

Infrastructure Delivery Plan - SADPD Preferred Options (Consultation Draft)

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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 development in the Borough up to 2026. Although it is envisaged it will have a life of its own, its primary role is to act as a supporting document to the Site Allocations Development Plan Document (SADPD).

1.0.2 Over this plan period BFC has a target to deliver 10,780 dwellings.⁽¹⁾ Following previous public consultation, the SADPD Preferred Options identifies several 'major' sites, each containing 10+ net additional dwellings, identified as part of BFC's Strategic Housing Land Availability Assessment (SHLAA) and four major new urban extensions with the potential for comprehensive development, namely:

- Land at Broadmoor, Crowthorne
- Land at TRL, Crowthorne
- Amen Corner North, Binfield
- Land at Blue Mountain, Binfield.

1.0.3 A more detailed breakdown of sites can be found in 2.1 'Predicted Growth and Housing Numbers'.

1.0.4 Bracknell Forest's Core Strategy DPD, adopted in 2008, has already identified land at Amen Corner (Policy CS4) and North of Whitegrove and Quelm Park (Warfield Parish) (CS5) for development. As a Supplementary Planning Document (SPD), which contains an infrastructure delivery schedule, has already been adopted for the Amen Corner site, and one is currently being produced for the Warfield site (expected adoption 2011), these sites will not be comprehensively covered by this document, however due to their proximity to some of the sites covered, they may be referred to.

1.0.5 In light of this, the IDP should be read in conjunction with the SADPD, Warfield SPD and Amen Corner SPD. These can be found at (www.bracknell-forest.gov.uk/SADPD, www.bracknell-forest.gov.uk/warfield and www.bracknell-forest.gov.uk/amencorner). Map 1 'Proposed Development Sites' below shows the location of these SADPD Preferred Option and Core Strategy development sites.

1.0.6 Government guidance emphasises the importance of local planning authorities planning ahead to demonstrate that necessary physical, social and green infrastructure can be provided to support their vision for the area. This Plan explains the approach BFC has taken in identifying the infrastructure needs arising from new major housing developments, how it will be delivered and an assessment of the potential risks associated with doing so. Each infrastructure service area will have its own template outlining existing provision, planned provision and any key issues to come out of consultation with service providers. Each major new urban extension site has a site-specific schedule outlining all of the identified requirements for each site. Our approach to the smaller SHLAA sites is detailed in 5 'Small Sites for Potential Allocation'.

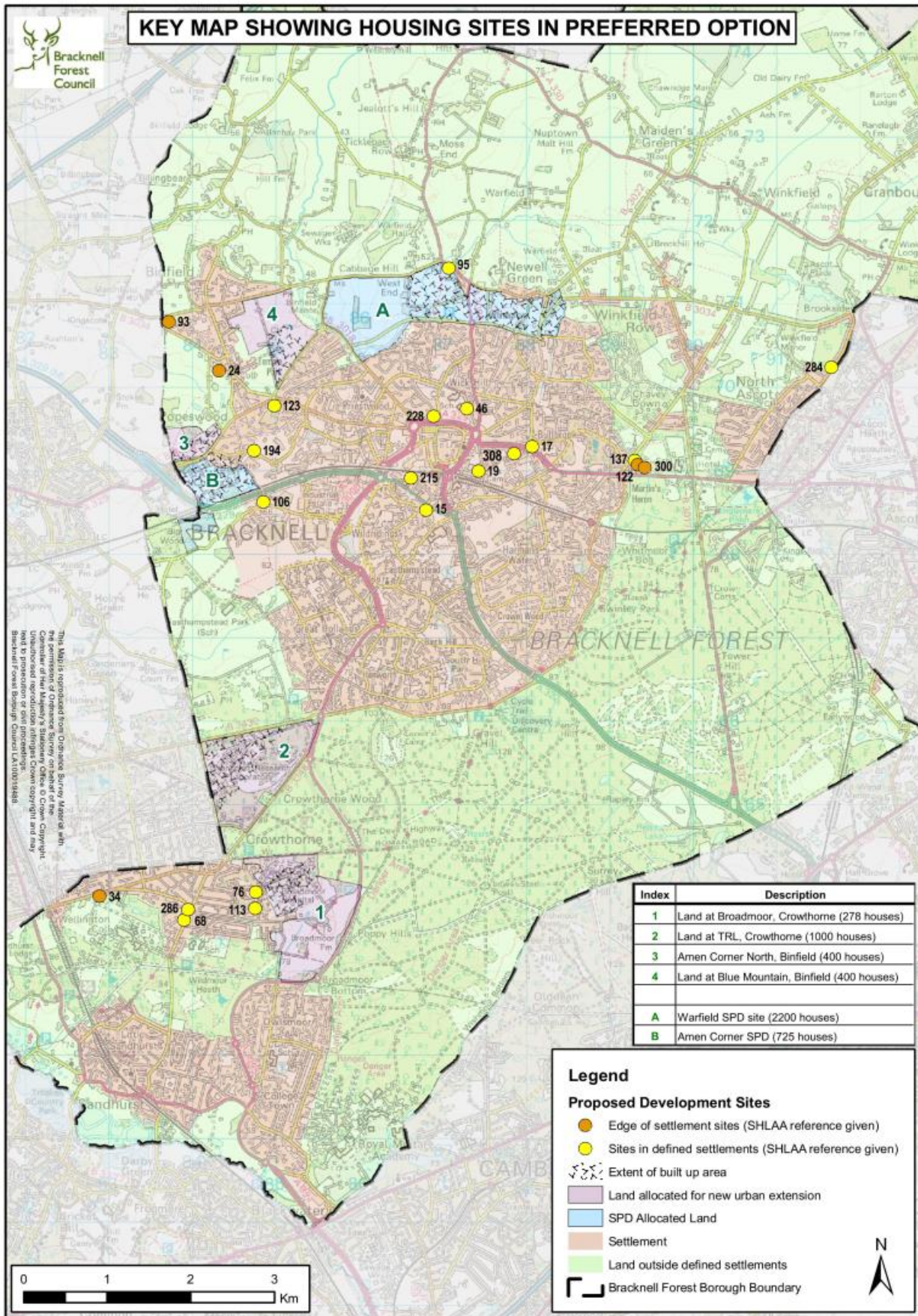
1.0.7 Although this plan has been coordinated by BFC, the information it contains is the result of collaboration with numerous internal and external service providers of areas such as transport, education and healthcare. It draws on information from sources including government guidance and infrastructure providers' investment programmes. Through this engagement, BFC has sought as much information as possible however, instances exist where the required information has not been available. In light of this, the IDP will remain a 'live' document, subject to regular review and updated accordingly as more information emerges, and schemes are implemented.

1 The Government has revoked the South East Plan (SEP) Regional Spatial Strategy (RSS) and it therefore no longer forms part of the planning policy hierarchy. The Government have advised that the planning framework now comprises national policies and adopted Development Plan Documents and Saved Policies. For Bracknell this includes the Core Strategy which has a target based on a requirement of 10,780 (plus an allowance for a carry-over from the previous plan period which no longer needs to be included).

1.0.8 The IDP will help to:

- Direct the right level of growth and housing development in the right place;
- Bid for funding from other infrastructure agencies; and
- Engage with infrastructure funding providers and deliver the right levels of infrastructure for growth.

Map 1 Proposed Development Sites



1.1 Purpose of the Infrastructure Delivery Plan

1.1.1 The purpose of this plan is to provide background evidence as to the Physical, Social and Green infrastructure required to support the planned growth up to 2026. The IDP includes a site-specific delivery schedule for each Broad Area that sets out who will provide the infrastructure and when it will be delivered.

1.1.2 Infrastructure planning helps to ensure a common understanding between service providers, developers, local communities and the Council as to what the local infrastructure requirements are. It essentially enables the Council to develop a partnership approach to ensure infrastructure is properly planned, funded and provided in tandem with planned development in the borough.

1.1.3 The IDP also plays a corporate role, in identifying, supporting and informing other strategies and decisions relating to capital investment and will help the council to align its own financial decision-making to facilitate the delivery of necessary infrastructure for which it is responsible. It will also inform work with the Council, external partners within the Local Strategic Partnership (LSP) and beyond.

1.1.4 Funding will also need to be secured through the development control process as planning obligations and through any future arrangements, e.g. the forthcoming Community Infrastructure Levy (CIL).

1.1.5 This document will remain 'live', in so far as information will be subject to change, therefore will be periodically reviewed and updated. (refer to Ch. 4).

1.1.6 The IDP contains information regarding the type, timing and potential costs of infrastructure to support the planned development as required in Planning Policy Statement 12 (PPS12), to show how development identified will be delivered and contribute towards our Core Strategy and Local Plan policies.

1.1.7 BFC's role in facilitating and securing the delivery of the infrastructure identified in the IDP will vary for different infrastructure types. These roles include:

- the delivery of the infrastructure through its spatial policies – e.g. by allocating sites for infrastructure in later DPDs or by drafting criteria based policies to support infrastructure provision
- the direct funding of the infrastructure
- indirect funding of infrastructure through enabling private sector investment, including through negotiating to secure planning obligations
- indirect funding through influencing third party public sector investment
- providing a statutory service which impacts on its spatial policies (such as schools, adult and children's services and public transport).

1.2 Method

1.2.1 The method used for the production of the IDP included the following steps:

Identification of Service Providers

1.2.2 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 LDF process.

Establishment of Infrastructure Reference Group (IRG)

1.2.3 The LSP Board resolved to form an IRG as a sub-group of the LSP to facilitate effective infrastructure planning in the the Borough.

1.2.4 Once the contacts for each type of infrastructure were confirmed they were added to the IRG. This group does not have formal meetings but provides access to the relevant service providers and the most appropriate method of contact. In addition specialised groups can be established through the IRG, such as the Transport Sub Group, to deal with specific issues between service providers.

Identification of Plans and Strategies for Service Areas

1.2.5 A review of Plans, Policies and Strategies was undertaken to identify existing levels of infrastructure, standards of provision and if any shortfalls had been identified.

1.2.6 Draft schedules were completed for each service area, where possible, to identify:

- Responsible Delivery Bodies
- Existing Plans, Policies and Strategies
- Existing Provision
- Planned Provision
- Key Issues
- Role of the LDF

Liaising with members of the IRG

1.2.7 The draft schedules were sent to the service area providers along with a detailed schedule for infrastructure requirements for each site. These were then considered and amended as necessary by the service areas. Service providers were also sent information on the development proposals in the SADPD and Core Strategy, including details of scale, location and densities of the potential developments.

1.2.8 Service providers were asked to consider opportunities to deliver new infrastructure or opportunities for expanding existing provision. Where individual sites required specific infrastructure, they were asked to complete the area-specific schedules with the following information:

- Item of infrastructure required;
- Phasing of provision (whether required in the short (April 2012 - March 2017), medium (April 2017 - March 2022) or long term (April 2022 - March 2026));
- Lead delivery organisation;
- Cost (if known);
- Sources of funding (if known);
- Any dependencies for provision;
- Risk of not proceeding and;
- Importance to delivery of SADPD.

Capacity Study

1.2.9 To support the IDP, Bracknell Forest Council has undertaken a study of existing infrastructure for particular service areas, where information allowed and it was deemed necessary, which identified any potential capacity or shortfall in existing infrastructure provision in the Borough to form the evidence-base to requirements identified by internal (BFC) providers, which included areas such as Open Space and Educational Needs. This has been used to help identify where there is capacity for and where additional infrastructure may be required to support new growth. The results are contained within the relevant template for the service area and in the site schedules.

Preparation of the IDP and re-consultation with Service Providers

1.2.10 The information gathered through the above steps was used to prepare the IDP. The principal elements of the IDP are the infrastructure type specific templates and the area specific infrastructure requirements.

1.2.11 Following re-consultation with service providers, amendments were made to finalise the current document, ready to accompany the SADPD Preferred Option for full consultation.

Identification of monitoring procedure

1.2.12 The final step of the IDP process was to identify the monitoring and reviewing procedure to enable the IDP to be a 'live' document. The monitoring proposals are set out in Section 4 of this document.

1.3 Key Elements of the IDP

1.3.1 Communities need an appropriate level of services and facilities in order to be sustainable. There are a number of strands to sustainability that the provision of infrastructure should support. These are:

- Social Cohesion and Inclusion
- Protection and Enhancement of the Environment
- Prudent use of Natural Resources
- Sustainable Economic Development
- Integrating Sustainable Development in Development Plans

1.3.2 These overarching aims should be pursued in an "integrated way through a sustainable, innovative and productive economy that delivers high levels of employment, and a just society that promotes social inclusion, sustainable communities and personal well being, in ways that protect and enhance the physical environment and optimise resource and energy use" (PPS1, 2005).

1.3.3 Supporting planning policy can be found in 'Appendix 1: Planning Policy'.

Component Parts of Infrastructure

Infrastructure needed to deliver development and support the elements of sustainability have been split into three categories: Physical, Social and Green, then further sub-divided into service headings, determined through consideration of various definitions of infrastructure and refined with a local slant through consultation with service providers.

These service areas will be used as the basis for developing a detailed set of schedules within this IDP.

Physical

Highway Network

- Strategic Road Network
- Local Road Network
- Footpaths and Cycleways

Transport

- Public Transport
- Community Transport

Waste Management

Utilities

- Water and Waste Water
- Electricity and Gas Network

- Renewable Energy
- Telecommunications

Social

Education

- Primary Education
- Secondary Education
- Special Education Needs
- Early Years

Social Care

- Children's Social Care
- Adult Social Care

Community Facilities

- Community Centres
- Libraries
- Youth Facilities
- Built Sports
- Public Art
- Heritage

Affordable Housing

Emergency Services

- Police Service
- Ambulance Service
- Fire and Rescue Service

Health

- Primary Health Care
- Acute Care / General Hospitals and Mental Health Provision

Cemeteries and Crematoriums

Green

Open Space

Suitable Alternative Natural Greenspace (SANG)

Biodiversity

Flood Defence

Public Rights of Way

Prioritising

Whereas some infrastructure is essential to enable a development to go ahead, such as water supply and waste water treatment, other services are more related to quality of life, such as public art. Whilst BFC would ideally seek the delivery of all identified components, due to issues such as economic viability or availability of public funding, it is necessary to prioritise infrastructure for consideration at the planning application stage. In light of this, each identified item has been categorised as follows:

Table 1.1

Risk (to site delivery)	Definition
Critical	The identified infrastructure is critical , without which development cannot commence, e.g. some transport/utility infrastructure
Necessary	The identified infrastructure is necessary to support new development, but the precise timing and phasing is less critical and development can commence ahead of its provision, e.g. schools/primary health care

Risk (to site delivery)	Definition
Preferred	The delivery of the identified infrastructure is preferred in order to build sustainable communities. Timing and phasing is not critical over the plan period, e.g. libraries, green infrastructure, youth provision.

Identifying Risk

1.3.4 The IDP also includes an assessment of the likely risk of infrastructure items not being delivered, alongside contingency measures where required. The varying degrees of 'Risk' are defined as:

Table 1.2

Risk of Not Proceeding	Definition
High	<p>Either/or:</p> <ul style="list-style-type: none"> - Infrastructure requirements are identified but there is no clear mechanism at present to secure funding. - Planning and/or other consents are required to secure delivery. - The likelihood of consents being granted is uncertain.
Medium	<ul style="list-style-type: none"> - Infrastructure requirements are identified and there is a clear mechanism identified to secure funding. - Planning /and or other consents may be required to secure delivery. There is a strong likelihood that consents would be granted.
Low	<ul style="list-style-type: none"> - Infrastructure requirements are identified, costs are known and funding is secured or a robust mechanism identified to secure funding. - No other planning or consents are required, and/or there is a statutory duty to provide the required infrastructure in step with development.

Cross-boundary Issues

1.3.5 The following neighbouring planning authorities were consulted to consider the impact of Bracknell Forest's development plans:

1.3.6 Hart District Council

Comment:

No concerns raised.

1.3.7 Royal Borough of Windsor and Maidenhead

Comment:

Concerns were raised over the impact of cross border commuting on transport infrastructure from development in the north of the Borough.

Education consider impact should be minimal so long as primary and secondary schools promised as part of the Binfield development are delivered.

1.3.8 Rushmoor Borough Council

Comment:

The only concern identified would be in relation to transport infrastructure, with particular consideration given to the cumulative impact of proposed development in other areas on the M3 corridor and the rail links to London.

1.3.9 Surrey Heath Borough Council

Comment:

Concerns over pressures on the highway network from potential housing in the south of Bracknell Forest that could increase traffic flows up to junction 3, via the Nine Mile Ride and onto the A322 corridor, or junction 4 via Sandhurst and through the Meadows gyratory onto the A331 Blackwater Valley Relief Road. The increased traffic flow is likely to require mitigation measures.

1.3.10 Wokingham Borough Council

Comment:

No concerns over education so long as education facilities to absorb new demand are delivered in line with development.

WBC would be keen to see new shopping facilities at TRL integrated with the existing residential area with supporting pedestrian and cycle links.

WBC emphasised the potential for the existing Pinewood Leisure Centre to accommodate additional or enhanced facilities, especially as it is within 800m of the majority of the TRL site.

WBC would like the cross-boundary flooding issues to be considered in the TRL development.

WBC would like to see improved public transport and cycle links between the boroughs.

WBC have concerns over the impact of proposed development sites on the highway network.

2 Summary of SADPD Preferred Options

2.0.1 The SADPD will help to deliver the vision set out for the Borough in both the Sustainable Communities Strategy and the Core Strategy.

2.0.2 The two strategic sites set out in the Core Strategy are not sufficient to meet the housing requirements for Bracknell Forest. The Site Allocations Development Plan Document (SADPD) will therefore be the document that identifies the locations to meet the housing requirements for the Borough up to 2026.

2.0.3 The SADPD Preferred Options will identify sites for 3,213 dwellings. This figure is derived from BFC's Core Strategy and takes account of those already built, with planning permission and within the Major Locations for Growth, identified in the Core Strategy. Some sites will be within existing defined settlements, however, much of the new housing will need to be on sites outside the current defined settlements. The SADPD Preferred Options provides a list of suitable sites with the potential for new housing, gives an indication of the number of houses that can be built on each site, when they are likely to be built and how they will be implemented.

2.0.4 Each of the sites identified in the SADPD will be selected on its merits, including the deliverability and viability of each site, which will be supported by this IDP.

2.0.5 In addition to allocating sites for housing, the SADPD will also allocate sites for employment, retail and other supporting infrastructure, determined through the IDP.

The SADPD will also review the following:

- The defined settlement boundaries in relation to small anomalies and rounding-off sites.
- Employment area boundaries
- Town Centre and Local Centre boundaries
- The role of School land.

It will also serve to identify an appropriate approach to sites in institutional use in the countryside (beyond the Green Belt) and amend the Council's current Proposals Map to reflect the changes listed above.

2.1 Predicted Growth and Housing Numbers

2.1.1 Over the Plan period, to 2026, the housing requirement for Bracknell Forest Borough is 10,780 (net) dwellings (please see the SADPD Preferred Option Background Paper for how the housing requirement was established). Of these 1,424 new dwellings have been completed between 2006 and 2010 and a further 5,730 have either planning permission or are accepted in principle through strategic allocations in the Core Strategy. The Site Allocations DPD will need to find sites for the remaining 3,626 dwellings, as displayed in the table below.

Table 2.1 Housing Requirements for Bracknell Forest Council

Housing Requirement	10,780
Dwellings which are complete/have planning permission/or strategic allocations through Core Strategy	7,154
Balance of sites to be allocated through SADPD	3,626

Growth Areas

2.1.2 The SADPD Preferred Options identifies four new major urban extensions:

- Land at Broadmoor, Crowthorne (278 homes)
- Land at TRL, Crowthorne (1,000 homes)
- Amen Corner North, Binfield (400 homes)
- Land at Blue Mountain, Binfield (400 homes)

2.1.3 In addition to these sites, this Plan will include infrastructure provision for other 'major' (10+ net additional dwellings) development sites, that fall outside of the new major urban extensions. These further sites were identified through the Council's Strategic Housing Land Availability Assessment (SHLAA).

2.1.4 These sites will collectively deliver the Borough's housing target, alongside sites that either already have planning permission or sites that have been allocated in the Core Strategy (CS4: Land at Amen Corner, CS5: Land north of Whitegrove and Quelm Park).

2.1.5 Table 2.2 'SHLAA sites for proposed development' are listed below and **Could not find copy_1371699_ID_19** shows their location in the Borough alongside the Broad Area and Core Strategy sites.

Table 2.2 SHLAA sites for proposed development

Sites for Proposed Allocation		
SHLAA Ref	Site Address	Estimated capacity (net)
15	Adastron House, Crowthorne Road, Bracknell	18
17	Bay Drive, Bullbrook, Bracknell	40
19	The Football Ground, Larges Lane, Bracknell	85
24	Land East of Murrell Hill Lane, South of Foxley Lane and North of September Cottage, Binfield	67
34	White Cairn, Dukes Ride, Crowthorne	16
46	Garth Hill School, Sandy Lane, Bracknell	100
68	24-30 Sandhurst Road, Crowthorne	10
76	Land S of Cricket Field Grove, Crowthorne	100
93	Land at junction of Forest Road and Foxley Lane, Binfield	31
95	Land at Battle Bridge House, Warfield House and Garage, Forest Road, Warfield	14
106	Peacock Bungalow, Peacock Lane, Binfield	28
113	Land at School Hill, Crowthorne	20

Sites for Proposed Allocation		
SHLAA Ref	Site Address	Estimated capacity (net)
122 + 300 combined	Dolyir & Palms Hills	60
123	Farley Hall, London Road, Binfield	35
137	Sandbanks, Longhill Road, Winkfield	11
194	Land N of Cain Road, Binfield	75
215	Commercial Centre, Bracknell Lane West, Bracknell	77
228	Albert Road Car Park, Bracknell	40
284	152 New Road, Ascot	12
286	The Iron Duke, Waterloo Place, Old Bakehouse Court, High Street, Crowthorne	20
308	Land N of Eastern Road, Bracknell	216
	Total	1075

2.1.6 In total, land for 3,213 dwellings will be proposed in the SADPD (Broad Areas + SHLAA sites). Combined with the 480 dwellings windfall allowance (30 units per year 2011-2026), this equates to 3693 homes, marginally higher than the required amount.

3 Monitoring and Review

3.0.1 This IDP has been produced so that it can be a live tool, and can be updated through active monitoring to inform decisions. This is the first IDP and therefore is at the beginning of the process. It is intended that subsequent versions of the IDP will be able to draw on the monitoring and review process to gauge more accurate costs, priorities and needs.

3.0.2 In addition to this, Bracknell Forest Council undertakes regular monitoring of the LDF through the Annual Monitoring Report (AMR). As part of the AMR exercise the IDP will be monitored, either as a stand alone document or as part of the AMR.

3.0.3 The AMR is subject to internal approval prior to submission to the Secretary of State, this process will ensure there is Corporate and Political recognition of the progress that has been made on delivering infrastructure each year. It will also ensure a commitment to any amendments or additions to the IDP which may be necessary to ensure the proposals in the Site Allocations DPD are achieved.

4 Infrastructure

4.0.1 To inform the Broad Area Infrastructure Schedules (ref. 6 'Broad Areas Infrastructure Schedules'), this section collates relevant information on each service area, as identified in 1.3 'Key Elements of the IDP', gathered during the consultation with service providers.

4.1 Physical

4.1.1 Highway Network

Strategic Road Network	
Lead Organisation	The Highways Agency (HA), on behalf of the Secretary of State for Transport is responsible for managing the safe and efficient operation of the Strategic Road Network (SRN).
Main Sources of Information	<ul style="list-style-type: none"> • Delivering a Sustainable Transport System, 2008, DfT • Roads – Delivering Choice and Reliability, July 2008, DfT • Britain's Transport Infrastructure, Motorways and Major Trunk Roads, January 2009, DfT • RSS: The South East Plan, May 2009, SEERA • Delivering the South East Plan, a revised South East Implementation Plan, October 2006, SEERA • Local Transport Plan 2006 – 2011 (LTP2) • Limiting the Impact of Development SPD (July 2007)
Existing provision	<p>Only a short section (less than 1km) of the SRN lies within Bracknell Forest Borough – part of the M4 motorway. There are no junctions providing direct access to either the M4 to the north or the M3 to the south within the Borough.</p> <p>Access to the motorway network is achieved to the south of Bracknell Forest via the A322 to M3 junction 3 and the A3095 to M3 junction 4, and to the north via the A329(M) to junction 10 of the M4. Although not part of the SRN, traffic flows on these link roads are critically important to the safety and efficiency of the SRN.</p> <p>HA evidence to the South East Plan EiP identified that the M4 between Junctions 9 and 11 was currently congested at peak hours and other times, and that the route would be unable to cope with future traffic levels without flow and demand management measures. By 2016 and 2026, HA evidence shows that the M4 will be unable to cope with demand.</p>
Planned Provision	<p>The DfT published 'Roads – Delivering Choice and Reliability' in July 2008, setting out how the key role of the SRN will be sustained in the face of current congestion at peak times and traffic growth. Up to £6 billion has been made available to fund improvements to the SRN in England. The Highway Agency's programme of capacity enhancements includes a proposal for the introduction of Hard Shoulder Running (HSR) on the M4 J3-12 west of London for construction.</p> <p>Any spending will be subject to the Comprehensive Spending Review due in autumn 2010. Regarding Managed Motorways, Major Project are currently working towards a preferred scheme announcement, subject to funding.</p>

Strategic Road Network

	<p>There is a need to address the unreliability of the SRN, including consideration of M4 management and capacity measures. Improvements to the M4 interchanges near Reading and Reading Station have been identified as regionally significant schemes.</p> <p>The HA does not plan to improve M4 junction 10 in its current forward work programme. The HA will work with Wokingham, Bracknell and Reading local authorities to develop an appropriate scheme, although in the current climate this should be through developer funding. No regional or central funding is available. The Spending Review should provide more clarity, however funding for such a scheme is at present very unlikely.</p>
Sources of Funding	<p>The indicative cost for M4 Junction 10 improvements is approximately £8.2m, and the HA have prepared a preliminary scheme design. The HA have also produced indicative figures which apportion the cost of the scheme between the relevant local authorities. A detailed scheme however is not fully developed, costed nor apportioned. The mechanism for improvements is a key consideration, i.e. how much (if any) should fall on development and how much procured from other sources.</p>
Key Issues	<p>The HA advises that it considers that the committed/proposed development in the DPD will almost certainly affect the safe and efficient operation of the SRN, specifically junction 10 of the M4. The HA is also concerned that traffic levels at Junction 3 of the M3 are likely to increase owing to the proposed development. Any development coming forward should consider fully the effects of the proposals on M3 J3 and M4 J10, and any necessary infrastructure improvements should be discussed with the HA.</p> <p>The HA requests that infrastructure to support the development sites in the DPD should include improvements to M4 junction 10 to alleviate the impact and reduce forecast congestion at the junction. The HA proposes that the cost of the improvements to M4 Junction 10 will be proportioned between Bracknell Forest, Wokingham and Reading and would be developer funded.</p> <p>The HA also requests information regarding proposed mitigation at M3 Junction 3 to reduce the impact that the Site Allocations DPD development may have on the SRN.</p> <p>Additional comments on the potential broad development areas provided by the HA can be found in the site specific schedules.</p>
Role of the LDF	<p>BFC Core Strategy DPD Policy CS6 – Limiting the Impact of Development, states that development “will contribute to the delivery of infrastructure needed to support growth in the Borough and will mitigate adverse impacts on communities, transport and the environment”. This can be met by:</p> <ul style="list-style-type: none"> i. on-site provision prior to full occupation and maintained for the life of the development;

Strategic Road Network	
	<ul style="list-style-type: none"> ii. contributing to additional or expanded provision on a different site; or iii. a mix of on-and off-site provision, to be sufficient and in proportion to the scale and nature of the development, making it more sustainable. <p>Policy CS23 – Transport, states that the Council will use its planning and transport powers to:</p> <ul style="list-style-type: none"> i. reduce the need to travel; ii. increase the safety of travel; iii. maintain and where possible improve the local road network; iv. provide improved access to key services and facilities; v. promote alternative modes of travel; vi. secure the reliable movement of goods through the Borough; vii. enhance sub-regional connectivity to and from the Borough; viii. promote travel planning; ix. make representations and bids for funding major transport infrastructure to help deliver the Core Strategy and Local Transport Plan schemes. <p>Policy CS24 – Transport and New Development, states that developers should mitigate “against the transport impacts which may arise from the development or cumulatively with other developments...through the submission of a transport assessment or transport statement” and where appropriate:</p> <ul style="list-style-type: none"> i. contribute towards local public transport and strategic transport improvements; ii. contribute towards transport modelling work; iii. implement works to the highway.

Table 4.1

Local Road Network	
Lead organisation	Bracknell Forest Council
Main Sources of Information	<ul style="list-style-type: none"> • Local Transport Plan 2 (2006 - 2011) (LTP2) • LTP3 (2011-2026) (to be adopted in March 2011) • Sensitivity tests through use of the Bracknell Forest Multi Modal Transport Model (to be complete in Sept 2010) • Limiting the Impact of Development SPD (July 2007)
Existing provision	Bracknell Forest Borough lies between two major (broadly) east-west corridors of movement converging in London. The northern corridor consists of the M4 and the A4, and the main Great Western railway line, linking London (Paddington) with the west. The southern corridor consists of the M3 and A30 and the South West railway linking London (Waterloo) and the south west. Further to the north are other motorways, the M40 and A404(M). To the east, the M25 carries a significant amount of north / south traffic as part of the London Orbital.

Local Road Network

	<p>For Bracknell Forest, peak hour congestion is recognised as a problem at particular locations on the route network; specifically major junctions around Bracknell Town Centre, along the A329/A322 corridor and approaches to it, the A329 London Road, the A3095 Blackwater Valley to Twin Bridges together with localised issues in Crowthorne, Sandhurst and Binfield. The major routes such as the A3095, A322 and the A329 experience congestion over longer periods - reflecting the longer distance trips they carry.</p> <p>The A329 / A322 is the Boroughs busiest route, passing through Bracknell's urban areas, carrying in excess of 40,000 vehicles per day. Although the route serves as a primary means of access into Bracknell, it is also used by through-traffic as an "outer orbital" link between the M3 and M4 with up to 25% of the total vehicles in pm peak travelling from the M3 corridor and onwards to the M4.</p> <p>Some key successes to tackle congestion in the current Local Transport Plan (LTP) period include:</p> <ul style="list-style-type: none"> • The implementation of 19 Travel Plans between 2006/07 and 2007/08; • The development of a multi-modal transport model; • The adoption of Parking Standards Supplementary Planning Document, 2007; • The development of a Network Management Plan; • Capacity improvements at several junctions including London Road/John Nike Way, Plough and Harrow and Sports Centre roundabout; • Development of an ITS (Intelligent Transport Systems) strategy; • Car share website; • Accessibility improvements to public transport; • Modal shift towards more sustainable modes for local journeys.
Planned Provision	<p>BFC will undertake the following schemes and initiatives during the plan period to fulfil the objective of managing congestion to maintain existing levels from the 2006 baseline:</p> <ul style="list-style-type: none"> • Approval of development with layouts enabling and encouraging sustainable travel; • Encouraging the introduction of Travel Plans (company, residential, community, school); • Junction improvements with particular attention paid to the key junctions around Bracknell Town Centre, and along key corridors; • Continue the programme of review of Traffic Control Systems at key junctions; • Better coordination of work on the Borough's roads and of incident management; • Initiatives to encourage the number of children going to school by means other than the car; • Initiatives to promote the use of alternative forms of transport; • Bus priority measures; • Walking and cycling initiatives. <p>The 5 year Capital Programme for 2006 -2011 includes Integrated Transport Improvements work along two main corridors the A3095 and B3408 and also improvements to the two main Industrial estates.</p>

Local Road Network

The following list of schemes, cross-referenced in the appropriate site schedule in 6 'Broad Areas Infrastructure Schedules', have been highlighted as needing improvements by 2026 to cope with the level of proposed development:

EB (East Binfield) - Land at Blue Mountain, Binfield

WB (West Binfield) - Amen Corner North, Binfield

TRL - Land at TRL, Crowthorne

BM - Land at Broadmoor, Crowthorne

('ticks' indicate contributing developments)

Table 4.2

EB	WB	TRL	BM	Ref	Scheme	Est. Cost
✓	✓			1.1	Capacity improvements to junctions on B3408 leading to Town Centre including realignment of junction with St. Marks Road and Beehive Road from staggered to cross roads;	£300,000
✓	✓			1.2	Capacity Improvements to Coppid Beech Roundabout;	£500,000
✓	✓			1.3	Capacity Improvements to junction of Temple Way and B3018 Binfield Rd;	£150,000
		✓	✓	1.4	Capacity Improvements to junction with B3348 Bracknell Road and Old Wokingham Road;	£200,000
		✓	✓	1.5	Improvements to Crowthorne High Street and Dukes Ride;	£1,000,000
		✓	✓	1.6	Capacity Improvements to junction with A3095 Foresters Way and B3430 Nine Mile Ride;	£1,000,000
		✓		1.7	Capacity improvements to Old Wokingham Road/B3430 Nine Mile Ride by signalised crossroads;	£300,000
		✓	✓	1.8	Capacity improvements to the junction with B3348 Dukes Ride and A321 Wokingham Road;	£300,000

Local Road Network

EB	WB	TRL	BM	Ref	Scheme	Est. Cost
		✓	✓	1.9	Further improvements to A3095 including Hanworth Rbt. Running signals 24hr;	£250,000
		✓	✓	1.10	Improvements to junction with B3348 Bracknell Road and A3095 Foresters Way;	£50,000
		✓	✓	1.11	Signalisation of A3095 Rackstraws Rd and Owlsmoor Rd including bus priority;	£250,000
				1.12	Simplify the current Five Ways Junction (Forest Road/Bracknell Road/Warfield Street/Jigs Lane North) to provide safety and the need to utilise more capacity on Forest Road East (Warfield SPD only);	£350,000
✓	✓			1.13	B3034 Forest Road/B3018 Binfield Road junction;	£250,000
				1.14	Warfield Road/Met Office roundabout (Warfield SPD only);	£750,000
				1.15	A330 Ascot Road/A3095 Maidenhead Road (Warfield SPD only);	£250,000
✓	✓			1.16	Binfield Road between Harvest Ride and 3M roundabout;	£500,000
				1.17	Signalisation of Maiden Green Crossroads (Warfield SPD only);	£250,000
✓	✓			1.18	Temple Way/ B3408 Wokingham Rd Roundabout;	£300,000
				1.19	Junction of Long Hill Road and A329 London Road (Baldocks Junction) (Warfield SPD only);	£500,000
✓	✓			1.20	Easthampstead Rd/ Western Rd Junction;	£250,000
				1.21	Running Horse Roundabout (Warfield SPD only);	£120,000
✓	✓			1.22	Twin Bridges Junction;	£5,000,000

