.</li> <li>● Allocation of CIL funding.</li> <li>● Section 106 planning obligations by agreement to be entered into.</li> </ul>
<p><i>Footpaths and Cycleways</i></p> <p>The existing footway/cycleway network needs to be improved linking the site to facilities. Schemes could include:</p> <ul style="list-style-type: none"> <li>● Improvements to the footway along Forest Road to allow shared use, providing better accessibility for pedestrians and cyclists to education and the wider pedestrian and cycle network.</li> <li>● Improvements to the footway along Chavey Down Road to allow shared use, providing better accessibility for pedestrians and cyclists to education and the wider pedestrian and cycle network.</li> <li>● Further improvements to the network within 3km of the site.</li> </ul>		

What Infrastructure is Required	1. Who (Delivery Organisations) 2. How 3. When	Risk/Dependencies and Other Comments
<p><i>Public Transport Infrastructure and Service Subsidy</i></p> <ul style="list-style-type: none"> <li>• Links to Bracknell Town Centre and the wider area need to be improved.</li> <li>• Potential subsidy to support buss services to and from the site.</li> </ul>	<ol style="list-style-type: none"> <li>1. BFC, Bus and Train Operators and Developer.</li> <li>2. Schemes delivered in-kind through Section 278 or Section 38 highway legal agreements, or by developer contributions (Section 106 Legal Agreements/Community Infrastructure Levy (CIL)).</li> <li>3. At agreed trigger points during the phasing of development.</li> </ol>	<ul style="list-style-type: none"> <li>• Phasing of this and other developments.</li> <li>• Allocation of CIL funding.</li> <li>• Bus and train operator agreement.</li> <li>• Bus and train operator tendering processes.</li> <li>• Bus service route changes.</li> </ul>
<p><i>Strategic Road Network (SRN) and Community Transport</i></p>	<p>No site-specific infrastructure requirements identified at this stage but to be considered for the Draft Submission stage of the BFLP.</p>	
<p>Education Category</p>		
<p><i>Early Years infrastructure</i></p>	<ul style="list-style-type: none"> <li>• No site-specific infrastructure requirements identified at this stage but to be considered further for the Draft Submission stage of the BFLP.</li> <li>• Infrastructure could be provided within multi-functional community centre/hub.</li> </ul>	
<p><i>Primary Education infrastructure</i></p> <ul style="list-style-type: none"> <li>• On-site provision of a new primary school including land, buildings and ancillary facilities.</li> </ul>	<ol style="list-style-type: none"> <li>1. BFC and Developer.</li> <li>2. In-kind provision of land and works secured through a s106 Agreement.</li> <li>3. At agreed trigger points during the phasing of development.</li> </ol>	<ul style="list-style-type: none"> <li>• None identified.</li> </ul>
<p><i>Secondary Education infrastructure</i></p> <ul style="list-style-type: none"> <li>• Financial contribution towards constructing a new secondary school capable of serving the site.</li> </ul>	<ol style="list-style-type: none"> <li>1. BFC and Developer.</li> <li>2. Financial contribution through a s106 Agreement and or Community Infrastructure Levy (CIL).</li> <li>3. At agreed trigger points during the phasing of development</li> </ol>	<ul style="list-style-type: none"> <li>• Phasing of this and other developments.</li> <li>• Delivery of land for the new school.</li> <li>• Allocation of CIL funding.</li> <li>• S106 Agreement pooling restrictions.</li> <li>• Obtaining planning permission and commencement of development.</li> </ul>

What Infrastructure is Required	1. Who (Delivery Organisations) 2. How 3. When	Risk/Dependencies and Other Comments
<i>Further Education infrastructure</i>	No site-specific infrastructure requirements identified at this stage but to be considered further for the Draft Submission stage of the BFLP.	
<i>Special Education Needs (SEN) infrastructure</i>		
<i>Adult and Community Learning infrastructure</i>		
<b>Green and Blue Infrastructure Category</b>		
<p><i>Active Open Space of Public Value</i></p> <ul style="list-style-type: none"> <li>The new development will need to provide on-site area for Active Open Space of Public Value (OSPV), of at least 2.31 hectares based on 500 dwellings.</li> <li>The site is in close proximity to Locks Ride Recreation Ground and there is scope to improve local footway and cycleway links to this area along with other open spaces.</li> </ul>	<ol style="list-style-type: none"> <li>BFC, Voluntary Sector and Developer.</li> <li>On-site in-kind provision of open space through section 106 legal agreements and 30 years commuted maintenance sums if transferred to the Council.</li> <li>At agreed trigger points during the phasing of development.</li> </ol>	<ul style="list-style-type: none"> <li>Maintenance sum is dependent on transferral of Active OSPV for commuted maintenance by BFC.</li> </ul>
<p><i>Passive Open Space of Public Value (Passive OSPV)</i></p> <ul style="list-style-type: none"> <li>Financial contribution towards off-site passive OSPV projects to be provided by BFC.</li> </ul>	<ol style="list-style-type: none"> <li>BFC and Developer.</li> <li>Financial contribution secured through a section 106 legal agreement at a standard of 2.3 hectares per 1000 persons less any on-site passive OSPV.</li> <li>At agreed trigger points during the phasing of development.</li> </ol>	<ul style="list-style-type: none"> <li>Off site projects are carried out in a timely manner by BFC to serve the development.</li> <li>S106 Agreement pooling restrictions.</li> </ul>
<p><i>Suitable Alternative Natural Greenspaces (SANGs)</i></p> <ul style="list-style-type: none"> <li>The site is located within 5km of the Thames Basin Heaths SPA. Therefore, the proposed housing numbers would require a bespoke on-site SANG of 9.24 hectares</li> </ul>	<ol style="list-style-type: none"> <li>SANG laid out by developer. Ownership of SANG will be transferred to BFC (or to an acceptable alternative owner).</li> </ol>	<ul style="list-style-type: none"> <li>None identified. Low risk - provision is supported by policy, guidance and the Habitats Regulations.</li> </ul>

What Infrastructure is Required	1. Who (Delivery Organisations) 2. How 3. When	Risk/Dependencies and Other Comments
<p>based on 500 dwellings. This figure may change if the proposed housing numbers change.</p> <ul style="list-style-type: none"> <li>Other measures may be required to satisfy the Habitats Regulations and the Councils Thames Basin Heaths SPA.</li> </ul>	<ol style="list-style-type: none"> <li>On-site in-kind provision of SANG and maintenance measures in perpetuity and a financial contribution towards in-perpetuity maintenance.</li> <li>SANG to be laid out and made publically available prior to the occupation of the first dwelling.</li> </ol>	
<p><i>Strategic Access Management and Monitoring measures (SAMM)</i></p> <ul style="list-style-type: none"> <li>A financial contribution towards Strategic Access Management and Monitoring (SAMM).</li> </ul>	<ol style="list-style-type: none"> <li>SAMM – is delivered by Natural England and is funded by developer contributions.</li> <li>SAMM secured through S106 agreements.</li> <li>Payments prior to commencement of each phase of development.</li> </ol>	<ul style="list-style-type: none"> <li>None identified. Low risk - provision is supported by policy, guidance and the Habitats Regulations.</li> </ul>
<p><i>Biodiversity</i></p> <ul style="list-style-type: none"> <li>The site is ecologically rich with broadleaved woodland trees (some protected), a series of hedgerows and ponds and the presence of badgers. The interconnected hedgerows contribute towards corridors for reptiles as well as supporting other species.</li> <li>Careful ecological mitigation, both on and off-site, is required in conjunction with the development of the site, including the provision of green routes along Forest Road.</li> </ul>	<ol style="list-style-type: none"> <li>BFC, Voluntary Sector (Local Wildlife Groups) and Developer.</li> <li>Bespoke measures, including financial contributions through section 106 legal agreements, will be required to mitigate and compensate any habitat loss in addition to enhancements. Financial contributions towards off-site biodiversity enhancement projects.</li> <li>At agreed trigger points during the phasing of development.</li> </ol>	<ul style="list-style-type: none"> <li>Retention of areas with high biodiversity value.</li> <li>New physical conditions affecting habitat type.</li> <li>Space restrictions relating to housing provision and/density.</li> <li>Ability to link habitats with wildlife corridors.</li> </ul>
<p><i>Green Corridors</i></p> <ul style="list-style-type: none"> <li>The site should provide green corridor connection within the site and beyond including the provision of a green route along Forest Road and connection to and from the nearby public right of way (FP10).</li> </ul>	<ol style="list-style-type: none"> <li>BFC, Voluntary Sector (Local Wildlife Groups) and Developer.</li> <li>Bespoke in kind works to be secured through planning conditions and/or a s106 Agreement.</li> <li>At agreed trigger points during the phasing of development.</li> </ol>	<ul style="list-style-type: none"> <li>Ability to link habitats with wildlife corridors.</li> </ul>

What Infrastructure is Required	1. Who (Delivery Organisations) 2. How 3. When	Risk/Dependencies and Other Comments
<p><i>Flood Management and Drainage measures</i></p> <ul style="list-style-type: none"> <li>The site did not pass the sequential test assessment and there is risk of surface water and groundwater flood risk. A flood risk mitigation strategy would have to be included within a Strategic Flood Risk Assessment (SFRA) (level 2).</li> </ul>	<ol style="list-style-type: none"> <li>BFC, Developer and Environment Agency (EA).</li> <li>Works to be undertaken by developer and secured by planning conditions and/or a s106 Agreement. Commuted sums for future maintenance of SuDS, to be agreed and provided through section 106 legal agreements planning obligations.</li> <li>At agreed trigger points during the phasing of development.</li> </ol>	<ul style="list-style-type: none"> <li>Potential to integrate with green infrastructure (OSPV or SANG).</li> <li>Design and layout of development to accord with site-specific Flood Risk Assessment (FRA), EA approval, and any national and local standards for SuDS to be adopted by the local authority.</li> </ul>
<b>Community Infrastructure Category</b>		
<p><i>Community Centre infrastructure</i></p> <p>The new development would need to be supported by on-site in-kind multi-functional community hub or an accessible off-site multi-functional community hub.</p>	<ol style="list-style-type: none"> <li>BFC and Developer.</li> <li>Though the delivery of land and building on-site or through financial contributions to a centre capable of serving the site. Provision to be secured through section 106 legal agreements and/or CIL.</li> <li>At agreed trigger points during the phasing of development.</li> </ol>	<ul style="list-style-type: none"> <li>S106 pooling restrictions.</li> <li>Consideration of other uses.</li> <li>Allocation of CIL Funding.</li> <li>Obtaining planning permission and commencement of development.</li> </ul>
<p><i>Youth Centre Infrastructure</i></p>	<ul style="list-style-type: none"> <li>No site-specific infrastructure requirements identified at this stage but to be considered further for the Draft Submission stage of the BFLP.</li> <li>Could be provided within multi-functional community centre/hub capable of serving the site.</li> </ul>	
<p><i>Libraries infrastructure</i></p>	<p>Any new infrastructure will be delivered through the Community Infrastructure Levy (CIL).</p>	
<p><i>Built Sports infrastructure</i></p>		
<p><i>Faith Groups and Places of Worship infrastructure</i></p>	<p>No site-specific infrastructure requirements identified at this stage but to be considered further for the Draft Submission stage of the BFLP.</p>	

What Infrastructure is Required	1. Who (Delivery Organisations) 2. How 3. When	Risk/Dependencies and Other Comments
<i>Heritage provision</i>	All heritage assets within or near to the site will be considered in the determination of planning applications.	
<i>Public Art</i>	Public Art provision will be delivered on-site and secured through planning conditions.	
Social Infrastructure Category		
<i>Affordable Housing</i>  On-site affordable rented and part buy/part rent.	<ol style="list-style-type: none"> <li>1. BFC, Developer and Registered Partners.</li> <li>2. Works to be undertaken by developer and secured by planning conditions and/or a s106 Agreement. Commuted sums for future maintenance of SuDS, to be agreed and provided through section 106 legal agreements planning obligations.</li> <li>3. At agreed trigger points during the phasing of development.</li> </ol>	<ul style="list-style-type: none"> <li>• Any valid viability issues could reduce the amount of affordable housing provided.</li> </ul>
<i>Children's Social Care infrastructure</i>	No site-specific infrastructure requirements identified at this stage but to be considered further for the Draft Submission stage of the BFLP.	
<i>Adult Social Care infrastructure</i>		
<i>Cemeteries and Crematoriums</i>		
Emergency Services Category		
<i>Police Service infrastructure</i>	<ul style="list-style-type: none"> <li>• No site-specific infrastructure requirements identified at this stage but to be considered further for the Draft Submission stage of the BFLP.</li> <li>• Any new infrastructure if identified to be secured through the Community Infrastructure Levy (CIL) or directly from individual service.</li> <li>• Police Service infrastructure could be provided within multi-functional community centre/hub capable of serving the site.</li> </ul>	
<i>Ambulance Service infrastructure</i>		
<i>Fire and Rescue Service infrastructure</i>		
Health Infrastructure Category		

What Infrastructure is Required	1. Who (Delivery Organisations) 2. How 3. When	Risk/Dependencies and Other Comments
<i>Primary Health Care infrastructure</i>	<ul style="list-style-type: none"> <li>No site-specific infrastructure requirements identified at this stage but to be considered further for the Draft Submission stage of the BFLP.</li> <li>Could be provided within multi-functional community centre/hub capable of serving the site.</li> </ul>	
<i>Acute Care and General Hospital infrastructure</i>		
<i>Mental Health infrastructure</i>		
<i>Public Health infrastructure</i>		
<b>Waste Infrastructure Category</b>		
<i>Waste and Recycling</i> <ul style="list-style-type: none"> <li>Area of hard standing to accommodate an over ground recycling facility on-site is required for 3 glass banks and an area for 1 textile bank. Land for service access to be included.</li> </ul>	<ol style="list-style-type: none"> <li>BFC, SUEZ, FCC (Re3 Partnership), Charities and Developer.</li> <li>Provided on-site in-kind through section 106 legal agreements planning obligations. Over ground recycling banks provided by re3 and charities.</li> <li>At agreed trigger point during the phasing of development.</li> </ol>	<ul style="list-style-type: none"> <li>Obligations by agreement to be entered into.</li> </ul>
<b>Utilities Category</b>		
<i>Water Supply</i>  There is capacity in the locality to accommodate the proposed housing numbers.	<ol style="list-style-type: none"> <li>Affinity Water (AW) and Developer.</li> <li>Connection fees paid by developer to AW.</li> <li>Prior to commencement of development.</li> </ol>	<ul style="list-style-type: none"> <li>Low Risk.</li> </ul>
<i>Waste Water</i>	<ol style="list-style-type: none"> <li>Thames Water (TW) and Developer.</li> <li>Initial impact studies funded by the developer. Waste water services infrastructure improvements funded by TW through the Asset Management Plan (AMP) process.</li> </ol>	<ul style="list-style-type: none"> <li>Time taken for upgrades.</li> <li>Alignment with TW's investment programme.</li> <li>Requires early engagement between developers and TW to understand proposals and impact on service.</li> </ul>

What Infrastructure is Required	1. Who (Delivery Organisations) 2. How 3. When	Risk/Dependencies and Other Comments
<p>The existing waste water network capacity in this area is unlikely to support the demand from this development. Strategic drainage infrastructure needs to be brought forward in the early stages of the development to ensure sufficient waste water capacity is available.</p>	<p>Upgrades can be undertaken outside of this process but may require developer funding. A developer tariff system is being introduced in April 2018.</p> <p>3. Prior to commencement of development.</p>	
<p><i>Electricity and Gas Network and Telecommunications</i></p>	<p>No site-specific infrastructure requirements identified at this stage but to be considered for the Draft Submission stage of the BFLP.</p>	
<p>Renewable Energy Infrastructure Category</p>		
<p><i>Solar Photovoltaic.</i></p> <p><i>Solar Thermal.</i></p> <p><i>Wind.</i></p> <p><i>Ground Source Heat Pumps.</i></p> <p><i>Air Source Heat Pumps.</i></p> <p><i>Biomass.</i></p> <p><i>Biofuels.</i></p>	<p>1. Developer/individual householders.</p> <p>2. Compliance with building regulations by developers and through personal choice by householders.</p> <p>3. Ongoing.</p>	<ul style="list-style-type: none"> <li>• None.</li> </ul>

What Infrastructure is Required	1. Who (Delivery Organisations) 2. How 3. When	Risk/Dependencies and Other Comments
Transport Infrastructure Category		
<p><i>Local Road Network</i></p> <p>Capacity improvements to junctions including:</p> <ul style="list-style-type: none"> <li>● Forest Road/Bracknell Road/Jigs Lane (known as Five Ways crossing);</li> <li>● Hatchet Lane; and</li> <li>● Locks Ride/Priory Road.</li> </ul> <hr/> <p><i>Footpaths and Cycleways</i></p> <p>The existing footway/cycleway network needs to be improved linking the site to facilities. Schemes could include:</p> <ul style="list-style-type: none"> <li>● Improvements to the footway along Forest Road to allow shared use, providing better accessibility for pedestrians and cyclists to education and the wider pedestrian and cycle network at the northern end of Westmorland Park.</li> <li>● Further improvements to the network within 3km of the site.</li> </ul>	<ol style="list-style-type: none"> <li>1. Bracknell Forest Council (BFC) and Developer.</li> <li>2. Schemes delivered in-kind through Section 278 or Section 38 highway legal agreements, or by developer contributions (Section 106 Legal Agreements/Community Infrastructure Levy (CIL)).</li> <li>3. At agreed trigger points during the phasing of development.</li> </ol>	<ul style="list-style-type: none"> <li>● Phasing of development and co-ordination of works.</li> <li>● Pooling of section 106 contributions from other developments.</li> <li>● Allocation of CIL funding.</li> <li>● Obtaining planning permission and commencement of development.</li> <li>● S106 planning obligations by agreement to be entered into.</li> </ul>
<p><i>Public Transport Infrastructure and Service Subsidy</i></p>	<ol style="list-style-type: none"> <li>1. BFC, Bus and Train Operators and Developer.</li> </ol>	<ul style="list-style-type: none"> <li>● Phasing of this and other developments.</li> </ul>

What Infrastructure is Required	1. Who (Delivery Organisations) 2. How 3. When	Risk/Dependencies and Other Comments
<ul style="list-style-type: none"> <li>Links to Bracknell Town Centre and the wider area need to be improved.</li> <li>Potential subsidy to support buss services to and from the site.</li> </ul>	<ol style="list-style-type: none"> <li>Schemes delivered in-kind through Section 278 or Section 38 highway legal agreements, or by developer contributions (Section 106 Legal Agreements/Community Infrastructure Levy (CIL)).</li> <li>At agreed trigger points during the phasing of development.</li> </ol>	<ul style="list-style-type: none"> <li>Allocation of CIL funding.</li> <li>Bus and train operator agreement.</li> <li>Bus and train operator tendering processes.</li> <li>Bus service route changes.</li> </ul>
<i>Strategic Road Network (SRN) and Community Transport</i> No site-specific infrastructure requirements identified at this stage but to be considered for the Draft Submission stage of the BFLP.		
<b>Education Category</b>		
<i>Early Years infrastructure</i>	<ul style="list-style-type: none"> <li>No site-specific infrastructure requirements identified at this stage but to be considered further for the Draft Submission stage of the BFLP.</li> <li>Infrastructure could be provided within multi-functional community centre/hub.</li> </ul>	
<i>Primary Education infrastructure</i>  On-site provision of a new primary school including land, buildings and ancillary facilities (1 form of Entry).	<ol style="list-style-type: none"> <li>BFC and Developer.</li> <li>In-kind provision of land and works secured through a s106 Agreement.</li> <li>At agreed trigger points during the phasing of development.</li> </ol>	<ul style="list-style-type: none"> <li>Phasing of this and other developments.</li> <li>Delivery of land for the new school.</li> <li>S106 Agreement pooling restrictions.</li> <li>2nd form of Entry could be paid for by other developments.</li> </ul>
<i>Secondary Education infrastructure</i>  <ul style="list-style-type: none"> <li>Financial contribution towards constructing a new secondary school capable of serving the site.</li> </ul>	<ol style="list-style-type: none"> <li>BFC and Developer.</li> <li>Financial contribution through a S106 Agreement and or Community Infrastructure Levy (CIL).</li> <li>At agreed trigger points during the phasing of development.</li> </ol>	<ul style="list-style-type: none"> <li>Phasing of this and other developments.</li> <li>Delivery of land for the new school.</li> <li>Allocation of CIL funding.</li> <li>S106 Agreement pooling restrictions.</li> <li>Obtaining planning permission and commencement of development.</li> </ul>
<i>Further Education infrastructure</i> No site-specific infrastructure requirements identified at this stage but to be considered further for the Draft Submission stage of the BFLP.		

What Infrastructure is Required	1. Who (Delivery Organisations) 2. How 3. When	Risk/Dependencies and Other Comments
<i>Special Education Needs (SEN) infrastructure</i>		
<i>Adult and Community Learning infrastructure</i>		
<b>Green and Blue Infrastructure Category</b>		
<p><i>Active Open Space of Public Value</i></p> <ul style="list-style-type: none"> <li>The new development will need to provide on-site area for Active Open Space of Public Value (OSPV), of at least 1.09 hectares based on 235 dwellings.</li> </ul>	<ol style="list-style-type: none"> <li>BFC, Voluntary Sector and Developer.</li> <li>On-site in-kind provision of open space through section 106 legal agreements and 30 years commuted maintenance sums if transferred to the Council.</li> <li>At agreed trigger points during the phasing of development.</li> </ol>	<ul style="list-style-type: none"> <li>Maintenance sum is dependent on transferral of Active OSPV for commuted maintenance by BFC.</li> </ul>
<p><i>Passive Open Space of Public Value (Passive OSPV)</i></p> <ul style="list-style-type: none"> <li>The new development will need to provide on-site area for Passive Open Space of Public Value (OSPV), of at least 1.25 hectares based on 235 dwellings.</li> </ul>	<ol style="list-style-type: none"> <li>BFC and Developer.</li> <li>On-site in-kind provision of Passive OSPV at a standard of 2.3 ha per 1000 persons to be secured through a S106 legal agreement and 30 years commuted maintenance sums if transferred to the Council.</li> <li>At agreed trigger points during the phasing of development.</li> </ol>	<ul style="list-style-type: none"> <li>Maintenance sum is dependent on transferral of Passive OSPV for commuted maintenance by BFC.</li> </ul>
<p><i>Suitable Alternative Natural Greenspaces (SANGs)</i></p> <ul style="list-style-type: none"> <li>The proposed development would therefore have to contribute (financially) towards Bespoke Suitable Alternative Natural Greenspace (SANGs) of at least</li> </ul>	<ol style="list-style-type: none"> <li>SANG laid out by developer. Ownership of SANG will be transferred to BFC (or to an acceptable alternative owner).</li> </ol>	<ul style="list-style-type: none"> <li>SANG solution is dependant potentially on a 3<sup>rd</sup> party land owner if the Council cannot facilitate a solution.</li> </ul>

What Infrastructure is Required	1. Who (Delivery Organisations) 2. How 3. When	Risk/Dependencies and Other Comments
<p>4.34 hectares based on 235 dwellings (such as, the new SANGs at Wellers Lane/Moss End or another solution).</p> <ul style="list-style-type: none"> <li>Other measures may be required to satisfy the Habitats Regulations and the Councils Thames Basin Heaths SPA.</li> </ul>	<ol style="list-style-type: none"> <li>Off-site provision of a Bespoke SANG and a financial contribution towards in-perpetuity maintenance.</li> <li>Off-site Bespoke SANG to be laid out and made publically available prior to the occupation of the first dwelling.</li> </ol>	
<p><i>Strategic Access Management and Monitoring measures (SAMM)</i></p> <ul style="list-style-type: none"> <li>A financial contribution towards Strategic Access Management and Monitoring (SAMM).</li> </ul>	<ol style="list-style-type: none"> <li>SAMM – is delivered by Natural England and is funded by developer contributions.</li> <li>SAMM secured through S106 agreements.</li> <li>Payments prior to commencement of each phase of development.</li> </ol>	<ul style="list-style-type: none"> <li>None identified. Low risk - provision is supported by policy, guidance and the Habitats Regulations.</li> </ul>
<p><i>Biodiversity</i></p> <ul style="list-style-type: none"> <li>The site is ecologically rich with mixed deciduous woodland and hedgerows.</li> <li>Careful ecological mitigation, both on and off-site, is required in conjunction with the development of the site.</li> </ul>	<ol style="list-style-type: none"> <li>BFC, Voluntary Sector (Local Wildlife Groups) and Developer.</li> <li>On-site protection and enhancements of existing assets and financial contributions towards off-site biodiversity enhancement projects to be secured through section 106 legal agreements, will be required to mitigate and compensate any habitat loss in addition to enhancements.</li> <li>At agreed trigger points during the phasing of development.</li> </ol>	<ul style="list-style-type: none"> <li>Retention of areas with high biodiversity value.</li> <li>New physical conditions affecting habitat type.</li> <li>Space restrictions relating to housing provision and/density.</li> <li>Ability to link habitats with wildlife corridors.</li> </ul>
<p><i>Green Corridors</i></p> <ul style="list-style-type: none"> <li>The site should provide green corridor connection within the site and beyond the site including to and from the nearby public right of way (FP24), Westmorland Park and the River Cut River Park and</li> </ul>	<ol style="list-style-type: none"> <li>BFC, Voluntary Sector (Local Wildlife Groups) and Developer.</li> <li>Bespoke in-kind works to be secured through planning conditions and/or a s106 Agreement.</li> <li>At agreed trigger points during the phasing of development.</li> </ol>	<ul style="list-style-type: none"> <li>Ability to link habitats with wildlife corridors.</li> <li>Delivery of green corridors associated with SALP Policy SA9.</li> </ul>

What Infrastructure is Required	1. Who (Delivery Organisations) 2. How 3. When	Risk/Dependencies and Other Comments
East to West Greenway to be provided as part of the SALP Warfield site (SA9).		
<p><i>Flood Management and Drainage measures</i></p> <ul style="list-style-type: none"> <li>The site did not pass the sequential test assessment and there is risk of surface water and groundwater flood risk. A flood risk mitigation strategy would have to be included within a Strategic Flood Risk Assessment (SFRA) (level 2).</li> </ul>	<ol style="list-style-type: none"> <li>BFC, Developer and Environment Agency (EA).</li> <li>Works to be undertaken by Developer and secured by planning conditions and/or a s106 Agreement. Commuted sums for future maintenance of SuDS, to be agreed and provided through section 106 legal agreements planning obligations.</li> <li>At agreed trigger points during the phasing of development.</li> </ol>	<ul style="list-style-type: none"> <li>Potential to integrate with green infrastructure (OSPV or SANG).</li> <li>Design and layout of development to accord with site-specific Flood Risk Assessment (FRA), EA approval, and any national and local standards for SuDS to be adopted by the local authority.</li> </ul>
Community Infrastructure Category		
<p><i>Community Centre infrastructure</i></p> <ul style="list-style-type: none"> <li>The new development would need to be supported by on-site in-kind multi-functional community hub or an accessible off-site multi-functional community hub.</li> </ul>	<ol style="list-style-type: none"> <li>BFC and Developer.</li> <li>Though the delivery of land and building on-site or through financial contributions to a centre capable of serving the site. Provision to be secured through section 106 legal agreements and/or CIL.</li> <li>At agreed trigger points during the phasing of development.</li> </ol>	<ul style="list-style-type: none"> <li>S106 pooling restrictions.</li> <li>Consideration of other uses.</li> <li>Allocation of CIL funding.</li> <li>Obtaining planning permission and commencement of development.</li> </ul>
<p><i>Youth Centre Infrastructure</i></p>	<ul style="list-style-type: none"> <li>No site-specific infrastructure requirements identified at this stage but to be considered further for the Draft Submission stage of the BFLP.</li> <li>Could be provided within multi-functional community centre/hub capable of serving the site.</li> </ul>	
<p><i>Libraries infrastructure</i></p>	Any new infrastructure will be delivered through the Community Infrastructure Levy (CIL).	
<p><i>Built Sports infrastructure</i></p>		

What Infrastructure is Required	1. Who (Delivery Organisations) 2. How 3. When	Risk/Dependencies and Other Comments
<i>Faith Groups and Places of Worship infrastructure</i>	No site-specific infrastructure requirements identified at this stage but to be considered further for the Draft Submission stage of the BFLP.	
<i>Heritage provision</i>	All heritage assets within or near to the site will be considered in the determination of planning applications.	
<i>Public Art</i>	Public Art provision will be delivered on-site and secured through planning conditions.	
Social Infrastructure Category		
<i>Affordable Housing</i> On-site affordable rented and part buy/part rent.	<ol style="list-style-type: none"> <li>1. BFC, Developer and Registered Partners.</li> <li>2. Works to be undertaken by Developer and secured by planning conditions and/or a s106 Agreement. Commuted sums for future maintenance of SuDS, to be agreed and provided through section 106 legal agreements planning obligations.</li> <li>3. At agreed trigger points during the phasing of development.</li> </ol>	<ul style="list-style-type: none"> <li>• Any valid viability issues could reduce the amount of affordable housing provided.</li> </ul>
<i>Children's Social Care infrastructure</i>	No site-specific infrastructure requirements identified at this stage but to be considered further for the Draft Submission stage of the BFLP.	
<i>Adult Social Care infrastructure</i>		
<i>Cemeteries and Crematoriums</i>		
Emergency Services Category		
<i>Police Service infrastructure</i>	<ul style="list-style-type: none"> <li>• No site-specific infrastructure requirements identified at this stage but to be considered further for the Draft Submission stage of the BFLP.</li> <li>• Any new infrastructure, if identified, to be secured through the Community Infrastructure Levy (CIL) or directly from individual service.</li> <li>• Police Service infrastructure could be provided within multi-functional community centre/hub capable of serving the site.</li> </ul>	
<i>Ambulance Service infrastructure</i>		
<i>Fire and Rescue Service infrastructure</i>		
Health Infrastructure Category		

What Infrastructure is Required	1. Who (Delivery Organisations) 2. How 3. When	Risk/Dependencies and Other Comments
<i>Primary Health Care infrastructure</i>		
<i>Acute Care and General Hospital infrastructure</i>		
<i>Mental Health infrastructure</i>		
<i>Public Health infrastructure</i>		
<b>Waste Infrastructure Category</b>		
<i>Waste and Recycling</i> <ul style="list-style-type: none"> <li>Area of hard standing to accommodate an over ground recycling facility on-site is required for 3 glass banks and an area for 1 textile bank. Land for service access to be included.</li> </ul>	<ol style="list-style-type: none"> <li>BFC, SUEZ, FCC (Re3 Partnership) and Developer.</li> <li>Provided on-site in-kind through section 106 legal agreements planning obligations. Over ground recycling banks provided by re3 and charities.</li> <li>At and agreed trigger point during the phasing of development.</li> </ol>	<ul style="list-style-type: none"> <li>Obligations by agreement to be entered into.</li> </ul>
<b>Utilities Category</b>		
<i>Water Supply</i> <ul style="list-style-type: none"> <li>There is capacity in the locality to accommodate the proposed housing numbers.</li> </ul>	<ol style="list-style-type: none"> <li>South East Water (SEW) and Developer.</li> <li>Initial impact studies funded by the developer. Water services infrastructure improvements funded by SEW through the Asset Management Plan (AMP) process on a 5 year funding cycle.</li> <li>Prior to commencement of development.</li> </ol>	<ul style="list-style-type: none"> <li>Time taken for upgrades.</li> <li>Alignment with SEW's investment programme.</li> <li>Requires early engagement between developers and SEW to understand proposals.</li> </ul>
<i>Waste Water</i> <ul style="list-style-type: none"> <li>The existing waste water network capacity in this area is unlikely to support the demand from this development. Strategic drainage infrastructure needs to be brought forward in the early stages of the development to ensure sufficient waste water capacity is available.</li> </ul>	<ol style="list-style-type: none"> <li>Thames Water (TW) and Developer.</li> <li>Initial impact studies funded by the developer. Waste water services infrastructure improvements funded by TW through the Asset Management Plan (AMP) process. Upgrades can be undertaken outside of this process but may require developer funding. A developer tariff system is being introduced in April 2018.</li> <li>Prior to commencement of development.</li> </ol>	<ul style="list-style-type: none"> <li>Time taken for upgrades.</li> <li>Alignment with TW's investment programme.</li> <li>Requires early engagement between developers and TW to understand proposals and impact on service.</li> </ul>

