

**WEST BERKSHIRE CORE STRATEGY
INFRASTRUCTURE DELIVERY PLAN**

SCHEDULE 1: CRITICAL INFRASTRUCTURE

Project/Programme/Strategy/ Location	DELIVERY REQUIREMENT			LEAD DELIVERY ORGANISATION	COST	SOURCES OF FUNDING	ANY DEPENDENCIES	PRIMARY CORE STRATEGY POLICY/ OBJECTIVE	RISKS (CONTINGENCIES)	
	Short 2006 - 2011	Medium 2011 – 2016	Long 2016 -2026						Risk of not proceeding	Contingency
ROAD NETWORK										
Newbury/Thatcham Spatial Area Racecourse and Sandford Park Strategic Sites										
Junction improvements along the A339 in Newbury: Robin Hood gyratory		✓		WBC	£400,000	Developer contributions	Racecourse coming forward	SP 1: Spatial Strategy SP 2: Newbury CS 3: Newbury Racecourse Strategic Site Allocation CS 6: Infrastructure Requirements and Delivery CS 14: Transport CS 15: Design Principles	Low	
Junction improvements along the A339 in Newbury: Bear Lane / B3421		✓		WBC	£1.2 million	Developer contributions		SP 1: Spatial Strategy SP 2: Newbury CS 3: Newbury Racecourse Strategic Site Allocation CS 4: Sandford Strategic Site Allocation CS 6: Infrastructure Requirements and Delivery CS 14: Transport CS 15: Design Principles	Low	
Junction improvements along the A339 in Newbury: Greenham Rd / St John's Rd A343		✓	✓	WBC	£1.5m approx. £500,000 funding committed from the Racecourse	Developer contributions	A scheme (likely signalling) will also come forward with the Newbury Racecourse. Contribution payable on occupation	SP 1: Spatial Strategy SP 2: Newbury CS 3: Newbury Racecourse Strategic Site Allocation CS 4: Sandford Strategic Site Allocation CS 6: Infrastructure Requirements and	Low	

							710 th unit if required from Travel Plan monitoring. Scheme also dependent on wider air quality management.	Delivery CS 14: Transport CS 15: Design Principles		
Intelligent Transport Systems in relation to traffic signals.		✓		WBC	£200,000 for Racecourse + extra for Sandleford plus a commuted sum for maintenance	Developer Contributions	Scheme will come forward in conjunction with Racecourse and Sandleford developments. £200,000 contribution from Newbury Racecourse by 527 th unit.	SP 1: Spatial Strategy SP 2: Newbury CS 3: Newbury Racecourse Strategic Site Allocation CS 4: Sandleford Strategic Site Allocation CS 6: Infrastructure Requirements and Delivery CS 14: Transport CS 15: Design Principles	Low	
Newbury Racecourse										
Junction improvements Racecourse Road Site access	✓			WBC	£100,000	S278	Racecourse coming forward	SP 1: Spatial Strategy SP 2: Newbury CS 3: Newbury Racecourse Strategic Site Allocation CS 6: Infrastructure Requirements and Delivery CS 14: Transport CS 15: Design Principles	Low	
Junction / route improvements along the A4: Hambridge Road (Newbury) and Lower Way, Newbury.		✓		WBC	£400,000	S278	Racecourse coming forward	SP 1: Spatial Strategy SP 2: Newbury CS 3: Newbury Racecourse Strategic Site Allocation CS 6: Infrastructure Requirements and Delivery CS 14: Transport CS 15: Design Principles	Low	

Bridge over the railway line linking Racecourse site to Hambridge Road/Hambridge Lane		✓		Developer	£4m plus	S278, S38	Racecourse coming forward with 250 units being developed. Agreement with National Rail re date	SP 1: Spatial Strategy SP 2: Newbury CS 3:; Newbury Racecourse Strategic Site Allocation CS 6: Infrastructure Requirements and Delivery CS 14: Transport CS 15: Design Principles	Low	
Sandleford Park										
2 accesses at Sandleford onto Monks Lane			✓	Developer	£1.5m tbc	S278	Scheme will only come forward in conjunction with the Sandleford development	SP 1: Spatial Strategy CS 4: Sandleford Strategic Site Allocation CS 6: Infrastructure Requirements and Delivery CS 14: Transport CS 15: Design Principles	Low	
Junction improvements along the A339 in Newbury: Pinchington Lane			✓	WBC	tbc	S106	Scheme will only come forward in conjunction with the Sandleford development. Details of scheme dependent on the results of further modelling and masterplanning	SP 1: Spatial Strategy CS 4: Sandleford Strategic Site Allocation CS 6: Infrastructure Requirements and Delivery CS 14: Transport CS 15: Design Principles	Low	
Junction improvement: Monks Lane / Newtown Road			✓	WBC	tbc	Developer contributions	Scheme will only come forward in conjunction with the Sandleford development and will depend on the outcome of the masterplanning work.	SP 1: Spatial Strategy CS 4: Sandleford Strategic Site Allocation CS 6: Infrastructure Requirements and Delivery CS 14: Transport CS 15: Design Principles	Low	

