

**WEST BERKSHIRE CORE STRATEGY
INFRASTRUCTURE DELIVERY PLAN**

SCHEDULE 2: NECESSARY 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 Newbury Racecourse										
Alterations to Newbury Racecourse directional signage		✓		WBC	£25,000	S106		SP 1: Spatial Strategy SP 2: Newbury CS 3; Newbury Racecourse Strategic Site Allocation CS 6: Infrastructure Requirements and Delivery CS 14: Transport	Low	
Newbury/Thatcham Spatial Area Sandleford Park										
Junction improvements along the A339 in Newbury: B4640 Swan roundabout			✓	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	
PUBLIC TRANSPORT										
Newbury/ Thatcham Spatial Area including Strategic Sites										
Improved bus / rail interchange at Newbury		✓	✓	Developer, WBC	tbc	Developer contributions. WBC	Developer contributions	SP 1: Spatial Strategy SP 2: Newbury CS 6: Infrastructure Requirements and Delivery CS 14: Transport CS 15 Design Principles	High	

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	Short 2006 - 2011	Medium 2011 – 2016	Long 2016 -2026						Risk of not proceeding	Contingency
Car club at Sandleford Park		✓		Developer	tbc	S106	Scheme will come forward in conjunction with the Sandleford development.	SP 1: Spatial Strategy SP 2: Newbury CS4: Sandleford Park CS 6: Infrastructure Requirements and Delivery CS 14: Transport		
CYCLING AND WALKING INFRASTRUCTURE										
Newbury/ Thatcham Spatial Area Newbury Racecourse										
Canal Towpath improvements between Thatcham and Newbury		✓		British Waterways, WBC	Up to £500k (with £325,600 covering Bull Lock to Newbury section)	Developer Contributions.	Developer contributions	SP1: Spatial Strategy SP2: Spatial Strategy for Newbury SP3: Spatial Strategy for Thatcham CS 3: Newbury Racecourse CS 14: Transport CS 15: Design Principles	Low	
Newbury/ Thatcham and East Kennet Valley Spatial Areas										
Eastern Area										
Theale to Calcot pedestrian/cycle link		✓		Highways Agency, WBC	tbc	WBC Capital budget, Developer contributions, Highways Agency	Developer Contributions and programming with the HA. WBC to contribute to upgrade bridge from just pedestrian to be a cycle route.	SP1: Spatial Strategy SP4: Spatial Policy Eastern Area CS 14: Transport CS 15: Design Principles	High	Other sustainable means of travel overcoming the barrier of the M4 will need to be considered such as a shuttle bus linking the two areas
EDUCATION										
West Berkshire-wide										

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Alterations to catchment schools, where required. Rural Service centres – Burghfield Common, Hungerford, Lambourn, Mortimer, Pangbourne and Theale.	✓	✓	✓	Education Service, West Berkshire Council	As per formulaic calculation outlined in Education Topic Paper, SPG	Developer contributions	Requirements to be reviewed at the Site Allocations and Delivery DPD stage Sufficient contributions to alter the schools as necessary, planning permission and internal feasibility/design/tender processes. Internal and external stakeholders to be consulted at relevant stages.	SP1: Spatial Policy Spatial Policy SP 4: The Eastern Area SP 5: North Wessex Downs AONB SP6: The East Kennet Valley CS 6: Infrastructure Requirements and Delivery	Medium	None – alterations will only be required as sites are developed S106 agreement linked to planning permission to secure contributions
Alterations to catchment schools, where required. Service Villages: Bradfield Southend, Chieveley, Compton, Great Shefford, Hermitage and Kintbury. Woolhampton and Aldermaston	✓	✓	✓	Education Service, West Berkshire Council	As per formulaic calculation outlined in Education Topic Paper, SPG	Developer contributions	Requirements to be reviewed at the Site Allocations and Delivery DPD stage Sufficient contributions to alter the schools as necessary, planning permission and internal feasibility/design/tender processes. Internal and external stakeholders to be consulted at relevant stages.	SP1: Spatial Policy Spatial Policy SP 5: North Wessex Downs AONB SP6: The East Kennet Valley CS 6: Infrastructure Requirements and Delivery	Medium	None – alterations will only be required as sites are developed S106 agreement linked to planning permission to secure contributions
Newbury/ Thatcham Spatial Area										
Alterations to catchment schools, Newbury (to meet nursery, primary secondary and further education requirements)	✓	✓	✓	Education Service, West Berkshire Council	As per formulaic calculation outlined in Education Topic Paper, SPG	Developer contributions	Requirements to be reviewed at the Site Allocations and Delivery DPD stage Sufficient contributions to alter the schools as necessary, planning permission and internal feasibility/design/tender processes. Internal and external stakeholders to be consulted at relevant stages.	SP1: Spatial Policy Spatial Policy SP 2: Newbury CS 6: Infrastructure Requirements and Delivery	Medium	None – alterations will only be required as sites are developed S106 agreement linked to planning permission to secure contributions