What Infrastructure is Required	1. Who (Delivery Organisations) 2. How 3. When	Risk/Dependencies and Other Comments
<i>Electricity and Gas Network and Telecommunications</i>	No site-specific infrastructure requirements identified at this stage but to be considered for the Draft Submission stage of the BFLP.	
Renewable Energy Infrastructure Category		
<i>Solar Photovoltaic.</i>  <i>Solar Thermal.</i>  <i>Wind.</i>  <i>Ground Source Heat Pumps.</i>  <i>Air Source Heat Pumps.</i>  <i>Biomass.</i>  <i>Biofuels.</i>	1. Developer/individual householders. 2. Compliance with building regulations by developers and through personal choice by householders. 3. Ongoing.	<ul style="list-style-type: none"> <li>• None.</li> </ul>

Sand 5 - Land east of Wokingham Road and south of Dukes Ride (Derby Field)

What Infrastructure is Required	1. Who (Delivery Organisations) 2. How 3. When	Risk/Dependencies and Other Comments
Transport Infrastructure Category		

What Infrastructure is Required	1. Who (Delivery Organisations) 2. How 3. When	Risk/Dependencies and Other Comments
<p><i>Local Road Network</i></p> <p>Capacity improvements to junctions including:</p> <ul style="list-style-type: none"> <li>• Crowthorne High Street.</li> </ul>	<ol style="list-style-type: none"> <li>1. Bracknell Forest Council (BFC) and Developer.</li> <li>2. Schemes delivered in-kind through Section 278 or Section 38 highway legal agreements, or by developer contributions (Section 106 Legal Agreements/Community Infrastructure Levy (CIL)).</li> <li>3. At agreed trigger points during the phasing of development.</li> </ol>	<ul style="list-style-type: none"> <li>• Phasing of development and co-ordination of works.</li> <li>• Pooling of section 106 contributions from other developments.</li> <li>• Allocation of CIL funding.</li> <li>• Section 106 planning obligations by agreement to be entered into.</li> <li>• Obtaining planning permission and commencement of development.</li> </ul>
<p><i>Footpaths and Cycleways</i></p> <p>The existing footway/cycleways network needs to be improved linking the site to facilities. Schemes could include:</p> <ul style="list-style-type: none"> <li>• Improving connections to Crowthorne Rail Station with improved cycle parking and waiting facilities.</li> <li>• Improvements to the footways along Dukes Ride to allow shared use providing better accessibility for pedestrians and cyclists to Crowthorne High Street.</li> <li>• Upgrading of the existing Public Footpath linking Cheviot Road to Dukes Ride.</li> <li>• Improving walking and cycling links to educational facilities including Edgbarrow School and possibly the proposed primary school on the TRL site.</li> <li>• Further improvements to the network within 3km of the site.</li> </ul>		
<p><i>Public Transport Infrastructure and Service Subsidy</i></p>	<ol style="list-style-type: none"> <li>1. BFC, Bus and Train Operators and Developer.</li> </ol>	<ul style="list-style-type: none"> <li>• Phasing of this and other developments.</li> </ul>

What Infrastructure is Required	1. Who (Delivery Organisations) 2. How 3. When	Risk/Dependencies and Other Comments
<ul style="list-style-type: none"> <li>Improvements to links with Bracknell Town Centre and links to wider area, including the TRL development and Crowthorne Rail Station.</li> <li>Potential subsidy to support buss services to and from the site.</li> </ul>	<ol style="list-style-type: none"> <li>Schemes delivered in-kind through Section 278 or Section 38 highway legal agreements, or by developer contributions (Section 106 Legal Agreements/Community Infrastructure Levy (CIL)).</li> <li>At agreed trigger points during the phasing of development.</li> </ol>	<ul style="list-style-type: none"> <li>Allocation of CIL funding;</li> <li>Bus and train operator agreement.</li> <li>Bus and train operator tendering processes.</li> <li>Bus service route changes.</li> </ul>
<p><i>Strategic Road Network (SRN) and Community Transport</i></p> <p>No site-specific infrastructure requirements identified at this stage but to be considered for the Draft Submission stage of the BFLP.</p>		
<p>Education Category</p>		
<p><i>Early Years infrastructure</i></p> <ul style="list-style-type: none"> <li>No site-specific infrastructure requirements identified at this stage but to be considered further for the Draft Submission stage of the BFLP.</li> <li>Infrastructure could be provided within multi-functional community centre/hub.</li> </ul>		
<p><i>Primary Education infrastructure</i></p> <ul style="list-style-type: none"> <li>Financial contribution towards expanding an existing primary school.</li> </ul>	<ol style="list-style-type: none"> <li>BFC and Developer.</li> <li>Financial contribution through a s106 Agreement and or Community Infrastructure Levy (CIL).</li> <li>At agreed trigger points during the phasing of development.</li> </ol>	<ul style="list-style-type: none"> <li>Phasing of this and other developments.</li> <li>S106 Pooling restrictions.</li> <li>Allocation of CIL funding.</li> <li>Obtaining planning permission and commencement of development.</li> </ul>
<p><i>Secondary Education infrastructure</i></p> <ul style="list-style-type: none"> <li>Financial contribution towards constructing a new secondary school capable of serving the site.</li> </ul>	<ol style="list-style-type: none"> <li>BFC and Developer.</li> <li>Financial contribution through a S106 Agreement and or Community Infrastructure Levy (CIL).</li> <li>At agreed trigger points during the phasing of development.</li> </ol>	<ul style="list-style-type: none"> <li>Phasing of this and other developments.</li> <li>Delivery of land for the new school.</li> <li>S106 Agreement pooling restrictions.</li> <li>Allocation of CIL funding.</li> <li>Obtaining planning permission and commencement of development.</li> </ul>
<p><i>Further Education infrastructure</i></p> <p>No site-specific infrastructure requirements identified at this stage but to be considered further for the Draft Submission stage of the BFLP.</p>		

What Infrastructure is Required	1. Who (Delivery Organisations) 2. How 3. When	Risk/Dependencies and Other Comments
<i>Special Education Needs (SEN) infrastructure</i>		
<i>Adult and Community Learning infrastructure</i>		
<b>Green and Blue Infrastructure Category</b>		
<p><i>Active Open Space of Public Value</i></p> <ul style="list-style-type: none"> <li>The new development will need to provide on-site area for Active Open Space of Public Value (OSPV), of at least 1 hectare based on 217 dwellings.</li> <li>There are 5 cricket pitches on site and the landowner will have to demonstrate to Sport England that they are surplus to requirements.</li> </ul>	<ol style="list-style-type: none"> <li>BFC, Voluntary Sector and Developer.</li> <li>On-site in-kind provision of open space through section 106 legal agreements and 30 years commuted maintenance sums if transferred to the Council.</li> <li>At agreed trigger points during the phasing of development.</li> </ol>	<ul style="list-style-type: none"> <li>Maintenance sum is dependent on transferral of Active OSPV to be maintained by BFC.</li> </ul>
<p><i>Passive Open Space of Public Value (Passive OSPV)</i></p> <ul style="list-style-type: none"> <li>The new development will need to provide on-site area for Passive Open Space of Public Value (OSPV), of at least 1.15 hectares based on 217 dwellings.</li> </ul>	<ol style="list-style-type: none"> <li>BFC and Developer.</li> <li>On-site in-kind provision of Passive OSPV at a standard of 2.3 ha per 1000 persons to be secured through a S106 legal agreement and 30 years commuted maintenance sums if transferred to the Council.</li> <li>At agreed trigger points during the phasing of development.</li> </ol>	<ul style="list-style-type: none"> <li>Maintenance sum is dependent on transferral of Passive OSPV to be maintained by BFC.</li> </ul>
<p><i>Suitable Alternative Natural Greenspaces (SANGs)</i></p> <ul style="list-style-type: none"> <li>The site is located within 5km of the Thames Basin Heaths SPA. Therefore, the proposed housing numbers would require financial contribution towards</li> </ul>	<ol style="list-style-type: none"> <li>SANG laid out by developer. Ownership of SANG will be transferred to BFC (or to an acceptable alternative owner).</li> </ol>	<ul style="list-style-type: none"> <li>None identified. Low risk - provision is supported by policy, guidance and the Habitats Regulations.</li> </ul>

What Infrastructure is Required	1. Who (Delivery Organisations) 2. How 3. When	Risk/Dependencies and Other Comments
<p>an off-site Bespoke SANG of at least 4.01 hectares. This figure may change if the proposed housing numbers change.</p> <ul style="list-style-type: none"> <li>Other measures may be required to satisfy the Habitats Regulations and the Councils Thames Basin Heaths SPA.</li> </ul>	<ol style="list-style-type: none"> <li>On-site in-kind provision of SANG and maintenance measures in perpetuity and a financial contribution towards in-perpetuity maintenance.</li> <li>SANG to be laid out and made publically available prior to the occupation of the first dwelling.</li> </ol>	
<p><i>Strategic Access Management and Monitoring measures (SAMM)</i></p> <ul style="list-style-type: none"> <li>A financial contribution towards Strategic Access Management and Monitoring (SAMM).</li> </ul>	<ol style="list-style-type: none"> <li>SAMM – is delivered by Natural England and is funded by developer contributions.</li> <li>SAMM secured through S106 agreements.</li> <li>Payments prior to commencement of each phase of development.</li> </ol>	<ul style="list-style-type: none"> <li>None identified. Low risk - provision is supported by policy, guidance and the Habitats Regulations.</li> </ul>
<p><i>Biodiversity</i></p> <ul style="list-style-type: none"> <li>The site is ecologically rich with broadleaved trees bordering the site and a native species hedgerow along the western and northern boundary.</li> <li>Careful ecological mitigation, both on and off-site, is required in conjunction with the development of the site.</li> <li>Financial contributions towards off-site biodiversity enhancement projects.</li> </ul>	<ol style="list-style-type: none"> <li>BFC, Voluntary Sector (Local Wildlife Groups) and Developer.</li> <li>Bespoke measures, including financial contributions through section 106 legal agreements, will be required to mitigate and compensate any habitat loss in addition to enhancements.</li> <li>At agreed trigger points during the phasing of development.</li> </ol>	<ul style="list-style-type: none"> <li>Retention of areas with high biodiversity value.</li> <li>New physical conditions affecting habitat type.</li> <li>Space restrictions relating to housing provision and/density.</li> </ul>
<p><i>Green Corridors</i></p> <ul style="list-style-type: none"> <li>The site should provide green corridor connection within the site and beyond including the provision of green routes to the public right of way (FP1) within the boundaries of Wellington College and to and from land at Silverdene and Ambarrow Hill/Court.</li> </ul>	<ol style="list-style-type: none"> <li>BFC; Voluntary Sector (Local Wildlife Groups) and Developer.</li> <li>Bespoke in-kind works to be secured through planning conditions and/or a s106 Agreement.</li> <li>At agreed trigger points during the phasing of development.</li> </ol>	<ul style="list-style-type: none"> <li>Ability to link habitats with wildlife corridors, and</li> <li>Land at Silverdene becoming publically available.</li> </ul>

What Infrastructure is Required	1. Who (Delivery Organisations) 2. How 3. When	Risk/Dependencies and Other Comments
<p><i>Flood Management and Drainage measures</i></p> <ul style="list-style-type: none"> <li>The site passed the sequential test assessment, however there is risk of surface water and groundwater flood risk. A Sustainable Drainage System (SuDS) would have to be included with the development proposal of the scheme, early in the design process.</li> </ul>	<ol style="list-style-type: none"> <li>BFC, Developer and Environment Agency (EA).</li> <li>Works to be undertaken by Developer and secured by planning conditions and/or a s106 Agreement. Commuted sums for future maintenance of SuDS, to be agreed and provided through section 106 legal agreements planning obligations.</li> <li>At agreed trigger points during the phasing of development.</li> </ol>	<ul style="list-style-type: none"> <li>Potential to integrate with green infrastructure (OSPV or SANG).</li> <li>Design and layout of development and any National and local standards for SuDS to be adopted by the local authority.</li> </ul>
Community Infrastructure Category		
<p><i>Community Centre infrastructure</i></p> <ul style="list-style-type: none"> <li>The new development would need to be supported by on-site in-kind multi-functional community hub or an accessible off-site multi-functional community hub.</li> </ul>	<ol style="list-style-type: none"> <li>BFC and Developer.</li> <li>Though the delivery of land and building on-site or through financial contributions to a centre capable of serving the site. Provision to be secured through section 106 legal agreements and/or CIL.</li> <li>At agreed trigger points during the phasing of development.</li> </ol>	<ul style="list-style-type: none"> <li>S106 pooling restrictions.</li> <li>Consideration of other uses.</li> <li>Allocation of CIL funding.</li> <li>Obtaining planning permission and commencement of development.</li> </ul>
<p><i>Youth Centre Infrastructure</i></p>	<ul style="list-style-type: none"> <li>No site-specific infrastructure requirements identified at this stage but to be considered further for the Draft Submission stage of the BFLP.</li> <li>Could be provided within multi-functional community centre/hub capable of serving the site.</li> </ul>	
<p><i>Libraries infrastructure</i></p>	<p>Any new infrastructure will be delivered through the Community Infrastructure Levy (CIL).</p>	
<p><i>Built Sports infrastructure</i></p>		
<p><i>Faith Groups and Places of Worship infrastructure</i></p>	<p>No site-specific infrastructure requirements identified at this stage but to be considered further for the Draft Submission stage of the BFLP.</p>	

What Infrastructure is Required	1. Who (Delivery Organisations) 2. How 3. When	Risk/Dependencies and Other Comments
<i>Heritage provision</i>	All heritage assets within or near to the site will be considered in the determination of planning applications.	
<i>Public Art</i>	Public Art provision will be delivered on-site and secured through planning conditions.	
Social Infrastructure Category		
<i>Affordable Housing</i> On-site affordable rented and part buy/part rent.	<ol style="list-style-type: none"> <li>1. BFC, Developer and Registered Partners.</li> <li>2. Works to be undertaken by Developer and secured by planning conditions and/or a s106 Agreement. Commuted sums for future maintenance of SuDS, to be agreed and provided through section 106 legal agreements planning obligations.</li> <li>3. At agreed trigger points during the phasing of development.</li> </ol>	<ul style="list-style-type: none"> <li>• Any valid viability issues could reduce the amount of affordable housing provided.</li> </ul>
<i>Children's Social Care infrastructure</i>	No site-specific infrastructure requirements identified at this stage but to be considered further for the Draft Submission stage of the BFLP.	
<i>Adult Social Care infrastructure</i>		
<i>Cemeteries and Crematoriums</i>		
Emergency Services Category		
<i>Police Service infrastructure</i>	<ul style="list-style-type: none"> <li>• No site-specific infrastructure requirements identified at this stage but to be considered further for the Draft Submission stage of the BFLP.</li> <li>• Any new infrastructure, if identified, to be secured through the Community Infrastructure Levy (CIL) or directly from individual service.</li> <li>• Police Service infrastructure could be provided within multi-functional community centre/hub capable of serving the site.</li> </ul>	
<i>Ambulance Service infrastructure</i>		
<i>Fire and Rescue Service infrastructure</i>		
Health Infrastructure Category		

What Infrastructure is Required	1. Who (Delivery Organisations) 2. How 3. When	Risk/Dependencies and Other Comments
<i>Primary Health Care infrastructure</i>	<ul style="list-style-type: none"> <li>No site-specific infrastructure requirements identified at this stage but to be considered further for the Draft Submission stage of the BFLP.</li> <li>Could be provided within multi-functional community centre/hub capable of serving the site.</li> </ul>	
<i>Acute Care and General Hospital infrastructure</i>		
<i>Mental Health infrastructure</i>		
<i>Public Health infrastructure</i>		
<b>Waste Infrastructure Category</b>		
<i>Waste and Recycling</i> <ul style="list-style-type: none"> <li>Area of hard standing to accommodate an over ground recycling facility on-site is required for 3 glass banks and an area for 1 textile bank. Land for service access to be included.</li> </ul>	<ol style="list-style-type: none"> <li>BFC, SUEZ, FCC (Re3 Partnership) and Developer.</li> <li>Provided on-site in-kind through section 106 legal agreements planning obligations. Over ground recycling banks provided by re3 and charities.</li> <li>At agreed trigger point during the phasing of development.</li> </ol>	<ul style="list-style-type: none"> <li>Obligations by agreement to be entered into.</li> </ul>
<b>Utilities Category</b>		
<i>Water Supply</i> <ul style="list-style-type: none"> <li>There is capacity in the locality to accommodate the proposed housing numbers.</li> </ul>	<ol style="list-style-type: none"> <li>South East Water (SEW) and Developer.</li> <li>Initial impact studies funded by the developer. Water services infrastructure improvements funded by SEW through the Asset Management Plan (AMP) process on a 5 year funding cycle.</li> <li>Prior to commencement of development.</li> </ol>	<ul style="list-style-type: none"> <li>Time taken for upgrades.</li> <li>Alignment with SEW's investment programme.</li> <li>Requires early engagement between developers and SEW to understand proposals.</li> </ul>
<i>Waste Water</i> <ul style="list-style-type: none"> <li>The existing waste water network capacity in this area is unlikely to support the demand from this development. Strategic drainage infrastructure needs to be brought forward in the early stages of the development to ensure sufficient waste water capacity is available.</li> </ul>	<ol style="list-style-type: none"> <li>Thames Water (TW) and Developer.</li> <li>Initial impact studies funded by the developer. Waste water services infrastructure improvements funded by TW through the Asset Management Plan (AMP) process. Upgrades can be undertaken outside of this process but may require developer funding. A developer tariff system is being introduced in April 2018.</li> <li>Prior to commencement of development.</li> </ol>	<ul style="list-style-type: none"> <li>Time taken for upgrades.</li> <li>Alignment with TW's investment programme.</li> <li>Requires early engagement between developers and TW to understand proposals and impact on service.</li> </ul>

What Infrastructure is Required	1. Who (Delivery Organisations) 2. How 3. When	Risk/Dependencies and Other Comments
<i>Electricity and Gas Network and Telecommunications</i>	No site-specific infrastructure requirements identified at this stage but to be considered for the Draft Submission stage of the BFLP.	
Renewable Energy Infrastructure Category		
<i>Solar Photovoltaic.</i>  <i>Solar Thermal.</i>  <i>Wind.</i>  <i>Ground Source Heat Pumps.</i>  <i>Air Source Heat Pumps.</i>  <i>Biomass.</i>  <i>Biofuels.</i>	1. Developer/individual householders. 2. Compliance with building regulations by developers and through personal choice by householders. 3. Ongoing.	<ul style="list-style-type: none"> <li>• None.</li> </ul>
Wink 20 - Former landfill site, London Road		
What Infrastructure is Required	1. Who (Delivery Organisations) 2. How 3. When	Risk/Dependencies and Other Comments
Transport Infrastructure Category		

What Infrastructure is Required	1. Who (Delivery Organisations) 2. How 3. When	Risk/Dependencies and Other Comments
<p><i>Local Road Network</i></p> <p>Capacity improvements to junctions including:</p> <ul style="list-style-type: none"> <li>● Running Horse roundabout; and</li> <li>● Locks Ride/Priory Road.</li> </ul> <p>A link road is proposed between the junction of the Northern Distributor Road, Long Hill Road and the A329 London Road.</p>	<ol style="list-style-type: none"> <li>1. Bracknell Forest Council (BFC) and Developer.</li> <li>2. Schemes delivered in-kind through Section 278 or Section 38 highway legal agreements, or by developer contributions (Section 106 Legal Agreements/Community Infrastructure Levy (CIL)).</li> <li>3. At agreed trigger points during the phasing of development.</li> </ol>	<ul style="list-style-type: none"> <li>● Phasing of development and co-ordination of works.</li> <li>● Pooling of section 106 contributions from other developments.</li> <li>● Allocation of CIL funding.</li> <li>● Section 106 planning obligations by agreement to be entered into.</li> <li>● Obtaining planning permission and commencement of development.</li> </ul>
<p><i>Footpaths and Cycleways</i></p> <p>The existing footway/cycletrack network needs to be improved linking the site to facilities. Schemes could include:</p> <ul style="list-style-type: none"> <li>● Improvements to the footway along New Forest Ride to allow shared use, providing better accessibility for pedestrians and cyclists to education and the wider pedestrian and cycle network.</li> <li>● Toucan Crossing on Long Hill Road to link to the crossing facilities at Martins Heron junction.</li> <li>● Further improvements to the network within 3km of the site.</li> </ul>		
<p><i>Public Transport Infrastructure and Service Subsidy</i></p>	<ol style="list-style-type: none"> <li>1. BFC, Bus and Train Operators and Developer.</li> </ol>	<ul style="list-style-type: none"> <li>● Phasing of this and other developments.</li> </ul>

What Infrastructure is Required	1. Who (Delivery Organisations) 2. How 3. When	Risk/Dependencies and Other Comments
<ul style="list-style-type: none"> <li>Links to Bracknell Town Centre and the wider area need to be improved.</li> <li>Potential subsidy to support bus services to and from the site.</li> </ul>	<ol style="list-style-type: none"> <li>Schemes delivered in-kind through Section 278 or Section 38 highway legal agreements, or by developer contributions (Section 106 Legal Agreements/Community Infrastructure Levy (CIL)).</li> <li>At agreed trigger points during the phasing of development.</li> </ol>	<ul style="list-style-type: none"> <li>Allocation of CIL funding.</li> <li>Bus and train operator agreement.</li> <li>Bus and train operator tendering processes.</li> <li>Bus service route changes.</li> </ul>
<i>Strategic Road Network (SRN) and Community Transport</i>	No site-specific infrastructure requirements identified at this stage but to be considered for the Draft Submission stage of the BFLP.	
Education Category		
<i>Early Years infrastructure</i>	<ul style="list-style-type: none"> <li>No site-specific infrastructure requirements identified at this stage but to be considered further for the Draft Submission stage of the BFLP.</li> <li>Infrastructure could be provided within multi-functional community centre/hub.</li> </ul>	
<i>Primary Education infrastructure</i> <ul style="list-style-type: none"> <li>Off-site provision to extend the new primary school at Wink 22 to make it a 2 Form of Entry.</li> </ul>	<ol style="list-style-type: none"> <li>BFC and Developer.</li> <li>Financial contribution through a s106 Agreement and or Community Infrastructure Levy (CIL).</li> <li>At agreed trigger points during the phasing of development.</li> </ol>	<ul style="list-style-type: none"> <li>Phasing of this and Wink 22 development.</li> <li>S106 Agreement pooling restrictions..</li> <li>Allocation of CIL funding.</li> <li>Obtaining planning permission and commencement of development.</li> </ul>
<i>Secondary Education infrastructure</i> <ul style="list-style-type: none"> <li>Financial contribution towards constructing a new secondary school capable of serving the site.</li> </ul>	<ol style="list-style-type: none"> <li>BFC and Developer.</li> <li>Financial contribution through a S106 Agreement and or Community Infrastructure Levy (CIL).</li> <li>At agreed trigger points during the phasing of development.</li> </ol>	<ul style="list-style-type: none"> <li>Phasing of this and other developments.</li> <li>Delivery of land for the new school.</li> <li>S106 Agreement pooling restrictions.</li> </ul>

What Infrastructure is Required	1. Who (Delivery Organisations) 2. How 3. When	Risk/Dependencies and Other Comments
		<ul style="list-style-type: none"> <li>Allocation of CIL funding.</li> <li>Obtaining planning permission and commencement of development.</li> </ul>
<i>Further Education infrastructure</i>	No site-specific infrastructure requirements identified at this stage but to be considered further for the Draft Submission stage of the BFLP.	
<i>Special Education Needs (SEN) infrastructure</i>		
<i>Adult and Community Learning infrastructure</i>		
Green and Blue Infrastructure Category		
<p><i>Active Open Space of Public Value</i></p> <ul style="list-style-type: none"> <li>The new development will need to provide on-site area for Active Open Space of Public Value (OSPV), of at least 1.28 hectares based on 278 dwellings.</li> <li>The site is in close proximity to Longhill Park and there is scope to improve local footway and cycleway links to this area along with other open spaces.</li> </ul>	<ol style="list-style-type: none"> <li>BFC, Voluntary Sector and Developer.</li> <li>On-site in-kind provision of open space through section 106 legal agreements and 30 years commuted maintenance sums if transferred to the Council.</li> <li>At agreed trigger points during the phasing of development.</li> </ol>	<ul style="list-style-type: none"> <li>Maintenance sum is dependent on transferral of Active OSPV for commuted maintenance by BFC.</li> </ul>
<p><i>Passive Open Space of Public Value (Passive OSPV)</i></p> <ul style="list-style-type: none"> <li>The new development will need to provide on-site area for Passive Open Space of Public Value (OSPV), of at least 1.48 hectares based on 278 dwellings.</li> </ul>	<ol style="list-style-type: none"> <li>BFC and Developer.</li> <li>On-site in-kind provision of Passive OSPV at a standard of 2.3 ha per 1000 persons to be secured through a S106 legal agreement and 30 years commuted maintenance sums if transferred to the Council.</li> <li>At agreed trigger points during the phasing of development.</li> </ol>	<ul style="list-style-type: none"> <li>Maintenance sum is dependent on transferral of Passive OSPV to be maintained by BFC.</li> </ul>

What Infrastructure is Required	1. Who (Delivery Organisations) 2. How 3. When	Risk/Dependencies and Other Comments
<p><i>Suitable Alternative Natural Greenspaces (SANGs)</i></p> <ul style="list-style-type: none"> <li>The site is located within 5km of the Thames Basin Heaths SPA. The proposed development would therefore have to contribute (financially) towards Bespoke Suitable Alternative Natural Greenspace (SANGs) of at least 5.14 hectares based on 278 dwellings (such as, the new SANGs at Wellers Lane/Moss End or another solution).</li> <li>Other measures may be required to satisfy the Habitats Regulations and the Councils Thames Basin Heaths SPA.</li> </ul>	<ol style="list-style-type: none"> <li>SANG laid out by developer. Ownership of SANG will be transferred to BFC (or to an acceptable alternative owner).</li> <li>Off-site provision of a Bespoke SANG and a financial contribution towards in-perpetuity maintenance.</li> <li>Off-site Bespoke SANG to be laid out and made publically available prior to the occupation of the first dwelling.</li> </ol>	<ul style="list-style-type: none"> <li>SANG solution is dependant potentially on a 3<sup>rd</sup> party land owner if the Council cannot facilitate a solution.</li> </ul>
<p><i>Strategic Access Management and Monitoring measures (SAMM)</i></p> <ul style="list-style-type: none"> <li>A financial contribution towards Strategic Access Management and Monitoring (SAMM).</li> </ul>	<ol style="list-style-type: none"> <li>SAMM – is delivered by Natural England and is funded by developer contributions.</li> <li>SAMM secured through S106 agreements.</li> <li>Payments prior to commencement of each phase of development.</li> </ol>	<ul style="list-style-type: none"> <li>None identified. Low risk - provision is supported by policy, guidance and the Habitats Regulations.</li> </ul>
<p><i>Biodiversity</i></p> <ul style="list-style-type: none"> <li>The site is ecologically rich with a UK Priority Habitat Woodland (some protected) on site that connects to further woodland to the east and west. The continuous woodland provides a habitat for protected species, including birds, bats, badgers and reptiles. There is also UK Priority Habitat neutral grassland on site forming connections with woodland habitats</li> </ul>	<ol style="list-style-type: none"> <li>BFC, Voluntary Sector (Local Wildlife Groups), Developer.</li> <li>Bespoke measures, including on-site enhancements and management and financial contributions secured through planning conditions and a S106 agreement, will be required to mitigate and compensate any habitat loss in addition to enhancements.</li> <li>At agreed trigger points during the phasing of development.</li> </ol>	<ul style="list-style-type: none"> <li>Retention of areas with high biodiversity value.</li> <li>New physical conditions affecting habitat type.</li> <li>Space restrictions relating to housing provision and/density.</li> <li>Ability to link habitats with wildlife corridors.</li> </ul>

What Infrastructure is Required	1. Who (Delivery Organisations) 2. How 3. When	Risk/Dependencies and Other Comments
<p>and badgers. There are badgers and common reptiles on site.</p> <ul style="list-style-type: none"> <li>Careful ecological mitigation, both on and off-site, is required in conjunction with the development of the site.</li> <li>Financial contributions towards off-site biodiversity enhancement projects.</li> </ul>		
<p><i>Green Corridors</i></p> <ul style="list-style-type: none"> <li>The site should provide green corridor connection within the site and beyond including the provision of green routes to the public right of way alongside the boundary of the site (FP20) and to and from Longhill Park.</li> </ul>	<ol style="list-style-type: none"> <li>BFC, Voluntary Sector (Local Wildlife Groups) and Developer.</li> <li>Bespoke in kind works to be secured through planning conditions and /or a s106 Agreement.</li> <li>At agreed trigger points during the phasing of development.</li> </ol>	<ul style="list-style-type: none"> <li>Ability to link habitats with wildlife corridors.</li> </ul>
<p><i>Flood Management and Drainage measures</i></p> <ul style="list-style-type: none"> <li>The site passed the sequential test assessment, however there is risk of surface water and groundwater flood risk. A Sustainable Drainage System (SuDS) would have to be included with the development proposal of the scheme, early in the design process.</li> </ul>	<ol style="list-style-type: none"> <li>BFC, Developer and Environment Agency (EA).</li> <li>Works to be undertaken by Developer and secured by planning conditions and/or a s106 Agreement. Commuted sums for future maintenance of SuDS, to be agreed and provided through section 106 legal agreements planning obligations.</li> <li>At agreed trigger points during the phasing of development.</li> </ol>	<ul style="list-style-type: none"> <li>Potential to integrate with green infrastructure (OSPV).</li> <li>Design and layout of development and any national and local standards for SuDS to be adopted by the local authority.</li> </ul>
Community Infrastructure Category		
<p><i>Community Centre infrastructure</i></p> <p>The new development would need to be supported by on-site in-kind multi-functional community hub or an accessible off-site multi-functional community hub.</p>	<ol style="list-style-type: none"> <li>BFC and Developer.</li> <li>Though the delivery of land and building on-site or through financial contributions to a centre capable of serving the site. Provision to be secured through</li> </ol>	<ul style="list-style-type: none"> <li>S106 pooling restrictions.</li> <li>Consideration of other uses.</li> <li>Allocation of CIL funding.</li> <li>Obtaining planning permission and commencement of development.</li> </ul>

What Infrastructure is Required	1. Who (Delivery Organisations) 2. How 3. When	Risk/Dependencies and Other Comments
	section 106 legal agreements and/or CIL. 3. At agreed trigger points during the phasing of development.	
<i>Youth Centre Infrastructure</i>	<ul style="list-style-type: none"> <li>No site-specific infrastructure requirements identified at this stage but to be considered further for the Draft Submission stage of the BFLP.</li> <li>Could be provided within multi-functional community centre/hub capable of serving the site.</li> </ul>	
<i>Libraries infrastructure</i>		Any new infrastructure will be delivered through the Community Infrastructure Levy (CIL).
<i>Built Sports infrastructure</i>		
<i>Faith Groups and Places of Worship infrastructure</i>	No site-specific infrastructure requirements identified at this stage but to be considered further for the Draft Submission stage of the BFLP.	
<i>Heritage provision</i>	All heritage assets within or near to the site will be considered in the determination of planning applications.	
<i>Public Art</i>	Public Art provision will be delivered on-site and secured through planning conditions.	
<b>Social Infrastructure Category</b>		
<i>Affordable Housing</i> On-site affordable rented and part buy/part rent.	<ol style="list-style-type: none"> <li>BFC, Developer and Registered Partners.</li> <li>Works to be undertaken by Developer and secured by planning conditions and/or a s106 Agreement. Commuted sums for future maintenance of SuDS, to be agreed and provided through section 106 legal agreements planning obligations.</li> <li>At agreed trigger points during the phasing of development.</li> </ol>	<ul style="list-style-type: none"> <li>Any valid viability issues could reduce the amount of affordable housing provided.</li> </ul>
<i>Children's Social Care infrastructure</i>	No site-specific infrastructure requirements identified at this stage but to be considered further for the Draft Submission stage of the BFLP.	

