

# Amen Corner Supplementary Planning Document Consultation Draft

## APPENDICES

## Appendix 1 Implementation and Phasing Plan

A key feature of the Amen Corner SPD is a focus on implementation. As well as identifying land uses, development proposals, associated infrastructure and improvements, the SPD should set out a broad timetable for their delivery and implementation.

It is important that the proposals in the SPD are deliverable and viable within the timeframe of the plan (i.e. to 2018). The implementation of the SPD will be dependent upon:

- Commercial interest in the proposed land uses.
- The level of on-site constraints and utility development costs (e.g. the diversion of water services in the site from the operational waterworks).
- The viability of the scheme when a planning application is submitted.
- Section 106 costs.

The Amen Corner development will result in approximately 1600 residents and over 1000 jobs. This creates a need for a range of physical and community infrastructure and other measures which:

- Enhance local amenity and quality of life.
- Allow the development to operate efficiently.
- Optimise the day to day needs of residents and the working population.

Planning obligations or conditions may request developers to carry out certain provisional works to provide infrastructure and measures. They also may seek compensation for loss or damage created by the development and/or mitigate the negative impacts of development to ensure there is a positive contribution. Financial contributions may be also sought which could be pooled with other contributions secured nearby and spent upon schemes which are relevant and directly related to the Amen Corner Development.

The Council and developer have developed the listed requirements in consultation with appropriate partners, e.g. council departments, utility companies and the Highways Agency. The Council will continue to engage them in the process and the Implementation and Phasing Plan will be monitored through the AMR (in accordance with paragraph 4.47 of PPS12). In this way, changes will be made as required and further details on costings added as the final form of development becomes clearer.

The following table sets out by order of the SPD Development Principle they relate to, the initial programme of works to deliver the scheme. It should be noted that this plan is preliminary and will evolve following negotiation and agreement with the developer(s) at the more detailed planning application stage. Therefore a pragmatic approach will be taken to ensure the development is delivered in a timely and consistent manner. The Implementation and Phasing Plan should not be taken as an absolute product but as a basis for negotiating realistic and achievable timescales for providing the development.

Proposal	Development Principle	Action	Timing	Delivery/Funding Source
Overall site assembly	Development Principle AC1	Secure land for redevelopment	2009/10	Helical Bar/Key Properties Ltd
		Note – there are some minor areas of land that are not currently in the control of the major landowners. Whilst the intention would be to acquire these, it may be that there are minor areas of land that are not possible to acquire. This should not prevent a comprehensive redevelopment of the site. The major landowners will work together to ensure that all areas of the site in their control are brought forward for a comprehensive redevelopment		
Infrastructure, community facilities and services.	Development Principle AC2 (1)	<i>Primary School</i>		Developer(s) and LEA
		Agree scheme	2010/11	
		Prepare land	2011/12	
		Provision of Temporary Facilities	2011/12	
		Construct buildings and lay outdoor space and pitches	2012/13	
		Complete transfer to LEA	2013/14	
		Note - To be negotiated through a Section 106 Agreement		
	Development Principle AC2 (2)	<i>Farley Wood Centre</i>		Developer(s) and BFC
		Agree scheme	2011/12	
		Works to enhance the community centre	2012/13	
		Works to enhance the outdoor facilities	2012/13	
		Completion and ready for use	2013/14	
	Note - To be negotiated through a Section 106 Agreement			
	Development Principle AC2 (3)	<i>Community Recycling Facilities</i>		Developer(s)
		Construct facilities	2012/16	
		Completed and ready for use	2013/17	
	Note - Brought forward during appropriate phase of development			
Development	<i>Payment of contributions in lieu of provision</i>		Developer(s)	