Junction improvement: Monks Lane / A343 Andover road (including pedestrian and cycle improvements)			✓	WBC		Developer contributions	Scheme will only come forward in conjunction with the Sandleford development	SP 1: Spatial Strategy CS 4: Sandleford Strategic Site Allocation CS 6: Infrastructure Requirements and Delivery CS 14: Transport CS 15: Design Principles	Low	
Junction improvement: A34 / A343 south			✓	WBC		Developer contributions	Scheme will only come forward in conjunction with the Sandleford development Junction is located in Hampshire.	SP 1: Spatial Strategy CS 4: Sandleford Strategic Site Allocation CS 6: Infrastructure Requirements and Delivery CS 14: Transport CS 15: Design Principles	Low	
RAIL										
Newbury Racecourse Sandleford Park										
Improvements at Newbury Racecourse Station (Racecourse) Improvements at Newbury Station (Sandleford)		✓	✓	Train operating companies and Network Rail	£150k tbc	Developer Contributions	Developer contributions	SP 1: Spatial Policy SP 2: Newbury CS 3: Newbury Racecourse Strategic Site CS4: Sandleford Park Strategic Site CS 6: Infrastructure Requirements and Delivery CS 14: Transport CS 15: Design Principles	Low	
PUBLIC TRANSPORT										
West Berkshire-wide and Strategic Sites										
Bus infrastructure improvements in connection with strategic sites and other areas (real time passenger information, Kassel kerbs, shelters, etc.)	✓	✓	✓	WBC	Variable – case by case basis	Developer contributions. WBC Capital funding	Developer contributions	SP 1: Spatial Strategy SP 2: Newbury CS 3: Newbury Racecourse Strategic	Medium	

								Allocation CS 4: Sandleford Strategic Allocation CS 6: Infrastructure Requirements and Delivery CS 14: Transport CS 15: Design Principles		
Sustainable travel route through the Racecourse site including bus gate		✓		Developer	£80,000	S38	Bridge lining Racecourse development with Hambridge Rd/Hambridge Lane must be in place.	SP 1: Spatial Strategy SP 2: Newbury CS 3: Newbury Racecourse Strategic Allocation	Low	
Newbury/Thatcham Spatial Area										
Newbury to Basingstoke bus link improvements			✓	WBC and Hampshire CC	tbc	Developer contributions, grant funding	Funding and agreement from HCC. Working with bus companies	SP 1: Spatial Strategy SP 2: Newbury SP 3: Thatcham CS 4: Sandleford Strategic Site CS 6: Infrastructure Requirements and Delivery CS 14: Transport CS 15: Design Principles	Medium	
Sandleford Park										
Improved / new service linking Sandleford and Newbury Town Centre		✓	✓	Developer	£1.5 million	Developer contributions	Scheme will only come forward in conjunction with the Sandleford development	SP 1: Spatial Strategy SP 2: Newbury CS 4: Sandleford Strategic Site Allocation CS 6: Infrastructure Requirements and Delivery CS 14: Transport CS 15: Design Principles	Low	
Bus access from Sandleford to Andover Road through Warren Road			✓	Developer	tbc	S278 or S38	Scheme will only come forward in conjunction with the	SP 1: Spatial Strategy SP 2: Newbury CS 4: Sandleford Strategic Site Allocation	Low	