What Infrastructure is Required	1. Who (Delivery Organisations) 2. How 3. When	Risk/Dependencies and Other Comments
<i>Adult Social Care infrastructure</i>		
<i>Cemeteries and Crematoriums</i>		
<b>Emergency Services Category</b>		
<i>Police Service infrastructure</i>	<ul style="list-style-type: none"> <li>No site-specific infrastructure requirements identified at this stage but to be considered further for the Draft Submission stage of the BFLP.</li> <li>Any new infrastructure, if identified, to be secured through the Community Infrastructure Levy (CIL) or directly from individual service.</li> <li>Police Service infrastructure could be provided within multi-functional community centre/hub capable of serving the site.</li> </ul>	
<i>Ambulance Service infrastructure</i>		
<i>Fire and Rescue Service infrastructure</i>		
<b>Health Infrastructure Category</b>		
<i>Primary Health Care infrastructure</i>	<ul style="list-style-type: none"> <li>No site-specific infrastructure requirements identified at this stage but to be considered further for the Draft Submission stage of the BFLP.</li> <li>Could be provided within multi-functional community centre/hub capable of serving the site.</li> </ul>	
<i>Acute Care and General Hospital infrastructure</i>		
<i>Mental Health infrastructure</i>		
<i>Public Health infrastructure</i>		
<b>Waste Infrastructure Category</b>		
<i>Waste and Recycling</i> <ul style="list-style-type: none"> <li>Area of hard standing to accommodate an underground recycling facility on-site is required for 3 glass banks and an area for 1 textile bank. Land for service access to be included.</li> </ul>	<ol style="list-style-type: none"> <li>BFC, SUEZ, FCC (Re3 Partnership) and Developer.</li> <li>Provided on-site in-kind through section 106 legal agreements planning obligations. Overground recycling banks provided by re3 and charities.</li> <li>At agreed trigger point during the phasing of development.</li> </ol>	<ul style="list-style-type: none"> <li>Obligations by agreement to be entered into.</li> </ul>
<b>Utilities Category</b>		

What Infrastructure is Required	1. Who (Delivery Organisations) 2. How 3. When	Risk/Dependencies and Other Comments
<p><i>Water Supply</i></p> <p>Infrastructure upgrades are required in the locality to accommodate the proposed housing numbers.</p>	<ol style="list-style-type: none"> <li>1. Affinity Water (AW) and Developer.</li> <li>2. Initial impact studies funded by the developer. Water services infrastructure improvements funded by AW through the Asset Management Plan (AMP) process on a 5 year funding cycle.</li> <li>3. Prior to commencement of development</li> </ol>	<ul style="list-style-type: none"> <li>• Time taken for upgrades.</li> <li>• Alignment with AW's investment programme.</li> <li>• Requires early engagement between developers and AW to understand proposals.</li> </ul>
<p><i>Waste Water</i></p> <p>The existing waste water network capacity in this area is unlikely to support the demand from this development. Strategic drainage infrastructure needs to be brought forward in the early stages of the development to ensure sufficient waste water capacity is available.</p>	<ol style="list-style-type: none"> <li>1. Thames Water (TW) and Developer.</li> <li>2. Initial impact studies funded by the developer. Waste water services infrastructure improvements funded by TW through the Asset Management Plan (AMP) process. Upgrades can be undertaken outside of this process but may require developer funding. A developer tariff system is being introduced in April 2018.</li> <li>3. Prior to commencement of development.</li> </ol>	<ul style="list-style-type: none"> <li>• Time taken for upgrades.</li> <li>• Alignment with TW's investment programme.</li> <li>• Requires early engagement between developers and TW to understand proposals and impact on service.</li> </ul>
<p><i>Electricity and Gas Network and Telecommunications</i></p>	<p>No site-specific infrastructure requirements identified at this stage but to be considered for the Draft Submission stage of the BFLP.</p>	
<p>Renewable Energy Infrastructure Category</p>		
<p><i>Solar Photovoltaic.</i></p> <p><i>Solar Thermal.</i></p> <p><i>Wind.</i></p> <p><i>Ground Source Heat Pumps.</i></p> <p><i>Air Source Heat Pumps.</i></p>	<ol style="list-style-type: none"> <li>1. Developer/individual householders.</li> <li>2. Compliance with building regulations by developers and through personal choice by householders.</li> <li>3. Ongoing.</li> </ol>	<ul style="list-style-type: none"> <li>• None.</li> </ul>

What Infrastructure is Required	1. Who (Delivery Organisations) 2. How 3. When	Risk/Dependencies and Other Comments
<i>Biomass.</i>  <i>Biofuels.</i>		

## General Infrastructure Delivery Schedule

What Infrastructure is Required	1. Who (Delivery Organisations) 2. How 3. When	Risk/Dependencies and Other Comments
<b>Transport Infrastructure Category</b>		
<p><i>Local Road Network</i></p> <ul style="list-style-type: none"> <li>Specific localised improvement works to be determined through transport assessments in support of planning applications and/or projects as detailed in the Additional Infrastructure Projects Schedule.</li> </ul>	<ol style="list-style-type: none"> <li>BFC, Developers and third party contractors.</li> <li>Through transport assessments and secured through a combination of planning conditions, s106 Agreements and s38/278 Highways Agreements.</li> <li>At agreed timescales determined through the planning application process.</li> </ol>	<ul style="list-style-type: none"> <li>Land ownership issues if land is not adopted highways.</li> </ul>
<p><i>Footpaths and Cycleways</i></p> <ul style="list-style-type: none"> <li>Specific localised links to and from new sites to the existing network and/or financial contributions towards local footpath and cycleway projects capable of serving the site as detailed in the Additional Infrastructure Projects Schedule.</li> </ul>	<ol style="list-style-type: none"> <li>BFC, Developers and third party contractors.</li> <li>Through transport assessments and secured through a combination of planning conditions, S106 Agreements and S38/278 Highways Agreements or financial contributions secured by S106 Agreements.</li> <li>At agreed timescales determined through the planning application process.</li> </ol>	<ul style="list-style-type: none"> <li>Land availability to provide improvements. Land ownership issues if land is not adopted highways.</li> <li>S106 Pooling Restrictions.</li> </ul>
<p><i>Public Transport Infrastructure</i></p> <ul style="list-style-type: none"> <li>Public Transport (PT) Infrastructure projects to be developed in the next version of the IDP.</li> </ul>	<ol style="list-style-type: none"> <li>BFC, Developers and PT providers.</li> <li>Financial contributions secured by S106 Agreements.</li> <li>At agreed timescales determined through the planning application process.</li> </ol>	<ul style="list-style-type: none"> <li>S106 Pooling Restrictions.</li> </ul>
<p><i>Public Transport Infrastructure</i></p> <ul style="list-style-type: none"> <li>Bus service subsidies</li> </ul>	<ul style="list-style-type: none"> <li>To be provided by CIL depending on other Regulation 123 competing priorities.</li> </ul>	
<p><i>Strategic Road Network (SRN)</i></p> <ul style="list-style-type: none"> <li>Following formal consent from the Government on 02 September 2016, the M4 junctions 3-12: smart motorway is programmed to have commenced in late Autumn 2017. If required, the Council will work in</li> </ul>	<ol style="list-style-type: none"> <li>Highways England, Bracknell Forest Council and other neighbouring authorities, such as Wokingham Borough Council and the Royal Borough of Windsor and Maidenhead, etc.</li> </ol>	<ul style="list-style-type: none"> <li>Bids are dependent on modelling information, which can have a time constraint.</li> </ul>

What Infrastructure is Required	1. Who (Delivery Organisations) 2. How 3. When	Risk/Dependencies and Other Comments
<p>partnership with Highways England and other authorities in the event of a pint point programme (PPP) bid to fund any major strategic transport schemes close to Bracknell Forest Borough. If this bid is unsuccessful, the Council will explore other funding mechanisms, such as requiring section 106 legal agreement financial contributions from developers. The Council will work in partnership with HE and other authorities to ensure appropriate transport mitigation schemes are provided in a timely manner.</p>	<ol style="list-style-type: none"> <li>2. Costs outlined in a PPP bid and included within this IDP or subsequent version.</li> <li>3. No schemes have been identified.</li> </ol>	
<p><i>Community Transport</i></p> <ul style="list-style-type: none"> <li>• No requirements for developer contributions through section 106 legal agreements have been identified at this stage. Community transport schemes do not feature in the Councils adopted CIL Regulation 123 List.</li> </ul>	<ol style="list-style-type: none"> <li>1. Bracknell Forest Council and external taxi companies.</li> <li>2. Community transport schemes are provided mainly through the Councils Capital Programme.</li> <li>3. Unknown at this stage.</li> </ol>	<ul style="list-style-type: none"> <li>• Funding availability.</li> </ul>
<b>Education Category</b>		
<p><i>Early Years infrastructure</i></p> <ul style="list-style-type: none"> <li>• The BFLP potential sites in the site-specific schedules will generate a requirement for additional early years facilities in the borough. No site-specific requirements have been identified at this stage. Provision through multi-use community hubs would be a sustainable solution.</li> </ul>	<ol style="list-style-type: none"> <li>1. Bracknell Forest Council, private, voluntary and independent organisations and schools, such as academies and free schools.</li> <li>2. Provision secured through dedicated service funding and/or S106 agreements and/or CIL.</li> <li>3. Unknown at this stage.</li> </ol>	<ul style="list-style-type: none"> <li>• Funding availability.</li> <li>• S106 Pooling Restrictions.</li> <li>• Competition for other priorities for CIL funding.</li> <li>• Obtaining planning permission and commencement of development.</li> </ul>
<p><i>Primary Education infrastructure</i></p> <ul style="list-style-type: none"> <li>• No identified specific provision is identified at this stage but the issue will be considered in more detail for the next version of the IDP and at the more detailed planning application stage.</li> <li>• Possible financial contributions towards providing increased primary school capacity to serve the individual sites.</li> </ul>	<ol style="list-style-type: none"> <li>1. Bracknell Forest Council and developer.</li> <li>2. Provision secured through dedicated service funding and/or S106 agreements and/or CIL.</li> <li>3. Unknown at this stage.</li> </ol>	<ul style="list-style-type: none"> <li>• Funding availability.</li> <li>• Competition with other priorities and allocation of CIL funding.</li> <li>• Competition for other priorities for CIL funding.</li> <li>• Obtaining planning permission and commencement of development.</li> </ul>

What Infrastructure is Required	1. Who (Delivery Organisations) 2. How 3. When	Risk/Dependencies and Other Comments
<p><i>Secondary Education infrastructure</i></p> <ul style="list-style-type: none"> <li>No identified specific provision is identified at this stage but the issue will be considered in more detail for the next version of the IDP and at the more detailed planning application stage.</li> <li>The location of sites will then depend on local existing capacity available to serve the site at the time of determining planning application.</li> </ul>	<ol style="list-style-type: none"> <li>Bracknell Forest Council and Developer.</li> <li>Provision secured through dedicated service funding and/or CIL.</li> <li>Unknown at this stage.</li> </ol>	<ul style="list-style-type: none"> <li>Funding availability.</li> <li>Competition with other priorities and allocation of CIL funding.</li> <li>The S106 Pooling Restrictions will likely result in s106 Contributions not being secured.</li> <li>Obtaining planning permission and commencement of development.</li> </ul>
<p><i>Further Education Infrastructure</i></p> <ul style="list-style-type: none"> <li>The BFLP potential sites in the site-specific schedules will generate a requirement for additional further education services in the borough. No site-specific requirements have been identified at this stage.</li> </ul>	<ol style="list-style-type: none"> <li>Bracknell Forest Council, secondary schools and technical colleges, such as Bracknell and Wokingham College, Greenshaw Academy Trust, Ranelagh Academy School and Kings Group Academies.</li> <li>Provision secured through dedicated service funding and/or CIL.</li> <li>Unknown at this stage.</li> </ol>	<ul style="list-style-type: none"> <li>Funding availability.</li> <li>Competition with other priorities and allocation of CIL funding.</li> <li>The S106 Pooling Restrictions will likely result in s106 Contributions not being secured.</li> </ul>
<p><i>Special Education Needs (SEN) infrastructure</i></p> <ul style="list-style-type: none"> <li>The BFLP potential sites in the site-specific schedules will generate a requirement for additional SEN facilities in the borough. No site-specific requirements have been identified at this stage.</li> </ul>	<ol style="list-style-type: none"> <li>Bracknell Forest Council and Developer.</li> <li>Provision secured through dedicated service funding and/or CIL.</li> <li>Unknown at this stage.</li> </ol>	<ul style="list-style-type: none"> <li>Funding availability.</li> <li>Competition with other priorities and allocation of CIL funding.</li> <li>The S106 Pooling Restrictions will likely result in s106 Contributions not being secured.</li> <li>Obtaining planning permission and commencement of development.</li> </ul>
<p><i>Adult and Community Learning (ACL) infrastructure</i></p> <ul style="list-style-type: none"> <li>The BFLP potential sites in the site-specific schedules will generate a requirement for additional ACL facilities in the borough. No site-specific requirements have been identified at this stage.</li> </ul>	<ol style="list-style-type: none"> <li>Bracknell and Sandhurst Open Learning Centres.</li> <li>Central Government funding through the Skills Funding Agency (within the Department for Business Innovation and Skills) and/or CIL.</li> <li>Unknown at this stage.</li> </ol>	<ul style="list-style-type: none"> <li>Phasing of developments.</li> <li>Funding availability and allocation of CIL Funding.</li> <li>Obtaining Planning permission and commencement of development.</li> </ul>
Green and Blue Infrastructure Category		

What Infrastructure is Required	1. Who (Delivery Organisations) 2. How 3. When	Risk/Dependencies and Other Comments
<p><i>Active Open Space of Public Value (Active OSPV)</i></p> <ul style="list-style-type: none"> <li>The provision of on-site Active OSPV or financial contributions towards off-site Active OSPV projects as detailed in the Additional Infrastructure Projects Schedule.</li> </ul>	<ol style="list-style-type: none"> <li>BFC, Voluntary Sector and Developer.</li> <li>On-site in-kind provision of open space through S106 legal agreements and 30 years commuted maintenance sums if transferred to the Council. Financial contributions secured by S106 Agreements.</li> <li>At agreed trigger points during the development.</li> </ol>	<ul style="list-style-type: none"> <li>Maintenance sum is dependent on transferral of Active OSPV for commuted maintenance by BFC.</li> <li>Off-site projects are carried out in a timely manner by BFC to serve the development.</li> <li>S106 Pooling Restrictions and timing of other S106 payments from other sites.</li> </ul>
<p><i>Passive Open Space of Public Value (Passive OSPV)</i></p> <ul style="list-style-type: none"> <li>The provision of on-site Passive OSPV or financial contributions towards off-site Passive OSPV projects as detailed in the Additional Infrastructure Projects Schedule.</li> </ul>	<ol style="list-style-type: none"> <li>BFC and Developer.</li> <li>On-site in-kind provision of Passive OSPV or financial contribution secured through a S106 agreement at a standard of 2.3 hectares per 1000 persons less any on-site passive OSPV and 30 years commuted maintenance sums if transferred to the Council.</li> <li>At agreed trigger points during the development.</li> </ol>	<ul style="list-style-type: none"> <li>Maintenance sum is dependent on transferral of Passive OSPV for commuted maintenance by BFC.</li> <li>Off-site projects are carried out in a timely manner by BFC to serve the development.</li> <li>S106 Agreement pooling restrictions and timing of other S106 payments from other sites.</li> </ul>
<p><i>Suitable Alternative Natural Greenspaces (SANGs)</i></p> <ul style="list-style-type: none"> <li>All sites will be required to provide either Bespoke SANGs or financial contributions towards Strategic or Third Party SANGs.</li> </ul>	<ol style="list-style-type: none"> <li>BFC and Developers.</li> <li>S106 Agreements to secure in-kind provision of works to provide a SANG or financial contributions.</li> <li>All payments on commencement of development. All Bespoke SANGs to be laid out and made publically available prior to first dwelling occupation of development.</li> </ol>	<ul style="list-style-type: none"> <li>None identified. Low risk - provision is supported by policy, guidance and the Habitats Regulations.</li> </ul>
<p><i>Strategic Access Management and Monitoring measures (SAMM)</i></p> <ul style="list-style-type: none"> <li>All sites to provide a financial contribution towards Strategic Access Management and Monitoring (SAMM).</li> </ul>	<ol style="list-style-type: none"> <li>SAMM – is delivered by Natural England and is funded by developer contributions.</li> <li>SAMM secured through section 106 legal agreements.</li> <li>Payments prior to commencement of development on small/medium sites and prior to commencement of each phase of development on phased developments..</li> </ol>	<ul style="list-style-type: none"> <li>None identified. Low risk - provision is supported by policy, guidance and the Habitats Regulations.</li> </ul>
<p><i>Biodiversity Measures</i></p>	<ol style="list-style-type: none"> <li>BFC, Voluntary Sector (Local Wildlife Groups) and Developer.</li> </ol>	<ul style="list-style-type: none"> <li>Retention of areas with high biodiversity value.</li> </ul>

What Infrastructure is Required	1. Who (Delivery Organisations) 2. How 3. When	Risk/Dependencies and Other Comments
<ul style="list-style-type: none"> <li>The protection and enhancements of valued biodiversity features and improve connectivity.</li> <li>Financial contributions towards off-site biodiversity enhancement projects as listed in the Additional Infrastructure Projects Schedule.</li> </ul>	<ol style="list-style-type: none"> <li>Bespoke measures, including financial contributions through s106 agreements, will be required to mitigate and compensate any habitat loss in addition to enhancements.</li> <li>At agreed trigger points during the phasing of development.</li> </ol>	<ul style="list-style-type: none"> <li>New physical conditions affecting habitat type.</li> <li>Space restrictions relating to housing provision and/density.</li> <li>S106 Pooling Restrictions and timing of other S106 payments from other sites.</li> </ul>
<p><i>Green Corridors</i></p> <ul style="list-style-type: none"> <li>Creation of green corridors within the development site to connect habitats which may otherwise be separated by development parcels and/or projects as detailed in the Additional Infrastructure Projects Schedule.</li> </ul>	<ol style="list-style-type: none"> <li>BFC, Voluntary Sector (Local Wildlife Groups) and Developer.</li> <li>Through the detailed consideration of planning applications which will secure bespoke in-kind works to be secured through planning conditions and/or a s106 Agreement. Financial contributions may also be sought towards off-site provision secured through s106 Agreements.</li> <li>At agreed trigger points during the phasing of development.</li> </ol>	<ul style="list-style-type: none"> <li>Ability to link habitats with wildlife corridors off-site</li> <li>S106 Pooling Restrictions and timing of other S106 payments from other sites.</li> </ul>
<p><i>Flood Management and Drainage measures</i></p> <ul style="list-style-type: none"> <li>Site-specific measures may be required for each site through the consideration of detailed planning applications.</li> </ul>	<ol style="list-style-type: none"> <li>BFC, Developer and Environment Agency (EA).</li> <li>Works to be undertaken by Developer and secured by planning conditions and/or a s106 Agreement. Commuted sums for future maintenance of SuDS, to be agreed and provided through section 106 legal agreements planning obligations.</li> <li>At agreed trigger points during the development.</li> </ol>	<ul style="list-style-type: none"> <li>Potential to integrate with green infrastructure (e.g. OSPV).</li> <li>Design and layout of development to accord with site-specific Flood Risk Assessment (FRA), EA approval, and any national and local standards for SuDS to be adopted by the local authority.</li> </ul>
<b>Community Infrastructure Category</b>		
<p><i>Community Centre infrastructure</i></p> <ul style="list-style-type: none"> <li>Financial contributions towards buildings to provide community centre functions and with extra elements to create a multi-functional hub such as, early years and health provision and police points. It may also include land, parking and other ancillary facilities.</li> </ul>	<ol style="list-style-type: none"> <li>BFC, Developer and service providers.</li> <li>Financial contributions secured by s106 Agreements and/or CIL.</li> <li>At agreed trigger points during the development.</li> </ol>	<ul style="list-style-type: none"> <li>Co-ordination of service provider requirements.</li> <li>Delivery of land and all payments to provide the facility.</li> <li>S106 Pooling Restrictions and timing of other S106 payments from other sites.</li> <li>Obtaining planning permission and commencement of development.</li> </ul>

What Infrastructure is Required	1. Who (Delivery Organisations) 2. How 3. When	Risk/Dependencies and Other Comments
<p><i>Youth Centre Infrastructure</i></p> <ul style="list-style-type: none"> <li>Buildings and ancillary facilities.</li> </ul>	<ul style="list-style-type: none"> <li>No site-specific infrastructure requirements identified at this stage but to be considered further for the Draft Submission stage of the BFLP.</li> <li>Could be provided within multi-functional community centre/hub capable of serving the site.</li> </ul>	
<p><i>Libraries infrastructure</i></p> <p>The BFLP potential sites in the site-specific schedules will not create a requirement for additional library facilities in the borough. Improvements to existing facilities will be required over the new plan period. No site-specific requirements have been identified at this stage.</p>	<ol style="list-style-type: none"> <li>Bracknell Forest Council and Developers.</li> <li>The Councils Capital Programme and CIL.</li> <li>Unknown at this stage.</li> </ol>	<ul style="list-style-type: none"> <li>Funding availability and allocation of CIL Funding, and</li> <li>Obtaining Planning permission and commencement of development.</li> </ul>
<p><i>Built Sports infrastructure</i></p> <p>The BFLP potential sites in the site-specific schedules will increase the need for the enhancement of existing built sports facilities in the borough and potentially new facilities. No site-specific requirements have been identified at this stage.</p>	<ol style="list-style-type: none"> <li>Bracknell Forest Council and Developers.</li> <li>The Councils Capital Programme and CIL.</li> <li>Unknown at this stage.</li> </ol>	<ul style="list-style-type: none"> <li>Funding availability and allocation of CIL Funding, and</li> <li>Obtaining Planning permission and commencement of development.</li> </ul>
<p><i>Faith Groups and Places of Worship</i></p> <ul style="list-style-type: none"> <li>Buildings and ancillary facilities.</li> </ul>	<ul style="list-style-type: none"> <li>No site-specific infrastructure requirements identified at this stage but to be considered further for the Draft Submission stage of the BFLP.</li> <li>Could be provided within multi-functional community centre/hub capable of serving the site.</li> </ul>	
<p><i>Heritage Protection/Provision</i></p> <ul style="list-style-type: none"> <li>Archaeological remains should not be disturbed by new development and if this is not possible, a recorded preserved excavation should be facilitated before the development commences on site. No site-specific requirements have been identified at this stage.</li> </ul>	<ol style="list-style-type: none"> <li>Bracknell Forest Council, English Heritage, Berkshire Archaeology and Developers.</li> <li>Secured through the consideration of planning applications and planning conditions.</li> <li>At timings agreed at the planning application stage.</li> </ol>	<ul style="list-style-type: none"> <li>Site surveys and monitoring;</li> <li>Obtaining Planning permission and commencement of development.</li> </ul>
<p><i>Public Art Provision</i></p> <ul style="list-style-type: none"> <li>Public art is usually negotiated with developers and is provided in-kind on a site by site basis. Public art should be accessible to view in the public realm. No site-specific requirements have been identified at this stage.</li> </ul>	<ol style="list-style-type: none"> <li>Bracknell Forest Council and Developers.</li> <li>Secured through the consideration of planning applications and planning conditions.</li> <li>At timings agreed at the planning application stage.</li> </ol>	<ul style="list-style-type: none"> <li>Obtaining Planning permission and commencement of development.</li> </ul>

What Infrastructure is Required	1. Who (Delivery Organisations) 2. How 3. When	Risk/Dependencies and Other Comments
Social Infrastructure Category		
<p><i>Affordable Housing</i></p> <ul style="list-style-type: none"> <li>25% Affordable Housing should be provided in new development proposals for housing on schemes with 15 dwellings and above as per current policy. Provision of affordable housing in the borough is constrained by the vacant building credit and viability assessments from developers demonstrating a scheme to be unviable unless the Councils affordable housing threshold is reduced.</li> </ul>	<ol style="list-style-type: none"> <li>Bracknell Forest Council, Bracknell Forest Homes and Registered Providers.</li> <li>Developer contributions through section 106 legal agreements.</li> <li>At agreed trigger points during the phasing of development.</li> </ol>	<ul style="list-style-type: none"> <li>Provision is subject to viability assessment.</li> <li>Vacant building credit lawful gross internal floorspace can result in reduced affordable units being provided on site.</li> <li>Obtaining Planning permission and commencement of development.</li> </ul>
<p><i>Children's Social Care infrastructure</i></p> <ul style="list-style-type: none"> <li>The BFLP potential sites in the site-specific schedules may increase the demand for children's social care services in the borough. No site-specific requirements have been identified at this stage.</li> </ul>	<ol style="list-style-type: none"> <li>Bracknell Forest Council.</li> <li>Council Capital Budget.</li> <li>Unknown at this stage.</li> </ol>	<ul style="list-style-type: none"> <li>Funding availability.</li> </ul>
<p><i>Adult Social Care infrastructure</i></p> <ul style="list-style-type: none"> <li>The BFLP potential sites in the site-specific schedules may increase the demand for adult social care services in the borough. No site-specific requirements have been identified at this stage.</li> </ul>	<ol style="list-style-type: none"> <li>Bracknell Forest Council.</li> <li>Council Capital Budget.</li> <li>Unknown at this stage.</li> </ol>	<ul style="list-style-type: none"> <li>Funding availability.</li> </ul>
<p><i>Cemeteries and Crematoriums</i></p> <ul style="list-style-type: none"> <li>The Easthampstead Park Cemetery and Crematorium facility has existing capacity for the next approx. 7-8 years. It will also be extended to cover a further 20 year capacity period. There are adjacent sites that can be bought by the Easthampstead Park Cemetery and Crematorium for additional capacity beyond the 20 year period.</li> </ul>	<ol style="list-style-type: none"> <li>Bracknell Forest Council.</li> <li>Council Capital Budget.</li> <li>No capacity constraints have been identified.</li> </ol>	<ul style="list-style-type: none"> <li>Availability of adjacent sites beyond the 20 year capacity period.</li> </ul>
Emergency Services Category		

What Infrastructure is Required	1. Who (Delivery Organisations) 2. How 3. When	Risk/Dependencies and Other Comments
<p><i>Police Service</i></p> <ul style="list-style-type: none"> <li>• New Police points could be included within Community Centre infrastructure.</li> <li>• Furthermore, the Police &amp; Crime Commissioner (PCC) for the Thames Valley have requested that they are notified in advance of telecommunications companies laying ducting along highways in the borough in order to 'double-up' and lay their Automatic Number Plate Recognition (ANPR) cabling. This would avoid unnecessary expense and repeated digging-up of roads. This is not a direct role for planning but the Council will pass on information between interested parties.</li> </ul>	<ol style="list-style-type: none"> <li>1. BFC for community centre infrastructure and the Police &amp; Crime Commissioner (PCC) for the Thames Valley and developers / telecommunication companies for cabling issues.</li> <li>2. Community centre infrastructure can be secured through developer contributions (S106 agreements and/or CIL). Cabling issues by exchange of information between interested parties.</li> <li>3. For community centre infrastructure, at timings agreed at the detailed planning stage. For cabling issues, as soon as practical when developers are active on site.</li> </ol>	<p>For community centre infrastructure:</p> <ul style="list-style-type: none"> <li>• Phasing of developments;</li> <li>• Funding availability and allocation of CIL Funding, and</li> <li>• Obtaining Planning permission and commencement of development.</li> </ul> <p>For cabling issues:</p> <ul style="list-style-type: none"> <li>• Exchange of contact information between interest parties.</li> </ul>
<p><i>Ambulance Service</i></p> <p>The BFLP potential sites in the site-specific schedules may increase the demand for ambulance service in the borough. No site-specific requirements have been identified at this stage but further consideration will be given in the next IDP.</p>	<ol style="list-style-type: none"> <li>1. South Central Ambulance Service and the Bracknell and Ascot Clinical Commissioning Group (CCG).</li> <li>2. NHS Funding through the Bracknell and Ascot CCG.</li> <li>3. Unknown at this stage.</li> </ol>	<ul style="list-style-type: none"> <li>• Funding availability.</li> </ul>
<p><i>Fire &amp; Rescue Service</i></p> <p>No site-specific requirements have been identified at this stage. Other than a general point that if the new houses in the potential sites contained sprinklers, this would reduce the need and cost of extending the existing fire service operating in the borough. Whilst sympathetic to this view, the current legislative system does not allow for sprinklers to be imposed on developers. It is voluntary. This matter will be investigated further in the next IDP.</p>	<ol style="list-style-type: none"> <li>1. Royal Berkshire, Fire and Rescue Service (RBFRS) and Developers.</li> <li>2. Voluntary provision of sprinklers by developers.</li> <li>3. Unknown at this stage.</li> </ol>	<ul style="list-style-type: none"> <li>• Direct developer and Fire Service dialogue.</li> </ul>
Health Category		
<p><i>Primary Health Care infrastructure</i></p>	<ol style="list-style-type: none"> <li>1. Bracknell and Ascot CCG and Developers.</li> <li>2. Direct provision from providers supported through planning</li> </ol>	<ul style="list-style-type: none"> <li>• Timing of facilities provision versus timing of development.</li> </ul>

What Infrastructure is Required	1. Who (Delivery Organisations) 2. How 3. When	Risk/Dependencies and Other Comments
<ul style="list-style-type: none"> <li>The provision of new or expanded facilities by the health provider and/or financial contributions towards expanded or new facilities. Currently the health providers state that they do not need any specific facilities from the potential sites. This will be reviewed in the next version of the IDP.</li> </ul>	<p>applications. Developer contributions to be secured through S106 agreements. Funding from NHS Bracknell &amp; Ascot CCG sponsored applications to the NHS England through the Estates and Technology Transformation Fund and/or the Sustainability and Transformation Plan.</p> <p>3. Unknown at this stage.</p>	<ul style="list-style-type: none"> <li>Funding availability.</li> <li>Obtaining planning permission for new facilities and sites.</li> <li>S106 Pooling Restrictions and timing of other S106 payments from other sites.</li> </ul>
<p><i>Acute Care and General Hospital infrastructure</i></p> <ul style="list-style-type: none"> <li>No site-specific infrastructure requirements identified at this stage but to be considered further for the Draft Submission stage of the BFLP.</li> </ul>	<p>1. The Heatherwood and Wexham Park NHS Hospitals Foundation Trust and Developers.</p> <p>2. Funding from Central Government and the consideration of planning applications for new or expanded facilities.</p> <p>3. Unknown at this stage.</p>	<ul style="list-style-type: none"> <li>Timing of facilities verses timing of development.</li> <li>Funding availability.</li> <li>Obtaining planning permission for new facilities and site.</li> </ul>
<p><i>Mental Health infrastructure</i></p> <p>No site-specific infrastructure requirements identified at this stage but to be considered further for the Draft Submission stage of the BFLP.</p>	<p>1. The Berkshire Healthcare NHS Foundation Trust, the West London Mental Health NHS Trust (who manage the mental health services at Broadmoor Hospital) and Developers.</p> <p>2. Funding from Central Government and/or CIL.</p> <p>3. Unknown at this stage.</p>	<ul style="list-style-type: none"> <li>Phasing of developments.</li> <li>Funding availability and allocation of CIL Funding.</li> <li>Obtaining Planning permission and commencement of development.</li> </ul>
<p><i>Public Health infrastructure</i></p> <ul style="list-style-type: none"> <li>Refer to 'Community Centre infrastructure' in SALP and Draft BFLP site specific schedules. The other BFLP potential sites in the site-specific schedules will increase the demand for public health facilities and services in the borough. No infrastructure projects identified at this stage but to be considered further for the Draft Submission stage of the BFLP.</li> </ul>	<p>1. Public Health England, NHS England, BFC and developers.</p> <p>2. Funding from NHS England, Central Government, developer contributions through section 106 legal agreements and/or CIL.</p> <p>3. Unknown at this stage.</p>	<ul style="list-style-type: none"> <li>Phasing of developments.</li> <li>Funding availability and allocation of CIL Funding.</li> <li>Obtaining Planning permission and commencement of development.</li> </ul>
<b>Waste Infrastructure Category</b>		
<i>Waste and Recycling</i>	<ul style="list-style-type: none"> <li>No site-specific infrastructure requirements identified at this stage but to be considered further for the Draft Submission stage of the BFLP.</li> </ul>	
<b>Utilities Category</b>		

What Infrastructure is Required	1. Who (Delivery Organisations) 2. How 3. When	Risk/Dependencies and Other Comments
<p><i>Water Supply</i></p> <ul style="list-style-type: none"> <li>Currently there are no specific capacity issues for the other Draft BFLP potential sites but this will be considered further for the Draft Submission stage of the BFLP.</li> </ul>	<ol style="list-style-type: none"> <li>Affinity Water (AW) or South East Water (SEW) (depending on which area the development site is located) and Developer.</li> <li>Initial impact studies funded by the developer. Water services infrastructure improvements funded by AW or SEW through the Asset Management Plan (AMP) process on a 5 year funding cycle.</li> <li>Prior to commencement of development</li> </ol>	<ul style="list-style-type: none"> <li>Time taken for upgrades.</li> <li>Alignment with AW's/SEW's investment programmes.</li> <li>Requires early engagement between developers and AW/SEW to understand proposals.</li> </ul>
<p><i>Waste Water</i></p> <ul style="list-style-type: none"> <li>There is capacity for some sites but not for others. This to be considered further for the Draft Submission stage of the BFLP.</li> </ul>	<ol style="list-style-type: none"> <li>Thames Water (TW) and Developer.</li> <li>Initial impact studies funded by the developer. Waste water services infrastructure improvements funded by TW through the Asset Management Plan (AMP) process. Upgrades can be undertaken outside of this process but may require developer funding. A developer tariff system is being introduced in April 2018.</li> <li>Prior to commencement of development.</li> </ol>	<ul style="list-style-type: none"> <li>Time taken for upgrades.</li> <li>Alignment with TW's investment programme.</li> <li>Requires early engagement between developers and TW to understand proposals and impact on service.</li> </ul>
<p><i>Electricity Supply Infrastructure</i></p> <ul style="list-style-type: none"> <li>The BFLP other sites should not put pressure on electricity supply in the borough, given the scale of the transmission network. This will be monitored throughout and beyond the BFLP period.</li> </ul>	<ol style="list-style-type: none"> <li>National Grid (NG) and Scottish &amp; Southern Electricity Networks (SSEN) Public Limited Company and developers.</li> <li>Modifications of the existing network are through agreement between the utility provider and the developer. Maintenance, repairs or upgrades are funded by the utility provider and network relocation costs are met by the developer.</li> <li>Unknown at this stage.</li> </ol>	<ul style="list-style-type: none"> <li>Phasing of developments.</li> <li>Funding availability.</li> <li>Time taken for upgrades.</li> <li>Requires early engagement between developer and utility provider to understand proposals and their impact on service.</li> <li>Either the layout will have to accommodate power lines or the lines will need re-routing. This would be funded by the developer, subject to agreement with utility provider.</li> </ul>
<p><i>Gas Supply Infrastructure</i></p> <ul style="list-style-type: none"> <li>The BFLP potential sites in the site-specific schedules should not put pressure on gas supply in the</li> </ul>	<ol style="list-style-type: none"> <li>National Grid (NG), Scotia (Southern) Gas Networks (SGN), Cadent Gas Limited (CGL) and developers.</li> </ol>	<ul style="list-style-type: none"> <li>Phasing of developments.</li> <li>Funding availability;</li> </ul>

What Infrastructure is Required	1. Who (Delivery Organisations) 2. How 3. When	Risk/Dependencies and Other Comments
borough, given the scale of the transmission network. This will be monitored throughout and beyond the new local plan period.	2. Modifications of the existing network are through agreement between the utility provider and the developer. Maintenance, repairs or upgrades are funded by the utility provider and network relocation costs are met by the developer. 3. Unknown at this stage.	<ul style="list-style-type: none"> <li>• Time taken for upgrades.</li> <li>• Requires early engagement between developer and utility provider to understand proposals and their impact on service.</li> </ul>
<i>Telecommunications Infrastructure</i> <ul style="list-style-type: none"> <li>• The BFLP potential sites in the site-specific schedules will increase the demand for access to telecommunications infrastructure in the borough.</li> </ul>	1. British Telecommunications PLC, Openreach and developers. 2. Modifications of the existing network are through agreement between the developer and the telecommunications company. 3. Unknown at this stage.	<ul style="list-style-type: none"> <li>• Phasing of developments.</li> <li>• Funding availability.</li> <li>• Time taken for upgrades.</li> <li>• Requires early engagement between developer and telecommunications company to understand proposals and their telecommunications requirements.</li> </ul>
Renewable Energy Infrastructure Category		
<i>Solar Photovoltaic.</i>  <i>Solar Thermal.</i>  <i>Wind.</i>  <i>Ground Source Heat Pumps.</i>  <i>Air Source Heat Pumps.</i>  <i>Biomass.</i>  <i>Biofuels.</i>	1. Developer/individual householders. 2. Compliance with building regulations by developers and through personal choice by householders. 3. Ongoing.	<ul style="list-style-type: none"> <li>• None.</li> </ul>

## 5 BFLP Additional Infrastructure Projects Schedule

**5.0.1** The projects that are identified in the following table outline the internal and external infrastructure service providers requirements following the publication of SALP and the first round of consultation as part of the production of this IDP. The Borough's Parish and Town Councils have also submitted their own infrastructure projects schedules that are included below. The projects in the additional infrastructure projects schedule below may form part of the site-specific infrastructure delivery schedules following the Draft BFLP public consultation and will be programmed/delivered in association with other developments across the borough.