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	Short 2006 - 2011	Medium 2011 – 2016	Long 2016 -2026						Risk of not proceeding	Contingency
Newbury/ Thatcham Spatial Area Newbury Racecourse										
Newbury Racecourse: Alterations to catchment schools (the Willows and Park House) to meet nursery, primary secondary and further education requirements		✓		Education Service, West Berkshire Council	Developer Contribution c£2,700,000 to be secured via s106 for Newbury Racecourse.	Developer contributions	Planning permission and internal feasibility/design/tender processes. Internal and external stakeholders to be consulted at relevant stages.	SP1: Spatial Policy Spatial Policy SP 2: Newbury CS 3: Newbury Racecourse Strategic site, CS 6: Infrastructure Requirements and Delivery	Medium	None – alterations will only be required if site is developed S106 agreement linked to planning permission to secure contributions
Newbury/ Thatcham Spatial Area Sandleford Park										
Additional primary school, Sandleford site		✓		Education Service, West Berkshire Council	As per formulaic calculation outlined in Education Topic Paper, SPG	Developer Contributions	The provision of land and contributions to build the school, planning permission and internal feasibility/design/tender processes. Internal and external stakeholders to be consulted at relevant stages.	SP1: Spatial Policy CS 4: Sandleford Strategic Site Allocation CS 6: Infrastructure Requirements and Delivery	Medium	None – school will only be required if site is developed. S106 agreement linked to planning permission to secure contributions
Extensive alterations to secondary catchment school, Sandleford site		✓	✓	Education Service, West Berkshire Council	As per formulaic calculation outlined in Education Topic Paper, SPG	Developer contributions	Sufficient contributions to alter the school, planning permission and internal feasibility/design/tender processes. There would also be the need for internal and external stakeholders to be consulted at relevant stages.	SP1: Spatial Policy CS 4 Sandleford Strategic Site Allocation CS 6: Infrastructure Requirements and Delivery	Medium	None – alterations will only be required if site is developed. S106 agreement linked to planning permission to secure contributions
Increase in early years provision, Sandleford	✓	✓	✓	WBC/ private or voluntary private provider	Unknown	WBC for maintained provision/ Private funding	Need to review requirements at the Site Allocations and Delivery DPD stage New building will require planning permission and	SP1: Spatial Policy CS 4 Sandleford Strategic Site Allocation CS 6: Infrastructure Requirements and Delivery	Medium	None – only required if development goes ahead. S106 agreement linked to planning

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	Short 2006 - 2011	Medium 2011 – 2016	Long 2016 -2026						Risk of not proceeding	Contingency
							internal feasibility/design/tender processes. Voluntary provision could operate from existing community provision.			permission to secure contributions
Eastern Spatial Area										
The expansion of 6th form accommodation at Theale Green Community school	✓			Education Service, West Berkshire Council	Unknown (to be identified at feasibility stage).	Developer Contributions Public funding	Feasibility studies.	SP1: Spatial Policy SP 4: Eastern Area CS 6: Infrastructure Requirements and Delivery	Low	None required. S106 agreement linked to planning permission to secure contributions.
Expansion of Theale primary school		✓		Education Service, West Berkshire Council	As per formulaic calculation outlined in Education Topic Paper, SPG	Developer Contributions	Subject to amendments to existing planning consent at Lakeside. Feasibility studies	SP1: Spatial Policy SP 4: Eastern Area CS 6: Infrastructure Requirements and Delivery	Low	None – school will only be required if Lakeside is developed. S106 agreement linked to planning permission to secure contributions.
Alterations to catchment schools, where required, Eastern area	✓	✓	✓	Education Service, West Berkshire Council	As per formulaic calculation outlined in Education Topic Paper, SPG	Developer contributions	Requirements to be reviewed at the Site Allocations and Delivery DPD stage Sufficient contributions to alter the school, planning permission and internal feasibility/design/tender processes. Internal and external stakeholders to be consulted at relevant stages.	SP1: Spatial Policy Spatial Policy SP 4: The Eastern Area CS 6: Infrastructure Requirements and Delivery	Medium	None – alterations will only be required as sites are developed S106 agreement linked to planning permission to secure contributions
North Wessex Downs AONB Spatial Area										
Building solution for significant site limitations at primary school, Hungerford,	✓	✓	✓	Education Service, West Berkshire Council	Will need to be identified once feasibility work carried out	Developer contributions	Requirements to be reviewed at the Site Allocations and Delivery DPD stage	SP1: Spatial Policy Spatial Policy SP 5: North Wessex Downs AONB CS 6: Infrastructure	Medium	None – alterations will only be required as sites are developed