Local Road Network							
	EB	WB	TRL	BM	Ref	Scheme	Est. Cost
	✓	✓			1.23	Western Roundabout (also known as 3M rbt);	£600,000
					1.24	Station Roundabout (Warfield SPD only);	£700,000
			✓	✓	1.25	Coral Reef Roundabout.	£1,000,000
Sources of Funding	<p>Indicative cost of £10-20m for improvements, to be funded through s106, LTP, DfT, S278, DaST, the Urban Challenge Fund (UCF) and potential for Air Quality Management Area (AQMA) funding.</p> <p>Following the principle that the development should make an appropriate contribution to providing the infrastructure needed, there should be no funding gaps as a result of need derived from the development site. However there may be funding gaps for maintaining / improving the existing network and any parts of the existing network that need additional provision which is not reasonably related to any development sites.</p>						
Key Issues	<p>Improvements to the highway network will be crucial in facilitating identified development. These will take place alongside the promotion of sustainable means of travel, minimising congestion and emissions. This will support the economy of Bracknell whilst also protecting quality of life, air quality and improving accessibility and road safety.</p> <p>Studies planned for 2010/11 will identify improvements and upgrades to the highway network necessary to manage traffic, improve road safety and to deliver the Core Strategy. These, including schemes directly related to the strategic housing sites, are as follows:</p> <ul style="list-style-type: none"> • A329/B3408 Corridor Study - running east/west through Bracknell • A329/A322 Corridor Study - running SE/NW through Bracknell • A3095 Corridor Study - running north/south through Bracknell <p>Other development on sites outside of the cluster areas (e.g. in defined settlements) will also provide localised improvements and financial contributions which could be applied to the measures listed above.</p>						
Capacity Study	<p>Highway improvements and costs outlined in the IDP are indicative only. A transport assessment is currently being undertaken (Sept. 2010) that will form the evidence-base to prescribed schemes and measures. The IDP will then be updated accordingly.</p>						
Role of the LDF	<p>BFC Core Strategy DPD Policy CS6 – Limiting the Impact of Development, states that development “will contribute to the delivery of infrastructure needed to support growth in the Borough and will mitigate adverse impacts on communities, transport and the environment”. This can be met by:</p>						

Local Road Network

	<ul style="list-style-type: none"> i. on-site provision prior to full occupation and maintained for the life of the development; ii. contributing to additional or expanded provision on a different site; or iii. a mix of on-and off-site provision, <p>to be sufficient and in proportion to the scale and nature of the development, making it more sustainable.</p> <p>Policy CS7 – Design, states that development proposals will be required to be of a “high quality design” that “aids movement through accessibility, connectivity, permeability and legibility.”</p> <p>Policy CS23 – Transport, states that the Council will use its planning and transport powers to:</p> <ul style="list-style-type: none"> i. reduce the need to travel; ii. increase the safety of travel; iii. maintain and where possible improve the local road network; iv. provide improved access to key services and facilities; v. promote alternative modes of travel; vi. secure the reliable movement of goods through the Borough; vii. enhance sub-regional connectivity to and from the Borough; viii. promote travel planning; ix. make representations and bids for funding major transport infrastructure to help deliver the Core Strategy and Local Transport Plan schemes. <p>Policy CS24 – Transport and New Development, states that developers should mitigate “against the transport impacts which may arise from the development or cumulatively with other developments...through the submission of a transport assessment or transport statement” and where appropriate:</p> <ul style="list-style-type: none"> i. contribute towards local public transport and strategic transport improvements; ii. contribute towards transport modelling work; iii. implement works to the highway.
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Footpaths and Cycleways

Lead organisation	Bracknell Forest Council
Main Sources of Information	<ul style="list-style-type: none"> • Local Transport Plan 2 (2006 - 2011) (LTP2) • LTP3 (2011-2026) (to be adopted in March 2011) • Bracknell Forest Borough Council Cycle Strategy • Limiting the Impact of Development SPD (July 2007)

Footpaths and Cycleways

Existing provision	<p>A significant proportion of the developed area of Bracknell Forest includes high quality segregated footpaths and cycletracks with strategic routes allowing “direct travel” to key destinations such as Bracknell Town Centre. This reduces the travel distance compared to using all-purpose roads. Integrating identified development with the Borough's bus links and wider rail network is key to delivering truly sustainable development.</p> <p>Walking and cycling play a significant role in reducing congestion and improving the health of the community in Bracknell Forest. The Borough has seen an increase in the number of pedestrians and cyclists over the life of the LTP1(2001-2006) and LTP2(2006-2011). It is therefore important to continue to encourage the growth in walking and also to implement strategies to increase the number of children walking.</p> <p>Key achievements so far to encourage walking and cycling in the Borough have included:</p> <ul style="list-style-type: none"> • A successful bid for a government grant to ensure the completion of a new cycleway and footbridge across Mill Lane; • The adoption of Work and School Travel Plans; • Improvements to footpaths in the Borough, leading to a 17% increase in pedestrian trips between 2003 and 2009; • A 22% increase in cycle trips between 2003 and 2009; • Campaigns and promotion.
Planned Provision	<p>The internal layout of new development should continue with the established standard of segregated direct footpaths with parallel cycleways for strategic routes, giving travel distance advantage over all-purpose roads, and priority at junctions with all but distributor roads, where formal crossings should be provided.</p> <p>Creating a high level of connectivity for sustainable transport modes between new housing development and existing centres is key to securing sustainability of the new development, and so financial contributions are needed provide high quality links as expanded on below.</p> <p>The promotion of walking and cycling through the following measures are all expected to help increase the number of people who walk and cycle as an alternative method to get to school or work:</p> <ul style="list-style-type: none"> • Increasing the number and length of cycle / footpaths - in particular identifying key linkages to improve cycle permeability and creating new routes as part of sustainable developments; • The encouragement of walking/cycling through school, residential and company travel plans; • Travel choice campaigns and initiatives to encourage walking / cycling for a healthy lifestyle to improve cycle journey flows; • Support initiatives such as Active 8, a health-based walking initiative with the PCT and the Leisure division of the Council; • Continue to implement road safety schemes, to encourage the use of alternative modes in localities where traffic speeds are managed.

Footpaths and Cycleways

	<p>The 5 year Capital Programme for 2006-2011 includes Integrated Transport Improvements work along two main corridors the A3095 and B3408 and also investigations of walking and cycling measures in Crowthorne and Sandhurst and the Northern Parishes as well as the Borough's two main industrial estates.</p>
Sources of Funding	<p>Indicative cost of £2m, funded through s106, BFC Capital Programme, LTP, and grants run by bodies such as Sustrans and the DfT. There should be no funding gaps as a result of need derived from development site (clusters or otherwise), however there may be funding gaps for maintaining the existing network and any parts of the existing network that need additional provision which is not reasonably related to any development sites.</p> <p>Employment and housing development on sites outside of the cluster areas, e.g. in defined settlements, will also provide localised improvements and financial contributions which could also be applied to the measures listed above.</p>
Key Issues	<p>Infrastructure to support walking and cycling will need to be implemented across the Borough to ensure that new development is delivered in a sustainable way.</p> <p>The South East Plan (now revoked) and BFC emphasise the role of walking and cycling in reducing reliance on the private car, and achieving objectives including reducing congestion and contributing to addressing climate change.</p> <p>Walking and cycling projects and schemes will be planned to deliver increased opportunities for people to use these modes of travel, with the greatest need for improvements in accessibility to everyday activities. Throughout the Core Strategy period, infrastructure schemes that support walking and cycling (and therefore the delivery of a more sustainable community) will be delivered, including: new, extended and improved footpaths and cycleways, surfacing improvements, dropped kerbs, new road crossing facilities and new and improved signage.</p>
Role of the LDF	<p>BFC Core Strategy DPD Policy CS6 – Limiting the Impact of Development, states that development “will contribute to the delivery of infrastructure needed to support growth in the Borough and will mitigate adverse impacts on communities, transport and the environment”. This can be met by:</p> <ul style="list-style-type: none"> i. on-site provision prior to full occupation and maintained for the life of the development; ii. contributing to additional or expanded provision on a different site; or iii. a mix of on-and off-site provision, <p>to be sufficient and in proportion to the scale and nature of the development, making it more sustainable.</p> <p>Policy CS7 – Design, states that development proposals will be required to be of a “high quality design” that “aids movement through accessibility, connectivity, permeability and legibility.”</p>

Footpaths and Cycleways	
	<p>Policy CS23 – Transport, states that the Council will use its planning and transport powers to:</p> <ol style="list-style-type: none"> reduce the need to travel; increase the safety of travel; maintain and where possible improve the local road network; provide improved access to key services and facilities; promote alternative modes of travel. <p>Policy CS24 – Transport and New Development, states that developers should mitigate “against the transport impacts which may arise from the development or cumulatively with other developments...through the submission of a transport assessment or transport statement” and where appropriate “provide new and improve existing pedestrian and cycle routes”.</p>

4.1.2 Transport

Table 4.3

Public Transport	
Lead Organisation	<p>Bracknell Forest Council: a transport authority with power and duties in respect of public transport.</p> <p>External Operators:</p> <p><u>Bus Operators</u> - First (Borough's principal operator)</p> <p>Courtney Coaches</p> <p>Stagecoach South</p> <p>Thames Travel</p> <p>White Bus Services</p> <p>Yateley Coaches</p> <p><u>Train Operators</u> - First Great Western</p> <p>South West Trains</p>
Main Sources of Information	<ul style="list-style-type: none"> Delivering a Sustainable Transport System, 2008, DfT Delivering a Sustainable Railway, White Paper, 2007, DfT Great Western Route Utilisation Strategy (March 2010), led by Network Rail on behalf of the rail industry. Stations Improvement Programme, Network Rail Network Rail Discretionary Fund, Network Rail Local Transport Plan 2 (2006 - 2011) (LTP2)

Public Transport	
	<ul style="list-style-type: none"> • LTP3 (2011-2026) (to be adopted in March 2011) • Adding Life to Years – A Strategy for Older People • Climate Change Action Plan • Limiting the Impact of Development SPD (July 2007)
Existing provision	<p>Bus Services</p> <p>First is the principal bus operator in the Borough, operating the majority of town services in the Bracknell urban area, and interurban services linking Bracknell with Reading, Wokingham, Camberley, Windsor and Slough. They also operate the 'Green Line' limited stop service to Windsor, Slough and London. This network operates commercially.</p> <p>Five other operators run regular local bus services in the Borough, comprising:</p> <ul style="list-style-type: none"> • Courtney Coaches, who operate services either under contract to the Council or to neighbouring authorities; • Thames Travel who (from 29 May 2010) operate the majority of services which require financial support from the Council (mainly those to the north of Bracknell, including town services and the interurban service to Maidenhead and Wexham Park Hospital) with contributions from the Rural Bus Subsidy Grant from Government, and with contributions from neighbouring councils where services cross borough boundaries; • White Bus Services whose services, under contract to neighbouring authorities, enter the Borough; • Stagecoach South who operate a number of services which enter the Borough at 'The Meadows' centre in Sandhurst; • Yateley Coaches who operate a twice weekly 'shopper' service under contract to the Council. <p>Bus services to new residential developments within Bracknell at Jennett's Park and The Parks are currently served by bus services fully funded through developer contributions. The planning agreements also included the provision of roads suitable for bus services, and for bus stop infrastructure.</p> <p>Including developer funding and Rural Bus Subsidy Grant, the Council spends approx £670,000 per year on revenue support of services that are not commercially viable.</p> <p>A few other operators have registered services in connection with works or schools' requirements, and a number of unregistered staff shuttle bus services operate from Bracknell railway station to and from Western and Southern Business Areas.</p> <p><u>Bus Infrastructure & Policy</u></p> <p>Within the Local Transport Plan 2006 – 2011, bus travel has been recognised as central to the delivery of congestion reduction, and therefore features as a key aspect of the LTP. The Borough Bus Strategy aims to "improve attractiveness and convenience of buses and increase their use".</p>

Public Transport

	<p>Objectives include improving public transport information, the installation of “real time” information on key routes, maintenance and enhancement of existing and development of new Bus Quality Partnerships, accessibility improvements to vehicles in the Borough and integrated ticketing between the rail and bus operators at Bracknell Railway Station.</p> <p>New high quality bus stop furniture has been installed at many stops in the borough, with raised kerbs to assist in boarding and alighting. Real Time Information has been provided on service 190 (Bracknell – Wokingham – Reading) in partnership with the other two authorities on the line of route. Selective Vehicle Detection giving bus priority at traffic signal controlled junctions has been installed in a number of locations.</p> <p>In 2009, First withdrew the last remaining step-entrance service buses from the local fleet, meaning that all bus services in the Bracknell Urban Area are now operated with low floor buses, the majority being wheelchair accessible. Green Line service 702 to London is operated with a mix of low floor double deck coaches, and high floor coaches fitted with wheelchair lifts.</p> <p>Bus patronage (indicator NI 177) and punctuality (NI 178) have an improving trend, although both fell slightly in 2009/10, probably due to a combination of the economic climate (affecting patronage) and the severe winter (affecting both.) This matches a national picture of falling patronage in 2009/10. The use of ‘Plus Bus’ tickets for bus / rail travel via Bracknell Station has shown a steady increase.</p> <p>Train Services</p> <p>South West trains operate the London Waterloo – Reading service. Bracknell and Martins Heron train stations lie along this line to the north of the Borough.</p> <p>First Great Western operate the Gatwick Airport – Reading service. Crowthorne and Sandhurst train stations in the south of the Borough serve this route.</p> <p>Key achievements in the current LTP period have been:</p> <ul style="list-style-type: none"> • accessibility improvements at Bracknell Train Station; and • redevelopment of the forecourt at Bracknell Train Station.
Planned Provision	<p>Bus Services</p> <p>LTP2 aims to build on the trend of increasing patronage and continue to work with the bus operators to identify bus service improvements. The implementation of a bus lane on Bagshot Road and the delivery of a new bus station by the end of the LTP period are listed as priorities. The latter is dependent on regeneration of the Town Centre.</p> <p>While the ‘New Town’ era developments within the Bracknell urban area are well provided with bus priority measures (mainly ‘bus links’), opportunities to implement additional priorities are sought as bus services evolve. A new ‘bus gate’ allowing buses to turn right from Downshire Way to Western Road is about to be</p>

Public Transport	
	<p>constructed. Further bus priority at traffic signal controlled junctions is about to be installed at recently re-modelled junctions, using GPS (linked to the RTPI system) to provide bus detection.</p> <p>The Council participates in the Berkshire Strategic Transport Forum, which recently commissioned a study on a number of inter-urban bus route corridors, with a view to seeking enhancements that can be made under Quality Partnerships and LTP funding. This study included the Bracknell – Wokingham - Reading and Bracknell – Windsor – Slough corridors.</p> <p>The Council has recently commissioned a study on the Bracknell – Camberley corridor, to identify a strategy for service enhancements in the light of potential residential developments along and close to the line of route.</p> <p>Train Service</p> <p>No information provided by train operating companies.</p>
Sources of Funding	<p>Bus Service</p> <p>An indicative sum of £1m will be required for enhancements to physical infrastructure (excluding routes/services). Funding could be secured through LTP, S106 developer contributions and DfT.</p> <p>There should be no funding gaps (TBC following the spending review) as a result of need derived from development site (clusters or otherwise), however there may be funding gaps for maintaining/improving existing services and any parts of the existing network that need additional provision which is not reasonably related to any development sites.</p> <p>The main dependencies are the timing of development and any associated contributions of works. Other dependencies are the bus operators in that they decide which routes they run their buses. Existing bus routes also are awarded on a tendering basis which could change services and routes.</p> <p>Train Service</p> <p>No information on specific requirements has been provided by the train companies at this stage. It is considered unlikely that there would be any requirement for enhanced services in relation to the development proposed.</p>
Key Issues	<p>Bus Service</p>

Public Transport	
	<p>In addition to the site-specific schedules, employment and housing development on sites outside of the cluster areas (e.g. in defined settlements) will also provide localised improvements and financial contributions which could also be applied to the measures listed set out for each site.</p> <p>Train Service</p> <p>The emerging site allocations are not considered by themselves to require rail infrastructure enhancements as part of their delivery. Some improvements to passenger facilities, including rail interchange facilities with other transport modes may be delivered utilising transport contributions negotiated in association with new residential developments.</p>
Role of the LDF	<p>BFC Core Strategy DPD Policy CS2 – Locational Principles, states that land will be allocated for development in “extensions to defined settlements with good public transport links to the rest of the urban area or with firm proposals to provide such links.”</p> <p>Policy CS6 – Limiting the Impact of Development, states that “development alone or in combination with other proposals, will contribute to the delivery of infrastructure needed to support growth in the Borough and will mitigate adverse impacts on communities, transport and the environment”. This can be met by “contributing to additional or expanded provision...to be sufficient and in proportion to the scale and nature of the development.”</p> <p>Policy CS7 – Design, states that development proposals will be required to be of a “high quality design” that “aids movement through accessibility, connectivity, permeability and legibility.”</p> <p>Policy CS23 – Transport, states that the Council will use its planning and transport powers to “provide improved access to key services and facilities”.</p> <p>Policy CS24 – Transport and New Development, states that developers should mitigate “against the transport impacts which may arise from the development or cumulatively with other developments...through the submission of a transport assessment or transport statement”, and where appropriate contribute “towards local public transport and strategic transport improvements”, provide “travel plans to promote sustainable travel patterns for work related trips” and enter into “bus quality partnerships with the local authority and/or third parties.”</p>

Table 4.4

Community Transport	
Lead organisation	External taxi companies and Bracknell Forest Council in partnership with 'Keep Mobile'

Community Transport	
Main Sources of Information	<ul style="list-style-type: none"> Local Transport Plan 2 (LTP2), LTP3 (2011-2026) Adding Life to Years – A Strategy for Older People Climate change Action Plan Limiting the Impact of Development SPD (July 2007)
Existing provision	<p><u>Home to School Transport</u></p> <p>BFC currently procure home to school transport from six external transport providers and local bus companies based on eligibility of the pupil. Based on the existing transport provision approximately 0.90% of the BFC population (assuming 110,000) have some type of school transport support. This is split between special educational needs (0.45%) and mainstream provision (0.45%).</p> <p>Any increase in population within the Borough is therefore likely to have an impact on the numbers of pupils who are eligible for support. The average cost of mainstream support per pupil is ?(TBC) and the average for Special Educational Needs is £3,200 (2008 figures).</p> <p><u>Social Care Transport</u></p> <p>BFC, through Keep Mobile under a Service Level Agreement, currently provide the following borough-wide services for people of any age with a disability that prevents them from using public transport, or persons over 70 years old:</p> <ol style="list-style-type: none"> Dial a Ride (DAR) Group transport Day excursions <p>BFC also provide transport to eligible clients in Adult Social Care and Health and Children, Young People and Learning. These clients are accessing a variety of Council services both within the Borough and adjacent to it.</p> <p>When making any changes to the transport arrangements, the local authority must be mindful that it is required to ensure that they can deliver and maintain the level of transport to social care service users who have been assessed as eligible to receive transport. The social care transport currently being provided cannot be removed or varied without a prior re- assessment. Social care transport is provided under S2 of the Chronically Sick and Disabled Persons Act 1970. It is one of only two rights (the other being after care under the Mental Health Act 1983) that are owed to an individual by a local authority as an individual duty, rather than a general target duty to the community as a whole.</p> <p>BFC published a commissioning strategy for older peoples services in 2007 which stated that in 2005/6 1,615 older residents over 65 received community care services from BFC which is around 1.5% of the population. This figure is expected to increase over the next five years. In addition to residents aged over 65, the Council also supports others who have been registered disabled or have specific requirements.</p>
Planned Provision	<p>The centralisation of transport from Social Care to the Integrated Transport Unit in Corporate Services took place on the 1st April 2010. A financial saving is being made from these changes and this is predominantly made up from vehicles being released as they were underutilised. In addition any spare vehicles have been centralised so</p>

Community Transport

	<p>that the additional capacity can be used to support other activities. This means that there is less spare capacity than previously and therefore any increase in client numbers would require additional investment in transport services.</p> <p>The programme of Personalisation in Adult Social Care gives individuals choice and control over the support they receive to live their lives as independently as possible. In Bracknell Forest we are working to ensure that everyone who is eligible can have a Personal Budget – this is an amount of money to spend on the social care support that people need to live their lives. People will be able to take this as a Direct Payment and arrange their support themselves or they can choose to leave the money with the Council and the Council will arrange the support for them.</p> <p>Everyone who has a personal budget will need to have a financial assessment – this is to make sure that people are claiming all the benefits they are entitled to and also calculates the amount of money that an individual needs to contribute towards the cost of their support. In Bracknell Forest all people with a learning disability, who are eligible for support from Adult Social Care, can have a Personal Budget.</p> <p>For older people, people with mental health problems and people with long term conditions there is a pilot project to test out the Councils systems – the Council plans to be able to offer everyone, who wants one and who is eligible, a personal budget later in 2010. In addition the Council is also working with providers and voluntary sector groups to ensure that there are the flexible support options and activities in the community that people want and can access.</p> <p>Following the roll out of a personalised budget a client may want to spend a proportion of their allowance on transport. They will be able to buy transport services with their funds but as these funds originate from the Council, if further provision is required new vehicles will have to be brought onto the fleet to provide the expanded service.</p> <p>The Council has made a commitment in its Climate Change Action Plan to reduce greenhouse gas emissions from the Council's own operations, especially, energy sourcing and use, travel and transport, waste production and disposal, and the purchase of goods and services. Therefore any increase in transport provision needs to be balanced with the above commitment.</p>
Sources of Funding	<p>To run a fully accessible vehicle with a full time driver and escort for one year costs around £70K. Any increase in population is going to require additional capacity.</p> <p>Current funding is from existing budgets but these are for existing services only. Any increase in client population is going to require additional funding from either local taxation or s106 contribution.</p>
Key Issues	<p>There is no requirement for any additional infrastructure to provide Community Transport as this form of travel is currently provided on a door to door basis and generally starts at the clients home address. However additional vehicles and drivers would be required should there be an increase in client numbers.</p>

Community Transport	
	Based on the data from 2007 approximately 1.5% of any population will qualify for access to Community Care and the majority of these clients will require transportation outside of public transport. In addition 1% of the population with require school transport support with 0.5% being outside of public transport.
Role of the LDF	<p>BFC Core Strategy DPD Policy CS6 – Limiting the Impact of Development, states that development “will contribute to the delivery of infrastructure needed to support growth in the Borough and will mitigate adverse impacts on communities, transport and the environment”. This can be met by:</p> <ul style="list-style-type: none"> • on-site provision prior to full occupation and maintained for the life of the development; • contributing to additional or expanded provision on a different site; or • a mix of on-and off-site provision, <p>to be sufficient and in proportion to the scale and nature of the development, making it more sustainable.</p> <p>Policy CS7 – Design, states that development proposals will be required to be of a “high quality design” that “aids movement through accessibility, connectivity, permeability and legibility.”</p> <p>Policy CS23 – Transport, states that the Council will use its planning and transport powers to “provide improved access to key services and facilities”.</p>

4.1.3 Waste Management

Table 4.5

Waste Management	
Lead organisation	<p>Bracknell Forest Council – through 2 external contractors: Sita (contract expires on 31st July 2011) for kerb-side waste collection and re3 for joint waste disposal facilities, whilst collection from charity banks is the responsibility of the individual charities.</p> <p>Bracknell Forest Council work with Reading Borough Council, Wokingham Borough Council and the Waste Recycling Group through the re3 partnership to increase the amount of waste that is reused, recycled and composted and to minimise the amount of waste sent to landfill. Formed in 1999, they work together to develop long-term facilities for managing and disposing of the areas waste over the next 25 years.</p> <p>Waste Recycling Group joined the partnership in 2006. They signed a Private Finance Initiative (PFI) contract with the councils, worth £610million, to provide new waste management facilities and work with them to minimise waste. This funded the recent refurbishment of both Household Waste Recycling Centres (HWRCs).</p>

Waste Management	
	<p>The partnership received a PFI grant from the Government of £37m. As this is paid as an annual grant over the 25 years, this equates to £74m by the end of the contract term.</p> <p>By the end of the PFI contract in 2031 the re3 partnership expects to recycle or compost more than 50% of its waste and obtain value from 74% of it.</p>
Main Sources of Information	<ul style="list-style-type: none"> • Government National Waste Management Strategy 2007 • Joint Municipal Waste Management Strategy • Limiting the Impact of Development SPD (July 2007) <p>The Joint Municipal Waste Management Strategy, outlines re3's current objectives and plans to help the three councils to meet or exceed Government targets for waste reduction and recycling including:</p> <ul style="list-style-type: none"> • reducing the amount of waste in the three boroughs which is sent to landfill by 75% of the 1995 levels by 2010; • recycling or composting 40% of household waste by 2010; • obtaining value from 45% of the waste collected which is not recycled or composted, (for example by turning it into electricity) by 2010.
Existing provision	<p>Bracknell Forest Council operate 'Alternate Bin Collections' (ABC) to promote recycling and minimise household waste destined for landfill.</p> <p>Household waste is collected fortnightly in a green 240l bin and on the alternate week recyclables (paper, card, plastic bottles, tins, cans and aerosols) are collected in a 240l blue bin and garden waste in a 240l brown bin or biodegradable brown sack.</p> <p>Across the Borough, there are 39 Council maintained public recycling sites for glass, textiles, drinks cartons, aluminium foil, books and CDs.</p> <p>There are two HWRCs, which include waste transfer stations at Longshot Lane, Bracknell and Smallmead, Reading.</p>
Planned Provision	<p>The Parks, Jennett's Park and Wykery Copse all have planned underground recycling sites. These are for glass recycling. Alongside the underground containers, space is planned for a textile recycling bank.</p> <p>All three of the above developments have rear or side access to allow storage of bins in the back gardens.</p> <p>The Parks also has composters provided in the rear gardens of houses.</p> <p>The Waste and Recycling Collection contract for Bracknell Forest Council is currently supplied by Sita UK. The contract expires on 31st July 2011. The first stage of a full procurement exercise has started (24th May 2010). Invitations to tender will be sent out in June, with formal award, following evaluation and approval processes, in January. The new contract will commence on 1st August 2011 and be for 7 years and 8 months with potential for extension for a further 8 years.</p>

Waste Management

	<p>As part of the tender evaluation, tenderers will be asked to include proposals describing how they will manage predicted demographic growth, based on overall growth figures and the potential areas for new housing, all provided by the Spatial Policy team. They will be asked to define how they will manage the growth in collections required – in terms of vehicles, staffing and collection patterns, how they will manage actual variations from the predicted growth pattern, and to propose pricing mechanisms which give the best fit of clarity, flexibility and value for money to the council. Details of the tender will be finalised in the next 3-4 weeks.</p>
Sources of Funding	<p>Underground recycling sites are anticipated to be funded through Section 106 developer contributions, as has happened at recent developments including Jennett's Park, Wykery Copse and The Parks.</p> <p>Site-specific cost assumptions are based on underground recycling sites each costing approximately £40,000. Other costs to be taken into consideration for an underground recycling site are the reinforcement of the highway surrounding them to allow the vehicle to manoeuvre and empty the containers.</p> <p>Refurbishment of the 2 household waste recycling centres was funded through the joint waste PFI.</p> <p>Previous improvements to recycling sites has been funded from the Waste Infrastructure Capital Grant 2009/10. The Council's Capital Programme states that £80,000 will be made available for financial year 2010/11. However, this is the last year this will be available.</p>
Key Issues	<p>Recycling and the use of Energy from Waste is reducing Bracknell Forest's landfill rate considerably. The current recycling rate in Bracknell is 38% (provisional figure 2009/10) and landfill is around 45% and is expected to be closer to 35% by 2010/11.</p> <p>Developers should be asked to provide a site waste management plan for the construction phase.</p> <p>The provision of the appropriate recycling site, underground or over ground, will provide a local recycling point and therefore minimise travelling distance for residents and the impact on the environment.</p> <p>Home composters also provide a way of disposing of some waste such as fruit and vegetable peelings and garden waste at home. This again reduces residents' journeys, and also reduces the waste being collected and disposed of by Bracknell Forest Council. This keeps the vehicle journeys to and from disposal facilities to a minimum.</p>
Capacity Study	<p>There are waste thresholds for the re3 partnership, all of the waste collected gets passed over to re3 and they process it. The maximum waste input is 295,197 tonnes per annum, provisional figures are showing for financial year 2009/10 the</p>

Waste Management	
	<p>3 local authorities are almost 100,000 tonnes below this threshold so there is capacity for population growth and the additional waste. The current recycling rate in Bracknell is 38% (provisional figure 2009/10).</p> <p>In respect of increased demand on waste facilities over the plan period, there are no plans for additional HWRCs. Longshot and Smallmead are expected to be able to cope with identified development.</p> <p>Conclusion:</p> <p>There are no capacity issues expected for existing waste management facilities over the plan period.</p>
Role of the LDF	<p>BFC Core Strategy DPD Policy CS6 – Limiting the Impact of Development, states that development “will contribute to the delivery of infrastructure needed to support growth in the Borough and will mitigate adverse impacts on communities, transport and the environment”. This can be met by:</p> <ul style="list-style-type: none"> i. on-site provision prior to full occupation and maintained for the life of the development; ii. contributing to additional or expanded provision on a different site; or iii. a mix of on-and off-site provision, <p>to be sufficient and in proportion to the scale and nature of the development, making it more sustainable.</p> <p>Policy CS13 – Sustainable Waste Management, states that development should make provision for the management and treatment of waste in accordance with the Berkshire Unitary Authorities Joint Minerals and Waste Local Development Framework, and other local management strategies. Additionally, the policy states that development should:</p> <ul style="list-style-type: none"> i. minimise the quantity of waste requiring treatment; ii. maximises the re-use, recovery and recycling of waste materials; iii. minimise the environmental consequences of waste production and treatment.

4.1.4 Utilities

Table 4.6

Water and Waste Water	
Lead Organisation	Thames Water Utilities Ltd. (TWU) Veolia Water (VW) South East Water (SEW)
Main Sources of Information	<ul style="list-style-type: none"> • Water company Strategic Direction Statements

Water and Waste Water	
	<ul style="list-style-type: none"> • Water Company Business Plans • Water Company Water Resource Management Plans • Water Resources Strategy for England and Wales (March 2009) published by the Environment Agency sets out how the Agency believes water resources should be managed over the coming decades so that water can be abstracted and used sustainably. • Limiting the Impact of Development SPD (July 2007)
Existing provision	<p><u>Water Supply</u></p> <p>Veolia Water Central supplies the Eastern part of Bracknell Forest extending to just over 1/3 of the Borough beyond the built up area of Bracknell. This falls within VW's Southern Water Resource Zone (WRZ). Water is supplied from a combination of ground and surface water sources and through pipeline transfers.</p> <p>South East Water supplies water to the rest of the Borough, including the built up area of Bracknell. Water is supplied from a combination of ground and surface water sources and through pipeline transfers, including from VW. One of SEW's major sources is an abstraction from the River Thames at Bray in Windsor and Maidenhead. SEW has implemented improved pipeline transfers from Bray during the 2005-2010 period.</p> <p><u>Wastewater and Sewerage</u></p> <p>Thames Water are responsible for wastewater and sewerage infrastructure. There are five existing wastewater treatments works (WwTW) within Bracknell Forest. These are:</p> <ul style="list-style-type: none"> • Bracknell STW • Ascot STW (sometimes known as Whitmoor Bog STW) • Sandhurst STW (Swan Lane) • Easthampstead Park STW (Old Wokingham Road) • Billingbear STW <p>Where new WwTW are provided, they are designed to have capacity to treat approximately an additional 10% population equivalent without further upgrade. This is not the position with existing WwTW which may or may not have any additional capacity.</p> <p>The Water Framework Directive (2000) has led to the Environment Agency setting more stringent water quality standards in relation to waste water discharge consents. This has led to the need for upgrades to some WwTW to meet the required discharge standards.</p>
Planned Provision	<p>Water and Waste Water</p> <p>The water and sewerage companies are funded in 5 year planning periods known as Asset Management Plans (AMP). The money available to spend on Water Services Infrastructure during an AMP period is determined by the Office of Water Services (Ofwat) in consultation with the Government, the Environment Agency</p>

Water and Waste Water

	<p>and consumer organisations amongst others. Ofwat published final determinations of how much money the companies have to spend between 2010 and 2015 (AMP 5) in late 2009.</p> <p><u>Water Supply</u></p> <p>Both VW and SEW propose to implement a combination of metering and water efficiency programmes, together with asset enhancements, reduced leakage and pipeline upgrades to meet future water resource requirements. No major new water resource developments are proposed within Bracknell Forest Borough. SEW is indicating it may require additional infrastructure at Bray post 2021 – the precise requirements for this would be confirmed through future water resource management plans (prepared on a 5 yearly cycle).</p> <p><u>Wastewater upgrades</u></p> <p>Bracknell STW will require an upgrade between 2010 and 2015 in order to comply with the EU Nitrates Directive. The proposed upgrade is known as the Bracknell STW Nitrate Vulnerable Zone (NVZ) Project and involves the construction and operation of a new sludge de-watering facility, a new sludge storage building and bringing back into service existing unused plant. The purpose of the project is to enhance the existing sewage treatment process rather than to provide additional capacity. The NVZ Project is currently scheduled to be operational by early 2012.</p> <p>Thames Water's delivery plan for AMP5 has yet to be finally approved so at this stage we are not in a position to confirm all the schemes that are to be delivered in Bracknell Forest.</p>
Sources of Funding	<p>The cost of modifying the existing network is through agreement between the developer and the utility company, therefore cannot be estimated. All maintenance, repairs and upgrades would be funded by the particular utility company.</p>
Key Issues	<p><u>Water Supply</u></p> <p>New development areas will be likely to require new or upgraded distribution mains and potentially also enhanced pumping capacity. Precise requirements would be identified through further investigations alongside site masterplanning work. These measures are not to increase water resource availability, but to ensure that the physical pipe network is able to cope with the extra demand created by the new dwellings, without a deterioration in service to existing customers e.g. such as unacceptably low water pressure. Developers will be expected to work closely with the relevant water company, paying any relevant contribution for necessary improvements to the water company.</p> <p>WATER EFFICIENCY</p> <p>In accordance with EA guidance, developers will be expected to set a water efficiency standard for new homes of 105 litres/head/day (l/h/d), equivalent to level 3/4 for water within the Code for Sustainable Homes, because there are</p>

Water and Waste Water

limited water resources in the local area and high and growing demand for water. This standard can be achieved easily with existing technology and at very little extra cost.

BracknellForest sits within an area of ‘serious’ water stress. To emphasise this, there is less water available per person than Sudan or Syria. BracknellForest is mostly situated in South East Water water supply zone RZ4. Average water use in this zone is 174l/h/d, which is above the England and Wales average of 148l/h/d.

Water use accounts for 27 percent of all carbon emissions from our homes. If 200 new homes are built per year until 2026, employing a 105 l/h/d standard in your area will save 447 million litres of water and 3044 tonnes of carbon above new building regulations.