Proposal	Development Principle	Action	Timing	Delivery/Funding Source	
	Principle AC2 (4)	Receipt of financial contributions in-lieu of provision. towards library, youth and secondary school facilities	2011/2015		
		Spending of contributions	within 7 years of receipt, i.e. 2018/2022		
		Note - To be negotiated through a s106 Agreement			
	Development Principle AC2 (5)	<i>Assessment of providing health, police and fire infrastructure</i>			Developer(s)
		Carry out assessment of need for health, police and fire infrastructure	2010/11		
		If demonstrated need then carry out works or make payment to service provider	2011/15		
		Service provider spend of contribution	within 7 years of receipt, i.e. 2018/2022		
		Note - To be demonstrated at the application stage and subject of negotiation between developer and service provider			
	Development Principle AC2 (6)	<i>Necessary utilities and other services</i>			Developer(s)/Thames Water/Environment Agency/South East Water/Gas, Electric and Telecommunication Utilities
		Water management including surface water and foul sewer management through advanced sustainable urban drainages systems as described in Development Principle AC5.	2010/17		
		Other services including electricity, cabling, gas, water supply and telecommunications	2010/17		
		Note - To be brought forward in an appropriate manner related to the phase of works commencing on-site			
	Green Infrastructure	Development Principle AC4 (1)	Agree the details of the existing and new landscape topography to be provided.	2010	Developer(s)
Note – To be provided when the application is submitted and agreed on determination of the application					
	Development Principle AC4	Lay out active Open Space of Public Value (See Development Principle AC3 (1&2))	2012/13	Developer(s)/BFC	

Proposal	Development Principle	Action	Timing	Delivery/Funding Source
	(2)	Make available for public use	2013/14	
		Note - To be negotiated through S106 Agreement		
	Development Principle AC4 (3)	Lay out passive Open Space of Public Value	2012/13	Developer(s)/BFC
		Make available for public use	2013/14	
		Note - To be negotiated through S106 Agreement		
	Development Principle AC4 (4)	Carry out work to enhance the rights of way	2013/14	Developer(s)/BFC
		Carry out works to enhance the ramblers route	2014/15	
		Create other green corridors	2015/16	
		Note - To be negotiated through S106 Agreement		
	Development Principle AC4 (5)	Carry out works to safeguard important trees and hedgerows	2010/11	Developer(s)
		Planting of new trees and hedgerows	2011/18	
		Note - To be phased in accordance with development of site		
	Development Principle AC4 (6) See Development Principle AC6	Carry out works to create and/or retain habitats	2010/17	Developer(s)
		Note - To be phased in accordance with development of site		
	Development Principle AC4 (7)	Carry out works to provide gardens, allotments and amenity soft landscaping.	2011/18	Developer(s)/Thames Water
		Note To be phased in accordance with development of site		
	Development Principle AC4 (8)	Carry out necessary storm drainage works (in the form of SUDS).	2011/18	Developer(s)/BFC/Thames Water/Environment Agency
		Note - To be phased in accordance with development of site		
Landscape Sensitivity	Development Principle AC5 See Policies AC4 and AC7	Carry out widening and planting to right of way marked A-B on the Concept Masterplan	2014/15	Developer(s) in consultation with BFC
		Note - To be negotiated through S106 Agreement		
Biodiversity measures	Development Principle AC6 (1)	Carry out habitat survey work	2009/10	Developer(s) in consultation with BFC
		Note - To support submission of application and/or as required as part of any permission		

Proposal	Development Principle	Action	Timing	Delivery/Funding Source
	Development Principle AC6 (2)	Carry out assessment of the likely impacts of the development	2009	Developer(s) in consultation with BFC
		Note – To be completed at the pre-application stage		
	Development Principle AC6 (4)	Agree the details of the location, timings and works to both protect and enhance habitats and species.	2009/10	Developer/BFC
		Carry out works	2010/17	
		Note - To be implemented in line with results of survey work and discussions with BFC		
	Development Principle AC6 (5)	Agree the details for educating people about their environment	2009/10	Developer(s)/BFC
		Provide measures	2010/17	
Mitigation measures for the Thames Basin Heaths Special Protection Area	Development Principle AC7 (1)	Agree the details of converting Riggs Copse to a new SANG minimum of 2 hectares	2009/10	Developer(s)/BFC/Natural England
		Carry out works	2010/12	
		Complete and available for use as a SANG	2011/12	
		Note - exact timing to be negotiated early in the development but will be complete and available as a SANG in advance of first occupation of residential unit		
	Development Principle AC7 (2)	Agree the details of a new green corridor route from Riggs Copse to the A329 underpass	2009/10	Developer(s)/BFC/Natural England
		Carry out works	2010/12	
		Complete and available for use	2011/12	
		Note - to be negotiated through S106 Agreement, footpath links to Riggs Copse to be complete and available in advance of first occupation of residential unit		
	Policy AC7 (3) See Development Principle AC4 (4)	Agree the details for the enhancement of the existing footpath network within and adjacent to the site	2009/10	Developer(s)/BFC/Natural England
		Carry out and complete works	2011/12	
Note - to be negotiated through S106 Agreement early in the development, footpath links to Riggs Copse to be complete and available in advance of first occupation of residential unit				
Development		The provision of signed and marked out parking	2011/13	Developer(s)/BFC/Natural