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							Sufficient contributions to alter the school, planning permission and internal feasibility/design/tender processes. There would also be the need for internal and external stakeholders to be consulted at relevant stages.	Requirements and Delivery		S106 agreement linked to planning permission to secure contributions
Increase in early years provision, Lambourn	✓	✓	✓	WBC/ private or voluntary private provider	Unknown	WBC for maintained provision/ Private funding	Requirements to be reviewed at the Site Allocations and Delivery DPD stage. New building will require planning permission and internal feasibility/design/tender processes. Voluntary provision could operate from existing community provision.	SP1: Spatial Policy Spatial Policy SP 5: North Wessex Downs AONB CS 6: Infrastructure Requirements and Delivery	Medium	None –only required as sites are developed S106 agreement linked to planning permission to secure contributions
HEALTH - Health Centres/Primary Health Care										
West Berkshire-wide										
Some improvements to primary health services will be required across West Berkshire		✓	✓	Berkshire West Primary Care Trust	Unknown	Developer Contributions Third party Investors GP Practice Investment	Ongoing consultation with the PCT to determine precise improvements to primary health care services during preparation of the Site Allocations and Delivery DPD. Possible requirement for land and/or new build. Planning Consent required.	SP 1: Spatial Strategy CS 6: Infrastructure Requirements and Delivery CS 15: Design Principles	Medium	None - improvements will only be necessary where development take place. S106 agreement linked to planning permission to secure contributions
Newbury/ Thatcham Spatial Area Newbury Racecourse										

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Strategic Site: Newbury Racecourse Redevelopment of one or more of the three Practices in Newbury Town Centre			✓	Berkshire West Primary Care Trust	Total cost unknown. Developer Contribution of £200, 000 is sought	Developer Contributions Possible Third Party Investment	Ongoing consultation between GP Practices and the PCT to agree preferred Plan. Possible requirement for land, and/or new build and third party investment. Planning consent required.	SP 1: Spatial Strategy SP 2: Newbury CS 3: Newbury Racecourse Strategic Site Allocation CS 6: Infrastructure Requirements and Delivery CS 15 Design Principles	Low	None – Planning Consent granted.
Newbury/ Thatcham Spatial Area Sandleford Park										
Strategic Site: Sandleford Possible extension of Falklands Practice			✓	Berkshire West Primary Care Trust	Unknown	Developer Contributions	Consultation between GP Practice and the PCT will be needed to agree preferred Plan. Possible requirement for land and/or extension to building for which planning consent will be required.	SP 1: Spatial Strategy CS 4: Sandleford Strategic Site allocation CS 6: Infrastructure Requirements and Delivery CS 15 Design Principles	Medium	None - improvements will only be necessary if development takes place. S106 agreement linked to planning permission to secure contributions
GREEN INFRASTRUCTURE *										
West Berkshire- wide										
Provision of on site and off site contributions towards GI network improvements in association with new development.	✓	✓	✓	West Berkshire Council	As per agree formula set out in SPG	Developer contributions	Preparation of the GI SPD and Site Allocations and Delivery DPD	SP1: Spatial Policy CS 3: Newbury Racecourse Strategic Site CS 4: Sandleford Strategic Site CS 6: Infrastructure Requirements and Delivery CS18: Biodiversity and Geodiversity CS19: Green Infrastructure	Low	N/A