**Table 12 Additional Infrastructure Projects Schedule**

Project	Site	Ward	Estimated Cost
		Parish/Town	
<b>Transport Infrastructure</b>			
<b>Local Road Network</b>			
Proposed Junction Improvements.	Hanworth Roundabout	Hanworth	£3.0m
		Bracknell	
	Hanworth Road/Ringmead Junction	Hanworth	£800k
		Bracknell	
	Bracknell Road/Old Wokingham Road Roundabout	Crowthorne	£160k
		Crowthorne	
	B3408 Wokingham Road/Stoney Road Junction	Priestwood and Garth	£200k
		Bracknell	
	A3095 Rackstraw Road / Owlsmoor Road Junction	Owlsmoor	£450k
		Sandhurst	
	Forest Road/Binfield Road Junction	Binfield with Warfield	£550k
		Warfield	
	Crowthorne High Street Roundabout	Crowthorne	£200k
		Crowthorne	
	London Road/Priory Road Junction	Ascot	£50k
		Winkfield	
London Road/Fernbank Road Junction	Ascot	£50k	
	Winkfield		

Project	Site	Ward	Estimated Cost
		Parish/Town	
	Easthampstead Road/Western Road	Priestwood and Garth	£250k
		Bracknell	
	A322/Swinley Road	Ascot	£500k
		Winkfield	
	Locks Ride/Long Hill Road	Ascot	£150k
		Winkfield	
	B3022 Bracknell Road/A330 Maidens Green Junction	Winkfield and Cranbourne	£250k
		Winkfield	
	Shepherds Lane/Stoney Road	Priestwood and Garth	£250k
		Bracknell	
	London Road corridor, including Martins Heron Roundabout	Harmans Water	£900k
		Winkfield	
	North side of London Road		£88.5
<b>Footpaths and Cycleways</b>			
Borough-wide footpath and cycleway projects.			£3.89m
Proposed Footpath and Cycleway.	Yorktown Road from College Road to the Meadows		
	Wellington Road & The Broadway		£270k
	Rackstraw Road - South Road to Magdalene Road		£90k
	Longdown Road, Edgbarrow Rise to Crowthorne Road		£100k
	Sandhurst Road - Byron Drive to Lower Broadmoor Road		£80k
	Magdalene Road - Rackstraw Road to Harvard Road		£200k
	Wooden Hill - Nine Mile Ride to Staplehurst		£100k

Project	Site	Ward	Estimated Cost
		Parish/Town	
	Beehive Road - London Road to Berkshire Way		£190k
	Turnpike Road - Beehive Road to B3408		£190k
	Stoney Road/Binfield Road/Downshire Way		£380k
	Shepherds Lane		£150k
	Sandy Lane		£80k
	Kennel Lane		£80k
	Goughs Lane/Warfield Road (along Holly Spring Lane)		£30k
	Holly Spring Lane		£230k
	Bay Road / Lily Hill Road		£90k
	South Road - Lower Broadmoor Road to junction with Owlsmoor/Rackstraw Road		£360k
	Old Wokingham Road - Nine Mile Ride to Bracknell Road		£280k
	North side of London Road		£88.5k
	Northern Bank, River Blackwater, between Yatley Road and Mill Lane		
	New cycleway commuted maintenance sums.		£350k
<b>Public Transport</b>			
Borough-wide public transport routes/services (excluding enhancements to physical infrastructure).			£5.95m
Routes/services serving Broadmoor.		Crowthorne	£1.4m

Project	Site	Ward	Estimated Cost
		Parish/Town	
		Crowthorne	
Routes/services serving Blue Mountain.		Binfield With Warfield	£700k
		Binfield	
Routes/services serving Amen Corner South.		Binfield With Warfield	£700k
		Binfield	
<b>Strategic Road Network</b>			
M4 junctions 3-12: smart motorway scheme.			£586.4m-£862.4m
<b>Community Transport</b>			
No projects have been identified at this stage.			
<b>Waste Management</b>			
One overground recycling facility at Broadmoor (SALP Policy Policy SA4).		Crowthorne	
		Crowthorne	
One overground recycling facility at Amen Corner South (SALP Policy Policy SA8).		Binfield With Warfield	
		Binfield	
<b>Utilities</b>			
<b>Water Supply &amp; Waste Water</b>			
Waste Water (Thames Water) - Camberley and Sandhurst Phosphate reduction scheme.	Sandhurst Sewage Treatment Works	Central Sandhurst	
		Sandhurst	
Waste Water - Easthampstead Phosphate and Ammonia reduction scheme.	Easthampstead Sewage Treatment Works	Great Hollands South	
		Bracknell	
<b>Electricity &amp; Gas Network</b>			
Electricity Network (National Grid) - Reconductor both of the Bramley-West Weybridge overhead line circuits with 2x500mmm <sup>2</sup> AAAC conductor to operate at a maximum of 75C.			
Gas network - No projects have been identified at this stage.			
<b>Telecommunications</b>			
No projects have been identified at this stage.			

Project	Site	Ward	Estimated Cost
		Parish/Town	
<b>Renewable Energy</b>			
No projects have been identified at this stage.			
<b>Education</b>			
<b>Early Years</b>			
New facilities within the proposed new developments for the delivery of additional early years and childcare.			
<b>Primary Education</b>			
Expansion of Warfield Primary School through provision of additional 1FE (Woodhurst site) at Sopwith Road.	Warfield CE Primary School Sopwith Road Warfield Bracknell RG42 6BR	Binfield with Warfield Warfield	
Wildmoor Heath: expansion by 1FE.	Wildmoor Heath School Lower Broadmoor Road, Crowthorne RG45 7HD	Crowthorne Crowthorne	£3.5m
One new 2FE school at Amen Corner South (SALP Policy Policy SA8).		Binfield With Warfield Binfield	£5m
<b>Secondary Education</b>			

Project	Site	Ward	Estimated Cost
		Parish/Town	
Easthampstead Park: expansion by 1FE.		Great Hollands South	£3.5m
		Bracknell	
Edgbarrow: expansion by 1FE.		Crowthorne	£3.8m
		Crowthorne	
<b>Further Education</b>			
No projects have been identified at this stage.			
<b>Special Educational Needs</b>			
No projects have been identified at this stage.			
<b>Adult &amp; Community Learning</b>			
No projects have been identified at this stage.			
<b>Community Infrastructure</b>			
<b>Community Centres</b>			
Farley Wood Community Centre at Amen Corner South (SALP Policy Policy SA8).		Binfield With Warfield	£1.1m
		Binfield	
<b>Youth Centres</b>			
No projects have been identified at this stage.			
<b>Libraries</b>			
No projects have been identified at this stage.			
<b>Built Sports</b>			
Bracknell Leisure Centre: capacity improvements to sports hall, gymnasium, floodlighting, grandstand and car parking facilities.		Old Bracknell	£2.8m
		Bracknell	
Purpose built Gymnasium on public open space for Bracknell Gymnastic Club	Great Hollands Recreation Ground  South Road  Bracknell  RG40 3EE	Great Hollands South	
		Bracknell Town	

Project	Site	Ward	Estimated Cost
		Parish/Town	
<b>Faith Groups and Places of Worship</b>			
No projects have been identified at this stage.			
<b>Heritage</b>			
No projects have been identified at this stage.			
<b>Public Art</b>			
No projects have been identified at this stage.			
<b>Social Infrastructure</b>			
<b>Children's Social Care</b>			
No projects have been identified at this stage.			
<b>Adult Social Care</b>			
No projects have been identified at this stage.			
<b>Affordable Housing</b>			
No projects have been identified at this stage.			
<b>Cemeteries &amp; Crematoriums</b>			
Extension to the Easthampstead Park Cemetery and Crematorium.	Easthampstead Park Cemetery and Crematorium  South Road  Bracknell  RG40 3DW	Great Hollands South  Bracknell	
Refer to projects that have been identified in the Open Space list.			
<b>Emergency Services</b>			
<b>Police Service</b>			
Equipment, e.g. Bicycles.			£10k

Project	Site	Ward	Estimated Cost
		Parish/Town	
Police Community Support Officers (PCSOs).			£400k
Automatic Number Plate Recognition (ANPR) cameras.			£150k
<b>Ambulance Service</b>			
No projects have been identified at this stage.			
<b>Fire &amp; Rescue Service</b>			
No projects have been identified at this stage.			
<b>Health</b>			
<b>Primary Health Care</b>			
Redevelopment of the Skimped Hill Health Centre, Skimped Hill Lane, Bracknell RG12 1LH	Skimped Hill Health Centre, Skimped Hill Lane  Bracknell  RG12 1LH	Wildridings and Central  Bracknell	
Redevelopment of the Royal Berkshire Bracknell Healthspace, London Road, Bracknell RG12 9BG	Royal Berkshire Bracknell Healthspace  London Road  Bracknell  RG12 9BG	Bullbrook  Bracknell	
Primary Health and Care Facility in Bracknell Town Centre			
<b>Acute Care / General Hospitals &amp; Mental Health</b>			
No projects have been identified at this stage.			
<b>Public Health</b>			
No projects have been identified at this stage.			

Project	Site	Ward	Estimated Cost
		Parish/Town	
<b>Green Infrastructure</b>			
<b>Open Space</b>			
Parks and Gardens			
Complete upgrade of all play equipment	King George V Recreation Ground	Winkfield and Cranbourne	
		Winkfield	
SANG Enhancements			
<p>Provide new facilities / features</p> <ul style="list-style-type: none"> <li>● New public toilets; permanent café; tree top walkway; fitness trail; irrigation system; water feature/fountain; outdoor BBQ's available for public hire.</li> <li>● Upgrade benches and park furniture (incl litter/recycling bins) and machinery e.g. digger, chipper, tractor, ranger vehicle.</li> </ul>	Lily Hill Park	Bullbrook	
<p>Promote art / education</p> <ul style="list-style-type: none"> <li>● New sculpture/art work for fallen Douglas Fir; educational nature sculpture trail; outdoor classroom for schools/community group use; animal/insect/bees children's educational facility; human sundial feature; maze and natural play features for children; tree house for educational purposes; community kitchen garden for public learning.</li> <li>● Upgrade amphitheatre.</li> <li>● Upgrade education pack for school use.</li> <li>● Consider converting Lily Hill Lodge to outdoor facility for public facility for public education/community use.</li> </ul>			
<p>Access improvements</p> <ul style="list-style-type: none"> <li>● Upgrade path network (areas outside SANG improvements).</li> <li>● Upgrade bridge by Running Horse pub.</li> <li>● Install park information point for visitor contact.</li> <li>● Enhance green corridor access to Scott's Hill e.g. bridge/pedestrian crossing.</li> </ul>			
<p>Conserve and enhance natural and built heritage</p> <ul style="list-style-type: none"> <li>● Carry out long term tree planting programme.</li> <li>● Long term maintenance work required to pond to remove invasive species.</li> <li>● Complete wildlife surveys and tree surveys for whole grounds.</li> <li>● Long term woodland management work required to remove understorey invasive species e.g. laurel, rhododendron, bramble etc.</li> <li>● Look to implement natural grass maintenance regime e.g. sheep grazing.</li> <li>● Ditch maintenance work required to remove invasive species and dredge.</li> <li>● Upgrade French drain systems.</li> </ul>			
Environmental sustainability measures			

Project	Site	Ward	Estimated Cost
		Parish/Town	
<ul style="list-style-type: none"> <li>• New composting facility in gardeners compound.</li> <li>• New outdoor solar lighting along main carriageway.</li> </ul>			
<p>Make the park welcoming, safe and secure</p> <ul style="list-style-type: none"> <li>• Upgrade fencing and gates around Edwardian Water Garden and replace and reinstate estate rail around park boundary.</li> <li>• New automatic barriers in car park, app or interpretation facility for mobiles/talking trail, webcam and CCTV.</li> <li>• Improve biosecurity facility in gardeners compound.</li> </ul>		Bracknell	
<p>SANG enhancements.</p> <p>S106 funded project - new path from car park into and around the site.</p> <p>New noticeboard required</p> <p>Biodiversity enhancements - New bird boxes, Murrell Hill Lane ditch / pond planting and de-silting, grassland improvements – enhanced wildflowers, wildlife themed interpretation.</p>	Pope's Meadow	Binfield with Warfield	
		Binfield	
<p>New multi use play court.</p> <p>Refurbishment of the tennis courts.</p> <p>Upgrade of bins and benches.</p> <p>Replacement map outside the Town Hall.</p> <p>Replacement noticeboard.</p> <p>Removal of metal structure near football club.</p>	Sandhurst Memorial Park	Central Sandhurst	
		Sandhurst	
<p>Heritage restoration works, including restoring the pond, new pond dipping platform.</p> <p>New bird / bat boxes.</p> <p>Planting native trees.</p> <p>Pond improvements (dredging, culvert opening, replanting, habitat improvements including reed beds, pond dipping opportunities)</p>	Snaprails Park	Central Sandhurst	
		Sandhurst	
<p>Provide new facilities / features:</p> <ul style="list-style-type: none"> <li>• New outdoor shelter for public use; tree top walkway; fitness trail;</li> <li>• irrigation system;</li> <li>• gardeners compound;</li> <li>• Upgrade toddlers play area and benches / park furniture (including litter/recycling bins), and</li> <li>• Add lighting to fountain.</li> </ul>	South Hill Park (South Lake)	Hanworth	
		Bracknell	

Project	Site	Ward	Estimated Cost
		Parish/Town	
<p>Promote art / education:</p> <ul style="list-style-type: none"> <li>● Improve amphitheatre, and</li> <li>● New tree trail and signage and pond dipping platform.</li> </ul> <p>Access improvements:</p> <ul style="list-style-type: none"> <li>● Upgrade CEDEC paths through the woods and resin paths throughout the park;</li> <li>● Restore bridge over South Lake;</li> <li>● New park map illustration, and</li> <li>● New directional signage and car park vehicle and pedestrian flow management.</li> </ul> <p>Conserve and enhance natural and built heritage:</p> <ul style="list-style-type: none"> <li>● Reinststate kitchen garden;</li> <li>● Woodland management work e.g. invasive species control (bamboo, laurel, rhododendron ponticum);</li> <li>● Dredge silt from lake and carry out bank edge erosion control measures;</li> <li>● Tree planting programme and more formal planting at pedestrian entrances;</li> <li>● Restore ice house;</li> <li>● New stumpery with interpretation;</li> <li>● Restore reed marsh and Italian Garden fountain;</li> <li>● Complete wildlife surveys and tree surveys for whole grounds;</li> <li>● Restore and enhance wildflower meadow areas, and</li> <li>● Label historic trees and important plants.</li> </ul> <p>Environmental sustainability measures:</p> <ul style="list-style-type: none"> <li>● New outdoor solar lighting along main routes and new composting facility.</li> </ul> <p>Make the park welcoming, safe and secure:</p> <ul style="list-style-type: none"> <li>● New on-site interpretation; CCTV; permanent decorative metal fencing around beds at base of terrace.</li> </ul>			
<p>Provide new Disability Discrimination Act (DDA) play equipment (South Hill Road Play Area).</p> <p>Potential for signage project.</p>	South Hill Road Play Area / North Lake	Old Bracknell Bracknell	
<p>Drainage scheme to improve pitches;</p> <p>New parking and access road improvements;</p> <p>Biodiversity enhancements, and</p>	The Elms	Bullbrook Bracknell	

Project	Site	Ward	Estimated Cost
		Parish/Town	
New toilets.			
Natural and Semi-Natural Greenspaces including Urban Woodlands			
SANG enhancements; New finger posts / way markers to connect up Jennett's Park via PROW network; New willow tunnel; Replacement Bridge; Passive OSPV improvements, and Replacement play equipment.	Ambarrow Court	Little Sandhurst and Wellington	
	Ambarrow Hill	Sandhurst	
	Anneforde Place playing field	Priestwood and Garth	
		Bracknell	
Understorey clearance, selective thinning and path upgrade. Remove paint/graffiti on Utilities box and lamppost. Directional signage over footbridge.	Avebury	Great Hollands North	
		Bracknell	
Understorey woodland enhancement. Update noticeboard information. Treat wooden furniture. Remove graffiti and fly tipping waste.	Berrybank Copse	College Town	
		Sandhurst	
S106 funded new wooden sculptures, and Scrub / tree management.	Bill Hill	Wildridings and Central	
		Bracknell	
No further projects recommended – site has recently received significant improvements via s106 funding.	Blackmoor Pond	Ascot	
		Winkfield	
Biodiversity improvements. Signage improvements. Replacement or removal of wooden fence in poor condition.	Bluebell Hill	Bullbrook	
		Bracknell	
Woodland understorey enhancement. Removal of Green waste.	Bog Lane	Harmans Water	
		Winkfield	
SPA enhancements through the SAMM project. S106 funded biodiversity enhancements – heathland restoration.	Caesar's Camp	Crowthorne	
		Crowthorne	

Project	Site	Ward	Estimated Cost
		Parish/Town	
Litter pick. Dog Fouling Signage.			
Understorey woodland planting and invasive species removal. Pond restoration.	Chaucer Woods	Little Sandhurst and Wellington	
		Sandhurst	
Clearance of non-native plant species i.e. laurel. Installation of bird/bat boxes. Removal of signs nailed to trees.	Circle Hill Woodland	Crowthorne	
		Crowthorne	
SANG enhancements.	Clinton's Hill	Bullbrook	
		Bracknell	
SPA enhancements through the SAMM project. Additional Dog Foul bins.	Crowthorne Woods	Crowthorne	
		Crowthorne	
S106 funded visitor access, and wildlife enhancements. Tarmac car park and noticeboard.	Domesday Copse	Wildridings and Central	
		Bracknell	
Install play equipment for older children.	Dryden Play Area	Hanworth	
		Bracknell	
Biodiversity enhancements. Tree thinning/clearance/management of vegetation around car park perimeters.	Easthampstead Park	Great Hollands North	
		Bracknell	
SANG enhancements. S106 funded biodiversity enhancements.	Englemere Pond	Ascot	
		Winkfield	
S106 funded biodiversity enhancements.	Farley Copse	Binfield With Warfield	
		Binfield	
Pond restoration. Replacement bench and bin at Boxford Ridge. Litter Pick.	Friendship Way	Wildridings And Central	
		Bracknell	
S106 funded visitor access, and wildlife enhancements. Litter pick.	Frog Copse	Wildridings And Central	
		Bracknell	

Project	Site	Ward	Estimated Cost
		Parish/Town	
New Play area.	Garswood	Crown Wood	
		Bracknell	
SANG enhancements. S106 funded biodiversity enhancements. Green bridge linking Garth Meadows to Garth Pond. Potential for installation of benches and bins.	Garth Meadows	Warfield Harvest Ride	
		Warfield	
Upgrade play provision. S106 funded access improvements.	Harvest Hill	Warfield Harvest Ride	
		Warfield	
Small pond could be created to make use of natural low point.	Hitherhooks Copse	Binfield With Warfield	
		Binfield	
SANG enhancements. River edge/pond habitat enhancements and new bird boxes.	Horseshoe Lake	Little Sandhurst and Wellington	
		Sandhurst	
SANG enhancements.	Jock's Copse	Binfield with Warfield	
		Binfield	
Biodiversity enhancements – looking at creating a better first impression of the centre of Binfield with a garden at the TRN/Forest Road roundabout.	Knox Green	Binfield with Warfield	
		Binfield	
SANG enhancements - Part of East to West Greenway. Replacement or removal of gate. Management of invasive scrub.	Larks Hill	Binfield with Warfield	
		Warfield	
SANG enhancements. Management of trees and scrub.	Longhill Park	Ascot	
		Winkfield	
More play equipment.	Ludlow Play Area	Hanworth	
		Bracknell	
SANG enhancements.	Milman Close	Bullbrook	
		Bracknell	
Woodland understorey planting.	Napier Close	Crowthorne	
		Crowthorne	
Improved access gateway, new newt sculpture and habitat improvement works. Improvements to signage.	Newt Reserve	Warfield Harvest Ride	
		Warfield	

Project	Site	Ward	Estimated Cost
		Parish/Town	
<p>New Wildlife interpretation panels (in 2-7 years).</p> <p>Finger posts / way markers to connect up to Jennett's Park (in 1 -2 years).</p> <p>Disabled accessible footpath to connect to the woodland entrance through Bracknell Town Council playing fields to other existing paths (in 2-7 years).</p> <p>Pond improvements - natural clay lining / bird / bat boxes.</p>	Northerams Wood	Great Hollands North	
		Bracknell	
<p>New entrance way gate and signage. Develop old garage area, remove concrete and create wildflower and woodland for a more attractive entrance to site.</p> <p>Upgrade metal fencing.</p> <p>Repair/reinforce steps.</p>	Osman's Close woodland	Winkfield and Cranbourne	
		Winkfield	
Understorey woodland enhancement.	Owlsmoor Woodland	Owlsmoor	
		Sandhurst	
<p>SANG enhancements.</p> <p>Clear understorey and create mini-meadow.</p>	Piggy Wood	Warfield Harvest Ride	
		Warfield	
<p>Biodiversity enhancements - new bat and bird boxes, enhancing woodland habitat by converting from plantation to deciduous and encouraging native tree and ground flora.</p> <p>Invasive/non-native species replacement.</p> <p>Site entrances enhancement (car park improvements, new signs).</p> <p>New seating area.</p> <p>Pond marginal planting and improvements.</p> <p>Litter pick and further dog foul bins.</p>	Savernake Park	Crown Wood	
		Winkfield	
<p>Understorey woodland enhancement.</p> <p>Improvements for disability access.</p> <p>Potential for installation of bins and upgrade of bench.</p>	School Hill	Little Sandhurst and Wellington	
		Sandhurst	
<p>Understorey woodland enhancement.</p> <p>Install BFC signage.</p> <p>Removal of temporary fencing and formalise entrance.</p> <p>Litter pick.</p>	Scotts Hill (Drovers Way)	Harmans Water	
		Bracknell	

Project	Site	Ward	Estimated Cost
		Parish/Town	
SANG enhancements.  New circular route, which includes a 'feature' footbridge over Blackwater River and upgrades to paths.	Shepherd Meadows	College Town	
		Sandhurst	
SPA enhancements through the SAMM project.  Removal of litter on Forrester's Way.  Install Dog Fouling Penalty notice.	Swinley Forest	Crowthorne	
		Winkfield / Crowthorne	
Understorey woodland enhancement.  Install Dog Fouling Penalty sign.	Temple Copse	Binfield with Warfield	
		Binfield	
New bench and path works.  Litter Pick.	The Chestnuts	Warfield Harvest Ride	
		Warfield	
Rhododendron removal, understorey clearance, scot's pine thinning and possible path upgrade.  Install BFC signage.  Consider plan for reduction of fly tipping.	The Mound	Harmans Water	
		Bracknell	
SANG enhancements.	Tinker's Copse	Binfield with Warfield	
		Binfield	
S106 funded biodiversity enhancements and access improvements.	Wentworth Way/Ascot Priory Woodland	Ascot	
		Winkfield	
Replace bridges, path works and hedge laying.	Whitegrove Copse	Warfield Harvest Ride	
		Warfield	
Access path recently added.  Add signage to outdoor gym equipment.  Replace benches and bins.	Wicks Green	Binfield with Warfield	
		Binfield	
SPA enhancements through the SAMM project.  Add further information to notice board.  Install bin at south road entrance.	Wildmoor Heath	Central Sandhurst	
		Sandhurst / Crowthorne	
		Crowthorne	
		Sandhurst	
Rhododendron removal, understorey clearance and scot's pine thinning.  Address fly tipping.	Woodland by Oareborough	Harmans Water	
		Bracknell	

Project	Site	Ward	Estimated Cost
		Parish/Town	
Understorey clearance, pine removal, path and steps installation.  Install signage.	Woodland east of Harvard Road	Owlsmoor	
		Sandhurst	
Remedial works land not yet transferred.  Signage review.	The Parks (RAF Staff College)	Harmans Water	
		Bracknell	
Interpretation – boards/leaflet, fruit tree trail, ditch improvements, way markers to link site and improve joined up access, orienteering course set up.  North and south link of Peacock Meadows via a Green Bridge.  West Garden Copse:  <ul style="list-style-type: none"> <li>● New surfaced footpath (in 2-7 years).</li> <li>● New storytelling chair and circle and sculpture entrance way (in 2- 7 years).</li> <li>● New wild play trail (in 2-7 years) - possibly extending into Peacock Meadows.</li> <li>● New pond creation (in 1 year).</li> </ul>	Peacock Meadows (Jennett's Park)	Great Hollands North	
		Bracknell	
		Binfield with Warfield	
		Binfield	
New interpretation design x 3.  New site name signs (in 1 - 2 years).  New finger posts/way markers to connect up across Jennett's park ( 1 - 2 years).  Potential SANG enhancements.	Tarmans Copse (Jennett's Park)	Great Hollands North	
		Bracknell	
New interpretation x2. (in 1 year).  Finger posts / way markers to connect through Jennett's Park (1-2 years).  Upgrade boardwalk (in 5-7 years).  New seating (in 1- 7 years).  Plant mature trees.  New bird / bat boxes.	Wykery Copse	Binfield with Warfield	
		Binfield	
Remove Graffiti on metal Vehicle gate.	Brookers Row	Crowthorne	
		Crowthorne	
Pond enhancement.	Foxley Lane (Nash Pond)	Binfield with Warfield	
		Binfield	

Project	Site	Ward	Estimated Cost
		Parish/Town	
Rhododendron removal and pine thinning.	Woodland south of Firlands (Nightingale Crescent)	Harmans Water	
		Bracknell	
Rhododendron removal. Replace bins.	Spaces near South Hill Park	Hanworth	
		Bracknell	
Understorey clearance/rhododendron removal. Litter pick and removal of green waste and graffiti.	Bagshot Road (Woodland off Chesterblade Lane)	Crown Wood	
		Winkfield/Bracknell	
Understorey clearance/rhododendron removal.	Garswood, Bagshot Road	Crown Wood	
		Bracknell	
Understorey clearance/rhododendron removal.	Opladen Way, Garswood	Crown Wood	
		Bracknell	
Replace deteriorating bench and bin.	Garswood	Crown Wood	
		Bracknell	
SPA enhancements through the SAMM project. Work with Crown Estate to upgrade signage at Caesars camp.	Swinley Forest	Crowthorne	
		Crowthorne	
Repair metal fence.	Broadmoor woodland	Crowthorne	
		Crowthorne	
Potential SANG enhancements.	Big Wood (Warfield Park)	Winkfield and Cranbourne	
		Warfield	
SANG enhancements.	Cabbage Hill	Binfield with Warfield	
		Warfield	
Rhododendron removal.	Windmill Road Copse	Priestwood and Garth	
		Bracknell	
SANG enhancements.	Beswick Gardens	Bullbrook	
		Bracknell	
Work with Crown Estate to upgrade signage and consider interpretation board for Devils Highway (Roman Road).	Swinley Forest - Butter Hill	Crowthorne	
		Crowthorne	
SANG enhancements. Install BFC Signage. Remove telegraph pole. Install access gates.	Big Wood (Binfield)	Binfield with Warfield	£638k (Big Wood SANG enhancements)
		Binfield	

Project	Site	Ward	Estimated Cost
		Parish/Town	
Understorey removal. Repairs to fencing and boundaries. New bird/bat boxes and wildflower grassland improvements.			
New interpretation panels; directional waymarkers; Bird/bat/hedgehog boxes and natural wood sculpture.	Church Hill House	Old Bracknell	
		Bracknell	
New SANG and Bridge and new Passive OSPV.	Manor Farm	Warfield Harvest Ride	
		Warfield	
Biodiversity enhancements. Installation of bird/bat boxes.	Walter Recreation Ground	Crowthorne	
		Crowthorne	
Biodiversity enhancements. Looking at long term planting to increase biodiversity, working on reducing brambles and restoring hawthorn hedging.	Silver Jubilee Fields	Binfield with Warfield	
		Binfield	
SPA enhancements through the SAMM.	Swinley Forest	Great Hollands North	
		Bracknell	
New SANG.	Broadmoor	Crowthorne	
		Crowthorne	
New SANG.	Transport Research Laboratory	Crowthorne	
		Crowthorne	
New SANG.	Amen Corner North	Binfield with Warfield	
		Binfield	
New SANG.	Blue Mountain	Binfield with Warfield	
		Binfield	
New SANG.	Riggs Copse	Binfield with Warfield	
		Binfield	
New SANG.	Wellers Lane	Binfield with Warfield	
		Warfield	
New SANG.	Cabbage Hill west	Binfield with Warfield	
		Warfield	
New SANG.	Field south of Moss End Garden Centre	Binfield with Warfield	
		Warfield	