With the limited water resources in the local area and a high and growing demand for water combined with the amount of development proposed in the borough, the EA believe it is vital for water efficiency standards in new homes to be higher than building regulation standards. Climate change will also increase the risk of reduced water availability. The recently published CLG consultation on Planning Policy Statement (PPS) Planning for a Low Carbon Future in a Changing Climate supports this approach. In particular Policy LCF 5 states that:

‘In areas of water stress, and so as to secure development that would otherwise be unacceptable for its proposed location,[climate change] resilience should be provided by setting standards for water usage in new development;’

Policy LCF 9 allows that a requirement can be stipulated locally and solely in relation to the energy/CO₂ emissions standard and/ or water standard in an identified level of the Code.

Wastewater and Sewerage

Thames Water’s largest Sewage Treatment Works (STWs) in the Bracknell Forest area are Bracknell STW and Ascot STW. These works are the most suitable to accommodate the future growth requirements. These STWs will require upgrades in the future but provided there is enough time, funding and suitable phasing, upgrades should not prove too problematic (3 - 5 years for STW upgrades). Thames Water would therefore prefer development to take place within Bracknell Forest in areas that drain to these STWs.

It is important to also consider the sewerage network demands for developments and this would need to be determined on a site by site basis using detailed modelling possibly funded by developers. It is generally easier to provide upgrades for a smaller number of larger clearly defined sites than a larger number of smaller less well identified sites. As previously stated, Bracknell STW is located to the north of the town and therefore Thames Water’s preferred location for future development would be to the north of Bracknell. Ascot STW is located to the South East of Bracknell and could accommodate some future growth.

Water and Waste Water	
Role of the LDF	<p>The Core Strategy policy CS6 requires development to contribute to the delivery of infrastructure needed to support growth in the Borough.</p> <p>The Limiting the Impact of Development SPD sets out the details for implementing and delivering sustainable communities.</p>

Table 4.7

Electricity and Gas Network	
Lead Organisation	<ul style="list-style-type: none"> • National Grid • Southern and Scottish Energy • Scotia Gas Networks <p>National Grid (NG) owns and operates the high-voltage electricity transmission network in Bracknell Forest. It also owns and operates the high pressure gas transmission system. Southern Electric Power Distribution (SEPD) and Scotia Gas Networks (SGN) own and operate the local electricity and gas distribution networks respectively.</p>
Main Sources of Information	<ul style="list-style-type: none"> • Delivering the South East Plan, a revised South East Implementation Plan, October 2006, SEERA • SEE-STATS, South East Renewable Energy Statistics • GB Seven year Statement 2009, National Grid • Gas Transportation Ten Year Statement, 2008, National Grid • The Cost and Funding of Growth in South East England, June 2005, Roger Tym and Partners. <p>National Grid, Southern and Scottish Energy and Scotia (Southern) Gas Networks provide services to other parts of the UK. Annual corporate and performance review plans are publicly available providing details of their corporate strategy and priorities for their particular service plan areas as a whole.</p>
Existing provision	<p><u>Electricity Transmission</u></p> <p>National Grid operates the national electricity transmission network across Great Britain and owns and maintains the network in England and Wales, providing electricity supplies from generating stations to local distribution companies. National Grid do not distribute electricity to individual premises, instead their key role is in the wholesale market, ensuring a reliable and quality supply to all. National Grid's high voltage electricity system, which operates at 400,000 and 275,000 volts, is made up of approximately 22,000 pylons with an overhead line route length of 4,500 miles, 420 miles of underground cable and 337 substations. Separate regional companies own and operate the electricity distribution networks that comprise overhead lines and cables at 132,000 volts and below. It is the role of these local distribution companies to distribute electricity to homes and businesses.</p>

Electricity and Gas Network

National Grid's high voltage electricity overhead transmission lines / underground cables within Bracknell Forest District Council's administrative area that form an essential part of the electricity transmission network in England and Wales include the following:

- ZH line 400,000-volt route from Bramley substation in Basingstoke and Deane to West Weybridge substation in Runnymede

Electricity Distribution

SSE operates the local electricity distribution network serving Bracknell Forest, including overhead and underground electricity lines, substations and other associated infrastructure.

Gas Transmission

National Grid owns and operates the high pressure gas transmission system in England, Scotland and Wales that consists of approximately 4,300 miles of pipelines and 26 compressor stations connecting to 8 distribution networks. National Grid has a duty to develop and maintain an efficient co-ordinated and economical transmission system for the conveyance of gas and respond to requests for new gas supplies in certain circumstances.

National Grid has a gas transmission pipeline (pipeline 2290) located within the administrative area of Bracknell Forest Borough Council, listed as Feeder 7 A4130 / Winkfield.

Gas Distribution

SGN has significant medium pressure and intermediate pressure pipelines that feed the low pressure systems for all major towns and rural areas in the Bracknell Forest area.

Planned Provision

National Grid has the following work planned on the electricity transmission system within Bracknell Forest:

Table 4.8

Year	Location	Works
-	Overhead Line and Underground Cable Works	Reconductor both of the Bramley-West Weybridge overhead line circuits with 2x500mm ² AAAC conductor to operate at a maximum of 75C.

SEPD and SGN have previously advised that there are numerous projects currently being undertaken to expand the existing electricity and gas network infrastructure with a view to increasing capacity and supplying new potential demands.

Electricity and Gas Network	
Sources of Funding	<p>The cost of modifying the existing network is through agreement between the developer and the utility company, therefore cannot be estimated. All maintenance, repairs and upgrades would be funded by the particular utility company.</p> <p>The cost of any relocation of existing overhead lines are met in full by the developer.</p> <p>Where the existing infrastructure is inadequate to support the increased demands for the new development, the costs of any necessary upstream reinforcement required would normally be apportioned between developer and Distribution Network Operator, in accordance with the current Statement of Charging Methodology agreed with OFGEM. Maximum timescales in these instances would not normally exceed 2 years therefore should not impede development.</p>
Key Issues	<p>Electricity and gas transmission networks</p> <p>Distribution of new development in the Bracknell Forest area will not have a significant effect upon National Grid's gas and electricity transmission infrastructure. It is unlikely that any extra growth will create capacity issues for National Grid given the scale of these gas and electricity transmission networks. The existing network should be able to cope with additional demand.</p> <p><u>Advice from National Grid on Broad Areas for Development</u></p> <p>Where "Broad Areas" are crossed by National Grid's high voltage overhead electricity transmission lines, the following guidance is relevant.</p> <p>National Grid does not own the land over which the overhead lines cross, and it obtains the rights from individual landowners to place our equipment on their land. Potential developers of the sites should be aware that it is National Grid policy to retain existing overhead lines in-situ. Because of the scale, bulk and cost of the transmission equipment required to operate at 400kV, National Grid only supports proposals for the relocation of existing high voltage overhead lines where such proposals directly facilitate a major development or infrastructure project of national importance which has been identified as such by central government. Therefore it is advised developers and planning authorities take into account the location and nature of existing electricity transmission equipment when planning developments.</p> <p>National Grid prefers that buildings are not built directly beneath its overhead lines. This is for two reasons, the amenity of potential occupiers of properties in the vicinity of lines and because National Grid needs quick and easy access to carry out maintenance of its equipment to ensure that it can be returned to service and be available as part of the national transmission system. Such access can be difficult to obtain without inconveniencing and disturbing occupiers and residents, particularly where properties are in close proximity to overhead lines.</p> <p>The statutory safety clearances between overhead lines, the ground, and built structures must not be infringed. To comply with statutory safety clearances, the live electricity conductors of National Grid's overhead power lines are designed to be a minimum height above ground. Where changes are proposed to ground levels beneath an existing line then it is important that changes in ground levels</p>

Electricity and Gas Network	
	<p>do not result in safety clearances being infringed. National Grid can, on request, provide to developers detailed line profile drawings that detail the height of conductors, above ordnance datum, at a specific site.</p> <p>National Grid seeks to encourage high quality and well planned development in the vicinity of its high voltage overhead lines. Land beneath and adjacent to the overhead line route should be used to make a positive contribution to the development of the site and can for example be used for nature conservation, open space, landscaping areas or used as a parking court. National Grid, in association with David Lock Associates has produced 'A Sense of Place' guidelines, which look 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>Electricity and gas distribution networks</p> <p>The electricity and gas distribution networks are the responsibility of Scottish and Southern Energy and Southern Gas Networks. These companies have not responded with detailed comments on the implications of the potential broad areas for development.</p> <p>Based on experience from elsewhere it is considered that localised distribution system improvements and enhancements would be likely to be required in associated with the development of any of the sites. Detailed procedures are in place for such improvements to be investigated, planned and delivered at site development brief and planning application stage in close liaison with the relevant company.</p> <p><u>Advice from Scottish Southern Energy on proposed new development areas</u> The areas highlighted may require significant off-site works to support their possible future load requirements. It will be possible to service some of the proposed new developments (subject to confirmations of their future load requirements) by making connections to our existing infrastructure The provision of supply can normally be delivered within 6 months from acceptance.</p>
Role of the LDF	<p>The Core Strategy policy CS6 requires development to contribute to the delivery of infrastructure needed to support growth in the Borough.</p> <p>The Limiting the Impact of Development SPD sets out the details for implementing and delivering sustainable communities.</p>

Table 4.9

Renewable Energy	
Lead Organisation	<p>National Grid</p> <p>Scottish & Southern Energy</p> <p>Bracknell Forest Council</p>

Renewable Energy	
Main Sources of Information	<ul style="list-style-type: none"> • BFC Climate Change Action Plan (Revised 2010) • BFC Carbon Management Plan 2009 • Bracknell Forest Climate Change Partnership Action and Communications Plan 2010 • A low carbon / renewable energy study is being undertaken with the Carbon Trust in 2010 to assess the potential for low carbon development throughout the borough
Existing provision	<p>South East Renewable Energy Statistics (SEE-Stats) is an on-line database of operational and planned renewable energy installations, initiated by TV Energy and sub-regional data partners on behalf of the SE England Partnership Board (previously on behalf of SEEDA and GOSE). At August 2009 the database contained a total of 512 operational and 154 planned installations in the region. Of these, the only listing in Bracknell Forest is the Bracknell Town Centre biomass CHP, which was abandoned in 2006.</p> <p>There are a number of domestic (solar thermal) installations in the Borough which are not captured by the planning system as they are classed as “permitted development”. This is expected to accelerate with stimulation of the domestic market from feed-in-tariffs from April 2010 and the renewable heat incentive from April 2011.</p> <p>Since February 2008, when the LDF Core Strategy was published, new planning applications are required to meet policy CS12 on-site renewable energy generation. Although this has increased the number of installations in the Borough, there is no reliable system in place to capture the number or feed data into SEE-Stats.</p> <p>It is known that the new Bracknell and Wokingham College has a ground source heat pump. It is not known what other installations may exist.</p>
Planned Provision	<p>In spring 2007, the UK agreed with other member states to an EU wide target of 20% of the EU's total energy consumption from renewable sources by 2020. The European Commission proposed that the UK share of this target would be 15% of the UK's energy from renewables by 2020.</p> <p>The Regional Economic Strategy (RES) 2006-2016 (SEEDA) adopted the UK target of 15% renewable energy for South East England by 2020.</p> <p>Thames Valley Energy also produced a lower South East target of 8.5%, based on current actual capacity and a pragmatic, achievable programme of renewables technology installation, based on a review of the evidence base for SEEPB.</p> <p>Although Bracknell Forest adopted policy CS12 – Renewable Energy in its Core Strategy, no targets have been set for renewable energy installations in the borough.</p> <p>The South East's target is under review by the new Government and the outcome is expected to be announced late 2010. It is also anticipated that a new renewables national indicator will be created in 2010 to stimulate renewable energy installations by local authorities.</p>

Renewable Energy

	<p>In 2009 the Berkshire Economic Strategy Board's (BESB) Sustainable Prosperity sub group commissioned TV Energy to study the potential for renewable energy technologies across Berkshire. The draft Phase II report dated 9th February 2010 identifies a number of opportunities in BracknellForest, although their current status is uncertain.</p> <p>A biomass boiler is being installed in the new Garth Hill College, due to open in September 2010.</p> <p>Two potential wind turbine sites have been identified on council owned land.</p> <p>A feasibility study has been conducted for a distributed energy scheme between Bracknell Leisure Centre and adjacent sites.</p>
Sources of Funding	<p>Developers</p> <p>Utility providers</p> <p>Government subsidies</p>
Key Issues	<p>There are no specific requirements to support the delivery of the DPD. The inclusion of renewable energy proposals within the planned new residential developments will contribute towards the regional and sub-regional renewable energy targets.</p> <p>A low carbon / renewable energy study is being undertaken with the Carbon Trust in 2010 to assess the potential for low carbon development throughout the borough.</p>
Role of the LDF	<p>BFC Core Strategy DPD Policy CS1 – Sustainable Development Principles, states that development will be permitted that “conserves the use of resources including water and energy through a reduction in their use”, whilst protecting and enhancing “the character and quality of local landscapes”.</p> <p>Policy CS6 – Limiting the Impact of Development, states that “development alone or in combination with other proposals, will contribute to the delivery of infrastructure needed to support growth in the Borough and will mitigate adverse impacts on communities, transport and the environment”. This can be met by “contributing to additional or expanded provision...to be sufficient and in proportion to the scale and nature of the development.”</p> <p>Policy CS7 – Design, states that development proposals will be required to be of a “high quality design” that “builds on the local character, enhances the landscape and provides innovative architecture”.</p> <p>Policy CS11 – Renewable Energy Generation, states that such provision should consider the impacts of location and other issues that “could not be outweighed by wider environmental, social, economic or other benefits”.</p> <p>Policy CS12 – Renewable Energy, stipulates that for the development of five or more net additional dwellings, or for 500 sqm (GEA) or more of floorspace for other development, it should be demonstrated “how (potential) carbon dioxide emissions will be reduced by at least 20% of their energy requirements from on-site renewable energy generation”.</p>

Table 4.10

Telecommunications	
Lead Organisation	<p>British Telecommunications PLC</p> <p>British Telecommunications PLC, Open Reach infrastructure management subsidiary.</p>
Main Sources of Information	<ul style="list-style-type: none"> • Digital Britain Bill and Final Report (June 2009), • Government Department for Culture, Media and Sport and Business, Innovation and Skills
Existing provision	<p>Openreach was created in 2005 to provide a regulatory framework for BT and manages the UK's telecommunications infrastructure. The division allows for all operators to have equal access to BT's own local network. Openreach installs, services, supports and maintains the wiring, fibres and connections to the selected communication providers' network.</p> <p>BT Openreach's Copper Access Infrastructure is the only network that reaches 100% of the UK population enabling telephone services and broadband access for the majority of residents and businesses within Bracknell Forest. Whilst some progress has been made in extending broadband facilities to rural communities in Bracknell Forest through wireless providers and the use of broadband Hotspots, parts of the borough still have significant broadband access issues and/or only receive slow broadband services.</p> <p>BT Openreach are currently undertaking an extensive programme to roll out the fibre optic broadband network across the UK. This service operates on a demand basis, where individual customers pay for the privilege of receiving access to a more speedy broadband service. Once instructed, Openreach pick up the fibre optic cabling from a node and extend the cabling to individual houses.</p>
Planned Provision	<p>The Government's aims for ensuring the UK is at the leading edge of global digital technology is set out in the Digital Britain Bill (November 2009). The Digital Britain Final Report (2009) includes actions to strengthen and modernise the communications infrastructure and includes the aim of delivering the Universal Service Broadband Commitment so that everyone has access to broadband technology by 2012. The report identifies that this can be delivered by upgrades to the existing copper and wireless networks.</p> <p>In terms of future infrastructure provision for internet access, Openreach are responsible for providing duct networks and are currently only required to run a copper wire through the duct network to provide a network of standard broadband access for customers. New technologies are available such as fibre optic cabling, which provides higher speed network access.</p> <p>The duct network provides the permanent infrastructure to enable a network of cables to be installed, thus allowing for fibre optic cabling, and other emerging technologies to run alongside the copper wiring in the future.</p>

Telecommunications	
Sources of Funding	The cost of modifying the existing network is through agreement between the developer and the utility company, therefore cannot be estimated. All maintenance, repairs and upgrades would be funded by the particular utility company.
Key Issues	<p>There are no specific telecommunication infrastructure requirements necessary to support the delivery of the DPD. Localised enhancements and improvements will be required to be completed alongside planned new developments and there are well developed systems in place for developers to liaise with the system providers at site development brief and planning application stages to ensure the timely provision of this infrastructure.</p> <p>BT Openreach have advised that the Copper Access Infrastructure is the most mature telecommunications network in the UK and as such, large scale infrastructure improvements are rarely required. BT Openreach has a legal obligation to provide a telephone service and telephone line to all new development. Telecommunication infrastructure is delivered in step with new development following consultation with developers. The copper network is widely deployed and in most places can meet customers' needs with only minor rearrangement or deployment of plant. In the future, the fibre-optic networks provide the opportunity to allow for improved internet access for those people in rural areas.</p> <p>BT Openreach will provide the necessary primary infrastructure for broadband access for new larger scale development through installing a duct network and laying copper wiring. As Government guidance progresses, there may be requirements for more advanced technologies to be installed as a standard procedure; this can be achieved by laying cabling alongside the existing duct network. There is currently no legal obligation to provide fibre-optic cabling to new development. Where such requests are made, the cost of providing the fibre-optic networks will be passed on to the developer and ultimately the end user.</p> <p>Although other service providers can lease and use the network provided by BT Openreach, only cabling supplied by BT Openreach can be installed in the BT Openreach duct networks; a no duct sharing agreement prevails.</p> <p>'Site lock' is a major concern to BT Openreach, whereby developers refuse to install BT line plant, consequently delaying the provision of services (other communication companies could offer their own network as an alternative). Consequences of a BT network not being installed from the outset include the need for subsequent surface wiring and surface mounted termination points, resulting in excavating customers front gardens and scarring new footpaths.</p>
Role of the LDF	<p>The Core Strategy policy CS6 requires development to contribute to the delivery of infrastructure needed to support growth in the Borough.</p> <p>The Limiting the Impact of Development SPD sets out the details for implementing and delivering sustainable communities.</p>

4.2 Social

4.2.1 Education

Primary Education	
Lead Organisation	Bracknell Forest Council
Main Sources of Information	<ul style="list-style-type: none"> • Limiting the Impact of Development SPD (July 2007) • Primary Capital Strategy (2008) • School Places Plan 2009-2014 (2009) • Pupil Product Ratio Research Study (2005) • Children and Young People's Plan (2006) • Joint Strategic Needs Assessment
Existing provision	38 Schools maintained by the Council
Planned Provision	<p>New 2 form entry (FE) School at Jennett's Park (First form planned to open Sept 2011)</p> <p>Amen Corner planned 1FE School</p> <p>Planned extensions to Sandy Lane primary to increase capacity to meet standards required for its current designation as a 3FE school.</p> <p>Planned extensions to Meadow Vale and Holly Spring to expand schools from 2FE to 3FE.</p>
Sources of Funding	Developer Contributions
Key Issues	<p>Over the last few years BFC has seen a steady increase in the birth rate and rising rolls in primary schools, resulting in pressure on the intake year.</p> <p>Cross-boundary developments especially in Wokingham could impact on the need for places in Bracknell Forest.</p>
Capacity Study	The Map 2 'Primary Schools in Bracknell Forest' illustrates the Borough's primary schools and their Designated Areas. Current information for the capacity of schools within the Borough is located in the School Places Plan 2010-2015.
Role of the LDF	<p>The Core Strategy policy CS6 requires development to contribute to the delivery of infrastructure needed to support growth in the Borough.</p> <p>The Limiting the Impact of Development SPD sets out the details for implementing and delivering sustainable communities.</p>

Map 2 Primary Schools in Bracknell Forest

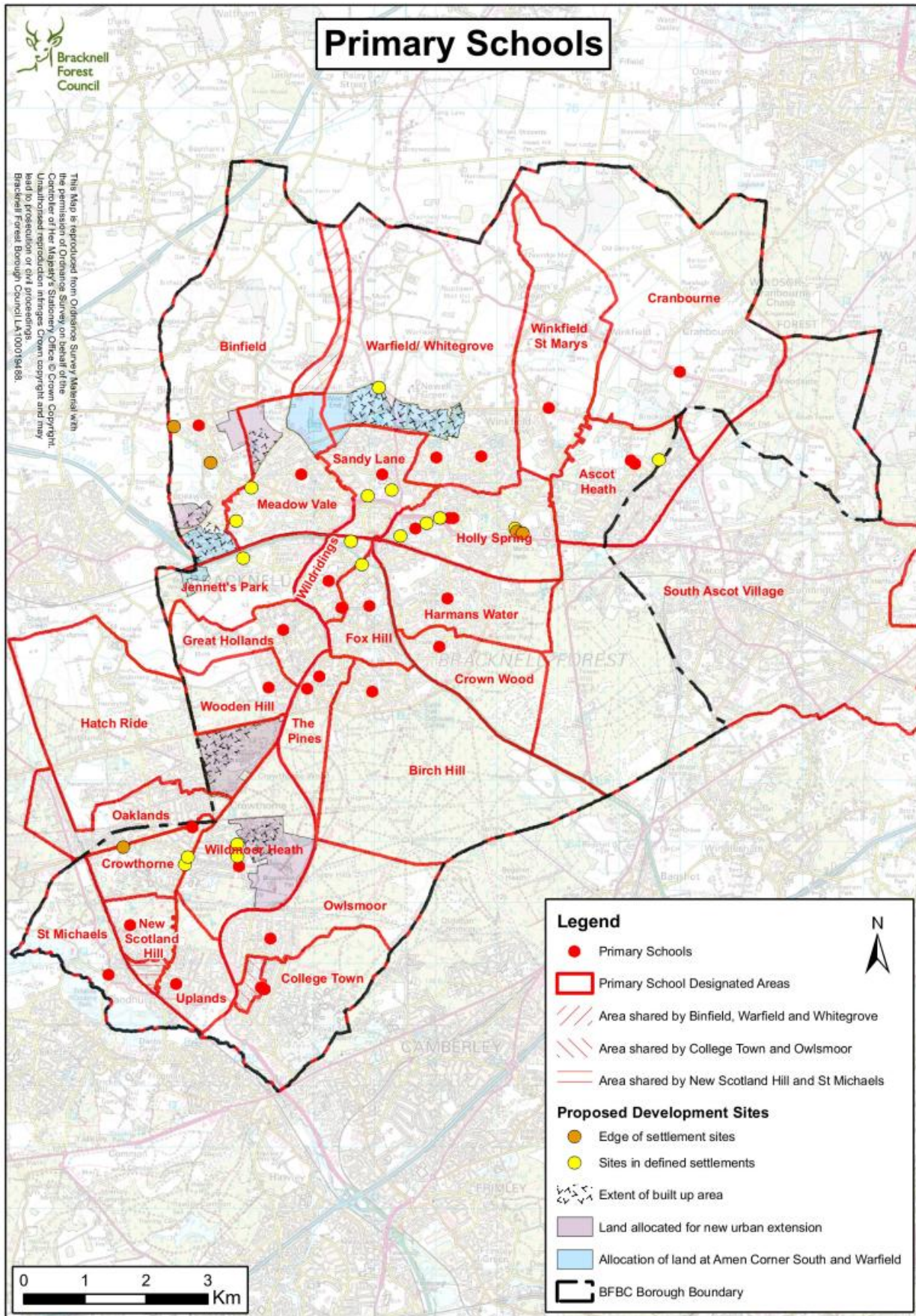


Table 4.11

Secondary Education	
Lead Organisation	Bracknell Forest Council
Main Sources of Information	<ul style="list-style-type: none"> • Limiting the Impact of Development SPD (July 2007) • 14-19 Education Plan (2008-2013) • Children and Young People's Plan (2006-2008) • Joint Strategic Needs Assessment (2008)
Existing provision	The Brakenhale School Edgebarrow School Easthampstead Park School Garth Hill College Ranelagh School (Church of England aided) Sandhurst School
Planned Provision	Edgebarrow School - capacity will increase in 2011 Garth Hill College - capacity will increase in 2011
Sources of Funding	Developer Contributions Building Schools for the Future
Key Issues	As a result of the Education and Skills Act 2008 the compulsory learning age will rise to 18 by 2015. Cross-boundary developments especially in Wokingham could impact on the need for places in Bracknell Forest.
Capacity Study	The Map 3 'Secondary Schools in Bracknell Forest' map illustrates the Borough's primary schools and their Designated Areas. Current information for the capacity of schools within the Borough is located in the School Places Plan 2010-2015.
Role of the LDF	The Core Strategy policy CS6 requires development to contribute to the delivery of infrastructure needed to support growth in the Borough. The Limiting the Impact of Development SPD sets out the details for implementing and delivering sustainable communities.

Map 3 Secondary Schools in Bracknell Forest

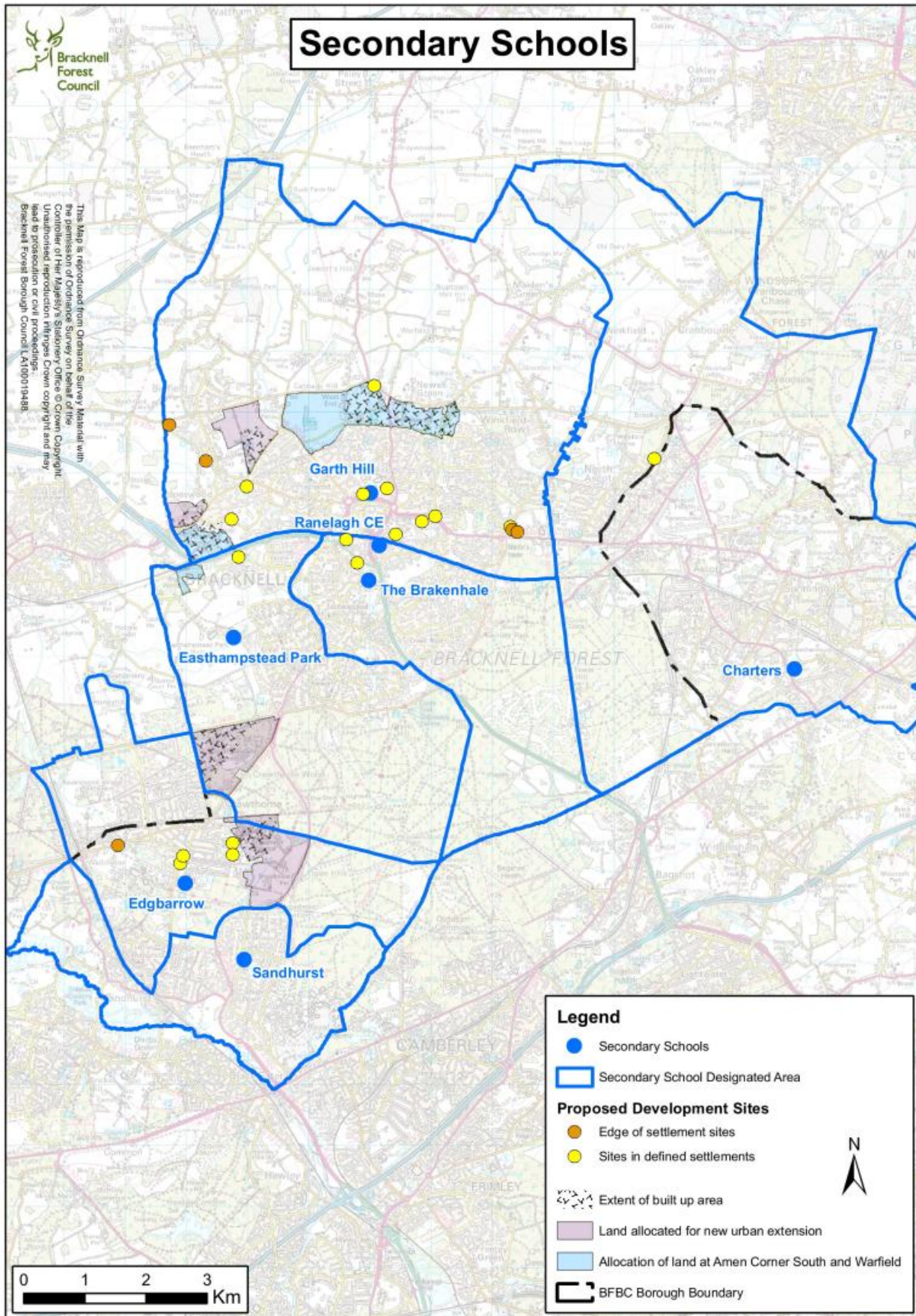


Table 4.12

Special Education Needs	
Lead Organisation	Bracknell Forest Council
Main Sources of Information	<ul style="list-style-type: none"> • Every Child Matters - Change for Children (2004) • Limiting the Impact of Development SPD (July 2007) • Children and Young People's Plan (2006-2008)
Existing provision	<p>Special education resources attached to mainstream Schools:</p> <ul style="list-style-type: none"> • Great Hollands Primary and Nursery School - Rainbow Resource for children with social and communication difficulties; • Meadow Vale Primary and nursery School - for children with speech and language difficulties • Ranelagh School - Secondary School • Kennel Lane School
Planned Provision	Planned expansion to Kennel Lane School
Sources of Funding	Developer Contributions
Key Issues	Cross-boundary impacts from Wokingham could impact on the need for places in Bracknell Forest.
Role of the LDF	<p>The Core Strategy policy CS6 requires development to contribute to the delivery of infrastructure needed to support growth in the Borough.</p> <p>The Limiting the Impact of Development SPD sets out the details for implementing and delivering sustainable communities.</p>

Table 4.13

Early Years	
Lead Organisation	Bracknell Forest Council
Main Sources of Information	<p>Every Child Matters – Change for Children (2004)</p> <p>Core Strategy CS6 (2008)</p> <p>Limiting the Impact of Development SPD (2007)</p> <p>Children and Young People's Plan (2006-2009)</p> <p>Joint Strategic Needs Assessment</p>
Existing provision	There are currently 8 Children's centres in Bracknell Forest; The Rowans, The Oaks, The Family Tree, The Alders, The Chestnuts The Maples, The Hollies and The Sycamores.
Planned Provision	New facilities have recently been granted planning permission at:

Early Years	
	<ul style="list-style-type: none"> • Crown Wood Community Centre • Crowthorne Primary School
Sources of Funding	Developer Contributions
Key Issues	Over the last few years BFC has seen a steady increase in the birth rate increasing demand for early years provision.
Role of the LDF	<p>The Core Strategy policy CS6 requires development to contribute to the delivery of infrastructure needed to support growth in the Borough.</p> <p>The Limiting the Impact of Development SPD sets out the details for implementing and delivering sustainable communities.</p>

4.2.2 Social Care

Children's Social Care	
Lead Organisation	Bracknell Forest Council
Main Sources of Information	<ul style="list-style-type: none"> • Children and Young People's Plan (2006) • Core Strategy CS6 (2007) • Limiting the Impact of Development SPD (2007)
Existing provision	The Children's Social Care services does not rely on site specific infrastructure to provide the service
Planned Provision	None specified
Sources of Funding	Non identified.
Key Issues	<p>Although additional housing will place an increase in the demand for the services they provide, the impact of the increase is difficult to estimate. It will be particularly influenced by the level of social/affordable housing that the development will generate.</p> <p>When more information can be provided on the amount and type of affordable housing to be provided and more accurate assessment of the impact of the development could be undertaken.</p> <p>The development is unlikely to generate the requirement for specific infrastructure. However, an increase in the demand for the services that the Children's Social Care team provide is likely to require additional staff.</p>

Children's Social Care	
Role of the LDF	<p>The Core Strategy policy CS6 requires development to contribute to the delivery of infrastructure needed to support growth in the Borough.</p> <p>The Limiting the Impact of Development SPD sets out the details for implementing and delivering sustainable communities.</p>

Adult Social Care	
Lead Organisation	Bracknell Forest Council
Main Sources of Information	<ul style="list-style-type: none"> Core Strategy CS6 (2007) Limiting the Impact of Development SPD (2007)
Existing provision	Not specified
Planned Provision	Not specified
Sources of Funding	Non identified
Key Issues	<p>It is expected that between 2008 and 2013 there will be a 20% increase in the number of people aged over 65 and a 2.5% increase in the number of people aged 18-64. This would effect the number and types of property needed to support the increase in the number of elderly residents, e.g. equipment to support them to live at home, telecare, supported housing etc. It is also expected that there will be an increased demand for extra care sheltered housing.</p> <p>It is estimated that approximately 3.3% of the residents of the new development would be need ASC support. This figure is based on the number of people receiving services in 2008/09.</p>
Role of the LDF	<p>The Core Strategy policy CS6 requires development to contribute to the delivery of infrastructure needed to support growth in the Borough.</p> <p>The Limiting the Impact of Development SPD sets out the details for implementing and delivering sustainable communities.</p>

4.2.3 Community Facilities

Community Centres	
Lead Organisation	Bracknell Forest Council

Community Centres	
Main Sources of Information	<ul style="list-style-type: none"> Limiting the Impact of Development SPD (July 2007)
Existing provision	There are currently 12 Community Centres; Bullbrook, Crown Wood, Coppers Hill, Easthampstead and Wildridings, Farley Wood, Forest Park, Great Hollands, New Great Hollands, Hanworth, Martins Heron & The Warren, North Ascot, Owlsmoor, Priestwood.
Planned Provision	New Community Centres are proposed at Jennetts Park and The Parks developments
Sources of Funding	Developer Contributions
Key Issues	The funding is to include the fitting out cost of Community Centres. In order to secure funding, multi-purpose community centres will be explored where possible.
Capacity Study	Refer to Map 4 'Community and Youth Centres in Bracknell Forest' for Borough-wide provision illustrating their catchments. There is currently insufficient information available for capacity to be accurately calculated. TBC.
Role of the LDF	<p>The Core Strategy policy CS6 requires development to contribute to the delivery of infrastructure needed to support growth in the Borough.</p> <p>The Limiting the Impact of Development SPD sets out the details for implementing and delivering sustainable communities.</p>