Proposal	Development Principle	Action	Timing	Delivery/Funding Source
	Principle AC7 (4)	Note - To be negotiated through S106 Agreement, but will be linked to housing delivery		England
	Development Principle AC7 (5)	Agree details of new SANGS	2009/10	Developer(s)/BFC/Natural England
		Carry out works	2010/12	
		Complete and available for use	2012/14	
		Note – exact timing to be negotiated through S106 Agreement, but will be closely linked to housing delivery. A phased approach may be appropriate but functional SANGS provision will always be required prior to occupation of residential properties.		
	Development Principle AC7 Para. 10.8	Management and monitoring tariff to be negotiated through S106 Agreement. A phased approach may be appropriate however payments must be linked to commencement.		Developer(s)/BFC/Natural England
Site Investigation and Pollution Remediation	Development Principle AC8 (1)	<i>Contaminated Land</i>		Developer(s)
		Agree full scope of investigation, works & monitoring	2009/10	
		Carry out investigation works	2010/11	
		Carry out and complete remediation works	2010/11	
		Note – To be agreed and subject of negotiation and phasing		
	Development Principle AC8 (2)	<i>Historical and Archaeological Finds</i>		Developer(s)
		Agree programme of investigating and cataloguing important historical and archaeological finds	2009/10	
		Carry out investigation and investigating and cataloguing	2010/11	
		Note - To be assessed at application stage and appropriate measures undertaken		
	Development Principle AC8 (3)	<i>Air Quality and Noise Reduction</i>		Developer(s)
		Agree necessary measures will also be required to improve air quality and to buffer the impact of noise.	2009/10	
		Carry out necessary measures will also be required to improve air quality and to buffer the impact of noise	2011/16	
Note - To be assessed at application stage and appropriate measures undertaken. The timing of measures will relate to development phases				

Proposal	Development Principle	Action	Timing	Delivery/Funding Source
	Development Principle AC8 (4)	<i>Minimising Construction Impacts</i>		Developer(s)
		Agree measures to minimise impact of construction on residents and businesses	2009/10	
		Implementation of necessary measures	2010/18	
		Note – The implementation and monitoring of measures will be on-going throughout the development		
Phasing of housing development	Development Principle AC9 (2)	<i>Southern Residential Character Zone</i>		Developer(s)
		Remediate/prepare land	2010/15	
		Construction of access/ housing	2011/16	
		Complete phase	2011/16	
		Note - To be brought forward in line with market demand. Zone Phasing to be updated during the application process		
	Development Principle AC9 (2)	<i>Central Residential Character Zone</i>		Developer(s)
		Remediate/prepare land	2010/15	
		Construction of access/ housing	2011/16	
		Complete phase	2011/16	
		Note - To be brought forward in line with market demand. Zone Phasing to be updated during the application process		
	Development Principle AC9 (2)	<i>Moor Lane Residential Character Zone</i>		Developer(s)
		Remediate/prepare land	2010/15	
		Construction of access/ housing	2011/16	
		Complete phase	2011/16	
		Note - To be brought forward in line with market demand. Zone Phasing to be updated during the application process		
	Development Principle AC9 (2)	<i>London Road Residential Character Zone</i>		Developer(s)
		Remediate/prepare land	2010/15	
		Construction of access/ housing	2011/16	
		Complete phase	2011/16	
		Note - To be brought forward in line with market demand. Zone Phasing to be updated during the application process		
Development Principle AC9 (2)	<i>Northern Gateway Residential Character Zone</i>		Developer(s)	
	Remediate/prepare land	2010/15		
	Construction of access/ housing	2011/16		