Project	Site	Ward	Estimated Cost
		Parish/Town	
New SANG and bridge/Passive OSPV.	Elen Place (Area 4 of the Warfield SPD, 2012)	Binfield with Warfield	
		Warfield	
New Passive OSPV.	Bullbrook River Park	Binfield with Warfield	
		Warfield	
New Passive OSPV.	The Cut River Park	Binfield with Warfield	
		Warfield	
New Passive OSPV.	Land east of Murrell Hill Lane	Binfield with Warfield	
		Binfield	
Passive OSPV.	Garth Hill College	Priestwood and Garth	
		Bracknell	
Passive OSPV.	Binfield Nursery	Binfield with Warfield	
		Binfield	
Passive OSPV.	Farley Hall	Binfield with Warfield	
		Binfield	
Passive OSPV.	The Depot	Wildridings and Central	
		Bracknell	
Passive OSPV.	Land north of Eastern Road	Bullbrook	
		Bracknell	
Passive OSPV.	Land at Old Bracknell Lane West	Wildridings and Central	
		Bracknell	
Passive OSPV.	Land at Cricket Field Grove	Crowthorne	
		Crowthorne	
Passive OSPV.	Land north of Cain Road	Binfield with Warfield	
		Binfield	
Passive OSPV.	Land south of Dukes Ride	Crowthorne	
		Crowthorne	
Passive OSPV.	Land at junction of Forest Road and Foxley Lane	Binfield with Warfield	
		Binfield	
Passive OSPV.	Land west of Alford Close	Little Sandhurst and Wellington	
		Sandhurst	
Passive OSPV.	Sandbanks, Longhill Road and Dolyhir, Fern Bungalow and Palm Hills Estate	Ascot	
		Winkfield	

Project	Site	Ward	Estimated Cost
		Parish/Town	
Passive OSPV.	Land at Bog Lane	Ascot	
		Winkfield	
Passive OSPV.	Transport Research Laboratory	Crowthorne	
		Crowthorne	
Green Corridors			
S106 funded improvements - new path links, bridges, boardwalks and habitat improvements.	Allsmoor Lane North	Harmans Water	
		Winkfield	
Stream enhancements (Bullbrook).	Allsmoor Lane South/The Warren FSA (balancing pond)	Harmans Water	
		Winkfield	
Tree planting to enhance the wildlife corridor	Chestnuts Lane	Warfield Harvest Ride	
		Warfield	
S106 funded biodiversity enhancements and new feature seating.  Remove litter and graffiti	Farningham Ride	Crown Wood	
		Bracknell	
Ditch enhancement for biodiversity and drainage.	Kennel Lane	Warfield Harvest Ride	
		Warfield	
Rhodedendron removal.	Linear Space between Oakengates & Nutley	Hanworth	
		Bracknell	
Rhodedendron removal.	Linear space between Juniper & Jameston	Hanworth	
		Bracknell	
Rhodedendron removal.	Linear space between Jevington & Hillberry	Hanworth	
		Bracknell	
Remove all rhodedendron and replant native species.  New bat/bird boxes.  Rationalise signage.  Provision of a new permissive cycle route to connect Coral Reef and The Look Out with the approved housing development at the former-TRL site, and to link with existing cycle routes to Crowthorne and Sandhurst.	Nine Mile Ride	Hanworth	
		Bracknell	
SANG enhancements.  Biodiversity offsetting.	Piggy Wood (Quelm Lane)	Warfield Harvest Ride	
		Warfield	
Biodiversity Enhancements (Offsetting).  Hedgerow and tree planting.	Queensway	Priestwood And Garth	
		Bracknell	

Project	Site	Ward	Estimated Cost
		Parish/Town	
Furniture enhancements.			
SANG enhancements.	The Cut Riverside Path	Binfield With Warfield	
		Binfield	
Biodiversity Offsetting.	Off Queensway	Priestwood And Garth	
		Bracknell	
Understorey clearance/rhododendron removal.	Bagshot Road	Crown Wood	
		Bracknell	
Scots pine thinning – broadleaf tree planting. Potential for installation of distance signage.	Crowthorne Road	Great Hollands South	
		Bracknell	
New leisure footpath.	Crowthorne Road	Great Hollands South	
		Bracknell	
SANG enhancements.	Tarmans Copse Wildlife Corridor	Great Hollands North	
		Bracknell	
East to West Greenway	Part Area 1 of the Warfield SPD (2012)	Binfield with Warfield	
		Warfield	
East to West Greenway	Part Area 1 (Hedge Lane) of the Warfield SPD (2012)	Binfield with Warfield	
		Warfield	
East to West Greenway	Area 2 (Berkeley Homes) of the Warfield SPD (2012)	Binfield with Warfield	
		Warfield	
East to West Greenway	Area 3 (Maize Lane to The Bullbrook River) of the Warfield SPD (2012)	Binfield with Warfield	
		Warfield	
Central open space and north to south green link.	Area 1 (land south of Gibbins Lane to Harvest Ride) of the Warfield SPD (2012)	Binfield with Warfield	
		Warfield	
Footpath construction and planting. S106 funded biodiversity enhancements. Green bridge linking Garth Meadows to Garth Pond.	Garth Pond	Binfield with Warfield	
		Warfield	
PROW improvements.	Footpath 23 (north of Warfield Memorial Ground)	Binfield with Warfield	
		Warfield	
PROW improvements.	Footpath 8 (Broadmoor)	Crowthorne	
		Crowthorne	

Project	Site	Ward	Estimated Cost
		Parish/Town	
PROW improvements.	Footpath 6 and 26 (Western Industrial Estate)	Priestwood and Garth	
		Bracknell	
PROW improvements.	Footbridge over A329 to connect Footpath 5 with Footpath 6 and 26	Great Hollands North	
		Bracknell	
Biodiversity offsetting.	Hedgerow and tree planting (alongside Wordsworth 400-450m in length)	Great Hollands North	
		Bracknell	
Biodiversity offsetting.	Crown Wood greenway	Crown Wood	
		Bracknell	
Relocate PROW (FP1).	Relocate PROW (FP1) from railway line in Wellington College Grounds	Little Sandhurst and Wellington	
		Crowthorne	
Children and Young People (Children's Play)			
New bench	All Saints Rise	Warfield Harvest Ride	
		Warfield	
Refurbish/Replace all Play Equipment.  Landscape - put drainage in to bring field back into a usable public space.	Asher Recreation Ground	Winkfield and Cranbourne	
		Winkfield	
New furniture (seating and disabled access picnic benches).  New finger posts/waymarkers to join up with Jennett's Park (in 1-2 yrs).  New willow tunnel.	Beedon Drive	Great Hollands South	
		Bracknell	
Refurbish/Replace all Play Equipment.  Remove spare surfacing.	Blackmoor Close	Ascot	
		Winkfield	
Larger play area.	Bullbrook Drive (south)	Bullbrook	
		Bracknell	
Refurbish/Replace all Play Equipment.	Carnation Hall	Winkfield and Cranbourne	
		Winkfield	
Larger play area into Woodland	Freeborn Way (part of Clintons Hill)	Bullbrook	
		Bracknell	
Upgrade kick-a-bout area.	Crown Wood Play Area	Crown Wood	
		Bracknell	
Upgrade signage.	Deepfield Road	Bullbrook	

Project	Site	Ward	Estimated Cost
		Parish/Town	
Upgrade furniture. Improve entrance.		Bracknell	
Biodiversity enhancements. Play park improvements (benches, wooden shelter, new swing and slide, education panels). Signage improvements.	Evenlode Way	Central Sandhurst Sandhurst	
Refurbish/Replace all Play Equipment. Repair metal fencing.	Fernbank Road Play Area	Ascot Winkfield	
<del>New parking and access road improvements.</del> Drainage scheme to improve field conditions. Exploring the potential to add a community/kitchen garden linked to the parish office extension project.	Foxley Fields	Binfield with Warfield Binfield	
Play equipment removed. Install Signage.	Goughs Meadow	Central Sandhurst Sandhurst	
S106 funded access and wildlife enhancements. Upgrade signage. Consider joint project with Scouts to install picnic benches. Cutback scrub.	Land off Ambarrow Crescent	Little Sandhurst and Wellington Sandhurst	
New path/upgrade play equipment.	Land off Nine Mile Ride (Quintilis)	Hanworth Bracknell	
Biodiversity offsetting (planting and rubbish clearance). Upgrade playground surfacing. Drainage improvements.	Latimer/Lydney Play Area	Hanworth Bracknell	
Environmental enhancements - upgrade roadway into Park – (To upgrade access route, vehicles entering McDonalds block access to the Park. Third lane required).	Mill Park	Wildridings and Central Bracknell	
Ancillary facilities – new public toilets. Upgrade signage. Remove graffiti on boulders and fence.	Morgan Recreation Ground	Crowthorne Crowthorne	
Upgrade play equipment.	Nettlecombe Play Area	Crown Wood	

Project	Site	Ward	Estimated Cost
		Parish/Town	
		Bracknell	
Provide additional play equipment.	Oareborough Play Area	Harmans Water	
		Bracknell	
Provide new play area. Improve drainage.	Opladen Way Play Area	Crown Wood	
		Bracknell	
Increase size of play area.	The Green Play Area	Old Bracknell	
		Bracknell	
Improve entrance. Improve drainage (sand pit). Clear vegetation on paths.	Pollardrow Avenue	Priestwood and Garth	
		Bracknell	
Repair signage.	Prince Drive	Little Sandhurst and Wellington	
		Sandhurst	
Potential replacement swingset, rockers and benches. Potential fencing upgrade. Environmental improvement needed.	Rookwood Avenue	Owlsmoor	
		Sandhurst	
Signage improvements. Play area upgraded in 2015.	Silver Hill	College Town	
		Sandhurst	
Repair/replace broken fencing.	St Anthony's Close Play Area	Priestwood and Garth	
		Bracknell	
New footpaths. Remove graffiti, litter and fly tipping waste. Drainage improvements. Upgrade furniture and play equipment.	Stoney Road Play Area	Priestwood and Garth	
		Bracknell	
Biodiversity improvements (planting a Cherry Tree avenue). Remove litter and graffiti.	The Greenway (Branksome Hill)	College Town	
		Sandhurst	
Upgrade/replace children's outdoor play area equipment. Litter removal along Nine Mile Ride verges.	The Look Out	Crowthorne	
		Crowthorne	

Project	Site	Ward	Estimated Cost
		Parish/Town	
Increase size of play area/Drainage improvements. Replace bench. Paint goal post and swings. Remove fly tipping.	Threshfield Play Area	Wildridings and Central	
		Bracknell	
Drainage improvements.	Helicopter Park	Great Hollands South	
		Bracknell	
Increase size of Ullswater Play Area.	Ullswater	Great Hollands South	
		Bracknell	
Improve pathways.	Winscombe Play Area	Great Hollands North	
		Bracknell	
Increase size of Yardley Play Area.	Yardley Play Area	Great Hollands North	
		Bracknell	
A project is being looked at to increase the number of allotments by creating allotments and/or a community garden.  Revamp the play area and add parking – subject to S106 Funding.	York Road Play Area	Binfield with Warfield	
		Binfield	
New safety surfacing.	Jameston Play Area	Hanworth	
		Bracknell	
More play equipment.	Opladen Way Play Area	Crown Wood	
		Bracknell	
New LEAP.	Alford Close	Little Sandhurst & Wellington	
		Sandhurst	
New LEAP.	At a location in the west of the ward where there is an identified gap in play provision. This is an aspiration project should a development opportunity arise.	Little Sandhurst & Wellington	
		Sandhurst	
Two New LEAPs.	Area 2 (Berkeley Homes) of the Warfield SPD (2012)	Binfield with Warfield	
		Warfield	
New LEAP.	Area 1 (Harrow Estates) of the Warfield SPD (2012)	Binfield with Warfield	
		Warfield	
New LEAP.	Priory Fields Area 1 of the Warfield SPD (2012)	Binfield with Warfield	
		Warfield	

Project	Site	Ward	Estimated Cost
		Parish/Town	
New LEAP.	Area 3 of the Warfield SPD (2012). Location to be determined.	Binfield with Warfield	
		Warfield	
Outdoor sports facilities.			
Enhance/extend the Pavilion.	Ascot Jubilee Recreation Ground	Ascot	
		Winkfield	
Upgrade pathways.	Birch Hill Recreation Ground	Hanworth	
		Bracknell	
New paths.	Braybrooke Recreation Ground	Priestwood And Garth	
		Bracknell	
Drainage improvements. Replacement bins and benches.	Jurassic Park	Great Hollands North	
		Bracknell	
Refurbish basketball court.	Ennerdale (playing field)	Wildridings And Central	
		Bracknell	
Extension to Bowl Club for maintenance equipment.	Great Hollands Recreation Ground	Great Hollands South	
New Sports Pavilion.		Bracknell	
SANG enhancements (to woodland).			
Pitch enhancements upgrade of play area. Additional parking at far end of field. Replacing vehicle barriers.	Harmanswater Playing Field	Harmans Water	
		Bracknell	
SANG enhancements.	Jock's Lane Recreation Ground (woodland corridor part of site)	Binfield With Warfield	
		Binfield	
Upgrade Pavilion.	Locks Ride Recreation Ground	Winkfield And Cranbourne	
Ancillary Café/snack bar.		Winkfield	
Changing rooms (in community hub). Re-configuration of pitches. New LEAP. East to West Greenway section. New Allotments. Pegasus crossing connecting Larks Hill to Priory Fields. New pathways and benches. Path around site.	Priory Field	Binfield With Warfield	
		Warfield	

Project	Site	Ward	Estimated Cost
		Parish/Town	
Drainage improvements. New signage and interpretation board.	Ringmead Playing Field	Great Hollands North	
		Bracknell	
Biodiversity enhancements in the river edge/grassland/woodland habitats.	Ryehurst Lane	Binfield With Warfield	
		Binfield	
New pavilion. Creation of football pitches. Cricket nets. Improved drainage. Rationalise and upgrade signage	Warfield Memorial Ground	Binfield With Warfield	
		Warfield	
Extend path around site to form a new mini MUGA. New bird/bat boxes in Hayley Green Woods. New wildlife interpretation in Hayley Green Woods and information panels at key entrance points to the park.	Westmorland Park (Hayley Green Wood and Edmund's Lane North)	Warfield Harvest Ride	
		Warfield	
Drainage improvements. Upgrade signage.	Wildridings Playing Field	Wildridings And Central	
		Bracknell	
New interpretation - Wooden display board already exists (in 1 year). New leaflet, fruit tree trail, ditch improvements, way markers to link site and improve joined up access and orienteering course set up. New willow tunnel and wild play trail extending through grass and woodland area (in 2- 7 years). Possible new dog agility trail area.	Jennett's Hill (Jennett's Park)	Great Hollands North	
		Bracknell	
Replace grass pitch with 3G AGP and improve facilities.	Bracknell Town Football Club	Wildridings and Central	
		Bracknell	
Improved lighting for athletics track facilities.	Bracknell Sports & Leisure Centre	Old Bracknell	
		Bracknell	
Biodiversity enhancements as golf course principally managed for recreation rather than wildlife.	Downshire Golf Course	Great Hollands South	
		Bracknell	
New sports pitches.	Broadmoor	Crowthorne	
		Crowthorne	
School facilities			

Project	Site	Ward	Estimated Cost
		Parish/Town	
Reseeding of bare soil (grass playing field).	New Scotland Hill Primary School	Little Sandhurst & Wellington	
		Sandhurst	
Grass reinforcement. Infill eroded desire line area and reseed all bare soil.	Wildridings Primary School	Wildridings and Central	
		Bracknell	
Installation of field drainage system. Reseeding of bare soil (grass playing field).	Meadow Vale Primary School (fields)	Priestwood and Garth	
		Bracknell	
Installation of field drainage system. Installation of amelioration sand (sand carpet system) (grass playing field).	Warfield C of E Primary (All Saints) school playing fields	Warfield Harvest Ride	
		Warfield	
Grass reinforcement. Reseeding of bare soil (grass playing field).	Fox Hill Primary School playing fields	Old Bracknell	
		Bracknell	
Grass reinforcement and reseed bare soil (grass playing field).	Birch Hill Primary School	Hanworth	
		Bracknell	
Installation of field drainage system (grass playing field).	Holly Spring Infant & Nursery School	Bullbrook	
		Bracknell	
Infilling minor dip(s) and reseed grass (grass playing field).	Ascot Heath CE Junior School	Ascot	
		Winkfield	
Reseeding of bare soil/overseeding of spare turf (grass playing fields).	The Pines Primary School/Hanworth Community Centre	Hanworth	
		Bracknell	
Drainage works (grass playing fields)	Easthampstead Park Community School	Great Hollands North	
		Bracknell	
Infill liner ruts and recessed patches and reseed (grass playing fields).	Sandy Lane Primary School	Priestwood And Garth	
		Bracknell	
Installation of field drainage system. Reseeding of bare soil. Re-grading earthworks (grass playing fields).	College Town Junior School / Infants School	College Town	
		Sandhurst	
Replacement 3G AGP (larger court). Replacement sand –filled AGP (smaller court). Drainage works (grass playing fields).	Sandhurst School	College Town	
		Sandhurst	

Project	Site	Ward	Estimated Cost
		Parish/Town	
Topsoil testing. Topsoil amelioration. Seeding. Addition of topsoil (grass playing fields).	Owlsmoor Primary School	Owlsmoor	
		Sandhurst	
Re-grading earthworks (grass playing fields).	Crowthorne Church Of England Primary School	Crowthorne	
		Crowthorne	
Re-grading earthworks (grass playing fields).	Uplands Primary School	Central Sandhurst	
		Sandhurst	
Reseeding of bare soil. Installation of drainage system to playground edge (grass playing fields).	Wildmoor Heath School	Crowthorne	
		Crowthorne	
Infilling minor dip(s) and reseed grass (grass playing field).	Ascot Heath Infant School	Ascot	
		Winkfield	
Infill recessed areas and reseed. Levelling (grass playing field).	Kennel Lane School	Warfield Harvest Ride	
		Warfield	
New primary school playing fields.	Transport Research Laboratory	Crowthorne	
		Crowthorne	
New primary school playing fields.	Amen Corner North	Binfield with Warfield	
		Binfield	
New primary school playing fields.	Blue Mountain	Binfield with Warfield	
		Binfield	
New secondary school playing fields.	Blue Mountain	Binfield with Warfield	
		Binfield	
New secondary Artificial Grass Pitch.	Blue Mountain	Binfield with Warfield	
		Binfield	
New primary school playing fields.	Warfield west (Berkeley Homes)	Binfield with Warfield	
		Warfield	
New primary school playing fields.	Warfield east (Area 1 of the Warfield SPD 2012)	Binfield with Warfield	
		Warfield	
Replacement Artificial Grass Pitch.	Sandhurst School	Central Sandhurst	
		Sandhurst	

Project	Site	Ward	Estimated Cost
		Parish/Town	
Allotments			
Replacement fencing.	Anneforde Place Allotments	Priestwood and Garth	
		Bracknell	
New composting bay.	Winkfield Row Allotments	Winkfield and Cranbourne	
		Winkfield	
Provide water on site.	Limerick Close Allotments	Priestwood and Garth	
		Bracknell	
Replacement fencing.	Bracknell TC Allotments - Windlesham Road	Priestwood and Garth	
		Bracknell	
New fence around site.	Bracknell TC Allotments - Wilders Close	Priestwood and Garth	
		Bracknell	
Replacement fencing.	Bracknell TC Allotments – Glenwood	Harmans Water	
		Bracknell	
<p>The pot holes leading down from the main gate at Pistachio cafe are in desperate need of repair and something more permanent.</p> <p>Some hard standing ground outside the Allotments and scout hut for parking on.</p> <p>Electricity supply for CCTV security.</p> <p>Toilet facilities.</p>	Sandhurst Allotments	Central Sandhurst	
		Sandhurst	
New Allotment site.	Transport Research Laboratory	Crowthorne	
		Crowthorne	
New Allotment site.	Larks Hill (Lackmans Hill on land west of Sopwith Road)	Binfield with Warfield	
		Warfield	
New Allotment site.	Priory Fields	Binfield with Warfield	
		Warfield	
New Allotment site.	Location to be confirmed in Area1 or 3 of the Warfield SPD (2012)	Binfield with Warfield	
		Warfield	
New Allotments site and/or a community garden.	York Road Play Area	Binfield with Warfield	
		Binfield	
Cemeteries and churchyards			
<p>Biodiversity enhancements.</p> <p>New signage.</p>	Larges Lane Cemetery	Bullbrook	
		Bracknell	

Project	Site	Ward	Estimated Cost
		Parish/Town	
Amenity greenspace/landscape buffer/incidental verge.			
Part meadow management.	Area around Point Royal	Old Bracknell	
		Bracknell	
Laurel removal and meadow management.	Chaffinch Close	Central Sandhurst	
		Sandhurst	
Bench installation.	Derbyshire Green	Warfield Harvest Ride	
		Warfield	
Meadow management and shrub removal with hedge installation.	Hornby Avenue	Hanworth	
		Bracknell	
Meadow management, woodland thinning, bench installation, pond installation and bird boxes.	Land either side of Copperfield Avenue	Owlsmoor	
		Sandhurst	
Understorey clearance and scots pine thinning.	Land north & west of Crown Row shops	Crown Wood	
		Bracknell	
Carnation Drive pond.  Path, bench and interpretation installation, laurel removal with hedge installation and meadow maintenance.	Land north of Foxglove Close	Winkfield and Cranbourne	
		Winkfield	
Meadow maintenance and scots pine thinning with broadleaf tree planting.	Land off Bruton Way	Crown Wood	
		Winkfield	
Meadow maintenance, interpretation and bench installation.	Nash Pond	Binfield with Warfield	
		Binfield	
Woodland understorey enhancements	Priory Lane Copse	Warfield Harvest Ride	
		Warfield	
Laurel removal with hedge installation.	Sage Walk	Warfield Harvest Ride	
		Warfield	
Leisure path, rubbish/scrub clearance and general biodiversity offsetting.	South of Ullswater	Great Hollands South	
		Bracknell	
Biodiversity offsetting.  Kickabout area enhancements.	Priestwood Avenue	Priestwood and Garth	
		Bracknell	
Some meadow management.	Below South Hill Park	Hanworth	
		Bracknell	
Rhododendron removal.	Linear spaces nr South Hill Park	Hanworth	
		Bracknell	

Project	Site	Ward	Estimated Cost
		Parish/Town	
Understorey clearance and scots pine thinning.	Land near Crown Row shops	Crown Wood	
		Bracknell	
Invasive species removal, bracken control, bird box and bench installation.	Near Ullswater	Great Hollands South	
		Bracknell	
Some meadow management.	Lydney	Hanworth	
		Bracknell	
Rhododendron removal for links between Nine Mile Ride and Ringmead.	Ringmead - Near Nine Mile Ride	Hanworth	
		Bracknell	
Shrub clearance with hedge installation and meadow management.  Large central area reduced to single new multiplay area.  New play equipment proposals not taken forward after consultation.	Boyd Court	Priestwood and Garth	
		Bracknell	
Invasive species removal, upgrade path and sign installation to navigate to nearby parks (Snaprails).	Evesham Walk	Owlsmoor	
		Sandhurst	
Remove alien shrubs with hedge installation and meadow maintenance.	Harvard Road	Owlsmoor	
		Sandhurst	
Upgrade path.	Birkbeck Place	Owlsmoor	
		Sandhurst	
SANG enhancements.	Frost Folly car park an amenity area (as part of the Wellers Lane SANG)	Binfield with Warfield	
		Warfield	
Landscape buffer.	West End Lane	Binfield with Warfield	
		Warfield	
Landscape amenity land.	Surplus Land (Cabbage Hill east)	Binfield with Warfield	
		Warfield	
Other Projects			
On-site Open Space of Public Value, including re-provision of lost Open Space of Public Value at Cricket Field Grove.	Land at Broadmoor	Crowthorne	
Protection and enhancement of Public Rights of Way.			
Provision of new SANG land.		Crowthorne	
Primary School Playing Fields.	Land at Transport Research Laboratory	Crowthorne	
Provision of on-site Open Space of Public Value.			
Provision of Green Infrastructure.			

Project	Site	Ward	Estimated Cost
		Parish/Town	
Protection and enhancement of Public Rights of Way.		Crowthorne	
Provision of on-site Open Space of Public Value.	Land at Amen Corner (North)	Binfield with Warfield	
Provision of Green Infrastructure.			
Protection and enhancement of Public Rights of Way.			
Green bridge over the B3408 linking FPs 11 and 14 in Binfield.		Binfield	
Provision of on-site Open Space of Public Value.	Land at Blue Mountain	Binfield with Warfield	
Provision of Green Infrastructure.		Binfield	
School pitches.			
Play areas.	Land at Amen Corner South	Binfield with Warfield	£169k (Riggs Copse SANG enhancement).
Passive Open Space.			
SANG enhancement works to Riggs Copse.			
Enhancements to public Rights of Way.		Binfield	
Footpath linking BFC-owned green route to OSPV on parcel 18 provided by Berkeley's.	Footpath 29a (land at Warfield)	Binfield with Warfield	
		Warfield	
Fitting-out of Berkeley's-provided pavilion on the Greenway to host school parties for education events.	Eco-education centre in Warfield (land at Warfield)	Binfield with Warfield	
		Warfield	
Biodiversity Enhancements.	Approx. 800m corridor alongside Wordsworth	Great Hollands North	
Hedgerow and tree planting.		Bracknell	
Biodiversity Enhancements.	Wildridings central footway	Wildridings and Central	
Hedgerow and tree planting.		Bracknell	
Extension of pitch drainage.	Bottom Meadow / Sandhurst Memorial Ground	Central Sandhurst	
Clearance/reseeding for training/mini pitches in area adjacent to the pitch.		Sandhurst	
Possible 3/4G pitch if drainage/flooding issues can be overcome. Share with Sandhurst Town Boys and Girls Club (STBGC).			
Refurbishment/extension of clubhouse and floodlight upgrade to cover training area.			
<b>SPA Avoidance and Mitigation</b>			
Refer to projects that have been identified in the Open Space list.			

Project	Site	Ward	Estimated Cost
		Parish/Town	
<b>Biodiversity</b>			
Refer to projects that have been identified in the Open Space list.			
<b>Flood Management</b>			
No projects have been identified at this stage.			
<b>Public Rights of Way (PRoW)</b>			

**Table 13 Parish and Town Council Additional Infrastructure Projects Schedule**

Project	Site	Delivery Organisation	Ward	Estimated Cost
			Parish/Town	
Five out of the six Parish and Town Councils in the Borough have submitted tables of projects that may/will require Council support. These projects are included in this general infrastructure projects schedule below.				
<b>Bracknell Town Council Infrastructure Projects</b>				
<b>Transport Infrastructure</b>				
Local Road Network				
Extra recreational facilities car parking.		BTC		
			Bracknell Town Council	
Access to Mill Park, including re-align McDonald's Car Park entrance.	McDonald's The Keep, Wildridings Road, Bracknell RG12 7WT	BFC/BTC	Wildridings and Central Bracknell Town Council	£0.5m
Residential layby parking at various locations.		BFC		£0.1m per annum
			Bracknell Town Council	
Footpaths & Cycleways				
Improvements to cycleway network, within and around Bracknell.		BFC		£0.1m pa
			Bracknell Town Council	
Public Transport				
Investment in new bus shelters, including with electronic signage for timing of arrivals etc.		BFC/BTC		£0.1m pa
			Bracknell Town Council	
<b>Waste Management</b>				
Waste & Recycling				

Project	Site	Delivery Organisation	Ward	Estimated Cost
			Parish/Town	
Waste bins renewal.		BFC/BTC		£2k pa
			Bracknell Town Council	
<b>Community Infrastructure</b>				
Community facilities				
New pavilion (or major refurbishment of Great Hollands pavilion).  Linked improvements of adjacent car park, sports facilities and play areas.	Great Hollands Recreation Ground  South Road,  Bracknell,  Wokingham  RG40 3EE	BTC	Great Hollands South  Bracknell Town Council	£2m to £3m
Cemetery – remedial works, and possible securing additional plots to meet unmet demand.	Easthampstead Park Cemetery and Crematorium  South Road,  Bracknell,  RG40 3DW	BTC	Great Hollands South  Bracknell Town Council	£25k pa
Recreation and play				
Play area refurbishments (cycle of 3 per annum, based on 11 year replacement cycle).		BTC		60k pa
			Bracknell Town Council	
Replace or refurbish paddling pool – Great Hollands.	Great Hollands Recreation Ground  South Road,  Bracknell,  RG40 3EE	BTC	Great Hollands South  Bracknell Town Council	£0.1m
Allotments – expansion to meet unmet demand.		BTC		
			Bracknell Town Council	
Replace artificial pitch at Birch Hill recreation area.	Birch Hill Recreation Area  RG12 7WZ	BTC	Hanworth  Bracknell Town Council	£0.2m
Built Sports				
Refurbish changing rooms at Wildridings and Great Hollands (Ringmead).	Great Hollands Recreation Ground  South Road,  Bracknell,  RG40 3EE and  Wildridings Playing Field	BTC	Great Hollands South and Wildridings and Central  Bracknell Town Council	£0.5m

Project	Site	Delivery Organisation	Ward	Estimated Cost
			Parish/Town	
	RG12 7RH			
Great Hollands Bowls Club – pavilion improvements.	Great Hollands Bowls Club  Great Hollands Recreation Ground  South Road  Bracknell,  RG40 3EE	BTC	Great Hollands South	£0.1m
			Bracknell Town Council	
Other pavilions refurb.		Unknown at this stage.		
			Bracknell Town Council	
<b>Environmental enhancements</b>				
Public Art				
New town centre art features.		Bracknell Regeneration Partnership		
			Bracknell Town Council	
Planting schemes				
Planting - various roundabouts, verges and neighbourhood centres (link to Bracknell in Bloom).		BFC/BTC		£20k
			Bracknell Town Council	
Signage				
Replacement town entry signs on entry to Bracknell.		BFC/BTC		£5k
			Bracknell Town Council	
Replacement BTC facility signs, for example at Great Hollands especially.		BTC	Wildridings and Central	
			Bracknell Town Council	
<b>Other</b>				
Public Toilets				
New public toilets to replace those located below Brooke House.	Brooke House,  54 High Street,  Bracknell,  RG12 1LL	BRP	Wildridings and Central	£0.3m
			Bracknell Town Council	
Refurbish public toilets in Birch Hill.	Birch Hill Community Centre  Birch Hill Primary School,  Leppington,  Bracknell,  RG12 7WW	BTC	Hanworth	£0.1m
			Bracknell Town Council	

Project	Site	Delivery Organisation	Ward	Estimated Cost
			Parish/Town	
<b>Warfield Parish Council Infrastructure Projects</b>				
<b>Transport Infrastructure</b>				
Local Road Network				
Osborne Lane improvement scheme.		BFC		
			Warfield Parish Council	
Malt Hill/Hayley Green junction scheme.		BFC	Winkfield and Cranbourne	
			Warfield Parish Council	
Maidenhead Road/Ascot Road junction scheme.		BFC	Binfield with Warfield	
			Warfield Parish Council	
Bracknell Road/Cricketers Lane junction scheme.		BFC	Winkfield and Cranbourne	
			Warfield Parish Council	
Malt Hill/Ascot Road junction scheme.		BFC	Winkfield and Cranbourne	
			Warfield Parish Council	
Maidenhead Road/Buckle Lane/Bowyers Lane scheme.		BFC	Binfield with Warfield	
			Warfield Parish Council	
Traffic calming on Harvest Ride.		BFC		
			Warfield Parish Council	
Traffic calming on County Lane.		BFC		
			Warfield Parish Council	
Traffic calming on Warfield Road.		BFC		
			Warfield Parish Council	
Traffic calming on Forest Road (Hayley Green).		BFC		
			Warfield Parish Council	
Further parking restrictions around schools.		BFC		
			Warfield Parish Council	
Footpaths & Cycleways				
Gibbins Lane footpath-to-bridleway scheme.		BFC/WPC		
			Warfield Parish Council	
Cabbage Hill SANG to Hazelwood Lane link.		BFC/WPC		
			Warfield Parish Council	
Newell Green/West End to north of parish bridleway scheme.		BFC/WPC		
			Warfield Parish Council	
Improvements to cycle and path networks in Warfield.		BFC		
			Warfield Parish Council	

Project	Site	Delivery Organisation	Ward	Estimated Cost
			Parish/Town	
<b>Community Infrastructure</b>				
Community facilities				
Enhancements to proposed community hub.		BFC/WPC	Warfield Parish Council	
Recreation and play				
SALP Policy SA9 Allotment(s) – area 1.		BFC/WPC	Binfield With Warfield Warfield Parish Council	£80k
SALP Policy SA9 Allotment(s) – area 3.		BFC/WPC	Binfield With Warfield Warfield Parish Council	£80k
Warfield Memorial Ground play area – new surfaces.		WPC	Binfield With Warfield Warfield Parish Council	£15k
<b>Environmental enhancements</b>				
Enhancements @ land south of Whitegrove (Maize Lane) roundabout, to east & west of Goughs Lane.		BFC/WPC	Warfield Harvest Ride Warfield Parish Council	
Enhancements @ land south of Flemish Place.		BFC/WPC	Warfield Harvest Ride Warfield Parish Council	
Further expansion of Hayley Green Wood.		BFC/WPC	Winkfield and Cranbourne Warfield Parish Council	
Wildlife corridor @ Newell Green/Cuckoo Cottage.		BFC/WPC	Binfield with Warfield Warfield Parish Council	
The Cut Corridor extension.		BFC/WPC	Warfield Parish Council	
<b>Winkfield Parish Council Infrastructure Projects</b>				
<b>Transport Infrastructure</b>				
Local Road Network				
B3022 Bracknell Road/A330 Maidens Green Crossroads.		BFC/WPC/Warfield PC/Binfield PC	Winkfield and Cranbourne Winkfield Parish Council	
Braziers Lane/Locks Ride/B3034 Forest Road Crossroads.		BFC/WPC	Winkfield and Cranbourne Winkfield Parish Council	
Locks Ride/Long Hill Rd/Priory Lane Junction.		BFC/WPC/Warfield PC	Ascot Winkfield Parish Council	
Hatchet Lane/B3034 Forest Road 'T' Junction.		Royal Borough of Windsor and Maidenhead/BFC/WPC	Winkfield and Cranbourne Winkfield Parish Council	
Swinley Road Bridge.		BFC/WPC	Ascot	

Project	Site	Delivery Organisation	Ward	Estimated Cost
			Parish/Town	
			Winkfield Parish Council	
Swinley Road exit onto A332.		BFC/WPC	Ascot	
			Winkfield Parish Council	
Winkfield Row/Bracknell Road, Brockhill 'T' junction.		BFC/WPC	Winkfield and Cranbourne	
			Winkfield Parish Council	
London Road Corridor, including Martin's Heron roundabout.		BFC		
			Winkfield Parish Council	
London Road/Priory Road Junction.		BFC	Ascot	
			Winkfield Parish Council	
London Road/Fernbank Road Junction.		BFC	Ascot	
			Winkfield Parish Council	
Footpaths and Cycleways				
Cycleway link from the Windsor Great Park to the Lookout.		BFC/WPC		
			Winkfield Parish Council	
Met Office R/A, Forest Rd to Woodside		BFC/WPC		
			Winkfield Parish Council	
Woodside to Cheapside		BFC/WPC		
			Winkfield Parish Council	
Woodside to Legoland, Windsor		BFC/WPC		
			Winkfield Parish Council	
North Ascot to Coral Reef		BFC/WPC		
			Winkfield Parish Council	
A329, Racecourse, Rangers Gate to Windsor		BFC/WPC		
			Winkfield Parish Council	
A329, Racecourse, Sunninghill Rd to Windsor		BFC/WPC		
			Winkfield Parish Council	
Public Transport				
Buses in Winkfield.		Unknown at this stage.		
			Winkfield Parish Council	
Speeding				
Speed Limits.		BFC/WPC		
			Winkfield Parish Council	
Maidens Green to North Street/Church Road/Pigeonhouse Lane.		Unknown at this stage.		
			Winkfield Parish Council	
Brockhill B0322.		Unknown at this stage.		