Map 4 Community and Youth Centres in Bracknell Forest

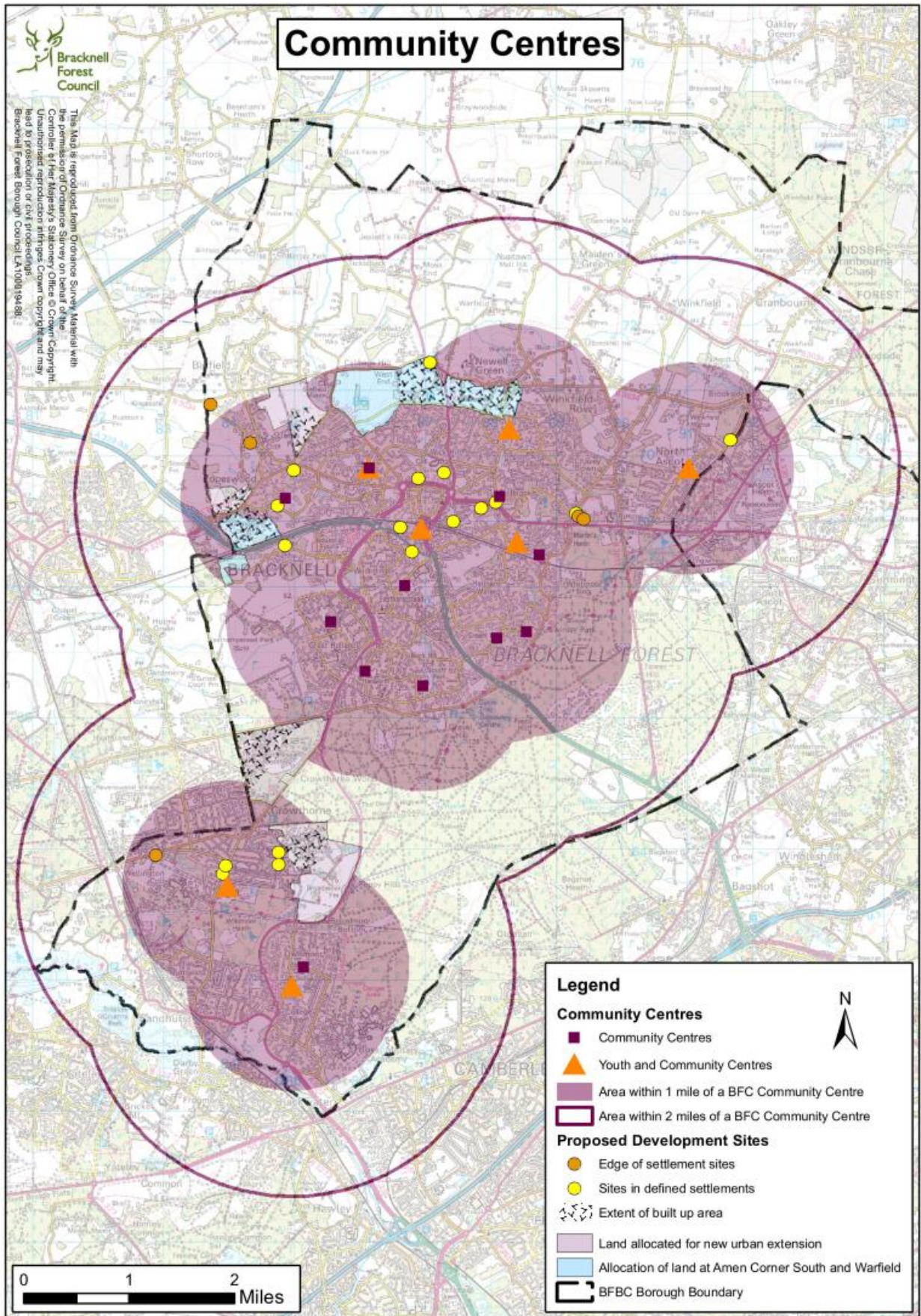


Table 4.14

Libraries	
Lead Organisation	Bracknell Forest Council
Main Sources of Information	<ul style="list-style-type: none"> Public Libraries, Archives and New Development MLA (June 2008) Limiting the Impact of Development SPD (July 2007)
Existing provision	10: Bracknell Town, Ascot Heath, Binfield, Birch Hill, Crowthorne, Great Hollands, Harmans Water, Sandhurst, Whitegrove (additionally there is a home library service).
Planned Provision	There is currently no planned expansions or new facilities proposed.
Sources of Funding	Developer Contributions
Key Issues	Improvements to existing facilities will be sought rather than the provision of new facilities. The current main Bracknell Town library needs improvements to bring it to an acceptable standard for the borough.
Capacity Study	<p>TBC. Refer to Map 5 'Libraries in Bracknell Forest' for Borough-wide provision illustrating their catchments.</p> <p>The Department for Culture, Media and Sport have produced guidance for library standards, which states that Local Authorities are required to provide a comprehensive, efficient and accessible library service.</p> <p>Firstly, guidance states each library should be open for at least 5 convenient hours per week - meaning outside of 9am - 5pm Monday to Friday. All libraries in Bracknell Forest meet or exceed this standard.</p> <p>Secondly, the recommended annual hours per 1000 population is 128hrs. In Bracknell Forest, this figure is 131.18 hrs.</p> <p>Thirdly, standards recommend that, for Unitary Authorities, 88% of households should be within 1 mile or 100% of households should be within 2 miles of a library. As illustrated in Map 5 'Libraries in Bracknell Forest', Bracknell Forest's residents are well served by libraries with the majority, including proposed developments, within 2 miles and the vast majority of settlements within 1 mile of a library.</p> <p><u>Conclusion</u></p> <p>No gaps or notable deficits in library provision have been identified. Where appropriate a new facility might be sought, however it might be deemed more appropriate, depending on demand and revenue available to staff facilities, to seek contributions to upgrade existing facilities able to serve the development.</p>

Libraries	
Role of the LDF	<p>The Core Strategy policy CS6 requires development to contribute to the delivery of infrastructure needed to support growth in the Borough.</p> <p>The Limiting the Impact of Development SPD sets out the details for implementing and delivering sustainable communities.</p>

Map 5 Libraries in Bracknell Forest

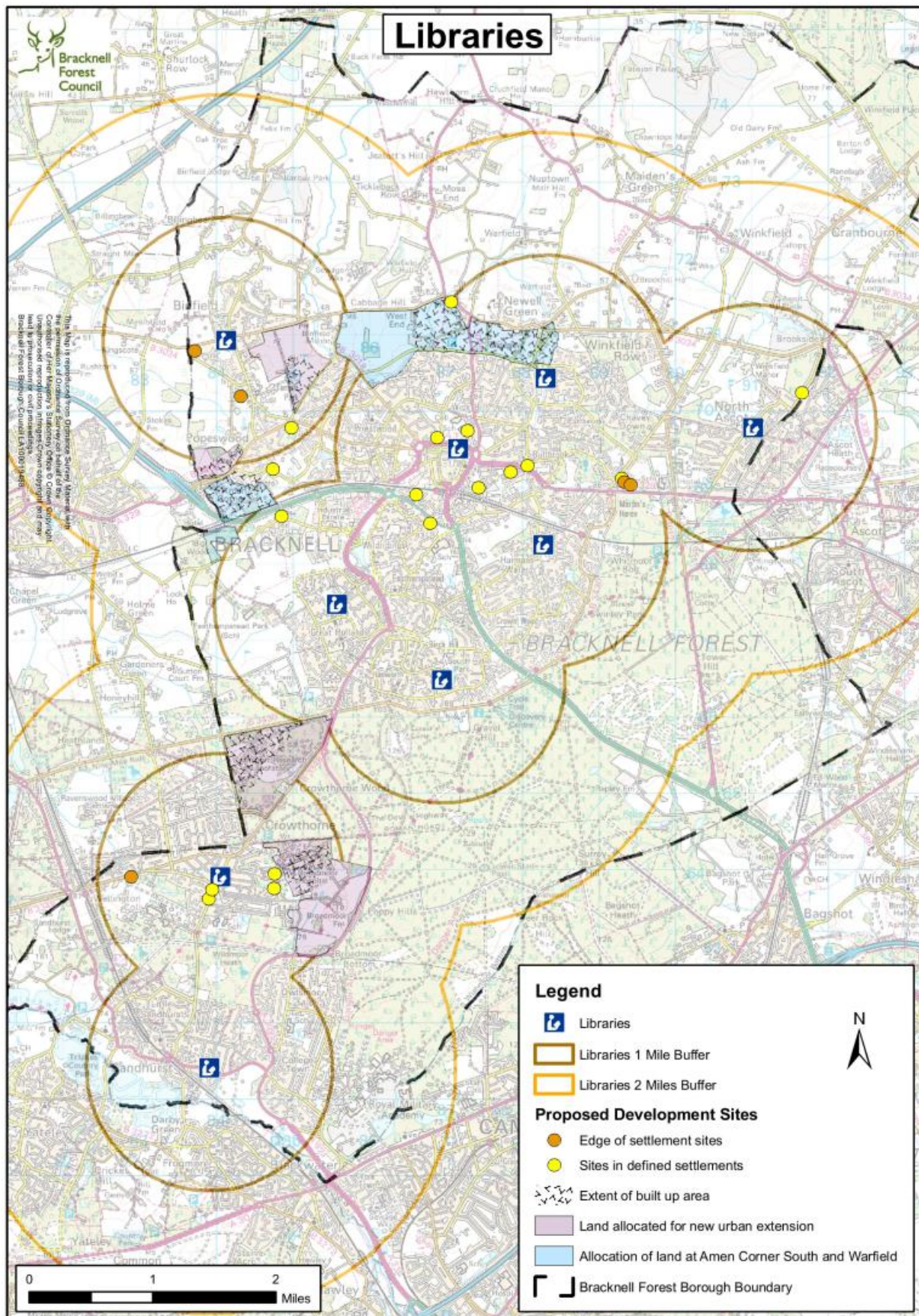


Table 4.15

Youth Facilities	
Lead Organisation	Bracknell Forest Council
Main Sources of Information	<ul style="list-style-type: none"> • Limiting the Impact of Development SPD (2007) • Children and Young People's Plan (2006-2009) • Joint Strategic Needs Assessment
Existing provision	NRG, Coopers Hill Youth & Community Centre, Bagshot Road, Bracknell Edgbarrow School, Crowthorne The Spot, Owlsmoor Road, Sandhurst TRAX (North Ascot Youth Centre), Mill Ride, North Ascot Whitegrove, 3 County Lane, Warfield Priestwood (Woodies), Priestwood Court Road, Priestwood The Wayz (Commissioned Youth Work), Calfridus Way, Bullbrook, Bracknell
Planned Provision	There is currently no planned provision of extra Youth Facilities in the Borough.
Sources of Funding	Developer Contributions
Key Issues	Either a dedicated building is required for Youth facilities or a dedicated room within a multipurpose centre will be required.
Capacity Study	Refer to Map 4 'Community and Youth Centres in Bracknell Forest' for Borough-wide provision illustrating their catchments. There is currently insufficient information available for capacity to be accurately calculated. TBC.
Role of the LDF	The Core Strategy policy CS6 requires development to contribute to the delivery of infrastructure needed to support growth in the Borough. The Limiting the Impact of Development SPD sets out the details for implementing and delivering sustainable communities.

Table 4.16

Built Sports	
Lead Organisation	Bracknell Forest Council
Main Sources of Information	<ul style="list-style-type: none"> • Limiting the Impact of Development SPD (July 2007)
Existing provision	Bracknell Leisure Centre Coral Reef Downshire Golf complex Edgebarrow Sports Centre Sandhurst Sports Centre The Look out Discovery Centre

Built Sports	
Planned Provision	Non specified
Sources of Funding	Developer Contributions
Key Issues	None specified
Role of the LDF	<p>The Core Strategy policy CS6 requires development to contribute to the delivery of infrastructure needed to support sustainable growth in the Borough.</p> <p>Limiting the Impact of Development SPD - Chapter 5: Built Sports Facilities - states that the increased pressure on local facilities from development "should be mitigated by the provision of additional facilities that are reasonably related and needed to serve a new development and which will make it more sustainable".</p>

Table 4.17

Public Art	
Lead Organisation	<p>Bracknell Forest Council</p> <p>Developer</p>
Main Sources of Information	<ul style="list-style-type: none"> • Limiting the Impact of Development SPD (July 2007) • Turning Point 2006-08 • Arts, Health and Wellbeing 2006-08 • Community Arts development Plan 2008-12 • Public Art Strategy (2004) - to be refreshed in 2010/11
Existing provision	An audit of public art in the Borough started in 2008 (ongoing) has found over 50 pieces of art have been commissioned, most of these in the last 50 years.
Planned Provision	<p>Remaining 7 pieces of public art at Jennett's Park</p> <p>Wykery Copse 1 piece of art</p> <p>1-3 pieces of public art at The Parks</p>
Sources of Funding	Developer Contributions
Key Issues	BFC set up a public art advisory panel in 2006, which meets approximately 3 times a year to advise and comment on public art schemes, commissions and policy. The Panel sends representatives to sit on specific commissions steering groups, such as Bracknell and Wokingham College commission in 2009.

Public Art	
Role of the LDF	<p>The Core Strategy policy CS6 requires development to contribute to the delivery of infrastructure needed to support sustainable growth in the Borough.</p> <p>CS7: Design - supports high quality design in development, stating development proposals will be permitted which "provide well designed and integrated public art".</p> <p>The Limiting the Impact of Development SPD - Chapter 15: Public Realm and Environmental Enhancements - states developers will be encouraged "to provide works of art as part of development schemes" or "if it is not practical to make provision for public art within the application site...a developer may be given the option of providing a contribution to a work of art in the vicinity of the application site or exceptionally in another part of the Borough".</p>

Table 4.18

Heritage	
Lead Organisation	Bracknell Forest Council Berkshire Archaeology
Main Sources of Information	<ul style="list-style-type: none"> • Limiting the Impact of Development SPD (July 2007) • Turning point 2006-08 • Making the Past part of our Future (2005-2010) • Heritage Strategy 2004-2008 (currently being refreshed)
Existing provision	Details can be found at the Historic Environment Record for Bracknell Forest.
Planned Provision	Non specified
Sources of Funding	Developer Contributions
Key Issues	<p>There is a funding shortfall as there are no dedicated revenue budgets for heritage work.</p> <p>There is a need to continue to keep in balance the need for new development and the protection of Bracknell Forest's historic assets in the built and natural environment.</p>
Role of the LDF	<p>The Core Strategy policy CS6 requires development to contribute to the delivery of infrastructure needed to support sustainable growth in the Borough.</p> <p>Limiting the Impact of Development SPD - Chapter 16: Heritage - states that developers are expected to contribute "in kind through the physical <i>preservation in situ</i>, or, if this is not feasible, an archaeological excavation for the purposes of <i>preservation by record</i>".</p>

4.2.4 Affordable Housing

Table 4.19

Affordable Housing	
Lead Organisation	Bracknell Forest Council
Main Sources of Information	<ul style="list-style-type: none"> • The Right Home - Housing Strategy for Bracknell Forest (2009-2014) • Bracknell Forest Strategic Housing Market Assessment 2010 • Berkshire Strategic Housing Market Assessment 2007 • Joint Strategic Needs Assessment (2008) • PPS 3 “Housing”
Existing provision	<p>The Council has responsibility for enabling the provision of new affordable housing in conjunction with its Preferred Partner Registered Social Landlords (RSLs). This partnership was reviewed in 2009 and a new partnership of RSLs launched in 2010 – a key objective is to deliver new affordable housing of different tenures which meet the housing needs of households in the Borough.</p> <p>The provision of affordable housing is based on the Affordable Housing from Residential Development Supplementary Planning Guidance (2003). On sites of 25 or more net dwellings or > 1ha, negotiations are now based on a provision of 23% of total dwellings for affordable rent and 15% of total dwellings for intermediate housing. There is reference in the Housing Strategy to a potential change in planning policy which will need to be incorporated in a future Development Management DPD in order to replace the current thresholds and % quotas.</p> <p>Evidence of housing need is contained in the Housing Strategy and Bracknell Forest Housing Market Assessment. There are some 3,400 households of various sizes on the Housing Register and a variety of dwelling types and tenures are required to address those needs. Affordable rented dwellings should have an emphasis on 2 and 3-bedroomed houses, whilst intermediate housing (e.g. shared ownership, intermediate rent) should have an emphasis on 2-bed flats.</p>
Planned Provision	<p>Preferred Partner RSLs have delivery targets for new affordable housing of 125 dwellings in 2010/11 and 130 dwellings 2011/12. This is consistent with the Local Area Agreement NI 155 targets for 2008-11. Affordable housing will be delivered on a combination of Section 106 sites and 100% affordable housing sites which have been assembled by RSLs.</p> <p>Future provision of affordable housing (quantum, types and tenure) will be clarified by undertaking a viability assessment for each site which should include an adequate level of developer subsidy i.e. the RSL price for the affordable housing should be significantly below the land and build cost (formerly Total Cost Indicator).</p> <p>The Council has introduced a Local Authority Mortgage aimed at first time buyers who are seeking shared ownership accommodation, and also a “BFC My Homebuy” equity share scheme whereby the council owns up to 75% of the dwelling and the household owns the remainder.</p>

Affordable Housing	
Sources of Funding	<p>A significant level of developer subsidy will be required.</p> <p>Social Housing Grant from the Homes and Communities Agency is unlikely to be forthcoming for Section 106 sites unless this can be justified on the grounds of viability or additionality.</p>
Key Issues	<p>All qualifying sites will be expected to provide suitable affordable housing of the right quantum, type and tenure which meets local housing needs. It will be provided on-site i.e. on the site which generated the need for affordable housing in the first place.</p> <p>There may need to be more than one viability assessment undertaken for a site. A generic viability assessment could be done early to inform land assembly and financial feasibility issues to be followed by a more detailed assessment nearer the time of actual delivery to inform the affordable housing and other Section 106 issues.</p>
Role of the LDF	<p>Core Strategy Policy CS17 refers to affordable housing comprising affordable rented and intermediate housing being delivered on suitable sites to meet local housing needs.</p> <p>Core Strategy Policy CS6 requires development to contribute to the delivery of infrastructure needed to support growth in the Borough. Developers are expected to contribute to this by the provision of on-site facilities. The Limiting the Impact of Development SPD sets out the details for implementing and delivering sustainable communities.</p>

4.2.5 Emergency Services

Table 4.20

Police Service	
Lead Organisation	Thames Valley Police Authority (TVPA)
Main Sources of Information	<ul style="list-style-type: none"> • Safer Places – The Planning System and Crime Prevention, 2004, DCLG • Second Year Strategic Plan 2008 – 2011, Thames Valley Police
Existing provision	There are 2 Police Stations located within Bracknell Forest at Bracknell and Crowthorne, plus a police office open to the public at Sandhurst. In addition to these publicly accessible sites, there are also police facilities at Sandhurst and Binfield; none of which are open to the public.
Planned Provision	Any proposals for new/amended provision new neighbourhood police office at Easthampstead.
Sources of Funding	Developer Contributions

Police Service	
Key Issues	<p>Pooled contributions would be used by the Police Authority to provide additional policing services. This could take a variety of forms ranging from purpose-built new facilities, to extensions and adaptation of existing buildings. This would also include provision of a local presence of uniformed officers, Special Constables, and Police Community Support Officers and to tackle problems and issues at a local level.</p> <p>Growth has a wider impact too, necessitating the need for other facilities to house functions such as Road Policing, Crime Support, Forensics, storage and other support functions, which are likely to be located away from the community. Pooled contributions would also be used for capacity building at these levels.</p> <p>TVPA is happy to consider co-location opportunities with other services, and would seek only growth-related capital expenditure to be funded by developer contributions.</p>
Role of the LDF	<p>The Core Strategy policy CS6 requires development to contribute to the delivery of infrastructure needed to support growth in the Borough.</p> <p>The Limiting the Impact of Development SPD sets out the details for implementing and delivering sustainable communities.</p>

Table 4.21

Ambulance Service	
Lead Organisation	Southern Central Ambulance Service
Main Sources of Information	<ul style="list-style-type: none"> SCAS Business Plan, 2008 – 2011
Existing provision	<p>The South Central Ambulance Service (SCAS) NHS Trust provides services across Berkshire, Buckinghamshire, Hampshire and Oxfordshire. In addition to the emergency 999 service SCAS also provides Patient Transport Services. SCAS currently meet the response targets for Berkshire East residents. The performance target is assessed on a Trust wide basis. Directors of Commissioning across South Central have agreed that additional investment should be targeted at areas of non-performance for the benefit of the whole health system. SCAS currently operate their resources in high demand areas to ensure that the service reaches the majority of calls within the government set standards. In addition, SCAS use alternative responses such as community first responders to target the life threatening calls in low demand areas.</p>
Planned Provision	<p>In April 2008 SCAS faced extremely challenging new emergency performance targets. The Trust improved infrastructure in a far-reaching modernisation programme and has recently completed moves to new headquarters in both the north and the south of the South Central area.</p>

Ambulance Service	
Sources of Funding	Developer Contributions
Key Issues	SCAS has advised that any increase in population will lead to an increase in calls for the ambulance service. SCAS services are commissioned by the 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.
Role of the LDF	<p>The Core Strategy policy CS6 requires development to contribute to the delivery of infrastructure needed to support growth in the Borough.</p> <p>The Limiting the Impact of Development SPD sets out the details for implementing and delivering sustainable communities.</p>

Table 4.22

Fire and Rescue Service	
Lead Organisation	Royal Berkshire Fire and Rescue Service
Main Sources of Information	<ul style="list-style-type: none"> • 5 Year Integrated Risk Management Plan (2010/11 – 2015/16), Royal Berkshire Fire and Rescue Service • Corporate Plan 2009/2110, Royal Berkshire Fire and Rescue Service
Existing provision	RBFRS have 2 fire stations in the Bracknell area, providing 3 emergency fire appliances. One Fire Station (Bracknell) has two fire appliances, one crewed by full time staff the other by retained duty staff (RDS), with crew members responding from home or place of work when required. The other fire station located in Crowthorne is crewed only by RDS.
Planned Provision	RBFRS are currently reviewing all the retained duty system resources across the brigade area. Subject to the outcome of the review, alternative crewing arrangements, the closure or relocation of fire stations may prove necessary. The first stage of the review is due to conclude mid 2010, with further information being available at that time.
Sources of Funding	Developer Contributions
Key Issues	RBFRS considers that any development in and around Bracknell will place additional burdens on its service which, subject to size and location, has the potential to become unsustainable. RBFRS has an approved response standard of 8 minutes for the first fire appliance and 10 minutes for the second to respond to house fires, and 11 minutes for attendance at road traffic collisions. The level of growth proposed in the Bracknell development Strategy (both housing and an extended road network) is considered by RBFRS to be significant enough to require and justify an increase in the level of service provided in the area.

Fire and Rescue Service	
	<p>The inclusion of fire prevention and fire safety measures will need to be provided in new buildings, some of which are included in building regulations, however the inclusion of domestic sprinklers are considered by RBFRS to be an essential inclusion in all new domestic dwellings. If all dwellings in the proposed development were fitted with domestic sprinklers it would negate the need to alter the existing fire service provision in the area, thus reducing associated costs for any proposed provision, reducing the burden on society after a fire, save lives, reduce casualties and reduce damage from fire.</p>
Role of the LDF	<p>The Core Strategy policy CS6 requires development to contribute to the delivery of infrastructure needed to support growth in the Borough.</p> <p>The Limiting the Impact of Development SPD sets out the details for implementing and delivering sustainable communities.</p>

4.2.6 Health

Table 4.23

Primary Health Care	
Lead Organisation	Berkshire East Primary Care Trust
Main Sources of Information	Primary Care Trust Strategic Plan 2009 -2013
Existing provision	<p>NHS Berkshire East is the Primary Care Trust (PCT) that plans and commissions health care to the population of the eastern part of Berkshire. At 1st April 2010 there are 107,320 registered patients in Bracknell Forest. There are 13 GP practices in the locality, with some 54 GPs working in them. In 2006, the quality of care provided by these practices was the best in Berkshire East and above the national average, with the average practice score being 98.7% (average England is 96.2%).</p> <p>The average practice population size is 8,255. The majority of GP practices in Bracknell Forest Borough have little or no spare capacity to improve their premises on their current sites. There is no specialist diagnostic equipment provided by any of the GP practices. All patients requiring x-ray who do not need acute treatment will be sent to Fitzwilliam House or Heatherwood Hospital. Each practice has a phlebotomy service, though the provision is varied.</p> <p>There are 17 pharmacies in the locality, out of 73 altogether for East Berkshire. There are nine in Bracknell, three in Crowthorne, three in Sandhurst, one in Binfield and one in Warfield. There are 20 dental practices in the locality, thirteen in Bracknell, three in Sandhurst, two in Crowthorne, and two in Owlsmoor.</p> <p>There are no community hospitals in Bracknell Forest locality, but the other hospitals in East Berkshire and Surrey all have services that may be accessed by Bracknell people.</p>

Primary Health Care

Planned Provision	<p>The Bracknell HealthSpace is planned to be the major new development in primary care provision in Bracknell, centrally located so as to be easily accessible for the majority of the Bracknell Forest locality population. The HealthSpace will focus on providing (local), high quality, cost-effective extended primary care and specialist services – ie the health care people need most often and which does not need the high-tech facilities of a major hospital. The Centre will be integrated within the local health system so that the services it provides will optimally complement future acute hospital services, standard services offered in GP surgeries, specialist mental health services and so on. The services delivered in the HealthSpace will be a part of a new overall service model for Bracknell Forest developed by GPs in their role as commissioners in partnership with the public, the local authority (BFC) and service providers.</p> <p>Bracknell HealthSpace has been specifically planned to meet residents changing health requirements and in response to further growth and development in the Town. There has never been a major health facility serving the local population, something which is increasingly needed as the population grows. Moreover, the Bracknell town centre regeneration will require the existing health centre building to be demolished to provide an opportunity to build a modern facility that reflects modern ways of delivering health (and social) care.</p> <p>The HealthSpace facility will provide services under four main themes:</p> <ul style="list-style-type: none"> • Be Healthy/ Healthy living • Urgent care • Specialist care services • Extended primary care <p>together with other services which are not necessarily commissioned health services, but which enhance the HealthSpace service (e.g carer support). In addition to specific primary care facilities (GP practices) it will provide services either not cost effective or easily replicated or provided in primary care / GP practices.</p> <p>The planning application for the HealthSpace facility is planned to be submitted in Autumn 2010. There will be a phased implementation of the available floor space within the facility, enabling services to be implemented in response to the scale and type of service required, taking account of the changing requirements and scale of the local population.</p>
Sources of Funding	Developer Contributions
Key Issues	<p>In relation to Primary Care services and facilities, the major required infrastructure development is the planned provision of the Bracknell HealthSpace facility in Bracknell Town Centre. Securing good access from new development areas to the town centre by public transport is an essential part of the delivery of primary care services.</p> <p>However, in addition, it is likely that a new facility or the replacement of the existing Binfield surgery will be required to accommodate the increase in population from the Binfield and Amen Corner Developments.</p>

Primary Health Care	
Role of the LDF	<p>The Core Strategy policy CS6 requires development to contribute to the delivery of infrastructure needed to support growth in the Borough.</p> <p>The Limiting the Impact of Development SPD sets out the details for implementing and delivering sustainable communities.</p>

Table 4.24

Acute Care / General Hospitals and Mental Health Provision	
Lead Organisation	<p>Heatherwood and Wexham Park NHS Hospitals Foundation Trust</p> <p>Berkshire Healthcare NHS Foundation Trust</p> <p>Royal Berkshire Hospital NHS Foundation Trust</p>
Main Sources of Information	<ul style="list-style-type: none"> • Heatherwood and Wexham Park NHS Hospitals Foundation Trust Strategic Plan • Integrated Business Plan 2007, Berkshire Healthcare NHS Trust (also Annual Plan 2008/09)
Existing provision	<p><i><u>Acute Care and General Hospitals</u></i></p> <p>The Heatherwood and Wexham Park NHS Hospitals Foundation Trust (HWPFT) is the main provider of acute hospital services, providing a full range of general and acute services, along with a number of more specialised services. The services are provided at Wexham Park (Slough) King Edward VII (Windsor), Heatherwood (Ascot), St Marks (Maidenhead), Fitzwilliam House outpatients (Bracknell).</p> <p>Frimley Park Hospital NHS Foundation Trust provide acute services predominantly for residents of Sandhurst and Crowthorne.</p> <p><i><u>Mental health provision</u></i></p> <p>Berkshire Healthcare NHS Foundation Trust is the service provider for people in Bracknell Forest who suffer from mental illness. The Trust provides community mental health teams and outreach services, child and adolescent mental health services (CAMHS), an outpatient clinic at Church Hill House, Bracknell and at the Woodlands Day Hospital at Heatherwood. Heatherwood is also the location for in patient services.</p>
Planned Provision	<p><i><u>Acute Care and General Hospitals</u></i></p> <p>HWPFT NHS Foundation Trust are embarking on a major programme of service redesign in support of financial turnaround. This will include a consolidation of services currently provided on the Heatherwood Hospital site at Ascot, potentially rationalising the range of services provided there.</p> <p>Royal Berkshire Hospital NHS Foundation Trust is developing specialist cancer and renal services at Brant's Bridge, close to Bracknell Town Centre. Due to open in Winter 2010/11, the facility will provide cancer and renal services locally to Bracknell residents for the first time, avoiding the need for travel to the Royal Berkshire Hospital, Reading.</p>

Acute Care / General Hospitals and Mental Health Provision	
	<p><u>Mental health provision</u></p> <p>Berkshire HealthCare NHS Foundation Trust is continuing to develop its community provision, providing locally accessible mental health services within community settings, combined with focused in-patient care provision.</p>
Sources of Funding	Developer Contributions
Key Issues	Improved and enhanced acute care, general hospitals and mental health service provision will be planned and delivered by the relevant NH Trust, catering for the needs of the changing population. As these are Borough-wide services, there are no specific infrastructure requirements relating to individual site allocations arising from these service areas.
Role of the LDF	<p>The Core Strategy policy CS6 requires development to contribute to the delivery of infrastructure needed to support growth in the Borough.</p> <p>The Limiting the Impact of Development SPD sets out the details for implementing and delivering sustainable communities.</p>

4.2.7 Cemeteries and Crematoriums

Table 4.25

Cemeteries and Crematoriums	
Lead Organisation	Bracknell Forest Council own and manage the Easthampstead Park Cemetery and Crematorium facility.
Main Sources of Information	<ul style="list-style-type: none"> • Cemeteries Policy (to be adopted 2011/12) • BFC Capital Programme (CP) 2010/11 • Limiting the Impact of Development SPD (July 2007)
Existing provision	Easthampstead Park Cemetery and Crematorium has sufficient space to receive up to 140 new burials.
Planned Provision	<p>The facility is to be extended using £10,000 from the BFC CP that would provide land to cater for an estimated 20 year period.</p> <p>£1.1m, designated under the 2010/011 BFC CP, is funding a Mercury abatement scheme in response to DEFRA emission legislation.</p>
Sources of Funding	BFC Capital Programme

Cemeteries and Crematoriums	
Key Issues	<p>Approximately 1,600 cremations and 80 burials are carried out annually. Around 66% of cremations are from outside the Borough. In addition to a growing population, religious demands from a changing demographic could exert additional pressure; for example all practising Muslims and Roman Catholics are buried, whereas Sikhs and Hindus are cremated.</p> <p>Failure to provide sufficient burial plots to meet demand will both reduce income and threaten to undermine the facilities excellent reputation.</p>
Capacity Study	<p>Easthampstead Park Cemetery and Crematorium has sufficient space to receive up to 140 new burials, and is to be extended to cater for an estimated 20 year period.</p> <p>If pressures on land availability emerge, it might be necessary to restrict custom from beyond the Borough and there is further potential to extend onto adjacent pitch-and-putt (BFC owned) and allotment (Bracknell Town Council owned) land.</p> <p>Conclusion: There is sufficient capacity anticipated over the plan period. If necessary, there is the potential to expand facilities.</p>
Role of the LDF	<p>The Core Strategy policy CS6 requires development to contribute to the delivery of infrastructure needed to support growth in the Borough.</p> <p>The Limiting the Impact of Development SPD sets out the details for implementing and delivering sustainable communities.</p>

4.3 Green

Table 4.26

Open Space	
Lead organisation	<p>Public Sector - Bracknell Forest Council, Parish and Town Councils</p> <p>Private Sector – Developers, land owners, utility companies</p> <p>Voluntary Sector – Wildlife Trusts, National Trust, Community Groups</p>
Main Sources of Information	<ul style="list-style-type: none"> • Bracknell Forest Play Strategy • Bracknell Forest Green Space Strategy (Draft) • Planning and Design for Outdoor Sport and Play (Fields in Trust) • Limiting the Impact of Development SPD (July 2007)
Existing provision	<p><i>"Green spaces are the 'green lungs' of our towns and cities contributing to improving people's physical and mental health by providing places for informal recreation - walking, cycling, sitting, socialising and children's play - and 'breathing</i></p>

Open Space

spaces' to take time out from the stresses of modern life. They bring the countryside into our towns and cities, and make it accessible from our 'backdoors'." (Greenspace Scotland)

Local residents view access to recreational green spaces and quality of the environment as key contributors to quality of life. Survey results indicate provision and management of open space as being one of their highest priorities, and the most significant positive feature about living in Bracknell Forest.

Green spaces can be identified according to primary functions served; some examples of which are summarised in the table below.

Table 4.27

Function	Characteristics
Play	Spaces providing opportunities targeted towards children and young people. This is becoming increasingly significant in relation to encouraging healthy, active lifestyles and enabling social development. Provision can range from specific, equipped play areas; to less formal places allowing for and encouraging unstructured, imaginative play and / or socialising
Active	Sites supporting sport and leisure activities such as outdoor ball games and keep fit
Formal	Designed, landscaped areas specifically laid out as publicly accessible green space. This includes parks and gardens. In addition (especially within urban settings), formal green space encompasses civic spaces such as squares, public art, planted borders and flower beds
Informal	This can encompass semi-natural land with low key or 'de facto' public access
Natural	Biodiversity rich spaces including heathland, meadows, river corridors, ponds and woodlands
Linear	Public Rights of Way, Cycle Tracks and trails
Buffer	Highway verges, embankments and boundaries
Climate Change	A relatively new concept, this recognises the vital role that green infrastructure plays in mitigating the environmental impacts from increasing development pressure and associated pollution. Examples include land drainage features such as balancing ponds

Open Space

For Bracknell Forest, local standards of open space provision reflect the distinctive features of the Borough. Particularly notable is the significance of Bracknell New Town and aspirations behind the New Towns Act 1946 to develop a total community based on the motto of “Home, Industry, Leisure”. The standards are set out in LID SPD (2007):

The minimum recommended standard of open space provision:

- 4.3 hectares of Open Space of Public Value (OSPV) per 1000 persons

This standard comprises:

- Active open space at 2 hectares per 1000 persons
- Passive open space at 2.3 hectares per 1000 persons

OSPV is defined as:

i) Public open space which is land available for satisfying the recreational needs of the local community, such as pitches, play areas or country parks and is usually maintained by the Borough or Parishes

ii) Private open space which is land that serves a similar purpose but may have very limited public access, such as golf courses and horse riding centres operated by organisations or trusts; or no public access as with Ministry of Defence land.

(N.B. In addition to the above standards / definitions is the requirement for and provision of incidental open space. This includes features such as landscaping areas, verges and buffers / screening. Incidental open space should not be counted as directly contributing to OSPV; it is additional.)

At policy level, Open Space has generally been identified on the basis of ‘typologies’. This is in accordance with PPG17. Details of existing provision and deficiencies at individual ward level are set out within the Bracknell Forest Borough Study of Open Space, Sports, Recreational and Leisure Facilities (2006).