							Sandleford development	CS 6: Infrastructure Requirements and Delivery CS 14: Transport CS 15: Design Principles		
Newbury Racecourse										
Car club		✓		Developer	£97,000	S106	Scheme will only come forward in conjunction with the Racecourse development	SP 1: Spatial Strategy SP 2: Newbury CS3: Newbury Racecourse CS 6: Infrastructure Requirements and Delivery CS 14: Transport		
New shuttle bus service between Newbury and Thatcham		✓	✓	Developer	£1,050,000	Developer contributions	Scheme will only come forward in conjunction with the Racecourse development	SP 1: Spatial Strategy SP 2: Newbury SP 3: Thatcham CS 3; Newbury Racecourse Strategic Allocation CS 6: Infrastructure Requirements and Delivery CS 14: Transport CS 15: Design Principles	Low	
CYCLING AND WALKING INFRASTRUCTURE										
Newbury/Thatcham Spatial Area Newbury Racecourse										
Improved pedestrian/cycle access to/from Racecourse		✓	✓	WBC	£95,000	Mainly 278 works. Also developer Contributions	Scheme will only come forward in conjunction with the Racecourse development	SP1: Spatial Strategy SP2: Spatial Strategy for Newbury CS 3: Newbury Racecourse CS 14: Transport CS 15: Design Principles	Low	
Improvements to National Cycle Route 4 on Canal tow path western area		✓		British Waterways	£50,000 by 70 th unit plus £276,000 by 527 th unit	Developer Contributions	Scheme will only come forward in conjunction with the Racecourse	SP1: Spatial Strategy SP2: Spatial Strategy for Newbury CS 3: Newbury Racecourse CS 14: Transport		

							development	CS 15: Design Principles		
Newbury/Thatcham Spatial Area										
Sandleford Park										
Improved pedestrian/cycle crossing links at Monks Lane, Newtown Road and Andover Road.			✓	WBC	To be determined	Developer Contributions	Scheme will only come forward in conjunction with the Sandleford development	SP1: Spatial Strategy CS 4: Sandleford CS 14: Transport CS 15: Design Principles	Low	
AFFORDABLE HOUSING										
West Berkshire-wide										
District-wide requirement for up to 40% affordable housing to be provided as part of new residential development. Actual levels of provision to be negotiated on a site by site basis.	✓	✓	✓	West Berkshire Council. Housing Association Partners.	Unknown	Developer Contributions (land at nil cost or off-site financial contribution) Housing Associations (Private Finance) HCA (Social Housing Grant) WBC (various enabling grants)	Planning Consents and S106 agreements. Site Allocations and Delivery DPD	CS1: Delivering New Homes and Retaining Housing Stock CS3: Newbury Racecourse Strategic Site Allocation CS4: Sandleford Strategic Site Allocation CS5: Housing Type and Mix CS7: Provision of Affordable Housing	Medium	Provision to be negotiated on a site by site basis at planning application stage providing an opportunity to review funding and viability. Monitor implementation of policy and review site size thresholds or percentage contribution if required through LDF review.
WASTE MANAGEMENT										
East Kennet Valley Spatial Area										
Integrated Waste Management Facility, Padworth Sidings		✓		West Berkshire Council [client] Veolia	£516m [total contract costs over	West Berkshire Council Private Finance	None Construction is underway.	SP1: Spatial Strategy SP: 6: The Eastern Kennet Valley CS6: Infrastructure Requirements and	Low	None. Construction is underway.

				Environmental Services [contractor]	25 years inc build costs]	Initiative Contract Veolia Environmental Services		Delivery		
ENERGY SUPPLY										
West Berkshire-wide										
Various upgrades to existing off site 11KV infrastructure across West Berkshire	✓	✓	✓	Southern Electric Power Distribution Developers	Unknown	Initial impact studies funded by developers. Costs of infrastructure improvements apportioned between Southern Electric Power Distribution and Developers.	Specific sites in the Site Allocations and Delivery DPD may need to deliver upgrades to infrastructure. Phasing conditions may need to be agreed to ensure that upgrades are completed prior to new development.	SP 1: Spatial Policy CS 6: Infrastructure Requirements and Delivery	Low	None required – upgrades routinely undertaken to facilitate new development. Upgrades not required unless development takes place.
Various upgrades to gas infrastructure across West Berkshire	✓	✓	✓	Scotia Gas Network Developers	Unknown	Initial impact studies funded by developers. Costs of infrastructure improvements apportioned between Scotia Gas Network and Developers.	Specific sites in the Site Allocations and Delivery DPD may need to deliver upgrades to infrastructure. Phasing conditions may need to be agreed to ensure that upgrades are completed prior to new development.	SP 1: Spatial Policy CS 6: Infrastructure Requirements and Delivery	Low	None required – upgrades routinely undertaken to facilitate new development. Upgrades not required unless development takes place.
Newbury/Thatcham Spatial Area Newbury Racecourse										