Proposal	Development Principle	Action	Timing	Delivery/Funding Source
		Complete phase	2011/16	
		Note - To be brought forward in line with market demand. Zone Phasing to be updated during the application process		
North View and South View	Development Principle AC10	<i>North View / South View</i>		Developer(s) in consultation with BFC/local residents
		Assemble land	2010/12	
		Demolish buildings and prepare site	2012/15	
		Construct Supermarket and/or small business units	2012/15	
Employment	Development Principle AC11 (1 & 2)	<i>Business Zone</i>		Developer(s)
		Prepare land	2014/15	
		Construct offices or other BIDS	2015/17	
		Complete phase	2016/18	
		Note - The timing / delivery will be market led coming forward as soon as possible		
	Development Principle AC11 (3)	<i>Commercial and Leisure Zone/ Local Centre</i>		Developer(s)
		Construct Hotel	2011-18	
		Construct Restaurant/pub	2011-18	
		Construct other sports/leisure/commercial buildings	2011-18	
		Complete phase	2011-18	
Note - The timing / delivery will be market led coming forward as soon as possible				
Public Transport and Accessibility	Development Principle AC12 (1)	<i>Bus Measures</i>		Developer(s)/BFC/Bus Provider/ Wokingham Borough Council
		Provide a re-routing of the 190 bus service.	2011/12	
		Provide dedicated shuttle bus service (if Transport Assessment shows to be required).	2013/15	
		Priority measures for bus movement	2011/16	
		Note - To be assessed at application stage and appropriate measures undertaken		
	Development Principle AC12 (2)	<i>Footpath and Cycleways</i>		Developer(s)/BFC/Wokingham Borough Council
		Agree details of routes	2009/10	
		Construct and complete to Coppid Beech Hotel and leisure facilities	2010/18	

Proposal	Development Principle	Action	Timing	Delivery/Funding Source
		Construct and complete to the existing footbridge over the A329.	2010/18	
		Construct and complete to the Cain Road employment area.	2010/18	
		Construct and complete to the Farley Wood Community Centre.	2010/18	
		Construct and complete to Jennett's Park Countryside Park	2010/18	
		Construct and complete to Wokingham Borough	2010/18	
		Note - To be assessed in detail at application stage and phased in accordance with other development phases		
Development Principle AC12 (3)	Agree the scope of the Travel Plan	2009/10	Developer(s)/BFC	
	Carry out and monitor provisions of the Travel Plan	2011 - ongoing		
	Note - To be assessed at application stage negotiated through a Section 106 Agreement. The provisions and monitoring will be ongoing and in accordance with agreed timings			
Site Access and Other Highways Improvements	Development Principle AC13 (1)	Agree details of new access on the B3408 London Road	2009/10	Developer(s)/BFC
		Carry out works	2010/16	
		Note - To be assessed at application stage and appropriate measures undertaken		
	Development Principle AC13 (2)	Agree details of enhanced access from Cain Road/John Nike Way	2009/10	Developer(s)/BFC
		Carry out works	2010/16	
		Note - To be assessed at application stage and appropriate measures undertaken		
	Development Principle AC13 (3)	Agree details of new link road between both access points	2009/10	Developer(s)/BFC
		Carry out works	2010/16	
		Note - To be assessed at application stage and appropriate measures undertaken		
Development Principle	Agree contribution or works to Coppid Beech Roundabout	2009/10	Developer(s)/BFC/Wokingham Borough Council	

Proposal	Development Principle	Action	Timing	Delivery/Funding Source
	AC13 (4)	Carry out works	2010/16	
		Note - To be assessed at application stage and appropriate measures undertaken		
	Development Principle AC13 (5)	Agree works to improve junctions at either end of John Nike Way	2009/10	Developer(s)/BFC
		Carry out works	2010/16	
		To be assessed at application stage and appropriate measures undertaken		
	Development Principle AC13 (6)	Agree internal site works to provide a network of streets and roads for each zone and phase	2009/10	Developer(s)/BFC
		Carry out and complete internal site works to provide a network of streets and roads for each zone and phase	2010/16	
		Note - This will be timed in accordance with each phase of development		
	Development Principle AC13 (7)	Agree scope of general improvements to the wider network	2009/10	Developer(s)/BFC/Highways Agency/Wokingham Borough Funding for improvements to the Strategic Road Network could be acquired through S106
		Carry out works or make payment of contribution	2010/16	
		If contribution, spending of contribution	2010/16	
		Note - To be assessed at application stage and appropriate measures undertaken		

## Appendix 2 Amen Corner Housing Delivery Forecast

Time Period	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	2011/2016
Anticipated no. of dwelling completions* (all tenures)**	130	130	155	165	145	725

### Notes:

- \* The anticipated number of dwelling completions reflects that in the Bracknell Forest Borough Annual Monitoring Report (01 April 2007 to 31 March 2008) published in December 2008 - Housing Trajectory.
- \*\* It is assumed at this time that the affordable housing element will be proportional to the total number of dwellings completed.