Project	Site	Delivery Organisation	Ward	Estimated Cost
			Parish/Town	
			Winkfield Parish Council	
Forest Rd from Locks Ride Playing Field to the crossroads with Chavey Down Road and Chavey Down Road from Carnation Drive down to the same crossroads.		BFC/WPC	Winkfield Parish Council	
<b>Waste Management</b>				
Recycling.		BFC/WPC	Winkfield Parish Council	
<b>Community Infrastructure</b>				
Sewerage/Drainage				
Warfield/Winkfield sewage junction.		Unknown at this stage.	Winkfield Parish Council	
Drainage Ditches.		Unknown at this stage.	Winkfield Parish Council	
Education				
Land at Blue Mountain: new 7FE school.		BFC/WPC	Binfield With Warfield Winkfield Parish Council	
Recreation and Play				
King George V Recreation Ground.		BFC/WPC	Winkfield and Cranbourne Winkfield Parish Council	
Toilet Facilities at Locks Ride Recreation Ground.		BFC/WPC/Sports funding	Winkfield and Cranbourne Winkfield Parish Council	
Carnation Hall.		BFC/WPC/Lottery funding	Winkfield and Cranbourne Winkfield Parish Council	
Ascot Jubilee Pavilion.		BFC/WPC/Sports funding	Ascot Winkfield Parish Council	
Asher Recreation Ground.		BFC/WPC/Sports funding	Winkfield and Cranbourne Winkfield Parish Council	
<b>Crowthorne Parish Council Infrastructure Projects</b>				
<b>Transport Infrastructure</b>				
Local Road Network				
Improvements to the road junction with Sandhurst Road and Pinehill Road.		BFC	Crowthorne Crowthorne Parish Council	
Cycleways				
Infrastructure link to existing schools, new developments, the Broadmoor & TRL sites and transport links. To include stretches of existing designated cycle ways in the overall plan.		BFC	Crowthorne Parish Council	

Project	Site	Delivery Organisation	Ward	Estimated Cost
			Parish/Town	
Footpaths				
Improvements to the surface of Footpath no2.		BFC		
			Crowthorne Parish Council	
Public Transport				
Investment in new or improved Bus Shelters.		BFC		
			Crowthorne Parish Council	
Parking				
Investment in improved parking facilities in Dukes Ride (Train Station) location.		BFC/CPC	Crowthorne	
			Crowthorne Parish Council	
<b>Community Infrastructure</b>				
Community facilities				
To provide and maintain external public toilet facilities on the Morgan Recreation Ground.		CPC	Crowthorne	£70k
			Crowthorne Parish Council	
To refurbish the public toilets located in Napier Road.		BFC	Crowthorne	£35k
			Crowthorne Parish Council	
To upgrade the lighting in the Morgan Centre Car Park with energy saving fittings to comply with British Standards BS EN 12464 and BS 5489: 2013. To ensure the best quality of CCTV footage, if installed.		CPC	Crowthorne	£15k
			Crowthorne Parish Council	
Recreation and play				
To install a drainage system on the Morgan Recreation Ground to prevent flooding during heavy & continued periods of rain.		CPC	Crowthorne	£35k
			Crowthorne Parish Council	
To install sports lighting on the Morgan Recreation Ground with energy saving fittings to comply with British Standards BS EN 12464 and BS 5489: 2013. To ensure the best quality of CCTV footage, if installed.		CPC	Crowthorne	£30k
			Crowthorne Parish Council	
Built Sports				
To upgrade the sports facilities on the basketball court, Morgan Recreation Ground into a sports pavilion.		CPC	Crowthorne	£300k
			Crowthorne Parish Council	
<b>Environmental enhancements</b>				
Public Art				
Improvements to the Millennium concrete art stones.		CPC		£2k
			Crowthorne Parish Council	
Planting Schemes				
To replace the planters located in the High Street with robust maintenance free options to include seating.		CPC	Crowthorne	£4k
			Crowthorne Parish Council	
Signage				

Project	Site	Delivery Organisation	Ward	Estimated Cost
			Parish/Town	
New Welcome to Crowthorne signage at the three main entrances to the village to include updated logos.		BFC/CPC		£4.5k
			Crowthorne Parish Council	
<b>Education</b>				
Secondary Education				
Expansion of Edgbarrow School to accommodate new large scale developments.		BFC	Crowthorne	
			Crowthorne Parish Council	
<b>Binfield Parish Council Infrastructure Projects</b>				
<b>Transport</b>				
Public Amenity & Sustainable Transport				
Binfield village centre highways improvements plan.		BFC	Binfield with Warfield	
			Binfield Parish Council	
<b>Community Infrastructure</b>				
Open Spaces/Allotment/Play area provision				
York Road Play Area Redevelopment.		BPC	Binfield with Warfield	£60k
			Binfield Parish Council	

# 6 SALP Policies SA4 to SA9 Outstanding Infrastructure Delivery Schedules

**6.0.1** This section contains site-specific infrastructure requirements for SALP Policies SA4, SA8 and SA9, including the supporting general infrastructure schedule. It is to be used for sites (and parts of sites) that have not been subject to a planning permission and where the infrastructure requirements have not yet been delivered.

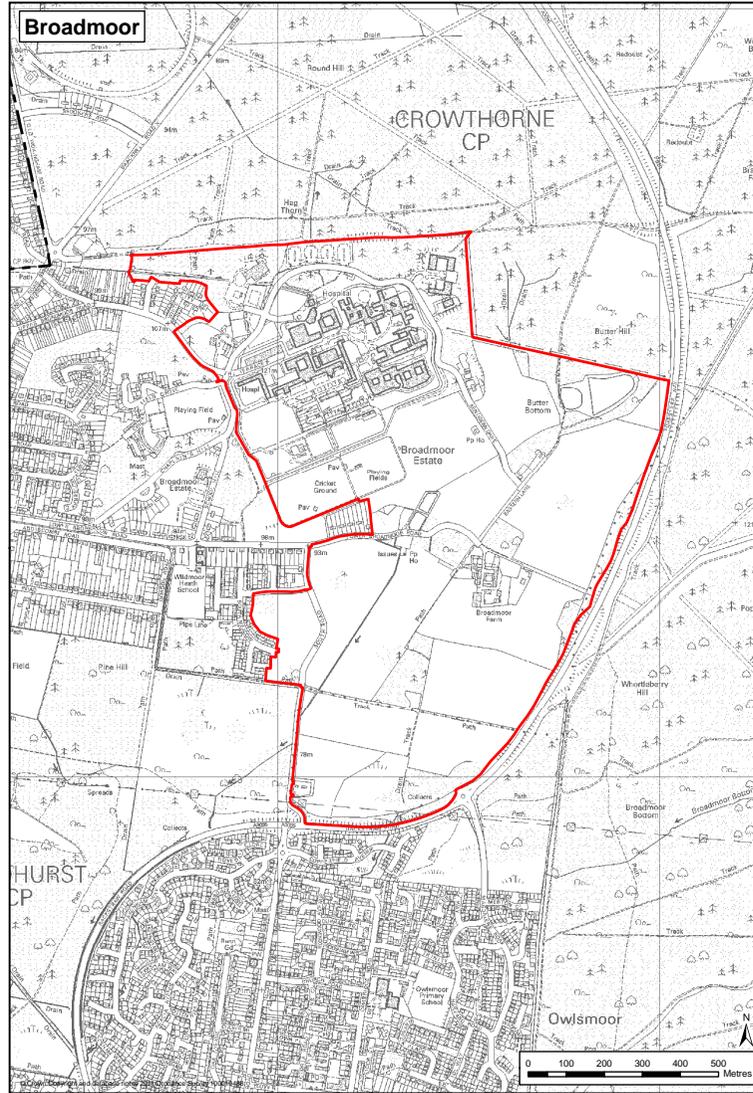
## **Policy SA4 - Land at Broadmoor - Infrastructure Delivery Schedule**

**6.0.2** Land at Broadmoor, Crowthorne is identified for a comprehensive mixed-use development.

**6.0.3** Refer to the Bracknell Forest policies map for the land allocation.

**6.0.4** The following schedule, in conjunction with the 'General Infrastructure Schedule', provides a comprehensive list of infrastructure required to support this development (SALP Policy SA4).

Figure 6.1 Broadmoor - Location Plan



Land at Broadmoor Hospital, Crowthorne				
Infrastructure required	Phasing	Delivery Organisation(s)	How (with cost estimates)	Risk/Dependencies
<b>Transport infrastructure</b>				
<p><b>Local Road Network</b></p> <p>In-kind and/or financial contributions towards capacity improvements to junctions listed in Proposed junction improvements and, if demonstrated to be necessary by robust evidence, to capacity improvements to roads and junctions outside the Borough. Details to be determined following the submission of a Transport Assessment at the planning application stage.</p> <p>The development will be required to provide a Travel Plan.</p>	<p>To be determined by the Local Planning Authority in discussion with landowner/developer.</p> <p>Phased provision as needed, as this and other development progress.</p>	<p>Bracknell Forest Council;</p> <p>Developer (with highway authority approval).</p>	<p>Schemes delivered in-kind through s278 or s38 highway legal agreements, or by developer contributions (s106/CIL) to value of £1.96m.</p> <p>Each Travel Plan costs £10k for future monitoring and review.</p>	<p>Phasing of development and coordination of works;</p> <p>Pooling of contributions from other developments;</p> <p>Allocation of CIL funding;</p> <p>Obligations by agreement to be entered into.</p>
<p><b>Footpaths &amp; Cycleways</b></p> <p>In-kind and/or financial contributions towards the construction of new links and improvements to the existing footpath/cycleway network, providing pedestrian and cycle access from the development to facilities including education, employment and shops. Such as:</p> <p>1) Converting South Rd to footway/cycletrack and connecting to Owlsmoor via Toucan Crossing across Rackstraw Road;</p> <p>2) Improvements to Upper Broadmoor Rd linking to B3348 Bracknell Road and Foresters Way;</p> <p>3) Improvements to Sandhurst Rd linking to Lower Broadmoor Rd.;</p>	<p>To be provided early in development to influence travel behaviour.</p> <p>To be determined by the Local Planning Authority.</p>			

<b>Land at Broadmoor Hospital, Crowthorne</b>				
<b>Infrastructure required</b>	<b>Phasing</b>	<b>Delivery Organisation(s)</b>	<b>How (with cost estimates)</b>	<b>Risk/Dependencies</b>
<p>4) Improving walking and cycling links to primary educational facilities and Edgbarrow secondary school;</p> <p>5) Further improvements to the network within 3km of the site.</p>				
<p><b>Public Transport</b></p> <p>Improving links to Bracknell Town Centre and links to wider area, including the TRL development and Crowthorne Rail Station.</p> <p>All properties within 400m walking distance of Bus stops.</p> <p>Bus infrastructure improvements (inc. real time passenger information, Kassel kerbs, shelters).</p>	<p>To be provided early in development to influence travel behaviour - to be determined by the Local Planning Authority.</p>	<p>Bracknell Forest Council;</p> <p>Bus operators;</p> <p>Developer.</p>		<p>Phasing of this and other developments;</p> <p>Pooling of contributions from other developments;</p> <p>Allocation of CIL funding;</p> <p>Bus operator agreement;</p> <p>Bus operator tendering.</p>
<b>Waste Management</b>				
<p><b>Waste &amp; Recycling</b></p> <p>On-site in-kind provision of one overground waste recycling facility with good access, providing an area of hardstanding to accommodate 3 glass banks, a charity clothing bank and a litter bin.</p>	<p>Provide facility no later than completion of 200<sup>th</sup> dwelling.</p>	<p>Bracknell Forest Council;</p> <p>re3 partnership;</p> <p>Developer.</p>	<p>Provided on-site in-kind.</p> <p>Overground banks provided by re3 and charities.</p>	<p>Obligations by agreement to be entered into.</p>
<b>Utilities</b>				

Land at Broadmoor Hospital, Crowthorne				
Infrastructure required	Phasing	Delivery Organisation(s)	How (with cost estimates)	Risk/Dependences
<p><b>Water Supply</b></p> <p>Upgrades to local water supply infrastructure likely to be required.</p> <p>Developers will be expected to deliver new homes with a water efficiency standard of 105 litres/head/day.</p>	<p>By agreement between the developer and utility provider.</p> <p>Dependent on infrastructure upgrades required - to be determined following impact studies.</p>	<p>South East Water (SEW);</p> <p>Developer</p>	<p>Cost unknown.</p> <p>Initial impact studies funded by developers.</p> <p>Water services infrastructure improvements funded by SEW through the Asset Management Plan (AMP) process on a 5 year funding cycle.</p>	<p>Time taken for upgrades;</p> <p>Alignment with SEW's investment programme.</p> <p>Requires early engagement between developers and SEW to understand proposals.</p>
<p><b>Waste Water</b></p> <p>Impact studies to be undertaken by developers to gauge precise upgrades to waste water infrastructure required.</p> <p>Served by Easthampstead Park STW. Thames Water have capacity concerns. Upgrades to infrastructure are expected to be required.</p>	<p>By agreement between the developer and utility provider.</p> <p>Investigations necessary into the impact of development - takes up to 12 weeks. Up to 3 year lead-in if upgrade required. Upgrades can take from 18 months to 5 years for major upgrades.</p>	<p>Thames Water (TW);</p> <p>Developer.</p>	<p>Cost unknown.</p> <p>Initial impact studies funded by developers.</p> <p>Water services infrastructure improvements funded by TW through the Asset Management Plan (AMP) process.</p> <p>Upgrades can be undertaken outside of this process but may require developer funding.</p>	<p>Time taken for upgrades;</p> <p>Alignment with TW's investment programme.</p> <p>Requires early engagement between developers and TW to understand proposals and impact on service.</p>

Land at Broadmoor Hospital, Crowthorne				
Infrastructure required	Phasing	Delivery Organisation(s)	How (with cost estimates)	Risk/Dependencies
<p><b>Electricity</b></p> <p>Electricity Distribution – potential requirement for upgrades to existing 11KV infrastructure.</p> <p>National Grid high voltage overhead lines cross this site. This constraint must be assessed in the site design and layout</p>	<p>Phasing conditions may need to be agreed to ensure that upgrades are completed prior to new development.</p> <p>Upgrades would not normally exceed 2 years therefore should not impede development.</p>	<p>Scottish and Southern Energy (SSE)</p> <p>Developer</p> <p>National Grid</p>	<p>Initial impact studies funded by developers.</p> <p>Costs of infrastructure improvements apportioned between Southern Electric Power Distribution and developer.</p> <p>Re-routing of power lines (if required by design solution) would need to be funded by the developer.</p>	<p>Phasing;</p> <p>Time taken for upgrades.</p> <p>Requires early engagement between developers and utility provider to understand proposals and impact on service.</p> <p>Either the layout will have to accommodate power lines or the lines will need re-routing; funded by the developer, subject to agreement with National Grid.</p>
Education				
<p><b>Early Years</b></p> <p>No additional infrastructure is likely to be required as it is anticipated the redevelopment of Broadmoor Hospital will include a new extended daycare centre to replace 'the Squirrels', and could provide services accessible to the public. Otherwise, contributions towards an early years element in the new community hub at TRL will be sought.</p>	<p>If contributions are required, phasing will accord with timing specified under 'Community Facilities'.</p>	<p>West London Mental Health Trust</p>	<p>To be determined if a requirement is identified.</p>	<p>Contributions are dependent on the new extended daycare centre providing services accessible to the public.</p>

Land at Broadmoor Hospital, Crowthorne				
Infrastructure required	Phasing	Delivery Organisation(s)	How (with cost estimates)	Risk/Dependences
<p><b>Primary Education</b></p> <p>Financial contribution towards equivalent of 0.63FE additional primary school and nursery places to be provided at either Wildmoor Heath Primary School or on the TRL development.</p>	<p>Financial contribution upon commencement of development.</p> <p>As an interim measure developers will be required to make provision for temporary accommodation fully equipped &amp; fitted out for use until new school buildings are ready for opening.</p>	<p>Bracknell Forest Council;</p> <p>Education provider;</p> <p>Developer.</p>	<p>Developer contribution of £1.4m, plus land to facilitate the expansion of Wildmoor Heath Primary School.</p>	<p>Phasing of development. Ability to enlarge Wildmoor Heath Primary School / large enough site at TRL. Planning permission.</p>
<p><b>Secondary Education</b></p> <p>Financial contribution towards equivalent of 0.3FE additional secondary places at Edgbarrow. Includes post-16 element.</p>			<p>Developer contribution of £660k.</p>	<p>Phasing of development. Planning permission.</p>
<p><b>Further Education</b></p> <p>Financial contribution towards Sixth Form element at Edgbarrow.</p>			<p>Developer contribution of £150k.</p>	
<p><b>Special Educational Needs</b></p> <p>Financial contributions towards SEN provision on land at Blue Mountain.</p>			<p>Developer contribution of £220k.</p>	<p>Phasing of development. Delivery of development on land at Blue Mountain.</p>
<b>Community Infrastructure</b>				

Land at Broadmoor Hospital, Crowthorne				
Infrastructure required	Phasing	Delivery Organisation(s)	How (with cost estimates)	Risk/Dependencies
<p><b>Community Facilities</b></p> <p>Off-site in-kind provision at a community facility, or financial contributions towards the new multi-functional community hub on land at TRL.</p> <p>Re-provision of Girl Guide hut if it were to be lost as a result of development, or as a minimum provide sufficient serviced land for re-provision.</p>	<p>Provide no later than upon completion of the 100<sup>th</sup> dwelling.</p> <p>The local Scout Association to be consulted in the re-provision of the Girl Guide Hut.</p>	<p>Bracknell Forest Council;</p> <p>Developer.</p> <p>Developer to lease to Scout Association at peppercorn rent, unless alternative arrangements are agreed.</p>	<p>Developer contribution of £450k towards the expansion of TRL community hub by c. 200m<sup>2</sup> Gross Internal Area (GIA).</p> <p>In-kind provision and/or Developer contribution to enable replacement of Girl Guide Hut.</p>	<p>Subject to land availability, viability and planning permission.</p> <p>Obligations by agreement to be entered into.</p> <p>Medium risk: considered an important element of a sustainable community.</p>
<p><b>Libraries</b></p> <p>Contribution towards enhancement of existing facilities able to serve development.</p>	<p>To be determined by the Local Planning Authority at the planning application stage.</p>	<p>Bracknell Forest Council;</p> <p>Developer.</p>	<p>Developer contribution (s106/CIL) of £70k.</p>	<p>Subject to viability and assessment of need at the time of the planning application.</p> <p>Allocation of CIL funding.</p>
<p><b>Built Sports</b></p> <p>Contribution towards provision of additional and enhancement of existing facilities able to serve the development.</p>			<p>Developer contribution (s106/CIL) of £200k.</p>	
<b>Health</b>				
<p><b>Primary Health Care</b></p>	<p>To be determined.</p>	<p>PCT;</p> <p>Developer.</p>	<p>Cost and source of funding unknown.</p>	<p>Site constraints;</p> <p>Justification.</p>

Land at Broadmoor Hospital, Crowthorne				
Infrastructure required	Phasing	Delivery Organisation(s)	How (with cost estimates)	Risk/Dependencies
Financial contribution towards the expansion of Heath Hill Road Surgery, Crowthorne, subject to robust justification from the PCT.				
Green Infrastructure				
<p><b>Open Space</b></p> <p>On-site in-kind provision of at least 4.78 hectares of Open Space of Public Value (OSPV)(includes re-provision of lost OSPV at Land South of Cricket Field Grove, SHLAA Ref. 76), and 30 years maintenance contribution if transferred to the Council.</p> <p>Opportunities should be sought for:</p> <ul style="list-style-type: none"> <li>● Protecting, extending and connecting to existing woodlands</li> <li>● Active provision; particularly safeguarding or mitigating potential loss of sports pitches</li> <li>● Raising quality of existing green spaces</li> <li>● Creating new links between and extensions of existing green spaces</li> <li>● Identifying and providing new larger recreational open spaces</li> </ul> <p>Sports pitches will be sought as part of an active open space element, including mitigating for the loss of facilities at Cricket Field Grove.</p>	<p>To be determined by the Local Planning Authority at the planning application stage.</p> <p>It is important that a proportion of new recreational facilities are provided (built and available for use) at an early stage to meet the needs of new residents moving in to the development.</p>	<p>Bracknell Forest Council;</p> <p>Voluntary Sector;</p> <p>Developer.</p> <p>Allotments to be offered to Parish Council – potentially managed by allotment association.</p>	<p>On-site in-kind provision of open space + 30 years commuted maintenance sums if transferred to the Council.</p>	<p>Maintenance sum is dependent on transferral of OSPV for commuted maintenance by BFC.</p>

Land at Broadmoor Hospital, Crowthorne				
Infrastructure required	Phasing	Delivery Organisation(s)	How (with cost estimates)	Risk/Dependencies
<p>OSPV should include 15 allotment plots on 0.38ha (based on average plot size of 250m<sup>2</sup>) with good access and supporting infrastructure, including water supply and parking.</p> <p>Play and youth provision opportunities should be sought to provide larger, more adventurous provision across the age ranges; with less reliance on numerous small LAPs and more focus on LEAPs and/or NEAPs (more emphasis on accessibility than quantity). This should include allowing for natural play (e.g. use of landscape features and new play environments created using timber and other natural materials).</p> <p>To be provided in accordance with Fields in Trust (FIT), Play England and Sport England standards.</p>				
<p><b>SPA Avoidance and Mitigation</b></p> <ul style="list-style-type: none"> <li>Provision in perpetuity of on-site bespoke Suitable Alternative Natural Greenspace (SANG) significantly in excess of 8ha per 1,000 new population including maintenance measures in perpetuity.</li> <li>A financial contribution towards Strategic Access Management and Monitoring.</li> <li>Any other measures that are required to satisfy Habitats Regulations, the Councils Thames Basin Heaths SPA Avoidance and Mitigation Strategy and relevant guidance.</li> </ul> <p>SANG provision will need to significantly exceed normal standards in order to avoid increased recreational pressure on the SPA. In particular, access routes into Wildmoor Heath will need to be carefully designed and managed. As part of</p>	<p>SPA mitigation should be provided before the first dwelling is occupied. However, subject to detail, it is possible that part of the SANG could be provided before the first occupation as long as it meets all criteria necessary to allow the land to become a functional SANG. Each phase of SANG would need to meet quantitative and qualitative criteria as set out in the Avoidance and Mitigation Strategy.</p>	<p>Ownership of SANG will be transferred to Bracknell Forest Council (or an alternative acceptable ownership solution);</p> <p>SAMM - Natural England, with contributions, funded by developer.</p>	<p>On-site, in-kind provision of SANG + maintenance measures in perpetuity + £168k SAMM contribution.</p>	<p>None identified. Low risk - provision is supported by legislation under the EU Habitats Directive.</p> <p>Measures to avoid and mitigate impacts on the SPA will be monitored for their efficacy and may need to be reviewed.</p>

Land at Broadmoor Hospital, Crowthorne				
Infrastructure required	Phasing	Delivery Organisation(s)	How (with cost estimates)	Risk/Dependencies
<p>the avoidance measures package, an area of land to the south of the site may need to be excluded from public access to provide ecological mitigation for sensitive species.</p> <p>The bespoke SANG would need to be significantly in excess of 7.67 hectares (415 dwellings (SA4 development (270 dwellings), plus mitigation for development on Land at Cricket Field Grove, Crowthorne (SA2) (145 dwellings)) x 2.31 average persons per dwelling / 1000 new population x 8 hectares). This figure will change if the no. of dwellings changes. SAMM contributions will depend on housing mix.</p> <p>The level of contributions will be applied according to the Council's Thames Basin Heaths SPA Avoidance and Mitigation Strategy which is current at the time of a planning application being validated.</p> <p>The actual amount of SANG required is not specified because it will be an offer of land from the developer which will need to pass an Appropriate Assessment.</p>				
<p><b>Biodiversity</b></p> <p>To reflect the range of habitats on the site and the ecologically important setting of the development, an exceptional level of biodiversity provision will be required.</p> <p>The site will be expected to contribute towards the Thames Basin Heaths Biodiversity Opportunity Area (BOA) habitat targets: recreation of lowland heath, lowland acid grassland and maintain existing wetland habitats including fen and mesotrophic standing water.</p>	<p>Protection in place from start of construction.</p> <p>New and enhanced features in place commensurate with phase of development they relate to unless establishment time required indicates that features are in place in advance.</p> <p>*Provided prior to development.</p>	<p>Bracknell Forest Council;</p> <p>Voluntary Sector (Local Wildlife Groups);</p> <p>Developer.</p>	<p>Bespoke measures will be required to mitigate and compensate any habitat loss in addition to enhancements.</p>	<p>Retention of areas with high biodiversity value.</p> <p>Physical conditions affecting habitat type.</p> <p>Space restrictions relating to housing provision and/density.</p> <p>Ability to link habitats with wildlife corridors.</p>

Land at Broadmoor Hospital, Crowthorne				
Infrastructure required	Phasing	Delivery Organisation(s)	How (with cost estimates)	Risk/Dependencies
<p>An area of land to the south of the site may need to be excluded from public access and would provide ideal ecological mitigation for sensitive species * (ref. Phasing).</p> <p>Public access to habitats supporting schedule 1 birds (particularly ground nesting species) should be carefully controlled or avoided.</p>				
<p><b>Flood Management</b></p> <p>Sustainable Drainage Systems (SuDS) should be integrated into site design to mitigate flood risk and flood exceedance routes, and long term storage provided where necessary.</p> <p>SuDS should be on or as close as possible to the surface to minimise maintenance costs and provide a host of other sustainability benefits including amenity and biodiversity benefits and to mitigate the effects of pollution within surface water bodies.</p> <p>SuDS should ensure there is no increase in surface water runoff rates and volumes. Environment Agency, emerging National and Local Authority guidance should be followed for the design parameters.</p> <p>The majority of the site is located within Flood Zone 1 and drains directly into Sandhurst, therefore SuDS should be maximised to reduce surface water runoff to Greenfield rates thereby reducing flood risk.</p> <p>Numerous watercourses indicate susceptibility to surface water flooding.</p>	<p>Sufficient surface water mitigation and management measures should be in place for each development phase.</p>	<p>Bracknell Forest Council, Developers, Environment Agency.</p>	<p>Site design and layout issue. Potential to integrate with green infrastructure (OSPV or SANG).</p> <p>Committed sums for future maintenance of SuDS.</p>	<p>Design and layout of development to accord with site-specific Flood Risk Assessment (FRA), Environment Agency approval, and any National and local standards for SuDS to be adopted by the local authority.</p>

Land at Broadmoor Hospital, Crowthorne				
Infrastructure required	Phasing	Delivery Organisation(s)	How (with cost estimates)	Risk/Dependences
<p>Generally, existing watercourses should be retained, enhanced, de-culverted and, together with new SuDS watercourses and features, buffered (by a min. 5m) from development. They should, together with other SuDS features, be integrated into green infrastructure to combine a valuable network of wildlife habitats with flood mitigation.</p> <p>Opportunities should be taken to integrate SuDS (both hard and soft designs) on this site into the layout in an attractive way that creates attractive urban design; visual, biodiversity, recreational assets and surface water harvesting.</p>				
<p><b>Public Rights of Way (PRoW)</b></p> <p>BFC has a duty to assert and protect the rights of the public.....and to prevent so far as possible the stopping up or obstruction of all their highways (Highways Act 1980).</p> <p>The first principle should be to protect and enhance existing PRoW. Planning permission does not mean that paths can be extinguished or diverted; this can only happen subject to consideration of an application for a Modification Order.</p> <p>Three Castles Path (also Ramblers route) passes through site.</p> <p>Crowthorne FP8 (Sandhurst FP21 for part). This should be protected – with potential consideration re. upgrading to bridleway status.</p> <p>Opportunities should be sought to connect to Crowthorne village and attract people away from the Thames Basin Heath SPA.</p>	<p>To be determined. Commensurate with phase of development they relate to.</p> <p>Rights of way to be retained must be protected and managed from the outset.</p> <p>The grant of planning permission does not entitle developers to obstruct a public right of way. It cannot be assumed that because planning permission has been granted that an order under section 247 or 257 of the 1990 Act, for the diversion or extinguishment of the right of way, will invariably be made or confirmed.</p>	<p>Bracknell Forest Council (BFC/landowner has duty to maintain paths but limited capacity to improve or extend).</p> <p>Developers.</p>	<p>Bespoke measures delivered in-kind by developer, plus contribution (s106/CIL): £9k for infrastructure required to mitigate the impacts to rights of way network off-site.</p>	<p>Phasing of development;</p> <p>Land owner agreement;</p> <p>Allocation of CIL funding.</p> <p>Ability to protect and buffer the setting of paths/ways and not just the right of way itself, avoiding urbanisation.</p> <p>Reference should be made to DOE Circular 2/1993 annex D 4) and Extract from Rights of way circular 1-09, Section 7. Planning permission and public rights of way; 7.8.</p>

<b>Land at Broadmoor Hospital, Crowthorne</b>				
<b>Infrastructure required</b>	<b>Phasing</b>	<b>Delivery Organisation(s)</b>	<b>How (with cost estimates)</b>	<b>Risk/Dependences</b>
<p>South Road has good potential to be utilised by walkers cyclists and horse riders – with direct links to existing paths.</p> <p>Provision should accord with LTP3 Policy TP9.</p>	<p>Development, in so far as it affects a right of way, should not be started and the right of way should be kept open for public use, unless or until the necessary order has come into effect.</p>			

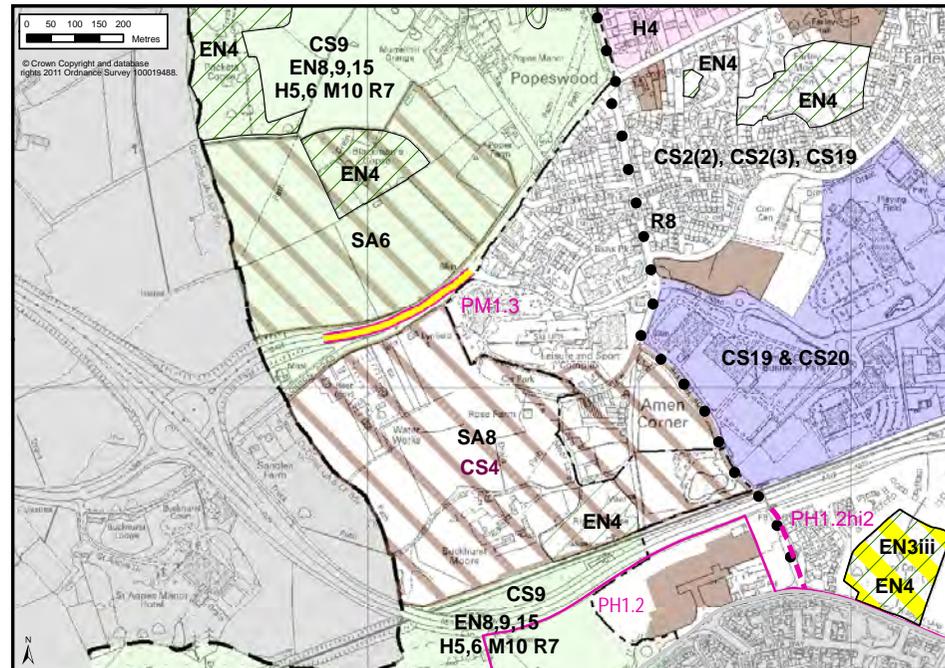
## Policy SA8 - Land at Amen Corner South, Binfield - Infrastructure Delivery Schedule

6.0.5 Land at Amen Corner (South), Binfield as shown is identified for a comprehensive mixed-use development.

6.0.6 Refer to the Bracknell Forest policies map for the land allocation.

6.0.7 The following schedule, in conjunction with the 'General Infrastructure Schedule', provides a comprehensive list of infrastructure required to support this development (SALP Policy SA8). This should be read in conjunction with the Amen Corner Supplementary Planning Document and/or any other relevant guidance.