For the sake of clarity and consistency, this typology approach could be used to develop more site-specific green spaces guidance and / or requirements. Considerations for each site include positioning, unique characteristics, surrounding land / townscape, deficiencies. The following typologies are particularly relevant:

Passive OSPV

- Parks and Gardens (and Civic Spaces)
- Amenity Green space
- Natural and Semi-natural Green spaces
- Urban Woodland
- Green Corridors
- Cemeteries

Active OSPV

Open Space	
	<ul style="list-style-type: none"> • <i>Provision for Children and Young People</i> • <i>Outdoor Sports Facilities</i> • <i>Allotments</i> <p><i>As set out within LID SPD (2007):</i></p> <p><i>4.8 The Borough Council's (PPG17) study also provides evidence of need and a method of calculating mitigation contributions, where those occupying a development would have an adverse impact and increase the pressure on local OSPV.</i></p> <p><i>4.9 Mitigation contributions will be applied to meet recreational need and any need to remedy local deficiencies.....When seeking contributions, the physical condition, facilities provided, accessibility, capacity and quality of local OSPV will be taken into account by the Council, together with any need to realise other priority planning objectives.</i></p>
Planned Provision	<p>Jennett's Park will contribute a 34 Ha countryside park and a 4.6 Ha park (Jennett's Hill) along with the woodland Tarman's Copse 7.6 Ha with a 20m wide buffer to three sides, plus a network of wildlife corridors. The development will also provide new play areas comprising LAP / LEAP / MUGGA.</p> <p>Wykery Copse development will contribute the SSSI woodland of about 3.2 Ha plus a 20m buffer zone. The development will also provide new play areas comprising LAP / LEAP.</p> <p>The Parks will contribute approx. 19 Ha of open space. This includes woodland, grassland, sports pitches, tennis courts and play areas. BFC has recently purchased Big Wood which is to the north and west of the Jennett's Parks countryside park.</p> <p>Historic landscape at Lily Hill Park has recently been restored through grant support from the Heritage Lottery Fund.</p> <p>South Hill Park is currently been restored following successful application to the HLF / Big Lottery Fund, Parks for People Programme.</p>
Sources of Funding	<p>Costs are not yet known, though open space could materialise through developer provision and / or contributions and potentially the BFC capital programme. Another potential stream could be from an external grant, such as the HLF, which can be used to restore and enhance existing key sites where they meet specific criteria and funding priorities. These schemes are all competitive and so opportunities are limited, especially in the context of reductions to public sector investment. Of particular importance is the need to identify revenue funding to secure appropriate standards of day to day maintenance.</p>
Key Issues	<p>Whilst Bracknell Forest is well served in relation to accessibility to open space at a local level, the size of individual sites is generally small. A large number of small sites results in disproportionate maintenance costs; and high use and reliance on larger areas such as the Crown Estate land at Swinley Forest (within the Thames Basin Heaths Special Protection Area (SPA)).</p>

Open Space

	<p>Opportunities should be sought for:</p> <ul style="list-style-type: none"> • Raising quality of existing green spaces • Creating new links between and extensions of existing green spaces • Identifying and providing new larger recreational open spaces <p>It is important that open space is considered at an early stage and considered as integral to the design process. It is inappropriate to focus provision on marginal locations and / or land of perceived lowest value for development.</p> <p>Design needs to be to a good standard, factoring potential future issues such as anti-social behaviour (e.g. allowing for natural surveillance and not being to the rear of housing).</p> <p>At a general level, demand for allotments and sports pitches is greater than current supply and so additional population levels will require relatively higher increases in provision.</p> <p>With regards to play provision, opportunities should be sought to provide larger, more adventurous provision across the age ranges; with less reliance on numerous small Local Areas for Play. This should include allowing for natural play.</p>
Capacity Study	<p>This study looked specifically at areas where there is a recognised need, sufficient information is available, and there are national and local standards to identify surpluses and deficiencies. The areas assessed were:</p> <ul style="list-style-type: none"> • Allotments • Equipped Play Areas • Sports Pitches <p>The PPG17 audit (http://www.bracknell-forest.gov.uk/ppg17-audit-report.pdf) carried out in October 2006 has not been superseded. Although it is acknowledged open space provision might have changed since, a comprehensive re-audit of typologies has not been carried out. This study will therefore assess, where appropriate, the quantity of open space versus population by ward estimates as it existed in 2006.</p> <p>Allotments</p> <p>Allotment gardening makes a valuable contribution to the quality of people's lives and plays an important role in creating and maintaining healthy neighbourhoods and sustainable communities. It can provide health benefits, improving both physical and mental health, it provides a source of recreation and contributes to green and open space provision. They also help in adapting to and mitigating against the adverse impacts of climate change by encouraging the provision of locally-sourced food.</p> <p>There are 12 allotment sites in the Borough, as illustrated in Map 6 'Allotments in Bracknell Forest', containing 172 plots with a total area of 5.8 ha, equating to 0.053 ha per 1000 people (PPG17 Audit, 2006). The National Society of Allotment and Leisure Gardeners (NSALG) recommend a national standard of 20 allotments per 1,000 households or 1 allotment per 200 people. This equates to 0.125 ha per 1,000 population based on an average plot size of 250m².</p>

Conclusion

All plots in the Borough are occupied and despite some Wards exceeding standards for provision, demand is evidently not being met. There is an uneven distribution of plots across the Borough, with a particular shortage to the north. Overall, allotment provision in the Borough is markedly less than the recommended national standard. Based on figures from 2006, local standards indicate a deficit of only 0.79 ha, whereas a deficit of 8.11 hectares (able to provide 324 plots) has been identified according to national standards. Because of the recorded demand exhibited and the lengthy waiting lists, which in itself often falls short of actual demand, the national standards are considered to give a more true reflection of the Borough's shortfall of allotment plots.

It is therefore recommended that opportunities be sought to increase provision in the Borough with consideration given to new development, rising population and popularity of 'growing your own' and the social and environmental benefits that result.

Equipped Play Areas

The table in Appendix 7 of the BFBC PPG17 audit (2006) (<http://www.bracknell-forest.gov.uk/ppg17-appendices.pdf>) shows the provision of play areas by ward. Map 7 'Play Areas in Bracknell Forest' illustrates this alongside proposed sites and those that have been built since the audit was conducted on the Wykery Copse, Jennett's Park, The Parks and Churchill House developments.

Each category of play area has been plotted with their associated 'straight line distance' catchment in accordance with the Accessibility Benchmark Standards set out in Fields in Trust (NPFA, 2008):

LAP - 60m

LEAP - 240m

NEAP - 600m

The map shows areas of the Borough served by play areas, thereby identifying where provision is lacking.

The recent 'Playbuilder' scheme that has modified many play areas in the Borough has led to a change in status for several areas, i.e. from a LAP to LEAP. This has been accounted for.

Conclusion

The map illustrates that the Broad Areas are generally poorly served by existing play areas. When development comes forward, opportunity should be sought to rectify this deficit.

In the instance of SHLAA sites being developed and unable to provide for onsite play areas, the 'plus one' principle will be applied, using Section 106 contributions to raise standards of existing play areas able to serve the development.

Open Space

Sports Pitches

Map 8 'Sports Pitches in Bracknell Forest' illustrates the provision of different categories of sports pitch by ward. The areas are based on an assumed area for one pitch being:

- Football 0.86ha
- Rugby 1.26ha
- Cricket 1.86ha
- Artificial pitches 1.72 ha

These quantities are illustrated to highlight the disparity of sports pitch provision across the Borough according to the national standard of 1.2ha per 1000 residents (NPFA, 2008).

Conclusion

The assessment has identified a deficit of 56.55 hectares of sports pitches across the borough. Only 3 wards have provision in excess of the 0.12 ha per 1000 person national standard, whereas 15 wards fall short, with Crown Wood and Owlsmoor having no pitches at all.

Opportunities should therefore be sought for new development to increase sports pitch provision in the Borough when contributing to OSPV.

Role of the LDF

Open Space is delivered through planning policy, requiring the developer to provide recreational open space and outdoor play/sporting facilities to support the residents that the development provides for.

BFC Core Strategy DPD Policy CS6 – Limiting the Impact of Development, states that development “will contribute to the delivery of infrastructure needed to support growth in the Borough and will mitigate adverse impacts on communities, transport and the environment”. This can be met by:

1. on-site provision prior to full occupation and maintained for the life of the development;
2. contributing to additional or expanded provision on a different site; or
3. a mix of on-and off-site provision,

to be sufficient and in proportion to the scale and nature of the development, making it more sustainable.

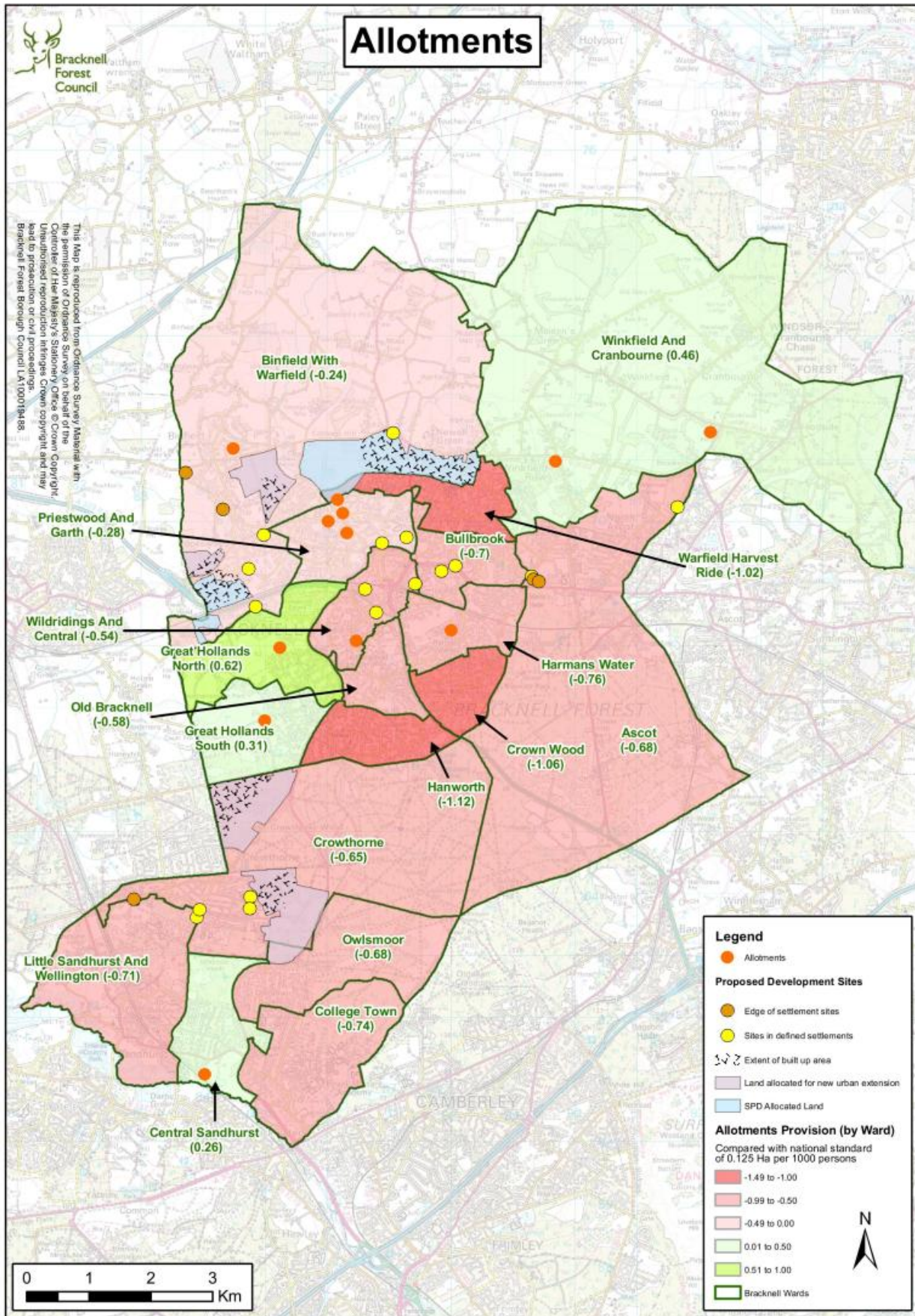
Where off-site mitigation is determined to be of greater value for sustainable communities, contributions for provision on a different site will be secured through planning obligations.

Policy CS7 – Design, states that development proposals will be required to be of a “high quality design” that “enhances the landscape and promotes biodiversity” and “provide high quality usable open spaces and public realm”.

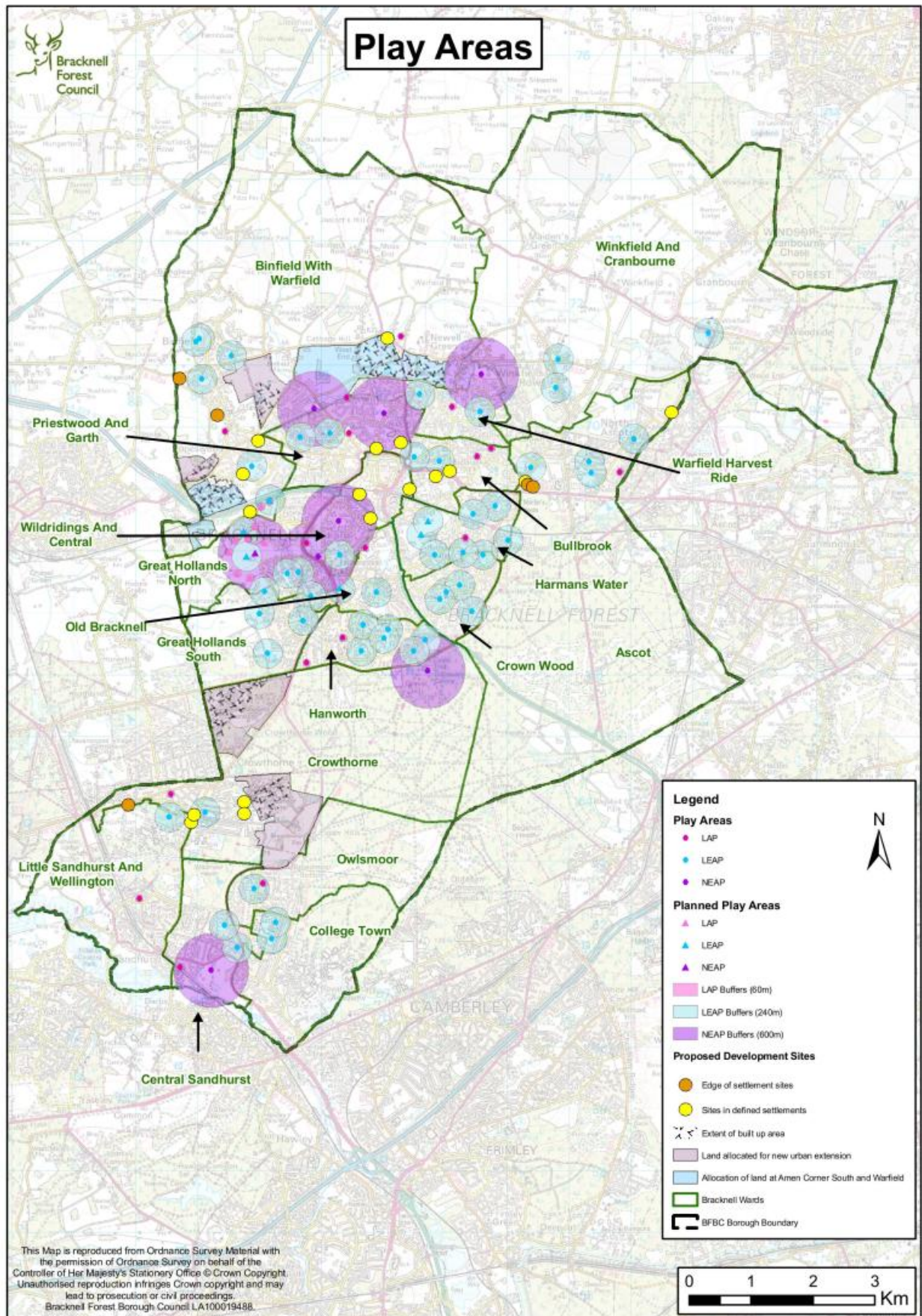
Policy CS8 – Recreation and Culture, states that developments will be required to:

Open Space	
	<ul style="list-style-type: none"> i. retain, improve and maintain existing Recreational Facilities; and/or ii. provide and maintain new Recreational Facilities.

Map 6 Allotments in Bracknell Forest



Map 7 Play Areas in Bracknell Forest



Map 8 Sports Pitches in Bracknell Forest

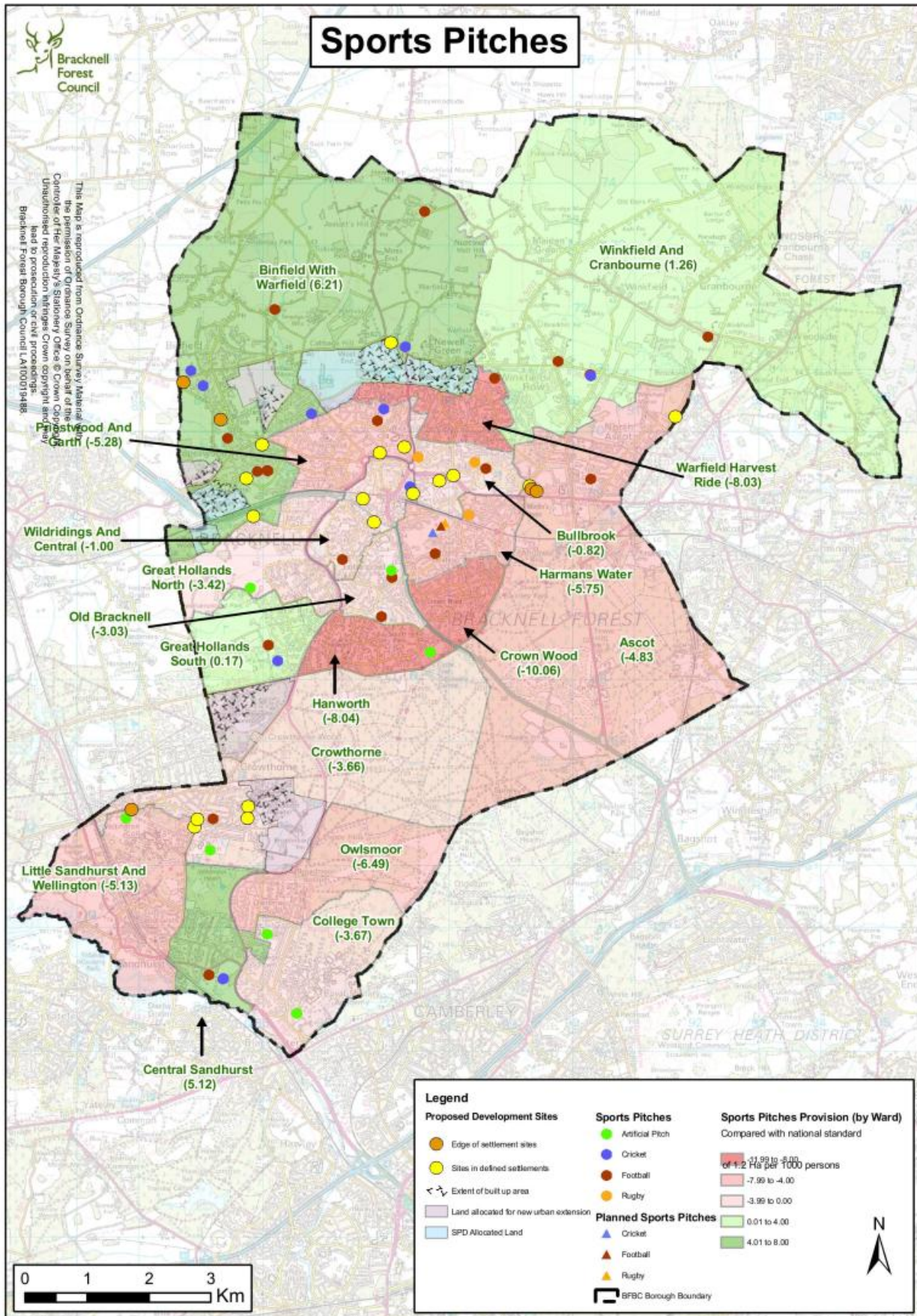


Table 4.28

Suitable Alternative Natural Greenspace (SANG)	
Lead Organisation	Bracknell Forest Council with contributions, land or works funded by developers.
Main Sources of Information	<ul style="list-style-type: none"> Thames Basin Heaths Technical Background Document to the Core Strategy – June 2007 BFC Limiting the Impact of Development SPD (2007): Section 11 BFC Thames Basin Heaths Special Protection Area Avoidance and Mitigation SPD (Draft): Section 5
Existing provision	<p>As part of the existing Thames Basin Heaths Special Protection Area Avoidance and Mitigation Strategy, Bracknell Forest Council manages a suite of Suitable Alternative Natural Greenspaces (SANGs) to attract visitors. These will be enhanced and managed through contributions from small developments in line with the strategy. The strategy is due to be updated but the premise of contributing to the suite of SANGs will remain.</p> <p>Large developments provide their own bespoke SANG to meet the needs of new residents. This requirement is in addition to existing requirements for open space of public value.</p> <p>All SANG must meet the criteria set out by Natural England for this purpose in Appendix 7 of the Draft strategy.</p> <p>Development will also be expected to contribute towards Strategic Access Management and Monitoring (SAMM) which is likely to be charged at a rate depending on the number of bedrooms a new dwelling has.</p>
Planned Provision	<p>Smaller sites will make a payment to the Avoidance and Mitigation Strategy for example, on works to SANGs and SAMM.</p> <p>The SANGs up and running are:</p> <ul style="list-style-type: none"> The Cut Cluster LonghillPark Cluster Ambarrow Hill/Court Shepherds Meadow Englemere Pond HorseshoeLake <p>The SANGs which require the preparation of management plans are:</p> <ul style="list-style-type: none"> Great Holland Recreation Ground <p>The Amen Corner SPD highlights a bespoke solution which is likely to include land at Big Wood which is linked to Riggs Copse.</p> <p>The Warfield SPD will include a bespoke SANG at Cabbage Hill. Jennett's Park will include land at its proposed Country Park.</p>

Suitable Alternative Natural Greenspace (SANG)	
Sources of Funding	<p>Developer contributions through s106 mechanism requiring:</p> <ul style="list-style-type: none"> For smaller sites: Strategic contributions towards the provision and maintenance of SANGs on a per dwelling basis. Contributions towards SAMM on a per bedroom basis (to be included as soon as possible). For larger sites: Bespoke SANG – on a site by site basis. Contributions towards Strategic Access Management and Monitoring (SAMM) on a per bedroom basis (to be included as soon as possible). <p>SANG measures are required in perpetuity, therefore contributions must guarantee their provision and maintenance in perpetuity.</p> <p>Measures to avoid and mitigate impacts on the SPA will be monitored for their efficacy and may need to be reviewed.</p>
Key Issues	<p>Strategic SANGs, are based on at least 8 ha/1000 residents (based on 2.31 per persons per dwelling) (LIDSPD).</p> <p>Large development will be expected to provide bespoke SANGs and contributions towards the provision of a package of strategic level access management measures on the SPA to be implemented through the SAMM project (this will be calculated on a per bedroom basis).</p> <p>All other residential development (which do not require bespoke mitigation) should make a payment towards the Council's Avoidance and Mitigation Strategy (currently £1536 per dwelling but is under review).</p> <p>The Avoidance and Mitigation Strategy is under review through an SPD and the SAMM contribution is dependent on partnership working arrangements between 11 local authorities.</p>
Role of the LDF	<p>SANGs are delivered through planning policy, requiring the developer to provide measures that will mitigate the affect of the development on the SPA.</p> <p>BFC Core Strategy DPD Policy CS6 – Limiting the Impact of Development, states that development “will contribute to the delivery of infrastructure needed to support growth in the Borough and will mitigate adverse impacts on communities, transport and the environment”. This can be met by:</p> <ol style="list-style-type: none"> on-site provision prior to full occupation and maintained for the life of the development; contributing to additional or expanded provision on a different site; or a mix of on-and off-site provision, <p>to be sufficient and in proportion to the scale and nature of the development, making it more sustainable.</p> <p>Policy CS14 – Thames Basin Heaths Special Protection Area, specifies that the Council will assess the risk of a development proposal, either alone or in combination with other proposals, on the conservation objectives of the SPA. “Proposals leading to a net increase in residential dwellings, within a straight line</p>

Suitable Alternative Natural Greenspace (SANG)	
	distance of 5 km from the SPA boundary, are likely to have a significant effect". Section 166 then states: "Development outside the 400-metre zone will be permitted where it can demonstrate that it can remove any adverse affect by contributing towards avoidance and mitigation measures in line with the SPA Technical Background Document".

Table 4.29

Biodiversity	
Lead organisation	Bracknell Forest Council, Developers, Landowners and Natural England
Main Sources of Information	<ul style="list-style-type: none"> • Planning Policy Statement 9 • BFC Limiting the Impact of Development SPD (2007) • UK Biodiversity Action Plan • Berkshire Biodiversity Action Plan • Bracknell Forest Biodiversity Action Plan • Bracknell Forest Green Space Strategy (Draft)
Existing provision	<p>Bracknell Forest Borough covers 10,941 hectares, of which around 35% forms built areas. Agricultural land covers 24% and forestry 20%.</p> <p>More than 20% of the total area is designated for its biodiversity value either as Local Wildlife Site (LWS), Site of Special Scientific Interest (SSSI), Special Protection Area (SPA) or Special Area of Conservation (SAC). This signifies the high biodiversity value of habitats within the borough.</p> <p>The Bracknell Forest Biodiversity Action Plan identifies a number of key habitats where conservation is required in the borough:</p> <p>-</p> <p><u>Neutral Meadows and pastures</u> Objectives that relate to IDP: 7.1.5 c) Identify and protect species rich grassland outside existing designated sites d) extend the area of species rich meadows and pastures meeting LWS selection criteria. f) Achieve an increase in the area of agricultural grassland covered by agri-environmental schemes.</p> <p><u>Heathland and bogs</u> Objectives that relate to IDP: 7.2.6 e) Appropriate management plans in place for heathland areas outside designated sites.</p> <p><u>Woodland, Scrub and Hedgerows</u> Objectives that relate to IDP:</p>

Biodiversity

	<p>7.3.5</p> <ul style="list-style-type: none"> d) increase the area of native woodland e) increase the length and number of hedgerows in the countryside f) protect individual veteran trees <p>Actions that relate to IDP:</p> <p>7.3.6</p> <ul style="list-style-type: none"> c) retain all LWS woodland d) identify suitable locations for woodland planting e) identify and protect important veteran trees outside WindsorGreatPark f) seek to plant new hedgerows within Binfield, Warfield and Winkfield <p><u>Rivers and Wetlands</u></p> <p>Objectives that relate to IDP:</p> <p>7.4.5</p> <ul style="list-style-type: none"> c) increase the number of ponds in the borough d) increase the number of ponds in positive management for nature conservation f) Rivers The Cut and Blackwater to act as a naturally functioning corridor within the wider countryside h) Bank side vegetation to be managed appropriately <p>Actions that relate to IDP:</p> <p>7.4.6</p> <ul style="list-style-type: none"> d) create new ponds; focusing on areas close to existing ponds. <p><u>Farmed Land</u></p> <p>Objectives that relate to IDP:</p> <p>7.5.5</p> <ul style="list-style-type: none"> a) No further losses of farmland birds c) Seek to increase the populations of farmland birds <p><u>Urban and Built Environment</u></p> <p>Objectives that relate to IDP:</p> <ul style="list-style-type: none"> c) identify and protect existing key areas of urban biodiversity d) make some provision for biodiversity within all urban greenspace f) make provision for biodiversity within new housing development <p>In the half-term progress report, of the habitat targets only 17 of 52 have been achieved. Since 2005, 64.2 ha of Local Wildlife Sites have been lost reducing the current area to 430.6 ha. Of these sites, 43% are currently in positive management. The Annual Monitoring Report 2008/9 sets out a key action to identify and improve positive management of Local Wildlife Sites to correct this trend.</p>
Planned Provision	<p>Provision can take place within new and existing buildings, public open space and green infrastructure where different functions can be accommodated.</p> <p>The Parks (former RAF Staff College) – swift and bat boxes have been provided partly to mitigate the loss of existing bat roosts but also as enhancement of new development. A range of habitats on the site will be enhanced or created including woodland, semi-improved grassland and two ponds (1 net gain).</p>

Biodiversity	
	<p>Jennett's Park (Peacock Farm) – Positive management and buffer planting for Tarmans Copse LWS and West Garden Copse LWS. Wildflower meadows and woodland planting to be created on wildlife corridors and new open space.</p> <p>Bracknell Town Centre to provide new Jubilee Gardens as mitigation for existing. Other biodiversity features such as swift and bat boxes as enhancements to be included.</p>
Sources of Funding	<p>Costs unknown. Secured through developer contributions (LID) for off-site provision and strategic projects.</p> <p>Long term investment required for management of habitats beyond land transfer to the council or management body.</p>
Key Issues	<p>Limiting the Impact of Development SPD (section 12.1) sets out a five point sequential approach for the provision of biodiversity in planning. Briefly, this requires: information, avoidance, mitigation, compensation and new benefits. Through spatial planning, key ecological areas should be expanded, buffered, linked, restored and enhanced. Infrastructure provision for biodiversity forms part of green infrastructure to enable the sustainable function of natural ecosystems.</p> <p>The provision of habitats for biodiversity will be determined by the survey and impact assessment of existing resources on the site. Provision will be implemented through protection of most valuable habitats, aiming for no net loss, considering off-site compensation and enhancement of retained habitats to maximise their value. The type of habitats will be appropriate to those existing on site, supporting locally important species and relative to the area.</p> <p>Requirements set out in this document are without prejudice to the results of ecological surveys and impact assessment.</p> <p>All developments will be required to provide some biodiversity enhancements within the built environment such as swift or bat bricks.</p> <p>Sites located within Biodiversity Opportunity Areas (BOAs) will be expected to contribute towards habitat targets for those areas identified by the Berkshire Nature Conservation Forum.</p> <p>Provision is dependent on:</p> <ul style="list-style-type: none"> • Permission for survey on private land • Land values • Physical conditions affecting habitat types • Space restrictions relating to housing provision/density
Role of the LDF	<p>Biodiversity is the variety of life that drives the functioning of the natural environment on which we all rely. This great diversity is a sensitive measure of the area's well-being and contributes to the character of the Borough.</p>

Biodiversity	
	<p>Biodiversity is delivered through planning policy, requiring the developer to protect existing species populations and habitats and create new ones to support biodiversity within the new development.</p> <p>Limiting the Impact of Development chapter 12, sets out that contributions for biodiversity apply to “any proposal that has a negative effect on biodiversity and/or geological interests”. These can take the form of in kind contributions through enhancement or creation of features and/or habitats on or off site or contributions negotiated on a site-by-site basis towards measures to avoid and mitigate against the effects of the development on biodiversity and geological features.</p> <p>For large scale developments, onsite provision will take priority, however, where off-site mitigation is determined to be of greater value for sustainable communities, contributions for provision on a different site will be secured through planning obligations.</p> <p>Core Strategy policy CS1: Sustainable Development Principles states “development will be permitted which; protects and enhances: vii. The quality of natural resources including water, air, land and biodiversity”.</p> <p>Core Strategy policy CS7: Design, sets out that “development proposals will be permitted which: iii. enhance landscape and promote biodiversity”.</p>

Table 4.30

Flood Defence	
Lead Organisation	The Environment Agency (EA) Bracknell Forest Council
Main Sources of Information	<p>The EA has carried out “A National Assessment of Flood Risk” (2009), setting out the risk of fluvial and coastal flooding and the EA’s response to it. “Investing in the Future: Flood and Coastal Risk Management in England” (2009) sets out the EA’s long-term investment strategy to meet the challenge over the next 25 years.</p> <p>The EA takes a strategic approach to flood risk management, assessing and managing it on a ‘whole catchment’ basis. The Thames Catchment Flood Management Plan (TCFMP) seeks a sustainable planning-led solution to flood risk management within the Thames Region. The EA has also prepared the Thames River Basin Management Plan (TRBMP) which will implement the requirements of the Water Framework Directive, including actions relating to the use of Sustainable Drainage to manage surface water.</p> <p>The Flood and Water Management Act received Royal Assent on 8th April 2010. The Act introduces amended and additional responsibilities for flood risk, affecting the EA and local authorities.</p>

Flood Defence	
	<p>Bracknell Forest Borough Council has carried out a Strategic Flood Risk Assessment (SFRA) to determine the variation in flood risk across the borough, informing flooding policies in the Core Strategy and subsequent DPDs. This has recently been published.</p> <ul style="list-style-type: none"> • BFC Limiting the Impact of Development SPD (2007)
Existing provision	<p>The EA has statutory responsibility for flood management and defence in England, responsible for forecasting and mapping flood risk, providing warnings, building and keeping defences in good order and taking part in emergency planning and response. The EA has permissive powers to maintain watercourses and flood defences. Bracknell Forest Council is responsible for managing flood risk from Ordinary Watercourses.</p> <p>Existing flood defences in Bracknell Forest include formal flood defences built specifically for that purpose. There are also a number of de facto flood defences (structures not specifically built to retain floodwater) providing a degree of protection against fluvial flooding.</p> <p>All new and/or improved flood defences planned and implemented by the EA are solely for the purpose of protecting existing communities and not to facilitate new development. The risk of flooding to new development is most effectively addressed by guiding development away from areas at risk in accordance with PPS25 and the Sequential and Exception Tests.</p>
Planned Provision	<p>There are currently no proposed new flood defences within the Borough. The modelling of The Cut is currently taking place, although it is unlikely that the modelling of this flood plain will be completed before the adoption of the SADPD. This IDP will be updated accordingly.</p>
Sources of Funding	<p>Costs unknown. Secured through developer contributions.</p>
Key Issues	<p>A detailed assessment of the flood risk implications of development of the sites proposed within the SADPD will be required. When consulted, the EA noted that BFC was in the process of updating its SFRA and considered that it was premature to consider infrastructure requirements ahead of the completion of this work.</p> <p>The EA considers that all of the broad areas will require significant surface water management infrastructure to comply with National Planning Policy. It is ultimately the responsibility of those proposing development to provide this, with co-ordination through the SADPD if Borough wide, or regional solutions are to be sought. It considers that borough-wide SUDS are likely to be needed and may require a large amount of space.</p> <p>These therefore need to be considered early in the planning process. Some assessment of the likely area and volume of drainage infrastructure required as part of the broad development areas should be undertaken. It is preferable that potential drainage infrastructure is discussed as part of site allocation so that specific areas can be designated for drainage and its associated infrastructure.</p>

Flood Defence	
	<p>In terms of the broad development areas, the EA considers that the presence of drainage ditches may well indicate some degree of surface water flood risk. Where there are a number of drainage ditches, the developers will also need to consider any additional fluvial flood modelling to some extent.</p> <p>Extensive green infrastructure should be provided at the outset and at a strategic level there is no reason why a drainage network could not be considered in conjunction with an appropriate green infrastructure network. All open watercourses should be retained and an appropriate buffer zone adjacent to each one.</p> <p>Infrastructure that needs to be working and easily accessible at all times e.g. fire stations should be located away from the small watercourses/drainage ditches and key overland flow routes. Access roads to these facilities should be located where possible to avoid the risk of small scale localised flooding preventing access. The EA is opposed to the culverting of watercourses, except in instances where it is proven that access is essential and there is no other practicable option.</p> <p>The Water Framework Directive needs to be considered in relation to water quality and treatment. If it is shown in the River Basin Management Plan that certain watercourses require infrastructure led improvements then this should be acknowledged. If development would lead to a detriment in the WFD status of a relevant water body (without appropriate infrastructure upgrades) then the EA would have concern.</p>
Role of the LDF	<p>Planning permissions are determined in accordance with PPS25: Development and Flood Risk.</p> <p>It is anticipated a flood risk policy will feature in the forthcoming Development Management DPD.</p>

Table 4.31

Public Rights of Way	
Lead organisation	Bracknell Forest Council has the duty to maintain paths but limited capacity to improve or extend.
Main Sources of Information	<ul style="list-style-type: none"> • Local Transport Plan 2 (LTP2) • LTP3 (to be adopted March 2011) • Rights of Way Improvement Plan (ROWIP) (2006) • BFC Limiting the Impact of Development SPD (2007)
Existing provision	77km of public rights of way (PRoW) over 153 individual paths, including footpaths, bridleways, Roads Used As Public Paths (RUPPs), Byways Open To All Traffic (BOATs), and Restricted Byways.

