

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

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

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

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

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

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

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

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