Figure 6.2 Extract from Proposals Map (2011) of Amen Corner (South) development (ref. CS4 area)



Land at Amen Corner (South), Binfield				
Infrastructure Required	Phasing	Delivery Organisation(s)	How (with cost estimates)	Risk/Dependencies
<b>Transport Infrastructure</b>				
<p><b>Local Road Network</b></p> <p>In-kind and/or financial contributions towards capacity improvements to junctions listed in Proposed junction improvements. Details to be determined following the submission of a Transport Assessment at the planning application stage.</p> <p>In-kind provision of a new spine road linking London Road and the Beehive Road/John Nike Way junction in accordance with the Amen Corner SPD (Development Principle AC13).</p> <p>The development will be required to provide a Travel Plan.</p>	<p>To be determined by the Local Planning Authority in discussion with landowner/developer.</p>	<p>Bracknell Forest Council;</p> <p>Wokingham Borough Council;</p> <p>Developer (with highway authority approval).</p>	<p>Schemes delivered in-kind through s278 or s38 highway legal agreements, or Developer contributions (s106/CIL) to value of £2.72m.</p> <p>Spine road delivered in-kind as part of development - excluded from above cost.</p> <p>Each Travel Plan costs £10k for future monitoring and review.</p>	<p>Phasing of development and coordination of works;</p> <p>Pooling of contributions from other developments;</p> <p>Allocation of CIL funding;</p> <p>Obligations by agreement to be entered into.</p>
<p><b>Footpaths &amp; Cycleways</b></p> <p>In-kind and/or financial contribution towards the construction of new links and improvements to the existing footpath/cycleway network, providing pedestrian and cycle access from the development to facilities including education, employment and shops. Such as:</p> <p>1) Further improvements to the B3408 including safe pedestrian / cycle crossings linking the site to the existing network, the northern Amen Corner SADPD site and easy access to Bracknell Town Centre;</p> <p>2) Improvements to Beehive Road linking the development to the industrial estates and Cain Road;</p>	<p>To be provided early in development to influence travel behaviour.</p> <p>To be determined by the Local Planning Authority.</p>			

Land at Amen Corner (South), Binfield				
Infrastructure Required	Phasing	Delivery Organisation(s)	How (with cost estimates)	Risk/Dependences
<p>3) Improvements to the north linking site to schools and facilities within Binfield and to the east providing access to the proposed educational facilities on Blue Mountain development;</p> <p>4) Safe pedestrian / cycle crossing of Temple Way linking site to the existing network.</p>				
<p><b>Public Transport</b></p> <p>Future Bus access - Direct Links to and from Town Centre and linking into the wider area and the future development planned for the area (e.g. Warfield, Amen Corner North and Blue Mountain developments).</p> <p>Re-investigate potential links and opening up of closed off roads for bus only to maximise bus accessibility.</p> <p>All properties within 400m walking distance of Bus stops; Bus infrastructure improvements (real time passenger information, Kassel kerbs, shelters, etc.).</p>	<p>To be provided early in development to influence travel behaviour - to be determined by the Local Planning Authority.</p>	<p>Bracknell Forest Council;</p> <p>Bus operators;</p> <p>Developer.</p>		<p>Phasing of this and other developments;</p> <p>Pooling of contributions from other developments;</p> <p>Allocation of CIL funding;</p> <p>Bus operator agreement;</p> <p>Bus operator tendering.</p>
Waste Management				
<p><b>Waste &amp; Recycling</b></p> <p>On-site in-kind provision of one overground waste recycling facility with good access, providing an area of hardstanding to accommodate 3 glass banks, a charity clothing bank and a litter bin.</p>	<p>Provide facility no later than upon completion of 250<sup>th</sup> dwelling.</p>	<p>Bracknell Forest Council;</p> <p>re3 partnership;</p> <p>Developer.</p>	<p>Provided on-site in-kind.</p> <p>Overground banks provided by re3 and charities.</p>	<p>Obligations by agreement to be entered into.</p>

Land at Amen Corner (South), Binfield				
Infrastructure Required	Phasing	Delivery Organisation(s)	How (with cost estimates)	Risk/Dependencies
<b>Utilities</b>				
<p><b>Water Supply</b></p> <p>Upgrades to local water supply infrastructure likely to be required.</p> <p>Developers will be expected to deliver new homes with a water efficiency standard of 105 litres/head/day.</p>	<p>By agreement between the developer and utility provider.</p> <p>Dependent on infrastructure upgrades required - to be determined following impact studies.</p>	<p>South East Water (SEW)</p> <p>Developer</p>	<p>Cost unknown.</p> <p>Initial impact studies funded by developers.</p> <p>Water services infrastructure improvements funded by SEW through the Asset Management Plan (AMP) process on a 5 year funding cycle.</p>	<p>Time taken for upgrades;</p> <p>Alignment with SEW's investment programme.</p> <p>Requires early engagement between developers and SEW to understand proposals.</p>
<p><b>Waste Water</b></p> <p>Impact studies to be undertaken by developers to gauge precise upgrades to waste water infrastructure required.</p> <p>Served by Bracknell STW. Thames Water have capacity concerns. Upgrades to infrastructure are expected to be required.</p>	<p>Phasing conditions to be agreed as part of this process to ensure that upgrades can be completed prior to new development.</p> <p>Investigations necessary into the impact of development - takes up to 12 weeks. Up to 3 year lead-in if upgrade required. Upgrades can take from 18 months to 5 years for major upgrades.</p>	<p>Thames Water (TW);</p> <p>Developer.</p>	<p>Cost unknown.</p> <p>Initial impact studies funded by developers.</p> <p>Water services infrastructure improvements funded by TW through the Asset Management Plan (AMP) process.</p> <p>Upgrades can be undertaken outside of this process but may require developer funding.</p>	<p>Phasing;</p> <p>Time taken for upgrades;</p> <p>Alignment with TW's investment programme.</p> <p>Requires early engagement between developers and TW to understand proposals and impact on service.</p>

<b>Land at Amen Corner (South), Binfield</b>				
<b>Infrastructure Required</b>	<b>Phasing</b>	<b>Delivery Organisation(s)</b>	<b>How (with cost estimates)</b>	<b>Risk/Dependencies</b>
<p><b>Electricity</b></p> <p>Electricity Distribution – potential requirement for upgrades to existing 11KV infrastructure.</p> <p>Developer required to undertake an impact study to determine impact on existing infrastructure.</p>	<p>Phasing conditions may need to be agreed to ensure that upgrades are completed prior to new development.</p> <p>Upgrades would not normally exceed 2 years therefore should not impede development.</p>	<p>Scottish and Southern Energy (SSE);</p> <p>National Grid;</p> <p>Developer.</p>	<p>Initial impact studies funded by developers.</p> <p>Costs of infrastructure improvements apportioned between Southern Electric Power Distribution and developer.</p>	<p>Phasing;</p> <p>Time taken for upgrades.</p> <p>Requires early engagement between developers and utility provider to understand proposals and impact on service.</p>
<b>Education</b>				
<p><b>Early Years</b></p> <p>An Early Years element is included within the community hub.</p>	<p>Refer to 'Community Facilities'</p>		<p>Spatial requirements for Early Years have been factored into Community Facility costing.</p>	<p>Delivery of enhancements to Farley Wood Community Centre.</p>
<p><b>Primary Education</b></p> <p>On-site in-kind provision or financial contribution towards new 2FE primary school with nursery element.</p>	<p>To provide school buildings fully equipped with furniture, ICT etc. &amp; fitted out ready for opening, inc. parking, playgrounds, playing fields &amp; ancillary facilities.</p> <p>Construction of the school should coincide with the commencement of housing development.</p>	<p>Bracknell Forest Council;</p> <p>Education provider;</p> <p>Developer.</p>	<p>In-kind provision or developer contribution of £4.87m plus land for school provision.</p>	<p>Obligations by agreement to be entered into.</p>

Land at Amen Corner (South), Binfield				
Infrastructure Required	Phasing	Delivery Organisation(s)	How (with cost estimates)	Risk/Dependences
	As an interim measure developers will be required to make provision for temporary accommodation fully equipped & fitted out for use until new school buildings are ready for opening.			
<b>Secondary Education</b>  Financial contribution towards development of new secondary school on land at Blue Mountain - equivalent to 0.73FE. Provision includes 6th form places.	Financial contribution upon implementation of the development.  As an interim measure developers will be required to make provision for temporary accommodation fully equipped & fitted out for use until new school buildings are ready for opening.		Developer contribution of £2.3m	
<b>Further Education</b>  Financial contribution towards sixth form element at new secondary school on land at Blue Mountain.			Developer contribution of £520k	
<b>Special Educational Needs</b>  Financial contributions towards SEN at Blue Mountain.			Developer contribution of £780k	
<b>Community Infrastructure</b>				

Land at Amen Corner (South), Binfield				
Infrastructure Required	Phasing	Delivery Organisation(s)	How (with cost estimates)	Risk/Dependencies
<p><b>Community Facilities</b></p> <p>In-kind or financial contributions towards the enhancement and expansion of the Farley Wood community centre into a multi-functional community hub, accommodating a community centre, youth centre, early years nursery, police point and community café.</p> <p>Financial contributions will likely be required to ensure sufficient measures are in place to mitigate the impact of the facility's enhancement on existing tenants, e.g. temporary accommodation.</p>	<p>Provided no later than upon completion of the 300<sup>th</sup> dwelling.</p>	<p>Bracknell Forest Council;</p> <p>Developer;</p> <p>Community Association;</p> <p>Faith Group.</p> <p>Transferred to Bracknell Forest Council upon delivery, if provided in-kind, for management by community association or other management body as appropriate.</p>	<p>Delivered in-kind or by developer contribution of £2.27m (excludes temporary accommodation that might be required for existing users during works).</p> <p>A feasibility study (June 2012) for the comprehensive enhancement of the Farley Wood Community Facility has provided this cost estimate. Cost includes the enhancement of surrounding open space as referred to under 'Open Space'.</p>	<p>Subject to viability and planning permission;</p> <p>Obligations by agreement to be entered into.</p> <p>Medium risk: considered an important element of a sustainable community.</p>
<p><b>Libraries</b></p> <p>Contribution towards enhancement of existing facilities able to serve development.</p>	<p>To be determined by the Local Planning Authority at the planning application stage.</p>	<p>Bracknell Forest Council;</p> <p>Developer.</p>	<p>Developer contribution (s106/CIL) of £200k.</p>	<p>Subject to viability and assessment of need at the time of the planning application.</p> <p>Allocation of CIL funding.</p>
<p><b>Built Sports</b></p>			<p>Developer contribution (s106/CIL) of £560k.</p>	

Land at Amen Corner (South), Binfield				
Infrastructure Required	Phasing	Delivery Organisation(s)	How (with cost estimates)	Risk/Dependencies
Contribution towards provision of additional and enhancement of existing facilities able to serve the development.				
<b>Emergency Services</b>				
<p><b>Police Service</b></p> <p>Police point required as part of the multi-functional community facility at Farley Wood.</p>	Refer to phasing of community facility.	TVPA; Developer.	Spatial requirements and fit-out costs have been factored into 'Community Facility' costing.	Subject to viability and justification.
<b>Green Infrastructure</b>				
<p><b>Open Space</b></p> <p>On-site in-kind provision of at least 7.2 hectares of Open Space of Public Value (OSPV) and 30 years maintenance contribution if transferred to the Council.</p> <p>Open space measures should include protection of Riggs Copse and raising quality and quantity standards at Farley Wood. Enhancements of Farley Wood should include:</p> <ul style="list-style-type: none"> <li>provision of a LEAP to replace the existing play area to be displaced following enhancement of the community centre;</li> <li>improvements to tennis court floodlighting;</li> <li>additional changing rooms within the community facility;</li> <li>integration of space for use by the tennis club within the community building;</li> <li>additional car parking.</li> </ul>	<p>To be determined by the Local Planning Authority at the planning application stage.</p> <p>Play provision should be phased to provide facilities by the time 50% of the new housing served by the play area is occupied.</p>	<p>Bracknell Forest Council;</p> <p>Voluntary Sector;</p> <p>Developer.</p> <p>Allotments to be transferred to Parish Council - managed by allotment association.</p>	<p>On-site in-kind provision of open space + 30 years commuted maintenance sums if transferred to the Council.</p> <p>The cost of Farley Wood enhancements is included in 'Community Facility' costs.</p>	<p>Maintenance sum is dependent on transferral of OSPV for commuted maintenance by BFC.</p> <p>Large part of open space located in Wokingham Borough Council area.</p> <p>Risk: space restrictions at Farley Wood site.</p> <p>Dependency: willingness of school to share sports/play facilities</p>

Land at Amen Corner (South), Binfield				
Infrastructure Required	Phasing	Delivery Organisation(s)	How (with cost estimates)	Risk/Dependencies
<p>(Details and cost estimates are contained within a feasibility study (June 2012) for the comprehensive enhancement of the Farley Wood Community Facility)</p> <p>Cross-boundary arrangements with Wokingham Borough Council will need to be put in place re. provision and future management / maintenance of OSPV.</p> <p>Opportunities should be sought for:</p> <ul style="list-style-type: none"> <li>● Raising quality of existing green spaces</li> <li>● Creating links between and extending existing open spaces</li> <li>● Identifying and providing new larger recreational open spaces</li> </ul> <p>Active OSPV should include provision of playing fields and facilities for the new Primary School which could be used by community groups, and the enhancement of sports facilities at the Farley Wood recreational facility.</p> <p>OSPV to provide 25 allotment plots on 0.63 hectares (based on average plot size of 250m<sup>2</sup>) with good access and supporting infrastructure, including water supply and parking.</p> <p>Play and youth provision opportunities should be sought to provide larger, more adventurous provision across the age ranges; with less reliance on numerous small LAPs and more focus on LEAPs and/or NEAPs (more emphasis on accessibility than quantity). This should include allowing for natural play (e.g. use of landscape features and new play environments created using timber and other natural materials).</p> <p>To be provided in accordance with Fields in Trust (FiT), Play England and Sport England standards.</p>				

Land at Amen Corner (South), Binfield				
Infrastructure Required	Phasing	Delivery Organisation(s)	How (with cost estimates)	Risk/Dependencies
<p><b>SPA Avoidance and Mitigation</b></p> <ul style="list-style-type: none"> <li>Provision in perpetuity of on-site and off-site bespoke Suitable Alternative Natural Greenspace (SANG) of at least 8ha per 1,000 new population (an alternative will be acceptable subject to passing an Appropriate Assessment and in agreement with Natural England) including maintenance measures in perpetuity.</li> <li>A financial contribution towards Strategic Access Management and Monitoring (SAMM).</li> <li>Any other measures that are required to satisfy Habitats Regulations, the Councils Thames Basin Heaths SPA Avoidance and Mitigation Strategy and relevant guidance.</li> </ul> <p>Based on 725 dwellings, the bespoke SANG would need to be at least 13.4 hectares (725 dwellings x 2.31 average persons per dwelling / 1000 new population x 8 hectares). This figure will change if the number of dwellings changes.</p> <p>SAMM contributions will depend on housing mix. The level of contributions will be applied according to the Council's Thames Basin Heaths SPA Avoidance and Mitigation Strategy which is current at the time of a planning application being validated.</p>	<p>SPA mitigation should be provided before the first dwelling is occupied. However, subject to detail, it is possible that part of the SANG could be provided before the first occupation as long as it meets all criteria necessary to allow the land to become a functional SANG. Each phase of SANG would need to meet quantitative and qualitative criteria as set out in the Avoidance and Mitigation Strategy.</p>	<p>Ownership of SANG will be transferred to Bracknell Forest Council (or an alternative acceptable ownership solution);</p> <p>SAMM - Natural England, with contributions, funded by developer.</p>	<p>Provision of bespoke SANG + maintenance measures in perpetuity + £479k SAMM contribution.</p>	<p>None identified. Low risk - provision is supported by legislation under the EU Habitats Directive.</p> <p>Measures to avoid and mitigate impacts on the SPA will be monitored for their efficacy and may need to be reviewed.</p>
<p><b>Biodiversity</b></p>	<p>Protection in place from start.</p> <p>New and enhanced features in place commensurate with phase of development they</p>	<p>Bracknell Forest Council;</p>	<p>Bespoke measures depending on survey results will be required</p>	<p>Retention of areas with high biodiversity value.</p>

Land at Amen Corner (South), Binfield				
Infrastructure Required	Phasing	Delivery Organisation(s)	How (with cost estimates)	Risk/Dependencies
<p>The SPD identifies a number of requirements. Measures should include enhancing the biodiversity value of Riggs Copse and integrating elements for the benefit of biodiversity into the built environment, e.g. ecological corridors and the planting of native species.</p> <p>Green corridors should link habitats in a way that is designed to be beneficial to wildlife, not just related to the foot and cyclepath network.</p>	<p>relate to unless establishment time required indicates that features are in place in advance.</p> <p>Green corridors should be established in advance of adjoining development being built and occupied.</p>	<p>Voluntary Sector (Local Wildlife Groups);</p> <p>Developer.</p>	<p>to mitigate and compensate any habitat loss in addition to enhancements.</p>	<p>Physical conditions affecting habitat type.</p> <p>Space restrictions relating to housing provision and/density.</p>
<p><b>Flood Management</b></p> <p>Sustainable Drainage Systems (SuDS) should be integrated into site design to mitigate flood risk and flood exceedance routes and long term storage provided where necessary.</p> <p>SuDS should be on or as close as possible to the surface to minimise maintenance costs and provide a host of other sustainability benefits including amenity and biodiversity benefits and to mitigate the effects of pollution within surface water bodies.</p> <p>Clay geology could make site susceptible to flooding.</p> <p>Generally, existing watercourses should be retained, enhanced, de-culverted and together with new SuDS watercourses and features buffered (by a min. 5m) from development. They should, together with other SuDS features, be integrated into green infrastructure to combine a valuable network of wildlife habitats with flood mitigation.</p>	<p>Sufficient surface water mitigation and management measures should be in place for each development phase.</p>	<p>Bracknell Forest Council,</p> <p>Developers,</p> <p>Environment Agency.</p>	<p>Site design and layout issue. Potential to integrate with green infrastructure (OSPV or SANG).</p> <p>Committed sums for future maintenance of SuDS.</p>	<p>Design and layout of development to accord with site-specific Flood Risk Assessment (FRA), Environment Agency approval, and any National and local standards for SuDS to be adopted by the local authority.</p>

Land at Amen Corner (South), Binfield				
Infrastructure Required	Phasing	Delivery Organisation(s)	How (with cost estimates)	Risk/Dependencies
<p>Opportunities should be taken to integrate SuDS (both hard and soft designs) on this site into the layout in an attractive way that creates attractive urban design; visual, biodiversity, recreational assets and surface water harvesting.</p> <p>Provision in accordance with Amen Corner SPD (Development Principle AC4).</p>				
<p><b>Public Rights of Way (PRoW)</b></p> <p>BFC has a duty to assert and protect the rights of the public.....and to prevent so far as possible the stopping up or obstruction of all their highways (Highways Act 1980)</p> <p>The first principle should be to protect and enhance existing PRoW. Planning permission does not mean that paths can be extinguished or diverted; this can only happen subject to consideration of an application for a Modification Order</p> <p>Existing PRoW (FP14, FP15, FP16, FP34) should be retained with new links created. It will be especially important to enhance the path links to connect to Big Wood (across / under the A329(M).</p> <p>Adequately re-route as necessary in accordance with appropriate legislation.</p> <p>Measures to accord with LTP3 Policy TP9 and the Amen Corner SPD (Development Principle AC4).</p>	<p>To be determined. Commensurate with phase of development they relate to.</p> <p>Rights of way to be retained should be protected from the outset.</p> <p>The grant of planning permission does not entitle developers to obstruct a public right of way. It cannot be assumed that because planning permission has been granted that an order under section 247 or 257 of the TCPA 1990 Act, for the diversion or extinguishment of the right of way, will invariably be made or confirmed.</p> <p>Development, in so far as it affects a right of way, should not be started and the right of way should be kept open</p>	<p>Bracknell Forest Council (BFC has duty to maintain paths but limited capacity to improve or extend),</p> <p>Developers.</p>	<p>Provided in-kind or developer contribution (s106/CIL): £9k.</p>	<p>Phasing of development;</p> <p>Land owner agreement;</p> <p>Allocation of CIL funding.</p> <p>Risk: existing footpath connection off-site, over railway and adjacent to A329, then through underpass, requiring significant enhancement.</p> <p>Reference should be made to DOE Circular 2/1993 annex D 4) and Rights of way circular 1-09, Section 7. Planning permission and public rights of way; 7.8.</p>

Land at Amen Corner (South), Binfield				
Infrastructure Required	Phasing	Delivery Organisation(s)	How (with cost estimates)	Risk/Dependences
	for public use, unless or until the necessary order has come into effect.			

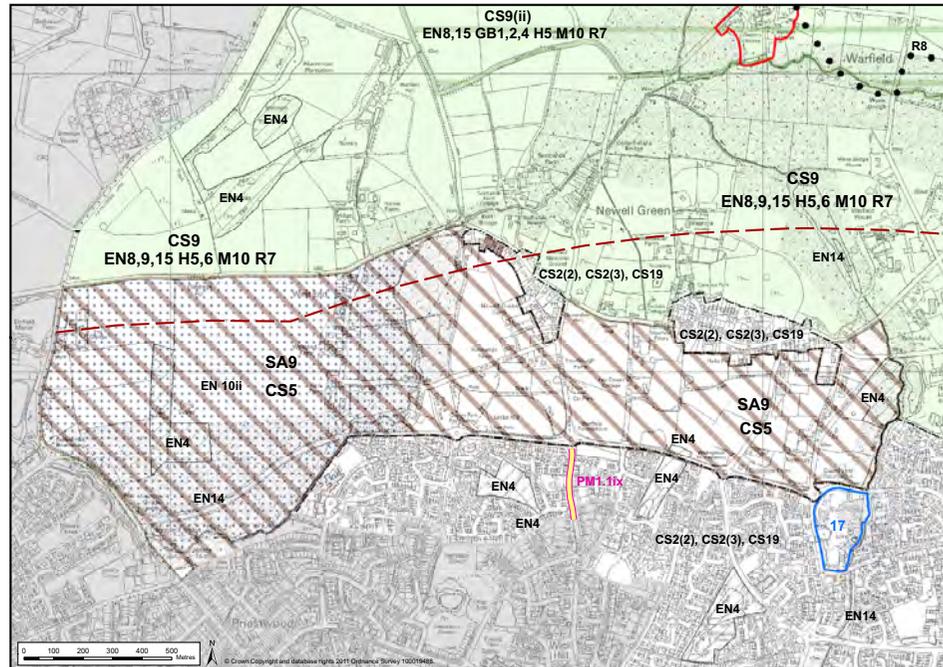
## Policy SA9 - Land at Warfield - Infrastructure Delivery Schedule

**6.0.8** Land at Warfield is identified for a comprehensive mixed-use development.

**6.0.9** Refer to the Bracknell Forest policies map for the land allocation.

**6.0.10** The following schedule, in conjunction with the 'General Infrastructure Schedule', provides a comprehensive list of infrastructure required to support this development (SALP Policy SA9). This should be read in conjunction with the Warfield Supplementary Planning Document and/or any other relevant guidance.

**Figure 6.3 Extract from Proposals Map (2011) of Warfield development (CS5 area)**



Land at Warfield				
Infrastructure Required	Phasing	Delivery Organisation(s)	How (with cost estimates)	Risk/Dependencies
<b>Transport Infrastructure</b>				
<p><b>Local Road Network</b></p> <p>In-kind and/or financial contribution towards capacity improvements to junctions listed in Proposed junction improvements and, if demonstrated to be necessary by robust evidence, to capacity improvements to roads and junctions outside the Borough. Details to be determined following the submission of a Transport Assessment at the planning application stage.</p> <p>Provision of a new north-south link road linking the Quelm Park roundabout and the Three Legged Cross junction, unless an alternative solution is agreed with the Council in accordance with the emerging Warfield SPD (Development Principle W15).</p> <p>The development will be required to provide a Travel Plan.</p>	<p>To be determined by the Local Planning Authority in discussion with landowners/developers.</p> <p>Phased provision as needed, as this and other development progress.</p>	<p>Bracknell Forest Council;</p> <p>Developers (with highway authority approval).</p>	<p>Schemes delivered in-kind through s278 or s38 highway legal agreements, or Developer contributions to value of £8.25m.</p> <p>Spine road delivered in-kind as part of development - excluded from above cost.</p> <p>Each Travel Plan costs £10k for future monitoring and review.</p>	<p>Phasing of development;</p> <p>Pooling of contributions from other developments;</p> <p>Coordination of works;</p> <p>Obligations and agreements to be entered into.</p>
<p><b>Footpaths &amp; Cycleways</b></p> <p>In-kind and/or financial contribution towards the construction of new links and improvements to the existing footpath/cycleway network, providing pedestrian and cycle access from the development to facilities including education, employment and shops. Such as:</p> <p>1) Improvements to A3095 Warfield Road and Folders Lane linking site to schools and Town Centre and existing network;</p>	<p>To be provided early in development to influence travel behaviour.</p> <p>To be determined by the Local Planning Authority.</p>			

<b>Land at Warfield</b>				
<b>Infrastructure Required</b>	<b>Phasing</b>	<b>Delivery Organisation(s)</b>	<b>How (with cost estimates)</b>	<b>Risk/Dependences</b>
<p>Safe pedestrian and cycle crossings on:</p> <p>2) Harvest Ride;</p> <p>3) A3095 Newell Green;</p> <p>4) Binfield Rd;</p> <p>5) Folders Lane;</p> <p>6) Improvements through Braybrooke Rd Park linking the Quelm Lane ped/cycle link to Folders Lane and the School;</p> <p>7) Improvements to Binfield Rd connecting to the existing network with its junction with Millennium way;</p> <p>8) Further improvements within Priestwood creating direct links to and from the Town Centre and industrial employment areas;</p> <p>9) Providing access to the proposed educational facilities on the Blue Mountain development.</p>				
<p><b>Public Transport</b></p> <p>Future Bus access - Direct Links to and from the Town Centre and linking with the existing wider area and other relevant developments;</p> <p>Sustainable efficient routes for the larger area with maximisation of accessibility to routes – especially for sustainable / denser development</p> <p>Re-investigate potential links and opening up of closed off roads for bus only to maximise bus accessibility;</p>	<p>To be provided early in development to influence travel behaviour - to be determined by the Local Planning Authority.</p>	<p>Bracknell Forest Council;</p>		<p>Phasing of this and other developments;</p>

<b>Land at Warfield</b>				
<b>Infrastructure Required</b>	<b>Phasing</b>	<b>Delivery Organisation(s)</b>	<b>How (with cost estimates)</b>	<b>Risk/Dependencies</b>
All properties within 400m walking distance of Bus stops; Bus infrastructure improvements (real time passenger information, Kassel kerbs, shelters, etc.).		Bus operators;  Developer.		Pooling of contributions from other developments;  Allocation of CIL funding;  Bus operator agreement;  Bus operator tendering.
<b>Waste Management</b>				
<p><b>Waste &amp; Recycling</b></p> <p>On-site in-kind provision of waste recycling facilities with good access.</p> <p>Provision of either:</p> <p>1) two underground waste recycling facilities; or,</p> <p>2) four overground waste recycling facilities</p> <p>(or equivalent mix based on 1:2 underground - overground ratio).</p> <p>Each on hardstanding, accommodating 3 glass banks, a charity clothing bank and a litter bin.</p>	<p>If underground recycling facilities: provide first facility no later than upon completion of 700<sup>th</sup> dwelling and second upon completion of 1,400<sup>th</sup>.</p> <p>If overground recycling facilities: provide first facility no later than upon completion of 250<sup>th</sup> dwelling, second upon completion of 800<sup>th</sup>, third upon completion of 1,400 and fourth upon completion of 2000<sup>th</sup>.</p>	<p>Bracknell Forest Council;</p> <p>re3 partnership;</p> <p>Developer.</p>	<p>Provided on-site in-kind.</p> <p>Underground facility costs £40k.</p> <p>Overground banks provided by re3 and charities.</p>	<p>Phasing of development;</p> <p>Obligations by agreement to be entered into.</p>
<b>Utilities</b>				

Land at Warfield				
Infrastructure Required	Phasing	Delivery Organisation(s)	How (with cost estimates)	Risk/Dependences
<p><b>Water Supply</b></p> <p>Upgrades to local water supply infrastructure likely to be required.</p> <p>Developers will be expected to deliver new homes with a water efficiency standard of 105 litres/head/day.</p>	<p>By agreement between the developer and utility provider.</p> <p>Dependent on infrastructure upgrades required - to be determined following impact studies.</p>	<p>South East Water (SEW)</p> <p>Developer</p>	<p>Cost unknown.</p> <p>Initial impact studies funded by developers.</p> <p>Water services infrastructure improvements funded by SEW through the Asset Management Plan (AMP) process on a 5 year funding cycle.</p>	<p>Time taken for upgrades;</p> <p>Alignment with SEW's investment programme.</p> <p>Requires early engagement between developers and SEW to understand proposals.</p>
<p><b>Waste Water</b></p> <p>Impact studies to be undertaken by developers to gauge precise upgrades to waste water infrastructure required.</p> <p>Served by Bracknell STW. Thames Water have capacity concerns. Upgrades to infrastructure are expected to be required.</p> <p>Developers will be required to demonstrate that there is adequate waste water capacity both on and off site to serve the development and that it would not lead to problems for existing or new users. In some circumstances it may be necessary for developers to fund studies to ascertain whether the proposed development will lead to overloading of existing waste water infrastructure.</p>	<p>By agreement between the developer and utility provider.</p> <p>Investigations necessary into the impact of development - takes up to 12 weeks. Up to 3 year lead-in if upgrade required. Upgrades can take from 18 months to 5 years for major upgrades.</p>	<p>Thames Water (TW);</p> <p>Developer.</p>	<p>Cost unknown.</p> <p>Initial impact studies funded by developers.</p> <p>Water services infrastructure improvements funded by TW through the Asset Management Plan (AMP) process.</p> <p>Upgrades can be undertaken outside of this process but may require developer funding.</p>	<p>Time taken for upgrades;</p> <p>Alignment with TW's investment programme.</p> <p>Requires early engagement between developers and TW to understand proposals and impact on service.</p>

Land at Warfield				
Infrastructure Required	Phasing	Delivery Organisation(s)	How (with cost estimates)	Risk/Dependencies
<p><b>Electricity</b></p> <p>Electricity Distribution – potential requirement for upgrades to existing 11KV infrastructure.</p> <p>Developer required to undertake an impact study to determine impact on existing infrastructure.</p>	<p>Phasing conditions may need to be agreed to ensure that upgrades are completed prior to new development.</p> <p>Upgrades would not normally exceed 2 years therefore should not impede development.</p>	<p>Scottish and Southern Energy (SSE);</p> <p>National Grid;</p> <p>Developer.</p>	<p>Initial impact studies funded by developers.</p> <p>Costs of infrastructure improvements apportioned between Southern Electric Power Distribution and developer.</p>	<p>Phasing;</p> <p>Time taken for upgrades.</p> <p>Requires early engagement between developers and utility provider to understand proposals and impact on service.</p>
Education				
<p><b>Early Years</b></p> <p>Land safeguarded for a reasonable period to enable the provision of a Full Daycare Nursery (FDN) in a location with good access.</p> <p>An Early Years element is included within the community hub.</p>	<p>Land for the delivery of a FDN should be made available by completion of the 500<sup>th</sup> dwelling.</p> <p>For the Early Years element, refer to 'Community Facilities'.</p>	<p>Developer;</p> <p>Nursery provider</p>	<p>Sufficient land to provide for a FDN consisting of c. 400m<sup>2</sup> NIA and 600m<sup>2</sup> of outdoor playspace.</p> <p>Spatial requirements for Early Years have been factored into 'Community Facility' costing.</p>	<p>Phasing of development; land availability.</p>
<p><b>Primary Education</b></p> <p>On-site, in-kind provision of two 2FE primary schools with nursery elements; at least one of which to be on sufficient land to allow for expansion.</p>	<p>To provide school buildings fully equipped with furniture, ICT etc. &amp; fitted out ready for opening, inc. parking, playgrounds, playing fields &amp; ancillary facilities.</p>	<p>Bracknell Forest Council;</p> <p>Education provider;</p> <p>Developer.</p>	<p>In-kind provision or Developer contribution of £14.78m plus land for school provision.</p>	<p>Phasing of development.</p>

Land at Warfield				
Infrastructure Required	Phasing	Delivery Organisation(s)	How (with cost estimates)	Risk/Dependences
	<p>Construction of the first school should coincide with the commencement of housing development.</p> <p>The second school should be delivered commensurate with the phase of development it relates to.</p> <p>As an interim measure developers will be required to make provision for temporary accommodation fully equipped &amp; fitted out for use until new school buildings are ready for opening.</p>			
<p><b>Secondary Education</b></p> <p>Financial contribution towards development of new secondary school on land at Blue Mountain. Equivalent to 2.2FE. Provision includes 6th form places.</p>	<p>Financial contribution upon development implementation.</p> <p>As an interim measure developers will be required to make provision for temporary accommodation fully equipped &amp; fitted out for use until new school buildings are ready for opening.</p>		Developer contribution of £6.98m.	Delivery of Blue Mountain.
<p><b>Further Education</b></p> <p>Financial contribution towards sixth form element at new secondary school on land at Blue Mountain</p>			Developer contribution of £1.59m.	