Public Rights of Way

244 hectares of Open Access Land is also available for public access under the Countryside and Rights of Way (CROW) Act 2000, in addition to publicly accessible Crown Estate forest and Borough Council parks and open spaces.

There are several designated, signed routes across the borough providing important short, medium and long distance routes for walking, cycling or horseriding. This includes;

- Ramblers Route
- Binfield Bridleway Circuit
- The Cut Riverside Path
- Blackwater Valley Path
- Three Castles Path

Planning Policy Guidance Note (PPG) 17 states that “rights of way are an important recreational facility, which local authorities should protect and enhance. Local authorities should seek opportunities to provide better facilities for walkers, cyclists and horse-riders, for example by adding links to existing rights of way networks” and that authorities should “protect and enhance those parts of the rights of way network that might benefit open space”.

BFC, through the ROWIP, aims to provide a PRow network:

- on which up-to-date information is readily available by a variety of means;
- that is physically accessible for all where practicable;
- which meets the needs of a wide variety of users for both recreation and access.

As set out within the ROWIP:-

The following conclusions can be drawn from consideration of the current Bracknell Forest PRow network:

- *Walkers have the greatest access to PRow and are able to use 100% of the network;*
- *Cyclists and horse-riders have access to 23.43km (14.46 miles) or approximately one third (31%) of the network;*
- *Carriage-drivers have access to 13.21km (8.21 miles) or just over 17% of the network. (N.B. access for carriage-drivers to some bridleways that previously had RUPP status also takes place via agreements with landowners);*
- *Motorised vehicles have access to 7.76km (4.82 miles) or just over 10% of the network;*
- *Although the PRow network is distributed evenly across the six parishes, this means that Winkfield and Bracknell Town have significantly lower densities of PRow than other parts of the borough;*
- *Footpaths and bridleways are spread across the borough, whilst most byways and RUPPs are found in Binfield and Warfield;*
- *Results from the BVPI surveys and ROWIP Audit indicate that the network is in good physical condition, including its accessibility and way furniture.*

Public Rights of Way

	<p><i>However, a full audit of the suitability of access for the mobility impaired would be beneficial in the future;</i></p> <ul style="list-style-type: none"> • <i>Opportunities exist for closer working with neighbouring authorities, particularly with Wokingham Borough and the Royal Borough of Windsor and Maidenhead.</i> <p>Public consultation (as part of the ROWIP) indicates;</p> <ul style="list-style-type: none"> • The majority use the rights of way network for leisure and recreation, and the choice to use 'conveniently located' paths provides an opportunity to increase use of the network by publicising under-used and less well known areas and routes; • Although the network condition was seen by most respondents as good, there is clear room for improvement in certain areas. Issues include path surfaces, vegetation and litter clearance, illegal motorcycling and marketing; • A range of network improvements, both to existing paths and creating new paths, has been suggested and should be explored. Increasing the bridleway network would also be welcomed. <p>In accordance with the CRoW Act 2000, Bracknell Forest Council has set up a Local Access Forum to advise on network improvements and outdoor recreation.</p> <p>Recent improvements have included surfacing of key byways and bridleways in the north of the Borough (Warfield and Winkfield).</p>
Planned Provision	Refer to the ROWIP for the Action Plan which outlines the proposed new paths and linkages, physical improvements and maintenance.
Sources of Funding	Costs unknown. Secured through developer contributions.
Key Issues	<p>Public Rights of Way are an integral part of a sustainable transport network in encouraging alternative modes of transport for short journeys. They should be duly considered in site layout for interlinking services and settlements to mitigate the affect of new development on the highway network.</p> <p>The general principle should be to safeguard the existing path network and identify opportunities to create new strategic links. This includes protecting the character of the path network and avoiding paths being absorbed within estate roads.</p>
Role of the LDF	<p>Through planning policy, s106 contributions can be secured from the developer for their provision.</p> <p>BFC Core Strategy DPD Policy CS7 – Design, states that development should “aid movement through accessibility, connectivity, permeability and legibility”.</p> <p>This is supported by Policy CS24 – Transport and New Development, which states that, where relevant, mitigation should be sought against transport impacts arising from new development through the additional provision, and the improvement of existing, pedestrian and cycle routes.</p>

5 Small Sites for Potential Allocation

5.0.1 The Limiting the Impact of Development (LID) SPD will be used as a starting point, in consideration of proposals at the planning application stage, to gauge infrastructure requirements and developer contributions from the 'major' SHLAA sites identified in the SADPD Preferred Option and mapped at **Could not find copy_1371699_ID_19**. For details, the LIDSPD can be found at: <http://www.bracknell-forest.gov.uk/limiting-the-impact-of-development-spd-july-2007-whole-document.pdf>

6 Broad Areas Infrastructure Schedules

6.0.1 The following section outlines site specific infrastructure requirements for each of the Broad Areas.

6.1 Land at Broadmoor, Crowthorne

Infrastructure	Infrastructure Required	Delivery Requirement			Lead Delivery Organisation	Cost	Sources of Funding	Any dependencies	Relevant DPD Policy / Objective	Risks (Contingencies)		
		Sht	Med	Lrg						Risk of not proceeding	Importance to delivery of site/DPD	Contingency
Land at Broadmoor (278 residential units)												
Physical												
Strategic Road Network	The Highways Agency are concerned about the potential impact on M4 J10 and M3 J3. Proposed development located in the north will have most impact on M4 J10, whereas developments located in the south will also have an impact on M3 J3. In accordance with Circular 02/2007, measures should be examined in order to mitigate the development impact. The HA request an Evidence Base (including modelling work) to fully understand the impact and the required mitigation measures.				Highways Agency BFC	The HA have prepared a preliminary scheme for M4 J10, with an initial estimate of £8.2m	Developer funded. Apportioned between Bracknell Forest, Wokingham and Reading.	Exact extent and nature of works will depend on the details of the modelling and proposed mitigation.	<u>BFBLP</u> M4 <u>Core Strategy</u> CS6, CS23, CS24	High	Necessary	

Infrastructure	Infrastructure Required	Delivery Requirement			Lead Delivery Organisation	Cost	Sources of Funding	Any dependencies	Relevant DPD Policy / Objective	Risks (Contingencies)		
		Sht	Med	Lg						Risk of not proceeding	Importance to delivery of site/DPD	Contingency
Local Road Network	Capacity improvements to Junctions 1.4, 1.5, 1.6, 1.8, 1.9, 1.10, 1.11 & 1.25 as detailed in the Local Road Network template	✓	✓	✓	BFC	Contributions to the total cost of these schemes which is £4.05m.	s106, LTP, DfT, s278, DaSTS and the Urban Challenge Fund (UCF).	Phasing of development.	<u>BFBLP</u> M4 <u>Core Strategy</u> CS6, CS23, CS24	Low	Critical	
Footpaths & Cycleways	1) Converting South Rd to footway/cycletrack and connecting to Owlsmoor via Toucan Crossing 2) Improvements to Upper Broadmoor Rd linking to B3348 Bracknell Road and Foresters Way 3) Improvements to Sandhurst Rd linking to Lower Broadmoor Rd.	✓	✓	✓	Bracknell Forest Council Developer	1) £250k 2) £80k 3) £120k (indicative costs)	Developer funding: s106 LTP DfT Sustrans	Phasing of development. Pooling together of contributions received from several developers. Coordination of specific works.	<u>BFBLP</u> M1, M4, M6 <u>Core Strategy</u> CS1, CS6, CS7, CS23, CS24	Low	Critical	
Public Transport	Future Bus access - Direct Links to and from Bracknell Town Centre and linking into the wider area (existing) and also the future development in area (TRL etc); Bus Priority measures throughout site	✓	✓	✓	Bracknell Forest Council In partnership with: <u>Bus Operators</u> - First (principal operator in Borough)	Part of £1m total indicative cost of physical infrastructure required for Borough-wide bus service improvements.	S106, LTP, DfT, S278, DaSTS and the Urban Challenge Fund (UCF).	Phasing of development. Bus operator agreement. Bus operator tendering.	<u>BFBLP</u> M1, M4, M7, M8 <u>Core Strategy</u>	Medium	Necessary	

Infrastructure	Infrastructure Required	Delivery Requirement			Lead Delivery Organisation	Cost	Sources of Funding	Any dependencies	Relevant DPD Policy / Objective	Risks (Contingencies)		
		Sht	Med	Ug						Risk of not proceeding	Importance to delivery of site/DPD	Contingency
	<p>All properties within 400m walking distance of Bus stops;</p> <p>Bus infrastructure improvements (real time passenger information, Kassel kerbs, shelters, etc.).</p> <p>Enhancements to commercial service 194 would be required. Broadmoor is small and remote from the existing bus network and would require a level of enhancement to the local bus service that could not be justified on the basis of this site alone.</p>				<ul style="list-style-type: none"> - Courtney Coaches - Stagecoach South - Thames Travel - White Bus Services - Yateley Coaches 	Revenue costs – between £100 – 260K pa (combined with TRL site)			CS1, CS2, CS6, CS7, CS23, CS24			
Community Transport	Additional vehicles and drivers should there be an increase in demand.	✓	✓	✓	Bracknell Forest Council	Not known	Bracknell Forest Council – through Personalisation in Adult Social Care's 'Personal Budget' scheme.	An individual's needs.	<u>BFBLP</u> M4, M7 <u>Core Strategy</u> CS1, CS6, CS23, CS24	High	Preferred	
Waste Management	None required. There is an existing recycling site on Cricketfield	✓	✓	✓	Bracknell Forest Council	N/A	Joint waste PFI through the re3 partnership.	Phasing of development.	<u>Core Strategy</u>	Low	Critical	

Infrastructure	Infrastructure Required	Delivery Requirement			Lead Delivery Organisation	Cost	Sources of Funding	Any dependencies	Relevant DPD Policy / Objective	Risks (Contingencies)		
		Sht	Med	Lg						Risk of not proceeding	Importance to delivery of site/DPD	Contingency
	Grove. This will be sufficient to support an additional 278 homes.								CS1, CS6, CS13			
Water & Waste Water	<u>Water supply</u> Upgrades to local water supply infrastructure likely to be required Developers will be expected to deliver new homes with a water efficiency standard of 105 litres/head/day.	✓	✓	✓	South East Water (SEW)	Unknown	Initial impact studies funded by developers. Water services infrastructure improvements funded by South East Water through the Asset Management Plan (AMP) process on a 5 year funding cycle.	Impact studies need to be undertaken to gauge what precise upgrades to infrastructure is required. Phasing conditions to be agreed as part of this process to ensure that upgrades can be completed prior to new development.	Core Strategy CS1, CS6	Low	Critical	Partial review of DPD may be required to adjust phasing if funding is delayed and/or site allocations where unforeseen infrastructure constraints arise over the plan period.
	<u>Waste water</u> Development in this location would drain to Sandhurst STW. Upgrades to local wastewater infrastructure will be expected to be required.	✓	✓	✓	Thames Water Utilities LTD (TWU)	Unknown	Initial impact studies funded by developers. Water services infrastructure improvements funded by TWU through the Asset Management Plan (AMP) process.	Impact studies to be undertaken by developers to gauge precise upgrades to waste water infrastructure required. Phasing conditions to be agreed as part of this process to ensure that upgrades can be completed prior to new development.	Core Strategy CS1, CS6	Low	Critical	Partial review of DPD may be required to adjust phasing if funding is delayed and/or site allocations where unforeseen infrastructure constraints arise over the plan period.

Infrastructure	Infrastructure Required	Delivery Requirement			Lead Delivery Organisation	Cost	Sources of Funding	Any dependencies	Relevant DPD Policy / Objective	Risks (Contingencies)		
		Sht	Med	High						Risk of not proceeding	Importance to delivery of site/DPD	Contingency
Electricity	National Grid high voltage overhead lines cross this site. This constraint must be assessed in the site design and layout	✓	✓	✓	National Grid	not known	Re-routing (if required by design solution) would need to be funded by the developer.	Any re-routing would need to be agreed with National Grid	Core Strategy CS1, CS6	Low	Critical	Either the layout will have to accommodate the lines, or the lines will need to be re-routed.
	Electricity Distribution – potential requirement for upgrades to existing 11KV infrastructure	✓	✓	✓	Scottish and Southern Energy Developers	Unknown	Initial impact studies funded by developers. Costs of infrastructure improvements apportioned between Southern Electric Power Distribution and Developers.	Specific sites may need to deliver upgrades to infrastructure. Phasing conditions may need to be agreed to ensure that upgrades are completed prior to new development. Maximum timescales in these instances would not normally exceed 2 years therefore should not impede development.	Core Strategy CS1, CS6	Low	Critical	None required – upgrades routinely undertaken to facilitate new development Upgrades not required unless development takes place.
	Gas Distribution – potential requirement for upgrades to gas infrastructure	✓	✓	✓	Scotia Gas Network Developers	Unknown	Initial impact studies funded by developers. Costs of infrastructure improvements apportioned between Scotia Gas Network and Developers.	Specific sites may need to deliver upgrades to infrastructure. Phasing conditions may need to be agreed to ensure that upgrades are completed prior to new development.	Core Strategy CS1, CS6	Low	Critical	None required – upgrades routinely undertaken to facilitate new development Upgrades not required unless development takes place.

Infrastructure	Infrastructure Required	Delivery Requirement			Lead Delivery Organisation	Cost	Sources of Funding	Any dependencies	Relevant DPD Policy / Objective	Risks (Contingencies)		
		Sht	Med	Lg						Risk of not proceeding	Importance to delivery of site/DPD	Contingency
Renewable energy	Renewable energy projects, including wind, biomass, hydro and CHP	✓	✓	✓	Developers	Unknown	Developer funding, DECC (FIT and RHI), some capital grants available, SEEDA, public sector grants or private sector funding.	Some renewable energy schemes will need planning consent, or be included in other development projects.	<u>Core Strategy</u> CS1, CS6, CS7, CS11, CS12	Medium	Preferred	n/a
Telecommunications	No identified infrastructure requirements at present (to be reviewed with BT as sites are selected)	✓	✓	✓	BT				<u>Core Strategy</u> CS1, CS6	Low	Critical	
Social												
Primary Education	Estimated pupil yield: 100.41 pupils Equivalent to additional 0.48 form entry. Financial contributions sought towards provision of primary school education.	✓	✓	✓	Bracknell Forest Council	Subject to negotiation.	Developer contributions	Developer contributions	<u>Core Strategy</u> CS1, CS6	Low	Necessary	
Secondary Education	Estimated pupil yield: 38.02 pupils Equivalent to additional 0.25 form entry The site falls within the Designated Area for Edgebarrow which may require further	✓	✓	✓	Bracknell Forest Council	Subject to negotiation. Indicative extension cost: £2,100 - £2,500m².	Developer contributions	Developer contributions	<u>Core Strategy</u> CS1, CS6	Low	Necessary	

Infrastructure	Infrastructure Required	Delivery Requirement			Lead Delivery Organisation	Cost	Sources of Funding	Any dependencies	Relevant DPD Policy / Objective	Risks (Contingencies)		
		Shrt	Med	Long						Risk of not proceeding	Importance to delivery of site/DPD	Contingency
	expansion to accommodate this level of development. Financial contribution required to enhance existing facility at Edgebarrow School.											
Special Education Needs	Estimated pupil yield: 2.16 pupils. A contribution towards expanding education facilities for children with SEN.	✓	✓	✓	Bracknell Forest Council	Indicative £4,000m ² (range B) - £4,200m ² (range D) dependent on SEN it is intended to serve.	Developer contributions	Developer contributions	Core Strategy CS1, CS6	Low	Necessary	
Early Years	Estimated yield: 58 0-3 yr olds. A bespoke dedicated building that could be used as a Children's Centre.	✓	✓	✓	Bracknell Forest Council	Subject to negotiation	Developer funded	Land Planning Permission Developer contributions	Core Strategy CS1, CS6	Medium	Necessary	
Children's Social Care	No specific requirements. However the increased development will lead to increase demand for Children's Social Care although an estimate will rely on the tenure, size and number of dwellings.				Bracknell Forest Council				Core Strategy CS1, CS6			

Infrastructure	Infrastructure Required	Delivery Requirement			Lead Delivery Organisation	Cost	Sources of Funding	Any dependencies	Relevant DPD Policy / Objective	Risks (Contingencies)		
		Sht	Med	Lg						Risk of not proceeding	Importance to delivery of site/DPD	Contingency
Adult Social Care	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				<u>Core Strategy</u> CS1, CS6 CS16			
Community Centres	Enhance existing community facilities.	✓	✓	✓	Developer Bracknell Forest Council	£375k	Developer contributions - s106	Developer contributions; Land secured; Planning permission; Negotiations to assess viability of enhancing existing facility.	<u>Core Strategy</u> CS1, CS6, CS8	Medium	Preferred	
Libraries	No improvements required.				Bracknell Forest Council				<u>Core Strategy</u> CS1, CS6			
Youth Facilities	Preference for a bespoke dedicated youth centre with good access. The size and design of each centre would need to be based upon the numbers of young people anticipated in the development. Estimated yield of 54.45 11-19 yr olds.	✓	✓	✓	Bracknell Forest Council Developer	Subject to negotiation	Developer funded	Funding. Land made available by the developer.	<u>Core Strategy</u> CS1, CS6, CS8	Medium	Necessary	

Infrastructure	Infrastructure Required	Delivery Requirement			Lead Delivery Organisation	Cost	Sources of Funding	Any dependencies	Relevant DPD Policy / Objective	Risks (Contingencies)		
		Sht	Med	Lg						Risk of not proceeding	Importance to delivery of site/DPD	Contingency
	The centre would require a suitable level of revenue to allow it to be utilised over several evenings of each week.											
Built Sports	Improvements to local built sports facilities within the local area	✓	✓	✓	Bracknell Forest Council	Dependent on housing mix - refer to LID	Developer contributions	None specified	Core Strategy CS1, CS6	Medium	Preferred	
Public Art	Negotiated on a site-by-site basis. Contributions circa 1% of the gross development costs excluding land.		✓	✓	Developer Bracknell Forest Council	Circa 1% of gross development costs excluding land.	Developer contributions	Funding	Core Strategy CS1, CS6, CS7	Medium	Preferred	
Heritage	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.	✓	✓	✓	Bracknell Forest Council Developer Berkshire Archaeology	Unknown	Developer contributions	Funding	BFBLP EN6, EN7, EN12 Core Strategy CS1, CS6	High	Preferred	
Affordable Housing	An appropriate level of Affordable Housing on Site in line with policy.	✓	✓	✓	Bracknell Forest Council	Unknown	Developer funded	Land Planning Permission RSL partnership	BFBLP H8 Core Strategy	Medium (dependent on threshold)	Preferred	



Infrastructure	Infrastructure Required	Delivery Requirement			Lead Delivery Organisation	Cost	Sources of Funding	Any dependencies	Relevant DPD Policy / Objective	Risks (Contingencies)		
		Shrt	Med	Long						Risk of not proceeding	Importance to delivery of site/DPD	Contingency
									CS1, CS16			
Police Service	Possible improvements to local police facilities and/or additional manpower.		✓	✓	Thames Valley Police Authority	unknown	TVPA, plus TVPA seeking developer contributions		Core Strategy CS1, CS6	High	Preferred	Not required.
Ambulance Service	SCAS has advised that any increase in population will lead to an increase in calls for the ambulance service. SCAS services are commissioned by the 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.		✓	✓	Southern Central Ambulance Service	Not Specified	PCT	Not Specified	Core Strategy CS1, CS6	Low	Necessary	
Fire & Rescue Service	Development would place additional pressure on the retained service at Crowthorne. Subject to the outcome of the RDS review it may be necessary for		✓	✓	Royal Berkshire Fire & Rescue (RBFRS)	£1m p/a revenue for additional staffing £1.5m capital works (estimate)	RBFRS funded from revenue budgets developer contributions.	Developer contributions and planning permission for improvements (if required)	Core Strategy CS1, CS6	Medium	Preferred	Should residential sprinklers be installed in these developments the risk would be

Infrastructure	Infrastructure Required	Delivery Requirement			Lead Delivery Organisation	Cost	Sources of Funding	Any dependencies	Relevant DPD Policy / Objective	Risks (Contingencies)		
		Sht	Med	Ltg						Risk of not proceeding	Importance to delivery of site/DPD	Contingency
	RBFRS to upgrade the facilities at the station. Should this be necessary a capital investment will be necessary on the existing site to upgrade the facility to full time. Should residential sprinklers be installed in these developments the risk would be reduced to a level negating the need to upgrade the facility.					based on similar upgrade to Wokingham Fire Station).	Should residential sprinklers be installed in these developments the risk would be reduced to a level negating the need to upgrade the facility.					reduced to a level negating the need to upgrade the facility.
Primary Health Care	Possible extension to existing facility or relocation		✓	✓	PCT/Practice	Not known	Developer Contributions to be secured by either land/ facility or a monetary contribution (where on or off-site provision not readily available at the time)	Planning consent for any new built primary care facilities	<u>Core Strategy</u> CS1, CS6	Medium	Necessary	S106 agreement linked to planning permission to secure contributions
Acute Care / General Hospitals & Mental Health Provision	None identified				NHS							
Cemeteries & Crematoriums	No site specific requirements.				Bracknell Forest Council				<u>Core Strategy</u>			

Infrastructure	Infrastructure Required	Delivery Requirement			Lead Delivery Organisation	Cost	Sources of Funding	Any dependencies	Relevant DPD Policy / Objective	Risks (Contingencies)		
		Sht	Med	Lg						Risk of not proceeding	Importance to delivery of site/DPD	Contingency
									CS1, CS6			
Green												
Open Space	Resident yield: 642.				Developers	Not known	Developer provision / contribution	Not specified	BFBLP	Low	Necessary	
	Open Space Contribution: 4.5ha taking into account neighbouring SHLAA sites. Open space provision to reduce reliance / impact on SPA; Connect and add to accessible urban woodlands; Play and youth provision to be increased; Need for allotments; Safeguard / mitigate sports pitches. Opportunities should be sought for: ● Raising quality of existing green spaces ● Creating new links between and extensions	✓	✓		Land owners Bracknell Forest Council Voluntary Sector		Bracknell Forest Council – Capital Programme		R4, R5, R7, R8 Core Strategy CS1, CS6, CS7, CS8			

Infrastructure	Infrastructure Required	Delivery Requirement			Lead Delivery Organisation	Cost	Sources of Funding	Any dependencies	Relevant DPD Policy / Objective	Risks (Contingencies)		
		Shrt	Med	Long						Risk of not proceeding	Importance to delivery of site/DPD	Contingency
	<p>of existing green spaces</p> <ul style="list-style-type: none"> Identifying and providing new larger recreational open spaces <p>At a general level, demand for allotments and sports pitches is greater than current supply and so additional population levels will require relatively higher increases in provision.</p> <p>Play provision opportunities should be sought to provide larger, more adventurous provision across the age ranges; with less reliance on numerous small Local Areas for Play. This should include allowing for natural play.</p>											
SANG	The site borders the SPA and will therefore require onsite bespoke SANG in excess of 8 ha /1000 persons including maintenance measures in perpetuity and		✓	✓	Bracknell Forest Council with contributions, land or works funded by developers.	Strategic contributions on a per bedroom basis (to be included as soon as possible).	Developer – s106	The Avoidance and Mitigation Strategy is under review through an SPD. The Strategic Access Management and Monitoring contribution is dependent on partnership working arrangements between 11 local authorities.	<u>BFBLP</u> EN3, EN4 <u>Core Strategy</u>	Low	Critical	

Infrastructure	Infrastructure Required	Delivery Requirement			Lead Delivery Organisation	Cost	Sources of Funding	Any dependencies	Relevant DPD Policy / Objective	Risks (Contingencies)		
		Shrt	Med	Lg						Risk of not proceeding	Importance to delivery of site/DPD	Contingency
	<p>contribution to Strategic Access Management and Monitoring.</p> <p>A comprehensive package of measures will be required. SANG provision will need to be exceptional 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 the avoidance measures package, an area of land to the south of the site may need to be excluded from public access to provide ideal ecological mitigation for sensitive species.</p>					Bespoke SANG – on a site by site basis.		Measures to avoid and mitigate impacts on the SPA will be monitored for their efficacy and may need to be reviewed.	CS1, CS6, CS7, CS14			
Biodiversity	<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 BOA habitat targets:</p>	✓	✓	✓	<p>Bracknell Forest Council</p> <p>Developers</p> <p>Landowners</p>	Not available	<p>Developer provision / LID contributions for offsite provision and strategic projects.</p>	<ul style="list-style-type: none"> • Permission for survey on private land • Land values • Physical conditions affecting habitat types • Space restrictions relating to housing provision/density 	<p><u>BFBLP</u></p> <p>EN1, EN2, EN3, EN4, EN14</p> <p><u>Core Strategy</u></p> <p>CS1, CS6, CS7</p>	Medium	Preferred	

Infrastructure	Infrastructure Required	Delivery Requirement			Lead Delivery Organisation	Cost	Sources of Funding	Any dependencies	Relevant DPD Policy / Objective	Risks (Contingencies)		
		Sht	Med	Ug						Risk of not proceeding	Importance to delivery of site/DPD	Contingency
	<p>recreation of lowland heath, lowland acid grassland and maintain existing wetland habitats including fen and mesotrophic standing water.</p> <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.</p> <p>Public access to habitats supporting schedule 1 birds (particularly ground nesting species) should be carefully controlled or avoided.</p>											
Flood Defence	<p>Mostly within Flood Zone 1;</p> <p>Site drains directly into Sandhurst, therefore SUDS should be maximised to reduce risk of surface water runoff thereby reducing flood risk;</p> <p>Numerous watercourses indicate susceptibility to surface water flooding;</p>				Bracknell Forest Council, Developers, EA.	Site design & layout issue	Developer - s106	Design and layout of development to accord with site specific SFRA and Environment Agency approval required.	Core Strategy CS1, CS6, CS7	Low	Necessary	Infrastructure required to facilitate development of site. If no development, no infrastructure required.

Infrastructure	Infrastructure Required	Delivery Requirement			Lead Delivery Organisation	Cost	Sources of Funding	Any dependencies	Relevant DPD Policy / Objective	Risks (Contingencies)		
		Sht	Med	Log						Risk of not proceeding	Importance to delivery of site/DPD	Contingency
	<p>Green strips forming appropriate buffer zones to water courses and SUDS should be incorporated into site design;</p> <p>Deculvert watercourses as part of surface water strategy;</p> <p>Surface runoff should be reduced to Greenfield rates to prevent flooding;</p> <p>Subject to Natural England's satisfaction, because of the sites proximity to the SPA, SANGs might present a biodiversity and flood risk (drainage) opportunity.</p>											
Public Rights of Way	<p>Protection and enhancement of PROW.</p> <p>Three Castles Path (also Ramblers route) passes through site.</p> <p>Crowthorne FP8 (Sandhurst FP21 for part). This should be protected.</p>	✓	✓	✓	Bracknell Forest Council	Unknown	<p>Developer provision</p> <p>BFC has duty to maintain paths but limited capacity to improve or extend</p>	<p>None specified.</p> <p>Phasing of development.</p> <p>Land owner agreement.</p>	<p><u>BFBLP</u></p> <p>R8: Public rights of way</p> <p><u>Core Strategy</u></p> <p>CS1, CS6, CS7, CS23, CS24</p>	Medium	Preferred	

Infrastructure	Infrastructure Required	Delivery Requirement			Lead Delivery Organisation	Cost	Sources of Funding	Any dependencies	Relevant DPD Policy / Objective	Risks (Contingencies)		
		Sht	Med	Ltg						Risk of not proceeding	Importance to delivery of site/DPD	Contingency
	Opportunities should be sought to connect to Crowthorne village and attract people away from the Thames Basin Heath SPA.											

6.2 Land at TRL, Crowthorne

Table 6.1

Infrastructure	Infrastructure Required	Delivery Requirement			Lead Delivery Organisation	Cost	Sources of Funding	Any dependencies	Relevant DPD Policy / Objective	Risks (Contingencies)		
		Short	Medium	Long						Risk of not proceeding	Importance to delivery of site/DPD	Contingency
Land at TRL, Crowthorne (1,000 residential units)												
Physical												
Strategic Road Network	The Highways Agency (HA) is concerned about the potential impact on M4 J10 and M3 J3. Proposed development located in the 'northern arc' will have most impact on M4 J10, whereas developments located in the south will also have an impact on M3 J3. In accordance with Circular 02/2007, measures should be examined in order to mitigate the development impact. The HA requests an Evidence Base (including modelling work) to fully understand the impact and the required mitigation measures.	✓	✓	✓	Highways Agency Bracknell Forest Council	The HA has prepared a preliminary scheme for M4 J10, with an initial estimate of £8.2m	Developer contributions; Proportioned between Bracknell Forest, Wokingham and Reading; Highways Agency. No HA funding likely to be available.	Phasing of development. Exact extent and nature of works will depend on the details of the proposed modelling and mitigation.	BFBLP M4 Core Strategy CS6, CS23, CS24	Medium	Necessary	Discussions with HA and adjoining authorities to identify required solutions.

Infrastructure	Infrastructure Required	Delivery Requirement			Lead Delivery Organisation	Cost	Sources of Funding	Any dependencies	Relevant DPD Policy / Objective	Risks (Contingencies)		
		Short	Medium	Long						Risk of not proceeding	Importance to delivery of site/DPD	Contingency
Local Road Network	Capacity improvements to Junctions 1.4, 1.5, 1.6, 1.7, 1.8, 1.9, 1.10, 1.11 & 1.25 as detailed in the Local Road Network template.	✓	✓	✓	Bracknell Forest Council	Contributions to the total cost of these schemes which is £4.35m.	S106, LTP, DfT, S278, DaSTS and the Urban Challenge Fund (UCF).	Phasing of development.	<u>BFBLP</u> M4 <u>Core Strategy</u> CS6, CS23, CS24	Low	Critical	
Footpaths & Cycleways	1) Continuation of Footway/Cycletrack along Nine Mile Ride 2) Improvements to Old Wokingham Road through to Bracknell Rd connecting to existing network including ped/cycle crossings 3) Accessibility improvements to Crowthorne rail station including improvements along Dukes Ride	✓	✓	✓	Bracknell Forest Council Developer	1) £100k 2) £150k 3) £100k (indicative costs)	Developer funding: s106 LTP DfT Sustrans	Phasing of development. Coordination of specific works.	<u>BFBLP</u> M1, M4, M6 <u>Core Strategy</u> CS1, CS6, CS7, CS23, CS24	Low	Critical	
Public Transport	Future Bus access - Direct Links to and from Bracknell Town Centre and linking into the wider area (existing) and also	✓	✓	✓	Bracknell Forest Council In partnership with:	Part of £1m total indicative cost of physical infrastructure	Developer funding: S106 LTP – Capital Programme	Phasing of development. Bus operator agreement.	<u>BFBLP</u> M1, M4, M7, M8 <u>Core Strategy</u>	Medium	Necessary	

Infrastructure	Infrastructure Required	Delivery Requirement			Lead Delivery Organisation	Cost	Sources of Funding	Any dependencies	Relevant DPD Policy / Objective	Risks (Contingencies)		
		Short	Medium	Long						Risk of not proceeding	Importance to delivery of site/DPD	Contingency
	<p>the future development in area (N. Bracknell etc);</p> <p>Reinvestigate 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;</p> <p>Bus infrastructure improvements (real time passenger information, Kassel kerbs, shelters, etc.).</p> <p>Enhancements to commercial service 194 would be required.</p>				<u>Bus Operators</u> - First (principal operator in Borough) - Courtney Coaches - Stagecoach South - Thames Travel - White Bus Services - Yateley Coaches	required for Borough-wide bus service improvements. Revenue costs – between £100 – 260K pa (combined with Broadmoor)	DfT S278 DaSTS Urban Challenge Fund (UCF)	Bus operator tendering if necessary or negotiation with commercial operators.	CS1, CS2, CS6, CS7, CS23, CS24			
Community Transport	<p>Additional vehicles and drivers should there be an increase in demand.</p> <p>No specific requirements.</p>	✓	✓	✓	Bracknell Forest Council	Not known	Personalisation in Adult Social Care's 'Personal Budget' scheme.	An individual's needs.	BFBLP M4, M7 Core Strategy CS1, CS6, CS23, CS24	High	Preferred	

Infrastructure	Infrastructure Required	Delivery Requirement			Lead Delivery Organisation	Cost	Sources of Funding	Any dependencies	Relevant DPD Policy / Objective	Risks (Contingencies)		
		Short	Medium	Long						Risk of not proceeding	Importance to delivery of site/DPD	Contingency
Waste Management	<p>One site consisting of:</p> <ul style="list-style-type: none"> Underground recycling facility with three containers for glass recycling. A litter bin alongside and an area of hard standing for a charity textile bank. <p>Strategic facilities should be able to cope with increased demand.</p>	✓	✓	✓	Bracknell Forest Council	£40,000	<p>Developer contributions – S106</p> <p>Joint waste PFI through the re3 partnership</p>	<p>Phasing of development.</p> <p>Planning permission for underground sites.</p>	Core Strategy CS1, CS6, CS13	Low	Critical	
Water & Waste Water	<p><u>Water supply</u></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>	✓	✓	✓	South East Water (SEW)	Unknown	<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>Impact studies will need to be undertaken to gauge what precise upgrades to infrastructure is 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>	Core Strategy CS1, CS6	Low	Critical	<p>Partial review of DPD may be required to adjust phasing if funding is delayed and/or site allocations where unforeseen infrastructure constraints arise over the plan period.</p>

Infrastructure	Infrastructure Required	Delivery Requirement			Lead Delivery Organisation	Cost	Sources of Funding	Any dependencies	Relevant DPD Policy / Objective	Risks (Contingencies)		
		Short	Medium	Long						Risk of not proceeding	Importance to delivery of site/DPD	Contingency
	<u>Waste water</u> Development in this location would drain to Sandhurst STW. This is a relatively small STW and a development of this scale would be likely to require significant infrastructure upgrades. Upgrades to local wastewater infrastructure will be expected to be required.	✓	✓	✓	Thames Water Utilities LTD (TWU)	Unknown	Initial impact studies funded by developers. Water services infrastructure improvements funded by TWU through the Asset Management Plan (AMP) process.	Impact studies will need to be undertaken by developers to gauge precise upgrades to waste water infrastructure required. Phasing conditions to be agreed as part of this process to ensure that upgrades can be completed prior to new development.	Core Strategy CS1, CS6	Low	Critical	Partial review of DPD may be required to adjust phasing if funding is delayed and/or site allocations where unforeseen infrastructure constraints arise over the plan period
Electricity	National Grid specifically does not foresee any capacity issues with the high voltage network. Electricity Distribution – potential requirement for local upgrades to existing 11KV infrastructure. In addition, the development may (depending upon final load estimates), require a new Primary Sub Station Site to be provided. An area approximately 30m x 40m would	✓	✓	✓	National Grid Scottish and Southern Energy Developers	Unknown	Initial impact studies funded by developers. Costs of infrastructure improvements apportioned between Southern Electric Power Distribution and Developers.	May need to deliver local upgrades to infrastructure. Phasing conditions may need to be agreed to ensure that upgrades are completed prior to new development. Maximum timescales in these instances would not normally exceed 2 years therefore should not impede development.	Core Strategy CS1, CS6	Low	Critical	None required – upgrades routinely undertaken to facilitate new development. Upgrades not required unless development takes place.