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SPORTS CENTRES AND SPORTS PITCHES										
West Berkshire- wide										
Improvements to Sports Pitch Provision in step with new development	✓	✓	✓	West Berkshire Council	Developer contributions will be based on guidance in adopted SPG until replaced by new SPD on Green Infrastructure	Developer Contributions WBC Capital Programme/ Lottery Grants Possible Private Sector Investors (where there's a revenue return)	Preparation of the Site Allocations and Delivery DPD, Green Infrastructure SPD and Masterplan for Sandleford Strategic Site. Provision of land and contributions towards improved provision and stakeholder consultation. Planning Consent required.	SP1: Spatial Strategy CS 4: Sandleford Strategic Site Allocation CS 19: Green Infrastructure	Medium	None – provision will only be required when development comes forward. S106 agreement linked to planning permission to secure contributions
Newbury/ Thatcham Spatial Area Newbury Racecourse										
Newbury Racecourse Strategic Site: Off- Site Improvements to playing pitch provision.		✓		Developer	£1,400,000 (includes provision for LEAP also)	Developer Contribution	Provision of land, preparation of detailed proposals and planning consent.	SP1: Spatial Strategy CS 3: Newbury Racecourse Strategic Site Allocation CS 19: Green Infrastructure	Low	None – provision will only be required when development comes forward. S106 agreement linked to planning permission to secure contributions
PARKS, OPEN SPACE AND PLAY AREAS										
Newbury/ Thatcham Spatial Area Including strategic sites										
Newbury Racecourse:		✓		West Berkshire	Unknown	Developer to provide land and	None	SP1: Spatial Policy CS 3: Newbury	Low	N/A To be secured via S106

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Western Area Linear open space to connect to new path network near Boundary Road, LEAP, LAP, open space between residential blocks				Council & Newbury Racecourse developer		to cover costs		Racecourse CS 6: Infrastructure Requirements and Delivery CS15: Design Principles CS:19 Green Infrastructure		agreement attached to planning consent
Newbury Racecourse development: <u>Central and Eastern Area</u> 2 LEAPs, 4 areas of open space and 2 smaller areas.		✓	✓	West Berkshire Council & Newbury Racecourse developer	Unknown	Developer to provide land and to cover costs	None	SP1: Spatial Policy CS 3: Newbury Racecourse CS 6: Infrastructure Requirements and Delivery CS15: Design Principles CS:19 Green Infrastructure	Low	N/A To be secured via S106 agreement attached to planning consent
Off site open space contribution for Newbury Racecourse development		✓		West Berkshire Council	£1,436,869	Developer Contribution	None	SP1: Spatial Policy CS 3: Newbury Racecourse CS 6: Infrastructure Requirements and Delivery CS15: Design Principles CS:19 Green Infrastructure	Low	N/A To be secured via S106 agreement attached to planning consent
Provision of open space and play facilities in step with new development. District wide including Sandleford strategic site.	✓	✓	✓	West Berkshire Council	As per adopted SPG	Developer Contributions	Preparation of Site Allocations and Delivery DPD and Green Infrastructure SPD	SP1: Spatial Policy SP2: Newbury CS 3: Sandleford Strategic Site CS 6: Infrastructure Requirements and Delivery CS15: Design Principles CS:19 Green Infrastructure	Medium	N/A To be secured via S106 agreement.
ADULT SOCIAL CARE AND SUPPORTED ACCOMMODATION										
West Berkshire- wide										
Various improvements to accommodation based care services	✓	✓	✓	West Berkshire Council.	As per formulaic calculation in SPG.	Developer Contributions HCA Grant	Monitoring the implementation of WBC's Adult Social Care Strategy to identify	CS1: Delivering New Homes and Retaining Housing Stock CS3: Newbury	Medium	Monitor implementation of affordable housing policy to

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comprising a mix of residential, nursing and extra care housing. District –wide requirement including on strategic site allocations.					c£750, 000 towards adult social care provision at Newbury Racecourse	Funding Private finance	specific requirements. Possible requirement for planning consents and S106 agreements.	Racecourse Strategic Site Allocation CS4: Sandleford Strategic Site Allocation CS5: Housing Type and Mix CS7: Provision of Affordable Housing		ensure it meets special needs housing requirements and amend if appropriate.
EMERGENCY SERVICES										
Newbury/ Thatcham Spatial Area										
Possible upgrade and physical alterations to Newbury Fire Station to provide two 24 hour crewed appliances and/or new fire station at Thatcham.			✓	RBFRS	c£1.4m (excluding land costs) for new fire station and/or c£100k for physical alterations & £500, 000 per annum for additional crewing.	RBFRS revenue budget	Subject to RBFRS's review of Retained Duty System Resources and sites allocated in WBC's Site Allocations and Delivery Plan. Feasibility and planning consent.	CS 6: Infrastructure Requirements and Delivery CS 15: Design Principles	High	Subject to RBFRS's review of Retained Duty System Resources.

Please also cross refer to the following topics that will also contribute to the GI Network.

- Cycle and Walking Infrastructure
- Parks, Open Space and Play areas
- Community, Arts, Culture and Leisure