Land at Warfield				
Infrastructure Required	Phasing	Delivery Organisation(s)	How (with cost estimates)	Risk/Dependencies
<p><b>Special Education Needs</b></p> <p>Financial contributions towards SEN on land at Blue Mountain.</p>			Developer contribution of £2.36m.	
Community Infrastructure				
<p><b>Community facilities</b></p> <p>In-kind or land and financial contributions towards a multi-functional community hub, located near new neighbourhood centre - accommodating a community centre, youth centre, early years nursery &amp; children's centre, parish council office, police point and community café, with appropriate car parking.</p>	<p>Provide a temporary community facility (comprising at least 2 halls) no later than upon completion of the 50th dwelling.</p> <p>If the permanent facility is provided in-kind, the facility should be completed and transferred to the Council no later than upon completion of the 500th dwelling.</p> <p>If provided as land and a financial contribution, land should be made available upon implementation of the development and contribution made no later than upon completion of the 500th dwelling.</p>	<p>Bracknell Forest Council;</p> <p>Developer; Community Association; Faith Group.</p> <p>Transferred to Bracknell Forest Council upon delivery, if provided in-kind, for management by community association or other management body as appropriate.</p>	<p>In-kind provision or Developer contribution of £3.17m plus a site to deliver a facility consisting c. 1,450m<sup>2</sup> GIA and 100m<sup>2</sup> outdoor play space.</p>	<p>Subject to land availability and viability;</p> <p>Allocation of CIL funding;</p> <p>Obligations and agreements to be entered into.</p> <p>Medium risk: considered an important element of a sustainable community.</p>

<b>Land at Warfield</b>				
<b>Infrastructure Required</b>	<b>Phasing</b>	<b>Delivery Organisation(s)</b>	<b>How (with cost estimates)</b>	<b>Risk/Dependences</b>
<p><b>Libraries</b></p> <p>Contribution towards enhancement of existing facilities able to serve development.</p>	<p>To be determined by the Local Planning Authority and any other relevant authority at the planning application stage.</p>	<p>Bracknell Forest Council;</p> <p>Developer.</p>	<p>Developer contribution (£106/CIL) of £590k.</p>	<p>Subject to viability and assessment of need at the time of the planning application.</p> <p>Allocation of CIL funding.</p>
<p><b>Built Sports</b></p> <p>Contribution towards provision of additional and enhancement of existing facilities able to serve the development.</p>			<p>Developer contribution (£106/CIL) of £1.69m.</p>	
<b>Emergency Services</b>				
<p><b>Police Service</b></p> <p>Police hub required as part of community facility. Provision included under 'community facilities'.</p>	<p>Refer to phasing of community facility.</p>	<p>TVPA;</p> <p>Developer.</p>	<p>Spatial requirements and fit-out costs have been factored into 'Community Facility' costing.</p>	<p>Subject to viability and justification.</p>
<b>Green Infrastructure</b>				
<p><b>Open Space</b></p> <p>On-site in-kind provision of at least 21.85 hectares of Open Space of Public Value (OSPV) and 30 years maintenance contribution if transferred to the Council.</p>	<p>To be determined by the Local Planning Authority at the planning application stage.</p>	<p>Bracknell Forest Council;</p> <p>Voluntary Sector;</p> <p>Developer.</p>	<p>On-site in-kind provision of open space + 30 years commuted maintenance sums if transferred to the Council + cost of Priory Field Sports Pavilion: £575k.</p>	<p>Maintenance sum is dependent on transferral of OSPV for commuted maintenance by BFC.</p> <p>Risk: urbanisation of existing SANG sites.</p>

Land at Warfield				
Infrastructure Required	Phasing	Delivery Organisation(s)	How (with cost estimates)	Risk/Dependences
<p>Identify opportunities to improve capacity of existing Active OSPV – e.g enhancing Warfield Memorial Ground, Westmorland Park and the provision of a sports pavilion at Priory Field.</p> <p>In-kind provision of an East to West Greenway connecting Westmorland Park with Cabbage Hill via existing and new open spaces.</p> <p>In-kind provision of a Country Park and two new River Parks (with bridge crossing points), and the enhancement of existing open spaces.</p> <p>Allotment provision is a priority for the parish of Warfield. OSPV to include 50 allotment plots on 1.25 hectares (based on average plot size of 250m<sup>2</sup>) with good access and supporting infrastructure, including water supply and parking.</p> <p>Opportunities should be sought for:</p> <ul style="list-style-type: none"> <li>• Raising quality of existing green spaces</li> <li>• Creating new links between and extensions of existing green spaces</li> <li>• Identifying and providing new larger recreational open spaces</li> </ul> <p>Very high significance in contributing to Green Infrastructure and key proposals set out within the SPD. This includes a focus on watercourse corridors, veteran trees, recreational routes (PRoW); importance of buffers and fronting development due to clay soils and need to allow space for 'future proofing' landscape features (future veteran trees / avenues).</p> <p>Sports pitches will be sought as part of an active open space element.</p>	<p>Play provision should be phased to provide facilities by the time 50% of the new housing served by play area is occupied.</p>	<p>Allotments to be offered to Parish Council – potentially managed by allotment association.</p> <p>Warfield Parish Council involvement in play areas should be considered.</p>		<p>Sensitive design required adjacent to these open spaces.</p> <p>Play areas may be provided for use some time in advance of transfer to Council. Adequate management should be in place.</p>

Land at Warfield				
Infrastructure Required	Phasing	Delivery Organisation(s)	How (with cost estimates)	Risk/Dependences
<p>Play provision opportunities should be sought to provide larger, more adventurous provision across the age ranges; with less reliance on numerous small LAPs and more focus on LEAPs and/or NEAPs (more emphasis on accessibility than quantity). This should include allowing for natural play (e.g. use of landscape features and new play environments created using timber and other natural materials).</p> <p>To be provided in accordance with Fields in Trust (FIT), Play England and Sport England standards.</p>				
<p><b>SPA Avoidance and Mitigation</b></p> <ul style="list-style-type: none"> <li>Provision in perpetuity of on-site bespoke Suitable Alternative Natural Greenspace (SANG) of at least 8 hectares per 1,000 new population including maintenance measures in perpetuity. The preferred solution is for a SANG at Cabbage Hill. Part of the solution could be off-site subject to agreement with the Council, Natural England and passing an Appropriate Assessment.</li> <li>A financial contribution towards Strategic Access Management and Monitoring (SAMM).</li> <li>Any other measures that are required to satisfy Habitats Regulations, the Councils Thames Basin Heaths SPA Avoidance and Mitigation Strategy and relevant guidance.</li> </ul> <p>Based on 2,200 dwellings, the bespoke SANG would need to be at least 40.66 hectares (2,200 dwellings x 2.31 average persons per dwelling / 1000 new population x 8 hectares). This figure will change if the number of dwellings changes.</p>	<p>SPA mitigation should be provided before the first dwelling is occupied. However, subject to detail, it is possible that part of the SANG could be provided before the first occupation as long as it meets all criteria necessary to allow the land to become a functional SANG. Each phase of SANG would need to meet quantitative and qualitative criteria as set out in the Avoidance and Mitigation Strategy.</p>	<p>Ownership of SANG will be transferred to Bracknell Forest Council (or an alternative acceptable ownership solution);</p> <p>SAMM - Natural England, with contributions, funded by developer.</p>	<p>Provision of bespoke SANG + maintenance measures in perpetuity +</p> <p>£1.45m SAMM contribution.</p>	<p>None identified. Low risk - provision is supported by legislation under the EU Habitats Directive.</p> <p>Measures to avoid and mitigate impacts on the SPA will be monitored for their efficacy and may need to be reviewed.</p>

Land at Warfield				
Infrastructure Required	Phasing	Delivery Organisation(s)	How (with cost estimates)	Risk/Dependencies
<p>SAMM contributions will depend on housing mix. The level of contributions will be applied according to the Council's Thames Basin Heaths SPA Avoidance and Mitigation Strategy which is current at the time of a planning application being validated.</p> <p>Link to The Cut Countryside Corridor; however, on-site bespoke SANG must be suitable as a standalone site.</p>				
<p><b>Biodiversity</b></p> <p>The creation, protection and enhancement of key features including:</p> <ul style="list-style-type: none"> <li>● broadleaved woodland</li> <li>● species rich intact hedgerows</li> <li>● unimproved neutral grassland</li> <li>● river &amp; adjacent habitats</li> <li>● orchards</li> <li>● ponds including provision for amphibian foraging areas.</li> </ul> <p>Priority should be given to protecting and restoring or enhancing the following habitats:</p> <ul style="list-style-type: none"> <li>● broadleaved parkland</li> <li>● species poor/defunct hedgerows</li> <li>● scrub</li> <li>● semi-improved neutral grassland</li> <li>● disused sand quarry</li> <li>● buildings where they support important roosts</li> </ul>	<p>Protection in place from start.</p> <p>New and enhanced features in place commensurate with phase of development they relate to unless establishment time required indicates that features are in place in advance.</p> <p>Green corridors should be established in advance of adjoining development being built and occupied.</p>	<p>Bracknell Forest Council;</p> <p>Voluntary Sector (Local Wildlife Groups);</p> <p>Developer.</p>	<p>Bespoke measures depending on survey results will be required to mitigate and compensate any habitat loss (e.g. displaced farmland species) in addition to enhancements.</p>	<p>Retention of areas with high biodiversity value.</p> <p>Physical conditions affecting habitat type.</p> <p>Space restrictions relating to housing provision and/density.</p> <p>Risk: lack of suitable sites and landowner agreement to provide off-site compensation.</p>

<b>Land at Warfield</b>				
<b>Infrastructure Required</b>	<b>Phasing</b>	<b>Delivery Organisation(s)</b>	<b>How (with cost estimates)</b>	<b>Risk/Dependences</b>
<p>Local Wildlife Sites such as Long Copse will need to be enhanced, buffered and linked with the green infrastructure of the site.</p> <p>The current farmland mixture of habitats is likely to indicate that some farmland species not suited to public open space may need to be provided for either on or off-site.</p>				
<p><b>Flood Management</b></p> <p>Sustainable Drainage Systems (SuDS) should be integrated into site design to mitigate flood risk and flood exceedance routes, and long term storage provided where necessary.</p> <p>SuDS should be on or as close as possible to the surface to minimise maintenance costs and provide a host of other sustainability benefits including amenity and biodiversity benefits and to mitigate the effects of pollution within surface water bodies.</p> <p>SuDS should ensure there is no increase in surface water runoff rates and volumes. Environment Agency, emerging National and Local Authority guidance should be followed for the design parameters.</p> <p>Clay geology could make site susceptible to flooding.</p> <p>The Cut and Bull Brook rivers cut through the site.</p> <p>Generally, existing watercourses should be retained, enhanced, de-culverted and together with new SuDS watercourses and features buffered (by a minimum of 5m)</p>	<p>Sufficient surface water mitigation and management measures should be in place for each development phase.</p>	<p>Bracknell Forest Council,</p> <p>Developers,</p> <p>Environment Agency.</p>	<p>Site design and layout issue. Potential to integrate with green infrastructure (OSPV or SANG).</p> <p>Commuted sums for future maintenance of SuDS.</p>	<p>Design and layout of development to accord with site-specific Flood Risk Assessment (FRA), Environment Agency approval, and any National and local standards for SuDS to be adopted by the local authority.</p>

Land at Warfield				
Infrastructure Required	Phasing	Delivery Organisation(s)	How (with cost estimates)	Risk/Dependencies
<p>from development. They should, together with other SuDS features, be integrated into green infrastructure to combine a valuable network of wildlife habitats with flood mitigation.</p> <p>Opportunities should be taken to integrate SuDS (both hard and soft designs) on this site into the layout in an attractive way that creates attractive urban design; visual, biodiversity, recreational assets and surface water harvesting.</p> <p>Provision in accordance with the emerging Warfield SPD (Development Principle W5 &amp; W11).</p>				
<p><b>Public Rights of Way (PRoW)</b></p> <p>BFC has a duty to assert and protect the rights of the public.....and to prevent so far as possible the stopping up or obstruction of all their highways (Highways Act 1980)</p> <p>The first principle should be to protect and enhance existing PRoW. Planning permission does not mean that paths can be extinguished or diverted; this can only happen subject to consideration of an application for a Modification Order under Highways Act 1980 s118/119 or TCPA 1990 s247 or 257</p> <p>Maintain and extend PRoW links BR26, BW8 &amp; BW13.</p> <p>Create East to West Greenway (see Open Space above) and links to northern bridleways and byways, e.g. Osborne Lane.</p>	<p>To be determined. Commensurate with phase of development they relate to.</p> <p>Protect existing network and its setting from the outset.</p> <p>The grant of planning permission does not entitle developers to obstruct a public right of way. It cannot be assumed that because planning permission has been granted that an order under section 247 or 257 of the 1990 Act, for the diversion or extinguishment of the right of way, will invariably be made or confirmed.</p>	<p>Bracknell Forest Council (BFC/landowner has duty to maintain paths but limited capacity to improve or extend),</p> <p>Developers.</p>	<p>Provided in-kind or developer contribution (s106/CIL): £51k.</p>	<p>Phasing of development;</p> <p>Land owner agreement;</p> <p>Allocation of CIL funding.</p> <p>Dependency: Provision of suitable road crossings where PRoWs meet road network, including Pegasus crossings for bridleways.</p> <p>Ability to protect and buffer the setting of paths/ways and not just the right of way itself, avoiding urbanisation.</p> <p>Reference should be made to DOE Circular 2/1993 annex D 4) sets out that</p>

<b>Land at Warfield</b>				
<b>Infrastructure Required</b>	<b>Phasing</b>	<b>Delivery Organisation(s)</b>	<b>How (with cost estimates)</b>	<b>Risk/Dependences</b>
Provision should accord with LTP3 Policy TP9.	Development, in so far as it affects a right of way, should not be started and the right of way should be kept open for public use, unless or until the necessary order has come into effect.			Rights of way circular 1-09, Section 7. Planning permission and public rights of way; 7.8.

## General Infrastructure Schedule

**6.0.11** The following table of infrastructure requirements for development in the borough should be referred to in addition to the SALP site-specific schedules.

Infrastructure Required	Phasing	Delivery Organisation(s)	How (with cost estimates)	Risk/Dependencies
Transport Infrastructure				
<b>Local Road Network</b>				
Refer to site-specific schedules.				
<b>Footpaths and Cycleways</b>				
Refer to site-specific schedules.				
<b>Public Transport</b>				
Refer to site-specific schedules.				
<p><b>Strategic Road Network</b></p> <p>The Council supports a Pinch Point Programme (PPP) bid by the Highways Agency (HA) to fully fund a junction improvement at the M4 J10. If a bid is unsuccessful, it may be necessary to find an alternative funding mechanism, which may include financial contributions from developers.</p> <p>The Council will work in partnership with the HA and other relevant authorities to ensure an appropriate mitigation scheme is provided in a timely manner.</p> <p>Because the PPP bid scheme is not fully prepared, specific measures will not be provided for in the SADPD. However, should when a scheme is provided, the IDP will be updated and SADPD Policies could provide the policy framework for securing contributions.</p>	To be determined by the Council in consultation with the Highways Agency and other interested parties.	<p>Highways Agency;</p> <p>Bracknell Forest Council;</p> <p>Wokingham Borough Council;</p> <p>Reading Borough Council;</p> <p>Developer.</p>	Awaiting scheme for PPP bid. Once prepared, a costing will be included in the IDP.	Details of work are dependent on modelling and proposed mitigation.
<p><b>Community Transport</b></p> <p>No requirements for developer contributions identified.</p> <p>Additional vehicles and drivers could be required should there be an increase in demand.</p>	N/A	Bracknell Forest Council	<p>Cost unknown.</p> <p>Funded by Bracknell Forest Council – through Personalisation in Adult Social Care's</p>	Funding availability.

Infrastructure Required	Phasing	Delivery Organisation(s)	How (with cost estimates)	Risk/Dependencies
			'Personal Budget' scheme.	
<b>Waste Management</b>				
<b>Waste &amp; Recycling</b>				
Refer to site-specific schedules.				
No other requirements have been identified. Strategic waste management facilities are expected to have sufficient capacity over plan period.				
<b>Utilities</b>				
<b>Water Supply</b>				
Refer to site-specific schedules.				
<b>Waste Water</b>				
Refer to site-specific schedules.				
<b>Electricity</b>				
Refer to site-specific schedules.				
<b>Gas Network</b>  Gas Distribution – potential requirement for upgrades to gas infrastructure.  Impact studies required of developers.	Phasing conditions may need to be agreed to ensure that upgrades are completed prior to new development.	Scotia Gas Networks (SGN);  Developers.	Initial impact studies funded by developers.  Costs of infrastructure improvements apportioned between Scotia Gas Network and developer.	Statutory provision.  Requires early engagement between utility provider and developer to understand proposals.
<b>Telecommunications</b>  Opportunities should be sought to install fibre optic links from houses to the High Speed Broadband exchange.	As development progresses.	Developers;  BT Openreach.	Unknown.	Medium risk: although not a planning requirement, it is a marketable asset.
<b>Renewable Energy</b>				
<b>Renewable Energy</b>	To be determined at granting of planning permission.	Developer	Developer funding;	BFC's Core Strategy Policy CS12 requires

Infrastructure Required	Phasing	Delivery Organisation(s)	How (with cost estimates)	Risk/Dependencies
<p>Opportunities should be sought to reduce carbon footprint and integrate renewable energy generation into development schemes, including district biomass heating, wind, hydro, CHP and other measures that might become viable in the future.</p> <p>Peter Brett Associates, in a report for BFC, made various recommendations including one that identified a significant opportunity in the Borough to take advantage of biomass energy production. This along with other recommendations should be properly considered in any sustainability statement accompanying a development proposal.</p>			<p>DECC (FIT and RHI), some capital grants available, public sector grants or private sector funding.</p>	<p>developers in certain cases to reduce CO<sub>2</sub> emissions by at least 10% and provide at least 20% of energy requirements from on-site renewable energy generation.</p>
<b>Education</b>				
<p><b>Early Years &amp; Children's Centres</b></p> <p>Refer to site-specific schedules.</p>				
<p><b>Primary Education</b></p> <p>Refer to site-specific schedules.</p>				
<p><b>Secondary Education</b></p> <p>Refer to site-specific schedules.</p>				
<p><b>Further Education</b></p> <p>Refer to 'Secondary Education' in site-specific schedules.</p>				
<p><b>Special Educational Needs</b></p> <p>Refer to site-specific schedules.</p>				
<p><b>Adult &amp; Community Learning</b></p> <p>No specific requirements have been identified. The service will require the use of community hubs to provide A&amp;CL in new communities.</p>		<p>Bracknell Forest Council</p>	<p>Grant funded from the Skills Funding Agency.</p>	<p>Continuation of funding.</p>
<b>Community Infrastructure</b>				
<p><b>Community Centres</b></p>				

Infrastructure Required	Phasing	Delivery Organisation(s)	How (with cost estimates)	Risk/Dependencies
Refer to 'Community Facilities' under site-specific schedules.				
<b>Youth Centres</b> Refer to 'Community Facilities' under site-specific schedules.				
<b>Libraries</b> Refer to site-specific schedules.				
<b>Built Sports</b> Refer to site-specific schedules.				
<b>Public Art</b> On-site in-kind provision of Public Art, negotiated on a site-by-site basis from a starting point of 1% of the gross development cost (excluding land value), excluding incidental costs. Public Art should be freely accessible in or fronting the public realm.	To be determined at planning application stage.	Bracknell Forest Council;  Developer	In-kind provision, to a value negotiated from 1% of gross development costs excluding land.	Viability and commissioning - preference for local initiative.
<b>Heritage</b> If the proposal is identified as having an impact on archaeological remains then they should be preserved in situ or if this is not feasible, an archaeological excavation for the purposes of preservation by record.	From start of development.	Developer;  English Heritage;  Berkshire Archaeology.	Cost unknown - bespoke mitigation. Developer funded.	Site surveys and monitoring.
<b>Social Infrastructure</b>				
<b>Children's Social Care</b> No specific requirements, however increased development will lead to an increase demand for Children's Social Care although an estimate will rely on the tenure, size and number of dwellings.		Bracknell Forest Council		
<b>Adult Social Care</b> No specific improvements, although it is estimated that approx. 3.3% of residents in the new development areas would require ASC support.		Bracknell Forest Council		

Infrastructure Required	Phasing	Delivery Organisation(s)	How (with cost estimates)	Risk/Dependencies
<p><b>Affordable Housing</b></p> <p>An appropriate level of Affordable Housing on site in line with policy: on sites of 15 or more net additional dwellings, negotiations are based on provision of a maximum of 25% affordable housing.</p>	<p>To be determined at granting of planning permission.</p>	<p>Bracknell Forest Council</p> <p>Registered Providers (RPs)</p>	<p>On-site, in kind, provided by developer.</p>	<p>Subject to viability.</p>
<p><b>Cemeteries &amp; Crematoriums</b></p> <p>No identified requirements.</p>		<p>Bracknell Forest Council</p>	<p>Bracknell Forest Council capital programme.</p>	<p>Land pressures might arise from a changing demographic.</p>
<p><b>Emergency Services</b></p>				
<p><b>Police Service</b></p> <p>Refer to 'Community Facilities' under site-specific schedules.</p> <p>Thames Valley Police (TVP) request notification of proposed works and dates for laying ducting along highways in order to 'double-up' and lay Automatic Number Plate Recognition (ANPR) cabling.</p> <p>This would avoid unnecessary expense and repeated digging-up of roads.</p> <p>TVP have identified the need for developers to contribute towards the following non-property infrastructure:</p> <ol style="list-style-type: none"> <li>1. 8 bicycles, associated equipment and annual recharge over 5-year period;</li> <li>2. Funding for four Police Community Support Officers (PCSOs) over three year period;</li> <li>3. Funding towards the provision of between 5 and 10 ANPR cameras at specific locations adjoining key development sites in the district.</li> </ol>		<p>TVP;</p> <p>Developers.</p>	<p>Developer contributions.</p> <p>Cost of police points have been factored into cost of 'community facilities'.</p> <p>TVP have provided cost estimates of the non-property infrastructure listed:</p> <ol style="list-style-type: none"> <li>1. £10k</li> <li>2. £402k</li> <li>3. £150k</li> </ol>	<p>Allocation of CIL funding.</p>
<p><b>Ambulance Service</b></p> <p>No site specific requirements.</p> <p>Southern Central Ambulance Service (SCAS) has advised that any increase in population will lead to an increase in calls for the ambulance service.</p>		<p>SCAS;</p> <p>PCT.</p>	<p>PCT</p>	

Infrastructure Required	Phasing	Delivery Organisation(s)	How (with cost estimates)	Risk/Dependencies
<p>SCAS services are commissioned by the Primary Care Trust (PCT) and provisions are in place to respond to circumstances where there is a large increase in 999 calls. If a greater than 10% increase in calls, occurs, SCAS will be required to submit a case to the PCT for an increase in funding to provide additional resources to cope with the rise in demand.</p>				
<p><b>Fire &amp; Rescue Service</b></p> <p><u>Warfield and Binfield sites</u></p> <p>The cumulative impact of development in North Bracknell could require the need to upgrade Bracknell Fire Station and increase personnel from one full and one part-time provision to two full-time units. It may be required to make physical alterations to Bracknell Fire Station.</p> <p><u>Crowthorne sites (TRL, Broadmoor)</u></p> <p>Development would place additional pressure on the retained service at Crowthorne.</p>		<p>RBFRS; Developer.</p>	<p>RBFRS funded from revenue budgets; Developer contributions. <u>Area costs:</u> £500,000 p.a. for additional personnel Part of approx. £100k for physical alterations to Bracknell Fire Station. £1m p.a. revenue for additional staffing £1.5m capital works (estimate based on similar upgrade to Wokingham Fire Station).</p>	<p>Developer contributions might be considered if sufficient justification emerges from the RBFRS. Should residential sprinklers be installed in developments, fire risk would be reduced to a level negating the need to upgrade the facility.</p>
<b>Health</b>				
<p><b>Primary Health Care</b></p> <p>Good public transport access should be secured from development in the north of the borough and the TRL development to the Healthspace facility in Bracknell Town Centre.</p>		<p>Primary Care Trust</p>	<p>Government funding Potential for developer funding.</p>	<p>More information is required regarding existing capacity of surgeries and funding sources if developer</p>

Infrastructure Required	Phasing	Delivery Organisation(s)	How (with cost estimates)	Risk/Dependences
The PCT have indicated that additional GP surgery capacity in Binfield could be required - the IDP will be updated as information emerges.				contributions are to be considered.
<p><b>Acute Care / General Hospitals &amp; Mental Health</b></p> <p>No requirements identified.</p> <p>The Broadmoor Mental Hospital facility has planning permission to be redeveloped to bring it in-line with modern needs and standards.</p>		West London Mental Health Trust		
<b>Green Infrastructure</b>				
<p><b>Open Space</b></p> <p>Refer to site-specific schedules.</p>				
<p><b>SPA Avoidance and Mitigation</b></p> <p>Refer to site-specific schedules.</p>				
<p><b>Biodiversity</b></p> <p>Refer to site-specific schedules.</p>				
<p><b>Public Rights of Way (PRoW)</b></p> <p>Refer to site-specific schedules.</p>				
<p><b>Flood Management</b></p> <p>Refer to site-specific schedules.</p>				

# 7 Infrastructure requirements for Housing Sites in SALP Policies SA1 - SA3 and Windfall Sites

**7.0.1** The SALP allocates other smaller sites (SA1 - SA3) that are not within the strategic urban extension sites (SA4 - SA9). These sites are in defined settlements and edge of settlement sites, and range from the development of approximately 10-325 units. These sites are not of sufficient scale to require site-specific infrastructure schedules as not all the infrastructure requirements will be in-kind on-site provision and financial contributions may be more appropriate depending on the scale and location of the site. These sites will follow the approach outlined below. This approach will also be used for any windfall sites that may come forward over the BFLP plan period, unless they are of a sufficient scale to require bespoke mitigation.

**7.0.2** In line with current policy, development with a net increase in housing is required to mitigate against adverse impact on existing infrastructure where there is insufficient capacity to accommodate the additional demand. On sites of less than 100 units it is often impracticable to require new on-site facilities as the critical number of residents to support such facilities will not be reached.

**7.0.3** Planning obligations, CIL and planning conditions are the main delivery mechanisms to make a development acceptable in planning terms. Developers may enter into obligations and/or pay CIL to secure the provision of infrastructure and local facilities that are reasonably related and needed to serve the development and which will make it more sustainable. LPA's make planning conditions to ensure a development is acceptable in planning terms. Grampian conditions can also be made by LPA's to control development as part of a planning permission where works are to be carried out off-site, and on land which is not necessarily owned by the applicant.

**7.0.4** Mitigation will only be sought where there is evidence of need. When assessing the need for new provision, existing infrastructure and services will be accounted for. Contribution levels differ in scale depending on the type of development proposed and its location within the Borough. For example, contributions may vary by the number of bedrooms in a proposed dwelling, because this may indicate the level of impact, and depending on which CIL charging zone the proposed development is located in.

**7.0.5** Details of mitigation requirements alongside infrastructure types, whether in-kind or financial, can be found in the Planning Obligations SPD.

**7.0.6** It should be noted however that figures presented in POSPD may be updated to bring in to line with current costs and standards. The CIL Charging Schedule gives a breakdown of the rates that are charged per square metre and what use classes are liable for the charge and the CIL Regulation 123 List identifies the types of projects that may be fully or partly funded by CIL income. Both documents can be found in the BFC CIL page.

**7.0.7** The CIL rates per square metre, in the CIL Charging Schedule, are subject to the RICS BCIS All-In-Tender price indexation that is altered annually. The CIL rates are also reviewed annually and may be changed.

**7.0.8** Part 123 (3) of the CIL Regulations 2010 (as amended) limits the LPA to accumulate a minimum of 5 planning obligations that have been agreed legally with developers for similar schemes via section section 106 legal agreements, across the borough, since 6<sup>th</sup> April 2010.

**7.0.9** If new legislation/guidance comes into force that replaces planning obligations and/or CIL, the new mechanism(s) will be used to seek mitigation for development.

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

### **Nepali**

यस प्रचारको सक्षेपं वा सार निचोड चाहिं दिइने छ ठूलो अक्षरमा, ब्रेल वा क्यासेट सून्नको लागी । अरु भाषाको नक्कल पनि हासिल गर्न सकिने छ । कृपया सम्पर्क गनुहोला ०१३४४ ३५२००० ।

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### **Urdu**

اس دستاویز کے خلاصے یا مختصر متن جلی حروف، بریل لکھائی یا پھر آڈیو کیسٹ پر ریکارڈ شدہ صورت میں فراہم کئے جا سکتے ہیں۔ دیگر زبانوں میں اس کی کاپی بھی حاصل کی جا سکتی ہے۔ اس کے لیے براہ مہربانی ٹیلیفون نمبر 01344 352000 پر رابطہ کریں۔

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### **Portuguese**

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Bracknell Forest Council  
Time Square  
Market Street  
Bracknell  
RG12 1JD