Infrastructure	Infrastructure Required	Delivery Requirement			Lead Delivery Organisation	Cost	Sources of Funding	Any dependencies	Relevant DPD Policy / Objective	Risks (Contingencies)		
		Short	Medium	Long						Risk of not proceeding	Importance to delivery of site/DPD	Contingency
	typically be needed to house substation equipment.											
Gas	Gas Distribution – potential requirement for upgrades to gas infrastructure	✓	✓	✓	Scotia Gas Network Developers	Unknown	Initial impact studies funded by developers. Costs of infrastructure improvements apportioned between Scotia Gas Network and Developers.	May need to deliver local upgrades to infrastructure. Phasing conditions may need to be agreed to ensure that upgrades are completed prior to new development.	Core Strategy CS1, CS6	Low	Critical	None required – upgrades routinely undertaken to facilitate new development. Upgrades not required unless development takes place.
Renewable Energy	Renewable energy projects, including wind, biomass, hydro and CHP	✓	✓	✓	Developers	Unknown	Developer funding, DECC (FIT and RHI), some capital grants available, SEEDA, public sector grants or private sector funding	Some renewable energy schemes will need planning consent, or be included in other development projects	Core Strategy CS1, CS6, CS7, CS11, CS12	Medium	Preferred	n/a
Telecommunications	No identified infrastructure requirements at present (to be reviewed with BT as sites are selected)	✓	✓	✓	BT				Core Strategy CS1, CS6			
Social												

Infrastructure	Infrastructure Required	Delivery Requirement			Lead Delivery Organisation	Cost	Sources of Funding	Any dependencies	Relevant DPD Policy / Objective	Risks (Contingencies)		
		Short	Medium	Long						Risk of not proceeding	Importance to delivery of site/DPD	Contingency
Primary Education	<p>Estimated pupil yield: 361.18 pupils</p> <p>Equivalent to additional 1.72 form entry.</p> <p>Land and financial contributions for new 2-form entry primary school required.</p> <p>All new primary schools to have sufficient site area to accord with government guidelines to meet the needs of pupil numbers arising from the developments in line with infant class size regulations.</p> <p>Likely to be positioned on this site.</p>	✓	✓	✓	Bracknell Forest Council	<p>Subject to negotiation or school provided by developer.</p>	<p>Developer contributions.</p> <p>Other funding streams.</p>	<p>Land</p> <p>Planning permission</p> <p>Developer contributions</p>	<p>Core Strategy</p> <p>CS1, CS6</p>	Low	Necessary	
Secondary Education	<p>Estimated pupil yield: 136.75 pupils.</p> <p>Equivalent to additional 0.91 form entry.</p> <p>Brackenhale and Easthampstead Park Schools are</p>	✓	✓	✓	Bracknell Forest Council	<p>Subject to negotiation.</p> <p>Indicative extension cost: £2,100 - £2,500m².</p>	Developer contributions	Developer contributions	Core Strategy CS1, CS6	Low	Necessary	

Infrastructure	Infrastructure Required	Delivery Requirement			Lead Delivery Organisation	Cost	Sources of Funding	Any dependencies	Relevant DPD Policy / Objective	Risks (Contingencies)		
		Short	Medium	Long						Risk of not proceeding	Importance to delivery of site/DPD	Contingency
	currently under capacity and the site falls within the Designated Area for Easthampstead Park. Therefore, it is likely that demand could be absorbed without need for new school. Financial contribution required to enhance existing facilities at Easthampstead Park.											
Special Education Needs	Estimated pupil yield: 7.77 pupils. An appropriate contribution towards providing education facility for children with SEN.	✓	✓	✓	Bracknell Forest Council	Indicative £4,000m ² (range B) - £4,200m ² (range D) dependent on SEN it is intended to serve.	Developer funded.	Developer contributions	Core Strategy CS1, CS6	Low	Necessary	
Early Years	Estimated yield: 208.64 0-3 yr olds. A bespoke dedicated Children's Centre.	✓	✓	✓	Bracknell Forest Council	Subject to negotiation	Developer funded	Land Planning Permission Developer contributions	Core Strategy CS1, CS6	Medium	Preferred	
Children's Social Care	No specific requirements. However the				Bracknell Forest Council				Core Strategy			

Infrastructure	Infrastructure Required	Delivery Requirement			Lead Delivery Organisation	Cost	Sources of Funding	Any dependencies	Relevant DPD Policy / Objective	Risks (Contingencies)		
		Short	Medium	Long						Risk of not proceeding	Importance to delivery of site/DPD	Contingency
	increased development will lead to increase demand for Children's Social Care although an estimate will rely on the tenure, size and number of dwellings.								CS1, CS6			
Adult Social Care	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				<u>Core Strategy</u> CS1, CS6 CS16,			
Community Centres	Preference for new on-site Community Centre. Potential to co-locate with other community facilities.	✓	✓	✓	Developer Bracknell Forest Council	£1.25m	Developer contributions – s106	Developer contributions Negotiate co-locating Land secured Planning permission	<u>Core Strategy</u> CS1, CS6, CS8	Medium	Preferred	
Libraries	No improvements required				Bracknell Forest Council				<u>Core Strategy</u> CS1, CS6			

Infrastructure	Infrastructure Required	Delivery Requirement			Lead Delivery Organisation	Cost	Sources of Funding	Any dependencies	Relevant DPD Policy / Objective	Risks (Contingencies)		
		Short	Medium	Long						Risk of not proceeding	Importance to delivery of site/DPD	Contingency
Youth Facilities	Preference for a bespoke dedicated youth centre with good access. The development of 1,000 dwellings is considered to yield 195.85 11-19 yr olds.	✓	✓	✓	Bracknell Forest Council Developer	Subject to negotiation.	Developer funded	Funding. Land made available by the developer.	<u>Core Strategy</u> CS1, CS6, CS8	Medium	Preferred	
Built Sports	Improvements to local sporting facilities	✓	✓	✓	Bracknell Forest council	Circa £787,920-£853,580	Developer contributions	None specified	<u>Core Strategy</u> CS1, CS6	Medium	Preferred	
Public Art	Negotiated on a site-by-site basis. Contributions circa 1% of the gross development costs excluding land.		✓	✓	Developer Bracknell Forest Council	Circa 1% of gross development costs excluding land.	Developer contributions	None specified.	<u>Core Strategy</u> CS1, CS6, CS7	Medium	Preferred	
Heritage	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	✓	✓	✓	Bracknell Forest Council Developer Berkshire Archaeology	Not specified	Not Specified	Funding	<u>BFBLLP</u> EN6, EN7, EN12 <u>Core Strategy</u> CS1, CS6	High	Preferred	

Infrastructure	Infrastructure Required	Delivery Requirement			Lead Delivery Organisation	Cost	Sources of Funding	Any dependencies	Relevant DPD Policy / Objective	Risks (Contingencies)		
		Short	Medium	Long						Risk of not proceeding	Importance to delivery of site/DPD	Contingency
	purposes of preservation by record.											
Affordable Housing	An appropriate level of Affordable Housing on Site in line with policy.	✓	✓	✓	Bracknell Forest Council	Unknown	Developer funded	Land , Planning Permission, RSL partnership	<u>Local Plan</u> H8 <u>Core Strategy</u> CS1, CS16	Low	Preferred	
Police Service	Additional policing services including police officers, Special Constables and Police Community Support Officers. New or improved facilities may also be required. Consider co-location opportunities with other service	✓	✓	✓	Thames Valley Police Authority	N/A	TVPA, developer contributions	Not specified	<u>Core Strategy</u> CS1, CS7	High	Preferred	
Ambulance Service	SCAS has advised that any increase in population will lead to an increase in calls for the ambulance service. SCAS services are commissioned by the PCT and provisions are in	✓	✓	✓	Southern Central Ambulance Service	Not Specified	PCT	Not Specified	<u>Core Strategy</u> CS1	Low	Necessary	

Infrastructure	Infrastructure Required	Delivery Requirement			Lead Delivery Organisation	Cost	Sources of Funding	Any dependencies	Relevant DPD Policy / Objective	Risks (Contingencies)		
		Short	Medium	Long						Risk of not proceeding	Importance to delivery of site/DPD	Contingency
	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.											
Fire & Rescue Service	<p>Development would place additional pressure on the retained service at Crowthorne.</p> <p>Subject to the outcome of the RDS review it may be necessary for RBFRS to upgrade the facilities at the station. Should this be necessary a capital investment will be necessary on the existing site to upgrade the facility to full time.</p> <p>Should residential sprinklers be installed in these developments the risk would be</p>	✓	✓	✓	Royal Berkshire Fire & Rescue (RBFRS)	<p>If upgrade required, £1m p/a revenue for additional staffing.</p> <p>£1.5m capital works (estimate based on similar upgrade to Wokingham Fire Station)</p>	<p>RBFRS funded from revenue budgets.</p> <p>Developer contributions.</p>	<p>Developer contributions and planning permission for improvements (if required).</p> <p>NB. Inclusion of residential sprinklers could obviate the need for upgrade</p>	<u>Core Strategy</u> CS1	Medium	Preferred	Inclusion of residential sprinklers could obviate the need for upgrade.

Infrastructure	Infrastructure Required	Delivery Requirement			Lead Delivery Organisation	Cost	Sources of Funding	Any dependencies	Relevant DPD Policy / Objective	Risks (Contingencies)		
		Short	Medium	Long						Risk of not proceeding	Importance to delivery of site/DPD	Contingency
	reduced to a level negating the need to upgrade the facility.											
Primary Health Care	No site specific requirements. However, securing good public transport access from development to HealthSpace facility in Bracknell Town Centre is an essential part of the delivery of primary care services.		✓	✓	PCT/ Practice	Not known	Developer Contributions to be secured by either land/ facility or a monetary contribution (where on or off-site provision not readily available at the time)	Planning consent for any new built primary care facilities	Core Strategy CS1, CS6	Medium	Necessary	S106 agreement linked to planning permission to secure contributions
Acute Care / General Hospitals & Mental Health Provision	None identified				NHS							
Cemeteries & Crematoriums	No site specific requirements.				Bracknell Forest Council				Core Strategy CS1, CS6			
Green												
Open Space	Resident yield: 2310. Open Space Contribution: 9.93ha. Woodland character should be protected and enhanced.	✓	✓	✓	Developers Land owners Bracknell Forest Council Voluntary Sector	Not yet known	Developer provision / contribution Bracknell Forest Council – Capital Programme External Grant	Not specified	BEBLP R4, R5, R7, R8 Core Strategy CS1, CS6, CS7, CS8	Low	Necessary	

Infrastructure	Infrastructure Required	Delivery Requirement			Lead Delivery Organisation	Cost	Sources of Funding	Any dependencies	Relevant DPD Policy / Objective	Risks (Contingencies)		
		Short	Medium	Long						Risk of not proceeding	Importance to delivery of site/DPD	Contingency
	<p>Opportunities should be sought for:</p> <ul style="list-style-type: none"> • Raising quality of existing green spaces • Creating new links between and extensions of existing green spaces • Identifying and providing new larger recreational open spaces <p>At a general level, demand for allotments and sports pitches is greater than current supply and so additional population levels will require relatively higher increases in provision.</p> <p>Play provision opportunities should be sought to provide larger, more adventurous provision across the age ranges; with less reliance on</p>											

Infrastructure	Infrastructure Required	Delivery Requirement			Lead Delivery Organisation	Cost	Sources of Funding	Any dependencies	Relevant DPD Policy / Objective	Risks (Contingencies)		
		Short	Medium	Long						Risk of not proceeding	Importance to delivery of site/DPD	Contingency
	numerous small Local Areas for Play. This should include allowing for natural play.											
SANG	Provision of a SANG in excess of 8 ha/1000 persons including its maintenance in perpetuity and a contribution to Strategic Access Management and Monitoring. SANG provision will need to be of an exceptional high standard (refer to recent Appeal Decision) in order to avoid increased recreational pressure on the SPA.	✓	✓	✓	Bracknell Forest Council with contributions, land or works funded by developers.	Strategic contributions on a per bedroom basis (to be included as soon as possible). Bespoke SANG – on a site by site basis.	Developer – £106	The Avoidance and Mitigation Strategy is under review through an SPD. The Strategic Access Monitoring contribution is dependent on partnership working arrangements between 11 local authorities. Measures to avoid and mitigate impacts on the SPA will be monitored for their efficacy and may need to be reviewed.	<u>BFBLP</u> EN3, EN4 <u>Core Strategy</u> CS1, CS6, CS7, CS14	Low	Critical	
Biodiversity	To contribute towards the Thames Basin Heaths BOA habitat targets: recreation of lowland heath, lowland acid	✓	✓	✓	Bracknell Forest Council Developers Landowners	Not available	Developer provision / LID contributions for offsite provision and strategic projects.	Permission for survey on private land Land values	<u>BFBLP</u> EN1, EN2, EN3, EN4, 14 <u>Core Strategy</u>	Medium	Preferred	

Infrastructure	Infrastructure Required	Delivery Requirement			Lead Delivery Organisation	Cost	Sources of Funding	Any dependencies	Relevant DPD Policy / Objective	Risks (Contingencies)		
		Short	Medium	Long						Risk of not proceeding	Importance to delivery of site/DPD	Contingency
	<p>grassland and maintain existing wetland habitats including fen and mesotrophic standing water.</p> <p>Provision of SANGs should not prevent the restoration of appropriate heathland habitats.</p> <p>Public access to habitats supporting schedule 1 birds (particularly ground nesting species) should be carefully controlled or avoided.</p>							Physical conditions affecting habitat types Space restrictions relating to housing provision/density	CS1, CS6, CS7			
Flood Defence	<p>Site layout and design needs to take into account numerous watercourses and drains on site that indicate a susceptibility to surface water flooding. In addition, watercourses drain into Emm Brook which has flooding problems from surface water flooding. A suitable drainage strategy incorporating SUDs</p>	✓	✓	✓	Bracknell Forest Council, Developers, EA.	Site design & layout issue	Developer - s106	Design and layout of development to accord with site specific SFRA and Environment Agency approval required.	<u>Core Strategy</u> CS1, CS6, CS7	Low	Necessary	Infrastructure required to facilitate development of site. If no development, no infrastructure required.

Infrastructure	Infrastructure Required	Delivery Requirement			Lead Delivery Organisation	Cost	Sources of Funding	Any dependencies	Relevant DPD Policy / Objective	Risks (Contingencies)		
		Short	Medium	Long						Risk of not proceeding	Importance to delivery of site/DPD	Contingency
	will be required on this site, together with appropriate buffer zones to water courses. Existing watercourses should be deculverted.											
Public Rights of Way	Opportunity to establish new footpath/cycleway links between Growthorne and south west edge of Bracknell (Great Hollands/Hanworth) away from busy road network.	✓	✓	✓	Bracknell Forest Council	Not yet known	Developer provision BFC has duty to maintain paths but limited capacity to improve or extend	None specified. Phasing of development. Land owner agreement.	<u>BFB</u> LP R8 <u>Core Strategy</u> CS1, CS6, CS7, CS23 CS24	Medium	Preferred	

6.3 Amen Corner North, Binfield

Infrastructure	Infrastructure Required	Delivery Requirement			Lead Delivery Organisation	Cost	Sources of Funding	Any dependencies	Relevant DPD Policy / Objective	Risks (Contingencies)		
		Stat	Medium	Long						Risk of not proceeding	Importance to delivery of site/DPD	Contingency
Amen Corner North, Binfield (400 residential units)												
Physical												
Strategic Road Network	The Highways Agency (HA) is concerned about the potential impact on M4 J10.	✓	✓	✓	Highways Agency Bracknell Forest Council	The HA has prepared a preliminary scheme for M4 J10, with an initial estimate of £8.2m	Developer contributions - proportioned between Bracknell Forest, Wokingham and Reading; Highways Agency.	Phasing of development. Exact extent and nature of works will depend on the details of the proposed modelling and mitigation.	<u>BFBLP</u> M4 <u>Core Strategy</u> CS6, CS23, CS24	High	Necessary	Discussions with HA and adjoining authorities to identify required solutions.
	In accordance with Circular 02/2007, measures should be examined in order to mitigate the development impact. The HA requests an Evidence Base (including modelling work) to fully understand the impact and the required mitigation measures.											
Local Road Network	Capacity improvements to Junctions 1.1, 1.2, 1.3, 1.13, 1.16, 1.18, 1.20, 1.22, and 1.23 as detailed in the Local Road Network template.	✓	✓	✓	Bracknell Forest Council	Contributions to the total cost of these schemes which is £7.85m	S106, LTP, DfT, S278, DaSTS and the Urban Challenge Fund (UCF).	Phasing of development.	<u>BFBLP</u> M4 <u>Core Strategy</u> CS6, CS23, CS24	Low	Critical	

Infrastructure	Infrastructure Required	Delivery Requirement			Lead Delivery Organisation	Cost	Sources of Funding	Any dependencies	Relevant DPD Policy / Objective	Risks (Contingencies)		
		Short	Medium	Long						Risk of not proceeding	Importance to delivery of site/DPD	Contingency
Footpaths & Cycleways	1) Further improvements to the B3408 including safe pedestrian / cycle crossings linking the site to the existing network, the southern Amen Corner SPD site and easy access to Bracknell Town Centre 2) Improvements to Beehive Road linking the development to the industrial estates and Cain Road 3) Improvements to the north linking site to schools and facilities within Binfield 4) Safe pedestrian / cycle crossing of Temple Way linking site to the existing network	✓	✓	✓	Bracknell Forest Council Developer	1) £100k 2) £80k 3) £60k 4) £60k (indicative costs)	Developer funding: S106 LTP DfT Sustrans	Phasing of development. Pooling together of contributions received from several developers. Coordination of specific works.	<u>BFBLP</u> M1, M4, M6 <u>Core Strategy</u> CS1, CS6, CS7, CS23, CS24	Low	Critical	
		✓	✓	✓	Bracknell Forest Council In partnership with: <u>Bus Operators</u> - First (principal operator in Borough) - Courtney Coaches	Part of £1m total indicative cost of physical infrastructure required for Borough-wide bus service improvements.	Developer funding: S106 LTP – Capital Programme DfT S278 DaSTS	Phasing of development. Bus operator agreement. Bus operator tendering if necessary or negotiation with commercial operators.	<u>BFBLP</u> M1, M4, M7, M8 <u>Core Strategy</u> CS1, CS2, CS6, CS7, CS23, CS24	Medium	Necessary	
Public Transport	<u>Bus</u> Future Bus access - Direct Links to and from Town Centre and linking into the wider area (existing) and also the future development in area (north of N Bracknell etc).											

Infrastructure	Infrastructure Required	Delivery Requirement			Lead Delivery Organisation	Cost	Sources of Funding	Any dependencies	Relevant DPD Policy / Objective	Risks (Contingencies)		
		Strt	Medium	Long						Risk of not proceeding	Importance to delivery of site/DPD	Contingency
	<p>Sustainable efficient routes for the larger area with maximisation of accessibility to routes – especially for sustainable / denser development.</p> <p>Reinvestigate 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</p> <p>Bus infrastructure improvements (real time passenger information, Kassel kerbs, shelters, etc.)</p> <p><u>Train</u></p> <p>None identified</p>				<ul style="list-style-type: none"> - Stagecoach South - Thames Travel - White Bus Services - Yateley Coaches 	<p>Revenue cost</p> <ul style="list-style-type: none"> - Up to £150K pa needed to serve East & West Binfield. 	Urban Challenge Fund (UCF)					
Community Transport	Additional vehicles and drivers should there be an increase in demand.		✓	✓	Bracknell Forest Council In partnership with Keep Mobile	Not known	Developer contributions – S106 (tbc)	An individual's needs.	BFBLP M4, M7 <u>Core Strategy</u> CS1, CS6, CS23, CS24	High	Preferred	

Infrastructure	Infrastructure Required	Delivery Requirement			Lead Delivery Organisation	Cost	Sources of Funding	Any dependencies	Relevant DPD Policy / Objective	Risks (Contingencies)		
		Short	Medium	Long						Risk of not proceeding	Importance to delivery of site/DPD	Contingency
Waste Management	<p>Due to close proximity to Amen Corner site this site may not require any recycling site of its own.</p> <p>Between the Amen Corner and West Binfield site, 2 overground recycling sites would be required.</p> <p>Both could be located in the Amen Corner development site if preferred.</p> <p>The developers will need to provide 2 areas of hard standing to accommodate 3 glass banks, a charity clothing bank and a litter bin.</p>	✓	✓	✓	<p>Bracknell Forest Council</p> <p>In partnership with 2 external contractors for waste collection and re3 for joint waste disposal facilities.</p>	<p>Cost of access and hardstanding unknown - banks supplied by re3.</p>	<p>Joint waste PFJ through the re3 partnership comprising: Bracknell Forest Council, Reading and Wokingham Borough Councils and the Waste Recycling Group (WRG).</p>	<p>Phasing of development.</p>	<p>Core Strategy CS1, CS6, CS13</p>	<p>Low</p>	<p>Critical</p>	
Water & Waste Water	<p><u>Water supply</u></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>South East Water (SEW)</p>	<p>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>Impact studies will need to be undertaken to gauge what precise upgrades to infrastructure are required. Phasing conditions to be agreed as part of this process to ensure that upgrades can be completed prior to new development.</p>	<p>Core Strategy CS1, CS6</p>	<p>Low</p>	<p>Critical</p>	<p>Partial review of DPD may be required to adjust phasing if funding is delayed and/or site allocations where unforeseen infrastructure constraints arise over the plan period.</p>

Infrastructure	Infrastructure Required	Delivery Requirement			Lead Delivery Organisation	Cost	Sources of Funding	Any dependencies	Relevant DPD Policy / Objective	Risks (Contingencies)		
		Stat	Medium	Long						Risk of not proceeding	Importance to delivery of site/DPD	Contingency
	<u>Waste water</u> Upgrades to local wastewater infrastructure will be expected to be required. Development in this location would drain to Bracknell STW.		✓	✓	Thames Water Utilities LTD (TWU)	Unknown	Initial impact studies funded by developers. Water services infrastructure improvements funded by TWU through the Asset Management Plan (AMP) process.	Impact studies will need to be undertaken by developers to gauge precise upgrades to waste water infrastructure required. Phasing conditions to be agreed as part of this process to ensure that upgrades can be completed prior to new development.	Core Strategy CS1, CS6	Low	Critical	Partial review of DPD may be required to adjust phasing if funding is delayed and/or site allocations where unforeseen infrastructure constraints arise over the plan period
Electricity	Electricity Distribution – potential requirement for upgrades to existing 11KV infrastructure National Grid specifically does not foresee any capacity issues.		✓	✓	Scottish and Southern Energy National Grid Developers	Unknown	Initial impact studies need to be undertaken, funded by developers. Costs of infrastructure improvements apportioned between Southern Electric Power Distribution and Developers.	Specific sites may need to deliver upgrades to infrastructure. Phasing conditions may need to be agreed to ensure that upgrades are completed prior to new development. Maximum timescales in these instances would not normally exceed 2 years therefore should not impede development.	Core Strategy CS1, CS6	Low	Critical	None required – upgrades routinely undertaken to facilitate new development. Upgrades not required unless development takes place.

Infrastructure	Infrastructure Required	Delivery Requirement			Lead Delivery Organisation	Cost	Sources of Funding	Any dependencies	Relevant DPD Policy / Objective	Risks (Contingencies)		
		Short	Medium	Long						Risk of not proceeding	Importance to delivery of site/DPD	Contingency
Gas	Gas Distribution – potential requirement for upgrades to gas infrastructure	✓	✓	✓	Scotia Gas Network Developers	Unknown	Initial impact studies funded by developers. Costs of infrastructure improvements apportioned between Scotia Gas Network and Developers.	Specific sites may need to deliver upgrades to infrastructure. Phasing conditions may need to be agreed to ensure that upgrades are completed prior to new development.	Core Strategy CS1, CS6	Low	Critical	None required – upgrades routinely undertaken to facilitate new development. Upgrades not required unless development takes place.
Renewable Energy	Renewable energy projects, including wind, biomass, hydro and CHP	✓	✓	✓	Developers National Grid Scottish & Southern Energy Bracknell Forest Council	Unknown	Developer funding, DECC (FIT and RHI), some capital grants available, SEEDA, public sector grants or private sector funding	Some renewable energy schemes will need planning consent, or be included in other development projects	Core Strategy CS1, CS6, CS7, CS11, CS12	Medium	Preferred	n/a
Telecommunications	No identified infrastructure requirements at present (to be reviewed with BT as sites are selected)	✓	✓	✓	BT				Core Strategy CS1, CS6	Low	Critical	
Social												
Primary Education	Estimated pupil yield: 144.47 pupils Equivalent to additional 0.69 form entry.	✓	✓	✓	Bracknell Forest Council	Subject to negotiation.	Developer contributions Other sources of funding.	Developer contributions Land (level topography) Planning Permission	Core Strategy CS1, CS6	Low	Necessary	

Infrastructure	Infrastructure Required	Delivery Requirement			Lead Delivery Organisation	Cost	Sources of Funding	Any dependencies	Relevant DPD Policy / Objective	Risks (Contingencies)		
		Stat	Medium	Long						Risk of not proceeding	Importance to delivery of site/DPD	Contingency
	<p>New primary school required following revision of designated areas.</p> <p>Contribution required towards new primary school at either Amen Corner SPD primary school or the new primary school at the Blue Mountain site.</p> <p>All new primary schools to have sufficient site area to accord with government guidelines to meet the needs of pupil numbers arising from the developments in line with infant class size regulations.</p>											
Secondary Education	<p>Estimated pupil yield: 54.7 pupils</p> <p>Equivalent to additional 0.36 form entry</p> <p>Garth Hill College full. New school required to serve Binfield Broad Areas, Amen Corner SPD and Warfield SPD site, in addition to rounding and SHLAA sites that fall within existing DA for Garth hill College.</p>		✓	✓	Bracknell Forest Council	<p>Subject to negotiation.</p> <p>Circa. £3,000m² (based on new Garth Hill College costings)</p>	<p>Developer Contributions</p> <p>Other sources of funding.</p>	<p>Land (level topography)</p> <p>Planning Permission</p> <p>Developer contributions</p>	<p>Core Strategy</p> <p>CS1, CS6</p>	Low	Necessary	

Infrastructure	Infrastructure Required	Delivery Requirement			Lead Delivery Organisation	Cost	Sources of Funding	Any dependencies	Relevant DPD Policy / Objective	Risks (Contingencies)		
		Short	Medium	Long						Risk of not proceeding	Importance to delivery of site/DPD	Contingency
	<p>Financial contributions required towards new secondary school at the Blue Mountain site.</p> <p>All new secondary schools to have sufficient site area to accord with government guidelines to meet the needs of pupil numbers arising from the developments in line with class size regulations.</p> <p>Dependent on the review of Designated Areas, land for the new school within this site may also be required.</p> <p>The proposals to change the school leaving age may also have an impact. However, at this time it has not been possible to fully quantify what this impact would be.</p> <p>Possible impact from Wokingham developments should be considered.</p>											
Special Education Needs	Estimated pupil yield: 3.11.		✓	✓	Bracknell Forest Council	Subject to negotiation.	Developer contributions	Developer contributions.	Core Strategy	Low	Necessary	

Infrastructure	Infrastructure Required	Delivery Requirement			Lead Delivery Organisation	Cost	Sources of Funding	Any dependencies	Relevant DPD Policy / Objective	Risks (Contingencies)		
		Strt	Medium	Long						Risk of not proceeding	Importance to delivery of site/DPD	Contingency
	An appropriate contribution towards providing education facility for children with SEN.					Indicative £4,000m ² (range B) - £4,200m ² (range D) dependent on SEN it is intended to serve.			CS1, CS6			
Early Years	Estimated yield: 83.45 0-3 yr olds. A bespoke dedicated Children's Centre.		✓	✓	Bracknell Forest Council	Subject to negotiation.	Developer Contributions	Land Planning Permission Developer Contributions	Core Strategy CS1, CS6	Medium	Necessary	
Children's Social Care	No specific requirements. However the increased development will lead to increase demand for Children's Social Care although an estimate will rely on the tenure, size and number of dwellings.		✓	✓	Bracknell Forest Council				Core Strategy CS1, CS6			
Adult Social Care	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				Core Strategy CS1, CS6 CS16			



Infrastructure	Infrastructure Required	Delivery Requirement			Lead Delivery Organisation	Cost	Sources of Funding	Any dependencies	Relevant DPD Policy / Objective	Risks (Contingencies)		
		Short	Medium	Long						Risk of not proceeding	Importance to delivery of site/DPD	Contingency
Community Centres	Extension to Farley Wood Community Centre or new on site centre at Amen Corner SPD land permitting depending on phasing of the two developments.	✓	✓	✓	Developer Bracknell Forest Council	£340k	Developer contributions – s106	Developer contributions; Negotiate co-locating; Land secured; Planning permission.	Core Strategy CS1, CS6, CS8	Medium	Preferred	
	Potential to co-locate with libraries, youth provision, leisure, meeting space etc.											
	A foot bridge would need to be created from the site to enable residents to safely walk to the centre.											
Libraries	None required.				Bracknell Forest Council				Core Strategy CS1, CS6			
Youth Facilities	Preference for a bespoke dedicated youth centre with good access. The size and design of each centre would need to be based upon the numbers of young people anticipated in each cluster. Estimated yield of 78.34 11-19 yr olds.		✓	✓	Bracknell Forest Council Developer	Subject to negotiation.	Developer funded	Funding. Land made available by the developer.	Core Strategy CS1, CS6, CS8	Medium	Necessary	

Infrastructure	Infrastructure Required	Delivery Requirement			Lead Delivery Organisation	Cost	Sources of Funding	Any dependencies	Relevant DPD Policy / Objective	Risks (Contingencies)		
		Stat	Medium	Long						Risk of not proceeding	Importance to delivery of site/DPD	Contingency
	The centre would require a suitable level of revenue to allow it to be utilised over several evenings of each week.											
Built Sports	Improvements to local sporting facilities	✓	✓	✓	Bracknell Forest Council Developer	Circa £1,313,200 - £1,510,180	Developer contributions	Not specified	Core Strategy CS1, CS6	Medium	Preferred	
Public Art	Negotiated on a site-by-site basis. Contributions circa 1% of the gross development costs excluding land.	✓	✓	✓	Developer Bracknell Forest Council	Circa 1% of gross development costs excluding land.	Developer contributions – s106	None specified.	Core Strategy CS1, CS6, CS7	Medium	Preferred	
Heritage	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.	✓	✓	✓	Bracknell Forest Council Developer Berkshire Archaeology	Not specified	- Developer contributions - Heritage Lottery Funding	Funding	BFBLLP EN6, EN7, EN12 Core Strategy CS1, CS6	Medium	Preferred	
Affordable Housing	An appropriate level of Affordable Housing on Site in line with policy.	✓	✓	✓	Bracknell Forest Council Developer	Unknown	Developer funded	Land , Planning Permission, RSL partnership	Local Plan H8 Core Strategy	Low	Preferred	

Infrastructure	Infrastructure Required	Delivery Requirement			Lead Delivery Organisation	Cost	Sources of Funding	Any dependencies	Relevant DPD Policy / Objective	Risks (Contingencies)		
		Short	Medium	Long						Risk of not proceeding	Importance to delivery of site/DPD	Contingency
									CS1, CS16			
Police Service	On-site requirement for Police Drop-in Facility. This would comprise one room with access to shared facilities including a meeting and interview room, toilets, kitchen etc. This facility would serve the Broad Areas 4, 5 and 6.	✓	✓	✓	TVPA Developer	Approximately £28,500 (£10,500 of which is fitting out).	Developer contributions	Developer contributions	Core Strategy CS1, CS6	High	Necessary	
Ambulance Service	SCAS has advised that any increase in population will lead to an increase in calls for the ambulance service. SCAS services are commissioned by the 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.	✓	✓	✓	Southern Central Ambulance Service	Not Specified	PCT	Not Specified	Core Strategy CS1, CS6	Low	Necessary	

Infrastructure	Infrastructure Required	Delivery Requirement			Lead Delivery Organisation	Cost	Sources of Funding	Any dependencies	Relevant DPD Policy / Objective	Risks (Contingencies)		
		Stat	Medium	Long						Risk of not proceeding	Importance to delivery of site/DPD	Contingency
Fire & Rescue Service	It is envisaged the development can be covered by existing provision from Bracknell Fire Station. It may be necessary to upgrade Bracknell Fire Station from one full and one part time provision to two full time provision. It may be required to make physical alterations to Bracknell Fire Station.	✓	✓	✓	Royal Berkshire Fire & Rescue (RBFRS)	£500k p/a RBFRS revenue £100k capital works	RBFRS funded from revenue budgets developer funded improvements to Fire Station	Developer contributions and planning permission for improvements (if required)	Core Strategy CS1, CS6	Medium	Preferred	TBC.
Primary Health Care	One potential new facility (or replacement of existing) required for East and West Binfield and Amen Corner SPD site, alone or in combination with Blue Mountain site.	✓	✓	✓	PCT/Practice	Not known	Developer Contributions to be secured by either land/ facility or a monetary contribution (where on or off-site provision not readily available at the time)	Planning consent for any new built primary care facilities	Core Strategy CS1, CS6	Medium	Necessary	S106 agreement linked to planning permission to secure contributions
Acute Care / General Hospitals & Mental Health Provision	None specified.				NHS							
Cemeteries and Crematoriums	No site specific requirements.				Bracknell Forest Council	unknown	BFC Capital Programme	unknown	Core Strategy CS1, CS6	medium	necessary	unknown

Infrastructure	Infrastructure Required	Delivery Requirement			Lead Delivery Organisation	Cost	Sources of Funding	Any dependencies	Relevant DPD Policy / Objective	Risks (Contingencies)		
		Short	Medium	Long						Risk of not proceeding	Importance to delivery of site/DPD	Contingency
Green												
Open Space	Resident yield: 924.		✓	✓	Developers	Not yet known	Developer provision / contribution	Not specified	BFBLP	Low	Necessary	
	Open Space Contribution: 3.97 ha.				Land owners				R4, R5, R7, R8			
	Veteran trees and historic landscape to be protected and buffered.				Bracknell Forest Council		Bracknell Forest Council – Capital Programme		Core Strategy			
	Open character of open spaces should be used to add to and protect setting of Popes Meadow.				Voluntary Sector		External grant support.		CS1, CS6, CS7, CS8			
	Opportunities should be sought for:											
	<ul style="list-style-type: none">Raising quality of existing green spacesCreating new links between and extensions of existing green spacesIdentifying and providing new larger recreational open spaces											
	At a general level, demand for allotments and sports pitches is greater than current supply and so additional population levels will require relatively higher increases in provision.											