Strategic Site: Newbury Racecourse Offsite improvements to 11kv infrastructure in the form of 1 or 2 cable circuits from the Riverside Primary S/S to site. 33kv Reinforcement of the Substation also likely		✓		Southern Electric Power Distribution Developers	Unknown	Costs of infrastructure improvements apportioned between Southern Electric Power Distribution and Developers.	Phasing conditions may be agreed to ensure that upgrades can be completed prior to new development. Currently being negotiated as part of planning application.	SP 1: Spatial Policy SP2: Newbury CS 3: Newbury Racecourse Strategic Site Allocation CS 6: Infrastructure Requirements and Delivery	Low	None required – upgrades routinely undertaken to facilitate new development. Upgrades not required unless development takes place.
Newbury/Thatcham Spatial Area Sandleford Park										
Strategic Site: Sandleford Offsite 11kv infrastructure in the form or 1 or 2 cable circuits from the St Johns Primary S/S to site			✓	Southern Electric Power Distribution Developers	Unknown	Initial impact studies funded by developers Costs of infrastructure improvements apportioned between Southern Electric Power Distribution and Developers.	Subject to details of the planning application. Phasing conditions may be agreed to ensure that upgrades can be completed prior to new development.	SP 1: Spatial Policy CS 4: Sandleford Strategic Site Allocation CS 6: Infrastructure Requirements and Delivery	Low	None required – upgrades routinely undertaken to facilitate new development. Upgrades not required unless development takes place.
WATER AND WASTE WATER										
West Berkshire-wide										
Some upgrades to existing waste water infrastructure across West Berkshire		✓	✓	Thames Water Utilities LTD (TWU)	Unknown	Initial impact studies funded by developers. Water services infrastructure improvements funded by TWU through	Selection of specific sites in the Site Allocations and Delivery DPD will be advised by impact studies to be undertaken to gauge what precise	SP 1: Spatial Strategy CS 6: Infrastructure Requirements and Delivery CS 15: Design Principles	Low	Partial review of Site Allocations and Delivery DPD may be required to adjust phasing if funding is delayed and/or site allocations where

						the Asset Management Plan (AMP) process.	upgrades to waste water infrastructure is required. Phasing conditions to be agreed as part of this process to ensure that upgrades can be completed prior to new development. 3-5 years lead time may be required to secure TWU funding.			unforeseen infrastructure constraints arise over the plan period.
Newbury/Thatcham Spatial Area										
Newbury Racecourse										
Strategic Site: Newbury Racecourse Upgrade to the main terminal pumping station in Newbury.		✓		Thames Water Utilities LTD (TWU)	Unknown	Upgrade improvements to be funded by TWU and bid submitted as part of AMP6 (2015 – 2020)	Funding yet to be secured by TWU	SP 1: Spatial Strategy SP 2: Newbury CS 3: Newbury Racecourse Strategic Site CS 6: Infrastructure Requirements and Delivery CS 15: Design Principles	Low	None - Phasing controlled by condition attached to planning consent.
Newbury/Thatcham Spatial Area										
Sandleford Park										
Strategic Site: Sandleford Upgrade to wastewater infrastructure will 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 study has been undertaken to gauge necessary upgrades to waste water infrastructure Phasing conditions will be agreed to ensure that upgrades can be completed prior to new	SP 1: Spatial Strategy SP 2: Newbury CS 4: Sandleford Strategic site allocation CS 6: Infrastructure Requirements and Delivery CS 15: Design Principles	Low	Phasing will be controlled by condition attached to planning consent.

							development.			
DRAINAGE										
West Berkshire-wide including Strategic Sites										
Sustainable Urban Drainage Systems	✓	✓	✓	Developers (but adopted and maintained by WBC)	Variable – approx £.5 million for strategic scale site	S106	Sites coming forward	SP 1: Spatial Strategy SP 2, 3, 4, 5, 6 Area Delivery Plan policies: Newbury CS 3: Newbury Racecourse Strategic Site CS4: Sandford Park Strategic Site CS 6: Infrastructure Requirements and Delivery CS7: Flooding CS 15: Design Principles	Low	