## Appendix 3 Monitoring

The Council will monitor the overall performance of the Amen Corner AAP and the degree to which its policies and proposals are being implemented. This will help establish whether the overall vision for the area is being achieved and whether the document is still providing an adequate framework to deliver the development. The monitoring process will be reported through the Annual Monitoring Report (AMR) which is published at the end of December each year.

To monitor the performance of the AAP, a number of specific Local Indicators have been developed to monitor specific requirements for the development that are set out in the policies. Where practical, targets have been set.

The delivery of planned development at Amen Corner will help contribute to the spatial objectives and vision for the Borough. Links between the AAP policies and spatial objectives are set out in the table below. In a number of cases the degree to which the AAP policies are being implemented will have an impact on the ability to achieve the successful implementation of other policies of general application in the development plan. The monitoring of these more strategic policies is also reported through the AMR and is assessed through the use of a mixture of Core Output<sup>1</sup> and Local Output Indicators<sup>2</sup>. For example, whilst the AAP has its own housing trajectory, completions and projected build rates will need to be looked at together with other sites across the Borough and fed into the housing trajectory for Bracknell Forest. The table shows where there are links between the AAP Local Output Indicators and indicators used to assess policies of general application across the Borough. Some issues are not currently addressed by Borough wide indicators as policies and associated indicators are yet to be developed through other development plan documents.

In the event that the AMR identifies delivery issues at Amen Corner, where key policy targets are not being met, these would need to be assessed as part of the Council's AMR process and a decision reached on whether any change was required to the AAP or through other mechanisms.

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<sup>1</sup> **Core Output** – measure quantifiable physical features/activities that are directly related to, and are a consequence of, the implementation of planning policies. They are identified by Central Government.

<sup>2</sup> **Local Output**- address outputs of policies not covered by LDF Core Output Indicators. Tend to relate to policies addressing more local issues and circumstances.

## Appendix 4 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.

**Biodiversity Action Plan (BAP)** – Translates the targets in the UK Biodiversity Action Plan into action on the ground.

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

**Core Strategy DPD** – 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.

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

**Draft Submission Proposals Map** – A map forming part of the Local Development Framework which identifies the locations to which policies and proposals set out in Area Action Plan apply.

**Greenfield Site** – Land which has not been previously developed

**Gross External Area (GEA)** – unless otherwise stated in this document, all references to square metre area are expressed as gross external area. This is measured as the floor area contained within the building measured to the external face of the external walls.

**Local Development Documents (LDD)** – The documents which (taken as a whole) set out the Council's policies relating to the development and use of land in the borough.

**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.

**Local Development Scheme (LDS)** – The Council's three year programme for preparing Local Development Documents, setting out timescales and key dates for each Document.

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

**Planning Policy Guidance Notes (PPGs)** – Guidance produced by the government on planning matters. These are gradually being replaced with Planning Policy Statements.

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

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

**Regional Spatial Strategy (RSS)** – The broad spatial strategy for the region and forming part of the statutory development plan.

**Saved Policies** – Policies within local plans and Structure Plans which are saved for a time period until replaced by more up to date planning documents or changes in local or national circumstances make a policy redundant.

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

**Statement of Community Involvement (SCI)** – The SCI sets out who will be consulted and when and how they can get involved in the local planning process.

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

**Strategic Environmental Assessment** – 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 design to drain surface water in a sustainable manner.

**The Sustainable Community Plan** – a Plan produced in partnership with the public, private and community sectors and led by the Local Strategic Partnership.

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 सूनको लागी । अरु भाषाको नक्कल पनि हासिल गर्न सकिने छ । कृपया सम्पर्क गनुहोला ०१३४४ ३५२००० ।

### **Tagalog**

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### **Urdu**

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

### **Polish**

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### **Portuguese**

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