Infrastructure	Infrastructure Required	Delivery Requirement			Lead Delivery Organisation	Cost	Sources of Funding	Any dependencies	Relevant DPD Policy / Objective	Risks (Contingencies)		
		Stat	Medium	Long						Risk of not proceeding	Importance to delivery of site/DPD	Contingency
	Play provision opportunities should be sought to provide larger, more adventurous provision across the age ranges; with less reliance on numerous small Local Areas for Play. This should include allowing for natural play.											
SANG	<p>Onsite bespoke SANG of at least 8 ha /1000 persons: contribution of at least 7.39 ha from 400 dwellings including maintenance measures in perpetuity and a contribution to Strategic Access Management and Monitoring.</p> <p>Link to SANG provision from Amen Corner SPD; however, onsite bespoke SANG must be suitable as a standalone site.</p> <p>Provision may be off-site if it can pass an Appropriate Assessment.</p>				Bracknell Forest Council with contributions, land or works funded by developers.	<p>Strategic contributions on a per bedroom basis (to be included as soon as possible).</p> <p>Bespoke SANG – on a site by site basis.</p>	Developer – s106	<p>The Avoidance and Mitigation Strategy is under review through an SPD. The Strategic Access Management Monitoring contribution is dependent on partnership working arrangements between 11 local authorities.</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><u>BFB</u>LP</p> <p>EN3, EN4</p> <p>Core Strategy</p> <p>CS1, CS6, CS7, CS14</p>	Low	Critical	

Infrastructure	Infrastructure Required	Delivery Requirement			Lead Delivery Organisation	Cost	Sources of Funding	Any dependencies	Relevant DPD Policy / Objective	Risks (Contingencies)		
		Short	Medium	Long						Risk of not proceeding	Importance to delivery of site/DPD	Contingency
Biodiversity	To include special measures for two ancient woodland Local Wildlife Sites within the development area. These habitats should be expanded, buffered, linked and restored. Hedgerows, notable trees, semi-improved grassland and ponds are likely to form the basis of an ecological network providing corridors for wildlife and ensuring adequate foraging areas for amphibian populations. 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.		✓	✓	Bracknell Forest Council Developers Landowners	Not available	Developer provision / LID contributions for offsite provision and strategic projects.	<ul style="list-style-type: none"> • Permission for survey on private land • Land values • Physical conditions affecting habitat types • Space restrictions relating to housing potentially 	<u>BFB</u> <u>LP</u> EN1, EN2, EN3, EN4, EN14 <u>Core Strategy</u> CS1, CS6, CS7	Medium	Preferred	
			✓	✓								
Flood Defence	Clay geology could be cause of sites susceptibility to flooding; Source Protection Zone should be viewed as indication of underlying aquifer;		✓	✓	Developer	n/a	n/a	n/a	<u>Core Strategy</u> CS1, CS6, CS7	n/a	n/a	TBC

Infrastructure	Infrastructure Required	Delivery Requirement			Lead Delivery Organisation	Cost	Sources of Funding	Any dependencies	Relevant DPD Policy / Objective	Risks (Contingencies)		
		Short	Medium	Long						Risk of not proceeding	Importance to delivery of site/DPD	Contingency
	Suitable buffer zones to water courses and SUDS should be incorporated into site design.											
Public Rights of Way	Protect and extend path network. At North and East edges of site the Ramblers Route is on roads and there is a footpath through site - Binfield FP 11		✓	✓	Bracknell Forest Council	Not yet known	Developer provision BFC has duty to maintain paths but limited capacity to improve or extend	Phasing of development. Land owner agreement.	<u>BFBLP</u> R8 <u>Core Strategy</u> CS1, CS6, CS7, CS23, CS24	Medium	Preferred	

6.4 Land at Blue Mountain, Binfield

Infrastructure	Infrastructure Required	Delivery Requirement			Lead Delivery Organisation	Cost	Sources of Funding	Any dependencies	Relevant DPD Policy / Objective	Risks (Contingencies)		
		Short	Medium	Long						Risk of not proceeding	Importance to delivery of site/DPD	Contingency
Land at Blue Mountain, Binfield (400 residential units)												
Physical												
Strategic Road Network	The Highways Agency is concerned about the potential impact on M4 J10.	✓	✓		Highways Agency BFC	The HA has prepared a preliminary scheme for M4 J10, with an initial estimate of £8.2m	Developer contributions; Local Authorities (Proportioned between Bracknell Forest, Wokingham and Reading); Highways Agency. No HA funding likely to be available	Exact extent and nature of works will depend on the details of the modelling and proposed mitigation	<u>BFBLP</u> M1, M4, M6 <u>Core Strategy</u> CS1, CS6, CS23, CS24	High	Necessary	Discussions with HA and adjoining authorities to identify required solutions.
	In accordance with Circular 02/2007, measures should be examined in order to mitigate the development impact. The HA requests an Evidence Base (including modelling work) to fully understand the impact and the required mitigation measures.											
Local Road Network	Capacity improvements to Junctions 1.1, 1.2, 1.3, 1.13, 1.16, 1.18, 1.20, 1.22, and 1.23 as detailed in the Local Road Network template.	✓	✓		Bracknell Forest Council	Contributions to the total cost of these schemes which is £7.85m.	s106, LTP, DfT, S278, DaSTS and the Urban Challenge Fund (UCF).	Phasing of development.	<u>BFBLP</u> M4 <u>Core Strategy</u> CS1, CS6, CS23, CS24	Low	Critical	

Infrastructure	Infrastructure Required	Delivery Requirement			Lead Delivery Organisation	Cost	Sources of Funding	Any dependencies	Relevant DPD Policy / Objective	Risks (Contingencies)		
		Short	Medium	Long						Risk of not proceeding	Importance to delivery of site/DPD	Contingency
Footpaths & Cycleways	1) Further improvements to the B3408 including safe pedestrian / cycle crossings linking the site to the existing network and easy access to Bracknell Town Centre	✓	✓		Bracknell Forest Council Developer	1) £100k 2) £80k 3) £60k 4) £60k (indicative costs)	Developer funding: s106 LTP DfT Sustrans	Phasing of development. Pooling together of contributions received from several developers. Coordination of specific works.	BFBPLP M4, M7 Core Strategy CS1, CS6, CS23, CS24	Low	Critical	
	2) Improvements to Beehive Road linking the development to the industrial estates and Cain Road											
	3) Improvements to the north linking site to schools and facilities within Binfield											
	4) Safe pedestrian / cycle crossing of Temple Way linking site to the existing network											
Public Transport	Future Bus access - Direct Links to and from Bracknell Town Centre and linking into the wider area (existing) and also the future development in area (north of N Bracknell etc);	✓	✓		Bracknell Forest Council In partnership with: <u>Bus Operators</u> - First (principal operator in Borough) - Courtney Coaches	Part of £1m total indicative cost of physical infrastructure required for Borough-wide bus service improvements.	Developer funding: S106 LTP – Capital Programme DfT S278	Phasing of development. Bus operator agreement. Bus operator tendering.	BFBPLP M1, M4, M6 Core Strategy	Medium	Necessary	

Infrastructure	Infrastructure Required	Delivery Requirement			Lead Delivery Organisation	Cost	Sources of Funding	Any dependencies	Relevant DPD Policy / Objective	Risks (Contingencies)		
		Short	Medium	Long						Risk of not proceeding	Importance to delivery of site/DPD	Contingency
	<p>Sustainable efficient routes for the larger area with maximisation of accessibility to routes – especially for sustainable / denser development;</p> <p>Reinvestigate 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;</p> <p>Bus infrastructure improvements (real time passenger information, Kassel kerbs, shelters, etc.).</p>				<ul style="list-style-type: none"> - Stagecoach South - Thames Travel - White Bus Services - Yateley Coaches <p><u>Train Operators</u></p> <ul style="list-style-type: none"> - First Great Western - South West Trains 	<p>Revenue cost</p> <ul style="list-style-type: none"> - Up to £150K pa needed to serve East & West Binfield. 	DaSTS Urban Challenge Fund (UCF)		CS1, CS6, CS7, CS23, CS24			
Community Transport	Additional vehicles and drivers should there be an increase in demand.	✓	✓		Bracknell Forest Council In partnership with Keep Mobile	Not known	Developer contributions – S106 Bracknell Forest Council – through Personalisation in Adult Social Care's	An individual's needs.	<u>BFBLP</u> M4 <u>Core Strategy</u> CS1, CS6, CS23,	High	Preferred	

Infrastructure	Infrastructure Required	Delivery Requirement			Lead Delivery Organisation	Cost	Sources of Funding	Any dependencies	Relevant DPD Policy / Objective	Risks (Contingencies)		
		Short	Medium	Long						Risk of not proceeding	Importance to delivery of site/DPD	Contingency
							'Personal Budget' scheme.		CS24			
Waste Management	<p>The recycling site in Binfield village is already at full capacity so more provision will be needed in the area.</p> <p>An overground recycling site will be sufficient at this site; the developer will need to provide an area of hard standing to accommodate 3 glass banks, a charity clothing bank and a litter bin.</p>	✓	✓		Bracknell Forest Council In partnership with 2 external contractors for waste collection and re3 for joint waste disposal facilities.	Cost of access and hardstanding unknown - banks supplied by re3.	<p>Developer contributions – S106</p> <p>Joint waste PFI through the re3 partnership comprising: Bracknell Forest Council, Reading and Wokingham Borough Councils and the Waste Recycling Group (WRG).</p>	Phasing of development.	Core Strategy CS1, CS6, CS13	Low	Critical	
Water & Waste Water	<p><u>Water supply</u></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>	✓	✓		South East Water (SEW) Thames Water Utilities LTD (TWU)	Unknown	<p>Initial impact studies funded by developers.</p> <p>Water services infrastructure improvements funded by South East Water and TWU through the Asset Management Plan (AMP) process on a 5 year funding cycle.</p>	Impact studies need to be undertaken to gauge what precise upgrades to infrastructure is required. Phasing conditions to be agreed as part of this process to ensure that upgrades can be completed prior to new development.	Core Strategy CS1, CS6	Low	Critical	Partial review of DPD may be required to adjust phasing if funding is delayed and/or site allocations where unforeseen infrastructure constraints arise over the plan period.

Infrastructure	Infrastructure Required	Delivery Requirement			Lead Delivery Organisation	Cost	Sources of Funding	Any dependencies	Relevant DPD Policy / Objective	Risks (Contingencies)		
		Short	Medium	Long						Risk of not proceeding	Importance to delivery of site/DPD	Contingency
	<u>Waste water</u> Development in this location would drain to Bracknell STW. Upgrades to local wastewater infrastructure are expected to be required.	✓	✓		Thames Water Utilities LTD (TWU)	Unknown	Initial impact studies funded by developers. Wastewater services infrastructure improvements funded by TWU through the Amp process on a 5 year funding cycle.	Impact studies need to be undertaken to gauge what precise upgrades to infrastructure is required. Phasing conditions to be agreed as part of this process to ensure that upgrades can be completed prior to new development.	<u>Core Strategy</u> CS1, CS6	Low	Critical	Partial review of DPD may be required to adjust phasing if funding is delayed and/or site allocations where unforeseen infrastructure constraints arise over the plan period.
Electricity	Electricity Distribution – potential requirement for upgrades to existing 11KV infrastructure	✓	✓		Scottish and Southern Energy Developers	Unknown	Initial impact studies funded by developers. Costs of infrastructure improvements apportioned between Southern Electric Power Distribution and Developers.	Specific sites may need to deliver upgrades to infrastructure. Phasing conditions may need to be agreed to ensure that upgrades are completed prior to new development. Maximum timescales in these instances would not normally exceed 2 years therefore should not impede development.	<u>Core Strategy</u> CS1, CS6	Low	Critical	None required – upgrades routinely undertaken to facilitate new development. Upgrades not required unless development takes place.

Infrastructure	Infrastructure Required	Delivery Requirement			Lead Delivery Organisation	Cost	Sources of Funding	Any dependencies	Relevant DPD Policy / Objective	Risks (Contingencies)		
		Short	Medium	Long						Risk of not proceeding	Importance to delivery of site/DPD	Contingency
Gas	Gas Distribution – potential requirement for upgrades to gas infrastructure	✓	✓		Scotia Gas Network Developers	Unknown	Initial impact studies funded by developers. Costs of infrastructure improvements apportioned between Scotia Gas Network and Developers.	Specific sites may need to deliver upgrades to infrastructure. Phasing conditions may need to be agreed to ensure that upgrades are completed prior to new development.	Core Strategy CS1, CS6	Low	Critical	None required – upgrades routinely undertaken to facilitate new development. Upgrades not required unless development takes place.
Renewable Energy	Renewable energy projects, including wind, biomass, hydro and CHP	✓	✓		Developers	Unknown	Developer funding, DECC (FIT and RHI), some capital grants available, SEEDA, public sector grants or private sector funding	Some renewable energy schemes will need planning consent, or be included in other development projects	Core Strategy CS1, CS6, CS7, CS11, CS12	Medium	Preferred	n/a
Telecommunications	No identified infrastructure requirements at present (to be reviewed with BT as sites are selected)	✓	✓		BT				Core Strategy CS1, CS6	Low	Critical	
Social												
Primary Education	Estimated pupil yield: 144.47 pupils Equivalent to additional 0.69 form entry	✓	✓		Bracknell Forest Council	Subject to negotiation. Financial contribution or provided by developer.	Developer funded Other funding streams.	Land (level topography) Planning Permission Developer contributions	Core Strategy CS1, CS6	Low	Necessary	

Infrastructure	Infrastructure Required	Delivery Requirement			Lead Delivery Organisation	Cost	Sources of Funding	Any dependencies	Relevant DPD Policy / Objective	Risks (Contingencies)		
		Short	Medium	Long						Risk of not proceeding	Importance to delivery of site/DPD	Contingency
	New primary school required, following revision of designated areas, of sufficient site area to accord with government guidelines to meet the needs of pupil numbers arising from the developments in line with infant class size regulations.											
Secondary Education	Estimated pupil yield: 54.7 pupils.	✓	✓		Bracknell Forest Council	Financial contribution or school provided by developer. Indicative cost: 3,000m ²	Developer contributions Other funding streams.	Land (level topography) Planning Permission Developer contributions	<u>Core Strategy</u> CS1, CS6	Low	Necessary	
	Garth Hill College full. New school required to serve Binfield Broad Areas, Amen Cornert SPD and Warfield SPD site, in addition to rounding and SHLAA sites that fall within existing DA for Garth Hill College - likely to be on this site. New school required, following revision of designated areas,											

Infrastructure	Infrastructure Required	Delivery Requirement			Lead Delivery Organisation	Cost	Sources of Funding	Any dependencies	Relevant DPD Policy / Objective	Risks (Contingencies)		
		Short	Medium	Long						Risk of not proceeding	Importance to delivery of site/DPD	Contingency
	<p>of sufficient site area to accord with government guidelines to meet the needs of pupil numbers arising from the developments in line with class size regulations.</p> <p>Land and financial contributions required.</p> <p>Possible impact from Wokingham developments should be considered.</p>											
Special Education Needs	<p>Estimated pupil yield: 3.11 pupils.</p> <p>Appropriate contribution towards improving or expanding education facilities for Children with SEN in addition to land for a new SEN facility to be provided. Kennel Lane school is currently at capacity and although is currently being expanded this will mean that it can accommodate 200</p>	✓	✓		Bracknell Forest Council	<p>Financial contribution or school provided by developer. Indicative costing: £4,000m² (range B) - £4,200m² (range D) dependent on SEN it is intended to serve.</p>	Developer contributions	Land Developer contributions	Core Strategy CS1, CS6	Medium	Necessary	

Infrastructure	Infrastructure Required	Delivery Requirement			Lead Delivery Organisation	Cost	Sources of Funding	Any dependencies	Relevant DPD Policy / Objective	Risks (Contingencies)		
		Short	Medium	Long						Risk of not proceeding	Importance to delivery of site/DPD	Contingency
	pupils. This is unlikely to be sufficient to cater for the new population. Therefore a new SEN School will be required. Education has indicated that this would be best located next to a mainstream school and therefore locate it next to the new Secondary School as part of new 'Education Village'.											
Early Years	Estimated yield: 83.45 0-3 yr olds. A bespoke dedicated building to be used as a Children's Centre	✓	✓		Bracknell Forest Council	Not identified.	Developer Contributions	Developer contributions Land	<u>Core Strategy</u> CS1, CS6	Medium	Necessary	
Children's Social Care	No specific requirements. However the increased development will lead to increase demand for Children's Social Care although an estimate will rely on the tenure, size and number of dwellings.	✓	✓		Bracknell Forest Council	Not specified	Not specified	N/A	<u>Core Strategy</u> CS1, CS6	N/A	N/A	

Infrastructure	Infrastructure Required	Delivery Requirement			Lead Delivery Organisation	Cost	Sources of Funding	Any dependencies	Relevant DPD Policy / Objective	Risks (Contingencies)		
		Short	Medium	Long						Risk of not proceeding	Importance to delivery of site/DPD	Contingency
Adult Social Care	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	N/A	N/A	N/A	Core Strategy CS1, CS6 CS16	N/A	N/A	
Community Centres	Contribution to existing facilities; explore shared facilities with Warfield site. Potential to co-locate with libraries, youth provision, leisure, meeting space etc.	✓	✓		Developer Bracknell Forest Council	£340k	Developer contributions – S106	Developer contributions Negotiate co-locating Land secured Planning permission Development / phasing of Cluster 4 and negotiations to secure joint facility.	Core Strategy CS1, CS6, CS8	Medium	Preferred	
Libraries	Possible contributions towards Bracknell Town Library	✓	✓		Bracknell Forest Council	circa £88,000	Developer contributions	Funding	Core Strategy CS1, CS6	Medium	Preferred	
Youth Facilities	Preference for bespoke dedicated youth centre with good access.	✓	✓		Bracknell Forest Council Developer	Subject to negotiation.	Developer funded	Funding. Land made available by the developer.	Core Strategy CS1, CS6, CS8	Medium	Necessary	

Infrastructure	Infrastructure Required	Delivery Requirement			Lead Delivery Organisation	Cost	Sources of Funding	Any dependencies	Relevant DPD Policy / Objective	Risks (Contingencies)		
		Short	Medium	Long						Risk of not proceeding	Importance to delivery of site/DPD	Contingency
	<p>The size and design of each centre would need to be based upon the numbers of young people anticipated in each cluster.</p> <p>Estimated yield: 73.34 11-19 yr olds.</p> <p>The centre would require a suitable level of revenue to allow it to be utilised over several evenings of each week.</p>											
Built Sports	Contribution towards improving local sporting facilities	✓	✓		Bracknell Forest Council	Not specified	Developer contributions		Core Strategy CS1, CS6	Medium	Preferred	
Public Art	<p>Negotiated on a site-by-site basis.</p> <p>Contributions circa 1% of the gross development costs excluding land.</p>	✓	✓		Developer Bracknell Forest Council	Circa 1% of gross development costs excluding land.	Developer contributions	None specified.	Core Strategy CS1, CS6, CS7	Medium	Preferred	
Heritage	If the proposal is identified as having an impact on archaeological remains then they	✓	✓		Bracknell Forest Council Developer Berkshire Archaeology	Not specified	Developer contributions Heritage Lottery Funding	Funding	BFBLP EN6, EN7, EN12	High	Preferred	

Infrastructure	Infrastructure Required	Delivery Requirement			Lead Delivery Organisation	Cost	Sources of Funding	Any dependencies	Relevant DPD Policy / Objective	Risks (Contingencies)		
		Short	Medium	Long						Risk of not proceeding	Importance to delivery of site/DPD	Contingency
	should be preserved in situ or if this is not feasible, an archaeological excavation for the purposes of preservation by record.								Core Strategy CS1, CS6			
Affordable Housing	An appropriate level of Affordable Housing on Site in line with policy.	✓	✓		Bracknell Forest Council	Unknown	Developer funded	Land Planning Permission RSL partnership	Local Plan H8 Core Strategy CS1, CS16	Low	Preferred	
Police Service	Possible improvements to local police facilities and/or additional manpower.	✓	✓		Thames Valley Police Authority	unknown	TVPA, plus TVPA seeking developer contributions		Core Strategy CS1, CS6	High	Preferred	Not required.
Ambulance Service	SCAS has advised that any increase in population will lead to an increase in calls for the ambulance service. SCAS services are commissioned by the PCT and provisions are in place to respond to circumstances where there is a large increase in	✓	✓		Southern Central Ambulance Service	Not Specified	PCT	Not Specified	Core Strategy CS1, CS6	Low	Necessary	

Infrastructure	Infrastructure Required	Delivery Requirement			Lead Delivery Organisation	Cost	Sources of Funding	Any dependencies	Relevant DPD Policy / Objective	Risks (Contingencies)		
		Short	Medium	Long						Risk of not proceeding	Importance to delivery of site/DPD	Contingency
	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.											
Fire & Rescue Service	It may be necessary to upgrade Bracknell Fire Station from one full and one part time provision to two full time provision.	✓	✓		Royal Berkshire Fire & Rescue (RBFRS)	£500k p/a revenue £100k capital works	RBFRS funded from revenue budgets developer funded improvements to Fire Station	Developer contributions and planning permission for improvements (if required)	<u>Core Strategy</u> CS1, CS6	Medium	Preferred	tbc.
Primary Health Care	One potential new facility/ or replacement of existing) required for East and West Binfield and Amen Corner SPD site.	✓	✓		PCT/Practice	Not known	Developer Contributions to be secured by either land/ facility or a monetary contribution (where on or off-site provision not readily available at the time)	Planning consent for any new built primary care facilities	<u>Core Strategy</u> CS1, CS6	Medium	Necessary	S106 agreement linked to planning permission to secure contributions
Acute Care / General Hospitals & Mental Health Provision	None identified				NHS							
Cemeteries and Crematoriums	No site specific requirements.				Bracknell Forest Council				<u>Core Strategy</u>			

Infrastructure	Infrastructure Required	Delivery Requirement			Lead Delivery Organisation	Cost	Sources of Funding	Any dependencies	Relevant DPD Policy / Objective	Risks (Contingencies)		
		Short	Medium	Long						Risk of not proceeding	Importance to delivery of site/DPD	Contingency
									CS1, CS6			
Green												
Open Space	Resident yield: 924.	✓	✓		Developers Land owners Bracknell Forest Council Voluntary Sector	Not yet known	Developer provision / contribution; Bracknell Forest Council – Capital Programme; External grant support.	Not specified	<u>BFB</u> LP R4, R5, R7, R8 <u>Core Strategy</u> CS1, CS6, CS7, CS8	Low	Necessary	
	Open Space Contribution: 3.97 ha.											
	Loss of OSPV and outdoor sport - very high mitigation requirements would be necessary.											
	Opportunities should be sought for:											
	<ul style="list-style-type: none">• Raising quality of existing green spaces• Creating new links between and extensions of existing green spaces• Identifying and providing new larger recreational open spaces											

Infrastructure	Infrastructure Required	Delivery Requirement			Lead Delivery Organisation	Cost	Sources of Funding	Any dependencies	Relevant DPD Policy / Objective	Risks (Contingencies)		
		Short	Medium	Long						Risk of not proceeding	Importance to delivery of site/DPD	Contingency
	At a general level, demand for allotments and sports pitches is greater than current supply and so additional population levels will require relatively higher increases in provision. Play provision opportunities should be sought to provide larger, more adventurous provision across the age ranges; with less reliance on numerous small Local Areas for Play. This should include allowing for natural play.											
SANG	On-site bespoke SANG of at least 8 ha /1000 persons: minimum contribution of at least 7.39 ha from 400 dwellings including provision for its maintenance in perpetuity and contribution to Strategic Access Management and Monitoring.	✓	✓		Bracknell Forest Council with contributions, land or works funded by developers.	Strategic contributions on a per bedroom basis (to be included as soon as possible). Bespoke SANG – on a site by site basis.	Developer – s106	The Avoidance and Mitigation Strategy is under review through an SPD. The Strategic Access Management and Monitoring contribution is dependent on partnership working arrangements between 11 local authorities.	<u>BFBLP</u> EN3, EN4 <u>Core Strategy</u> CS1, CS6, CS7, CS14	Low	Critical	

Infrastructure	Infrastructure Required	Delivery Requirement			Lead Delivery Organisation	Cost	Sources of Funding	Any dependencies	Relevant DPD Policy / Objective	Risks (Contingencies)		
		Short	Medium	Long						Risk of not proceeding	Importance to delivery of site/DPD	Contingency
	Links to The Cut Countryside Corridor may be possible; however, onsite bespoke SANG must be suitable as a standalone site. Provision may be off-site if it can pass an appropriate Assessment.							Measures to avoid and mitigate impacts on the SPA will be monitored for their efficacy and may need to be reviewed.				
Biodiversity	To include protection, buffering, restoration and creation of habitats along The Cut, adjacent Local Wildlife Sites, the network of ponds and semi-natural habitats on the golf course and adjacent areas. Foraging areas may be required for amphibian and badger populations in the area.	✓	✓		Bracknell Forest Council Developers Landowners	Not available	Developer provision / LID contributions for offsite provision and strategic projects.	Permission for survey on private land Land values Physical conditions affecting habitat types Space restrictions relating to housing provision/density	<u>BEBLP</u> EN1, EN2, EN3, EN4, EN14 <u>Core Strategy</u> CS1, CS6, CS7	Medium	Preferred	
Flood Defence	Similar to Cluster 4 in environmental terms;	✓	✓		Bracknell Forest Council, Developers, Landowners,	Site design & layout issue	Developer - s106	Design and layout of development to accord with site specific SFRA	<u>Core Strategy</u> CS1, CS6, CS7	Low	Necessary	Infrastructure required to facilitate development of site. If no

Infrastructure	Infrastructure Required	Delivery Requirement			Lead Delivery Organisation	Cost	Sources of Funding	Any dependencies	Relevant DPD Policy / Objective	Risks (Contingencies)		
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	Difference being more watercourses cross this site with a greater proportion at risk of surface water flooding; Green infrastructure, suitable buffer zones to water courses, deculverting and SUDS should be incorporated into site design to mitigate concerns.				EA.			and Environment Agency approval required.				development, no infrastructure -required.
Public Rights of Way	Bracknell FP10 is on eastern edge of site. Safeguard and extend The Cut path.	✓	✓		Bracknell Forest Council	Not yet known	Developer provision BFC has duty to maintain paths but limited capacity to improve or extend	None specified. Phasing of development. Land owner agreement.	<u>BFB</u> LP R8 <u>Core Strategy</u> CS1, CS6, CS7, CS23, CS24	Medium	Preferred	

Appendix 1: Planning Policy

The following section provides a 'top-down' context to planning policy at national, regional and local level.

National Policy

The Government's Strategy for Sustainable development, '**A Better Quality of Life - A Strategy for Sustainable Development for the UK**' (May, 1999), sets out four Government objectives:

- Social progress which recognises the needs of everyone
- Effective protection of the environment
- The prudent use of natural resources
- The maintenance of high and stable levels of economic growth

Local Planning Authorities contribute to sustainable development through development plans. **Planning Policy Statement (PPS) 1**- Delivering Sustainable Development, serves to underpin the Government's stance through the planning system by "facilitating and promoting sustainable and inclusive patterns of urban and rural development". Paragraph 5 states that such plans should seek to:

1. Make suitable land available for development in line with economic, social and environmental objectives to improve people's quality of life;
2. Contribute to sustainable economic development;
3. Protect and enhance the natural and historic environment, the quality and character of the countryside, and existing communities;
4. Ensure high quality development through good and inclusive design, and the efficient use of resources; and
5. Ensure that development supports existing communities and contributes to the creation of safe, sustainable, liveable and mixed communities with good access to jobs and key services for all members of the community.

Infrastructure planning is an essential component of planning sustainable communities, directly impacting upon whether these objectives can be delivered on the ground. As such, provision of infrastructure will be a key consideration in the assessment of a site's viability for development and their requirements will be used to inform LDF documents in allocating sites for development.

PPS 12 - Local Spatial Planning: Section 4.8 states that infrastructure planning should take into account the type and distribution of development, who will provide the infrastructure and when. The policy advises the IDP be informed from a "robust evidence-base" by identifying:

- Infrastructure needs and costs
- Phasing of development
- Funding sources
- Responsibilities for delivery

This methodology will seek to "draw on and in parallel influence any strategies and investment plans of the local authority and other organisations...to align their planning processes." As such key infrastructure providers have been engaged to provide information and evidence supporting this document.

Regional Policy

There is no longer a regional tier of planning policy. The Coalition Government has revoked the SEP, advising that it will be abolished in due course.

Local Policy

The **Sustainable Communities Strategy** (SCS) is the product of a collaboration between the service providers in the Borough that form the Bracknell Forest Partnership. The SCS sets out the Borough's long-term vision, consistent with national and regional policy, up to 2030 aimed at improving the lives of residents, workers and visitors alike.

The objectives for the Borough include preserving and enhancing Bracknell's green character, improving accessibility to public services and the town centre for all and strengthening local communities through the economy, recreation and opportunity. Physical, social and green infrastructure, as considered in this Plan, all play an important part in delivering this overarching vision.

Bracknell Forest Council's **Core Strategy** contains the framework for "guiding the location and level of development in the Borough up to 2026". The document contains policies that affect the provision of physical, social and green infrastructure. Alongside the Bracknell Forest Borough Local Plan, these supporting policies are cross-referenced under their particular service headings in the delivery schedules.

Core Strategy Policy CS1 outlines the Borough's strategic objective for sustainable development, to deliver national objectives in the local context. Policy CS6 - Limiting the Impact of Development outlines the Council's stance on "contributions to the delivery of infrastructure needed to support growth...and mitigating adverse impacts on communities, transport and the environment."

Bracknell Forest's **Limiting the Impact of Development** SPD provides guidance on planning obligations that might be required to satisfy planning policy aimed at making development more sustainable. This document assists in achieving a consistent approach in mitigating the impact of development in the determination of planning applications and has been used to gauge anticipated development contributions for this plan.

Securing Funding from Developers

Under the current mechanism funding from developers is secured under planning obligations in line with Circular 5/05. The recent Community Infrastructure Levy (CIL) regulations which came into force April 2010 provide a transition period to 2014 for Local Authorities to adopt a CIL. The mechanism for securing developer contributions towards infrastructure currently used at Bracknell Forest Council is under Section 106 of the Town and Country Planning Act.

Glossary

Affordable Housing – includes social rented and intermediate housing, provided to specified eligible households whose needs are not met by the market.

Annual Monitoring Report (AMR) – Annual report submitted to government on the progress of preparing the Local Development Framework and the effectiveness of policies and proposals.

Brownfield land (or previously developed land, PDL)– Land which has been previously developed, excluding mineral workings, agricultural and forestry buildings or other temporary uses.

Core Strategy Development Plan Document – Sets out the Council's long-term vision and strategy to be applied in promoting and managing development throughout Bracknell Forest Borough.

Defined Employment Areas – distinct areas within settlements where employment development already takes place in a successful manner. Development for employment-generating uses will be directed to these areas along with Bracknell Town Centre.

Deliverable Sites - those which are:

- Available - now
- Suitable - offering a locate for development now and would contribute to the creation of sustainable, mixed communities
- Achievable - there is reasonable protected that the housing will be delivered on the site

Developable Sites - those which should be in a suitable location for housing development and there should be a reasonable protected that the site is available for, and could be developed at the point envisaged

Development Plan Documents (DPD)– spatial planning documents that are subject to independent examination and together with the relevant Regional Spatial Strategy will form the development plan for the Borough.

Edge of Centre Retail Sites - defined as being within 300m walking distance of the

Gaps - help preserve the physical and visual separation of settlements by protecting the rural areas between them.

Greenfield Site – Land which has not been previously developed.

Historic Park and Gardens - includes Ascot Place, Winkfield; Moor Close (Newbold Colleges)m Binfield; South Hill Park, Bracknell; and Broadmoor Hospital, Crowthorne.

Listed Building - buildings and other special features of architectural or historic importance which contribute to the character and quality of the environment,.

Local Development Framework (LDF) – A non-statutory term used to collectively describe the Local Development Documents that together guide development and use of land in the borough.

Major Locations for Growth – The 2 areas identified as extensions to existing urban areas (Amen Corner and Warfield - formerly referred to as Land North of Whitegrove and Quelm Park).

Open Space of Public Value (OSPV)

Planning Policy Statements (PPSs) – national planning policy produced by the Government under the new planning regime.

Previously Developed Land (PDL) - see 'brownfield land' above

Proposals Map – A map forming part of the Local Development Framework which identifies the locations to which policies and proposals set out in DPDs apply.

Recreational Facilities – comprise active (e.g. sports pitches, kick-about areas and children's play areas) and passive (e.g. natural and semi-natural open space, green corridors and urban woodlands) open space of public value and built facilities (e.g. sports halls, places of worship, synthetic pitches, theatres, swimming pools and arts centres).

Settlements – land specifically designated as lying within a Settlement as shown on the adopted proposals map.

Special Protection Areas (SPA) – Sites classified under the European Community Directive on Wild Birds to protect internationally important bird species.

Strategic Environmental Assessment (SEA) – Internationally used term to describe high-level environmental assessment as applied to policies, plans and programmes required by the EU SEA Directive.

Supplementary Planning Document (SPD) – A type of Local Development Document that provides further guidance to the implementation of planning policies and proposals. SPDs hold less weight than a Development Plan Document.

Sustainability Appraisal (SA)– The assessment of the impact of plan policies from an environmental, economic and social perspective, which fully incorporates the requirements of the SEA Directive.

Sustainable Urban Drainage System (SUDS)– A sequence of management practices and control structures designed to drain surface water in a sustainable manner.

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 ।

Tagalog

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Urdu

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Polish

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Portuguese

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