



Planning Obligations

Supplementary Planning Document

June 2026

June 2026

www.bracknell-forest.gov.uk/s106

Contents

	Page
Chapter 1 Introduction	3
Chapter 2 Open Space of Public Value	7
Chapter 3 Transport	13
Chapter 4 Sustainable Drainage	19
Chapter 5 Education	20
Chapter 6 Community Facilities	25
Chapter 7 Other provisions and obligations	29

Chapter 1 – Introduction

Purpose of document

- 1.1 The purpose of this Planning Obligations Supplementary Planning Document (POSPD) is to secure infrastructure by S106 Agreement planning obligations from development in Bracknell Forest. The SPD provides guidance on S106 requirements for new development. It explains what infrastructure can be secured either by direct provision of infrastructure or by making financial contributions towards necessary provision.
- 1.2 This SPD supplements the Bracknell Forest Local Plan (2024) that requires development to contribute to the delivery of infrastructure needed to support growth and mitigate any adverse impacts on communities, transport and the environment. It supplements the infrastructure related policies in the Bracknell Forest Local Plan (2024) including Policies LP 24, 25, 26, 44 45, 46, 60, and 61. This document replaces the previous Planning Obligations Supplementary Planning Document (POSPD) (February 2015).
- 1.3 The aim of this SPD is to:
 - Set out what infrastructure will be secured through planning obligations including how much or any thresholds for in-kind provision which is where a developer provides facilities on-site such as open space or a building for a community facility;
 - Enable the consideration of infrastructure matters at the earliest possible stage in the development process so that developers are able to incorporate necessary provision into development viability appraisals;
 - Provides information for developers and others on the Council's approach to securing infrastructure by planning obligations in order to provide greater certainty and help avoid protracted discussions; and
 - Help achieve the Council's objectives for the delivery of sustainable development.

What infrastructure topics are covered

- 1.4 This document only covers in detail those infrastructure elements that will wholly or in part be secured through planning obligations which are not covered in other SPDs (affordable housing, Thames Basin Heaths Special Protection Area, biodiversity, habitats and species mitigation are all covered in separate SPDs). Other areas of infrastructure such as secondary school contributions, public transport service subsidy and strategic transport measures are not secured by s106 but by the Community Infrastructure Levy). Therefore, the topics detailed in this SPD and how s106 obligations will be applied are listed as:

Topic	S106 Obligation Provision
Chapter 2 – Open Space of Public Value	
Active and Passive Open Space of Public Value	Obligations to secure on-site provision of land and facilities.
	Financial contributions towards OSPV projects capable of serving the site.
	Financial commuted sums for the transfer of land to Council management.
	Obligations to privately maintain OSPV land where the Council does not take over its management.
Public Rights of Way	Obligations to provide connections, links and new routes and to divert existing routes.
	Obligations to secure, provide and maintain on-site routes.
	Financial contributions to enhance provision such as surfacing, bridges, way marking and gates or to create green corridors.
Chapter 3 – Transport	
Highways projects	The securing of on-site works and financial contributions towards projects capable of serving the site.
Traffic Regulations Orders (TROs)	Financial Contributions towards the provision of a TRO related to the development site.
Travel Plans	Provision and implementation of a site travel plan.
	Financial contributions towards a travel plan deposit and on-going monitoring.
	Financial contributions in lieu of a Travel Plan towards off-site travel sustainability measures in the Borough.
Private Access and Footway provisions	Obligations to manage and maintain all private footways and accesses which are not to be adopted as public highway.
Highways Agreements	Obligations to enter into S38 or S278 agreements under the Highways Act linked to the timing of the development.
Chapter 4 - Sustainable Drainage	
SuDS	Obligations to provide and maintain on-site SuDS for the lifetime of the development.
	Payment of a service monitoring fee for development site SuDS.
	Financial contributions towards the maintenance of SuDS features which are transferred to Council maintenance.
	Financial contributions towards bespoke off-site SuDS projects that the Council can carry out for the development.
Chapter 5 – Education	
Primary School and Pre-schools	Financial contributions towards additional primary school and pre-schools places.
	Provision of land and the building of a new or extended primary and pre-school.
	Secure and transfer land for future primary and pre-school provision.
Secondary and post-16	Provision of financial contributions towards additional secondary / post 16 school places will be secured by CIL and s106 is only for the spending use of relevant s106 receipts secured before CIL.
	Provision of land and the building of a new or extended secondary / post 16 school places.
	Secure and transfer land for future secondary / post 16 school places.
Special Education Needs and Disabilities (SEND)	Financial contributions towards additional SEND places.
	Provision of land and the building of a new or extended SEND.
	Secure and transfer land for future SEND provision.

Topic	S106 Obligation Provision
Chapter 6 - Community Facilities	
Community Facilities	Financial contributions towards a community hub or community facilities including libraries, youth, arts and cultural projects capable of serving the site.
	Provision of land and the building of a new or extended community hub or other community facilities including libraries, youth, arts and cultural amenities.
	Secure and transfer land for future community hub or other community facilities including libraries, youth, arts and cultural amenities.
Chapter 7 - Other requirements	
Non-alienation and other Agreements	Obligations to control that land or buildings are not sold or rented separately from each other with the payment of a monitoring fee.
	Obligations to control a specified use or to restrict an action with the payment of a monitoring fee.
	Personal obligations to control a use or action for a specified timeframe with the payment of a monitoring fee.
Built Sports	Provision of land and the building of a new or extended built sports facilities.
	Secure and transfer land for future built sports facilities.
Public Realm	Provision of works and land and where not adopted, obligations to ensure ongoing maintenance.
Emergency Service and Other Health Facilities	Provision of land and the building of a new or extended Police, Fire, Ambulance or Other Health facilities.
	Secure and transfer land for future Police, Fire, Ambulance or Other Health facilities.

Infrastructure Needs

- 1.5 For development to be sustainable, it must be supported by the necessary infrastructure, such as school places, road improvements, footpaths and cycleways and greenspace, so that there is no detrimental impact on existing services.
- 1.6 The Bracknell Forest Local Plan allocates land for development. To support the allocations and windfall development, the Council developed an Infrastructure Delivery Plan (IDP) which list projects and an Infrastructure List which sets the Council's priorities for each year in its annual Infrastructure Funding Statement. The Council services develop various infrastructure projects to be delivered which can be wholly or partly delivered /funded by s106 obligations.

Other Material Considerations

- 1.7 This document has been prepared using the most up to date information available at the time of writing. To facilitate effective decision-making, it must be responsive to change. Therefore, if new information emerges that directly impacts on infrastructure delivery, it will be a material consideration used alongside this SPD in determining planning obligation requirements.
- 1.8 For developers to understand the extent of planning obligation requirements, it is recommended they consult the Council at the earliest opportunity. This will ensure any other material considerations are understood.

- 1.9 Whilst the Council will seek the provision of all infrastructure requirements from a development, it is acknowledged that this may not always be possible, for reasons such as development viability and the availability of public funding. All financial contributions secured by planning obligations will need to be inflated from the time they are secured to the time they are paid (using the most appropriate measure of indexation). The Council has also published its schedule of s106 monitoring fees on its s106 page on its website which will be amended from time to time.
- 1.10 In negotiating s106 requirements they must meet the statutory tests for planning obligations as set out in the Community Infrastructure Levy (CIL) (2010) regulation 122:
- a. Necessary to make the development acceptable in planning terms;
 - b. Directly related to the development; and
 - c. Fairly and reasonably related in scale and kind to the development.
- 1.11 Where planning obligations are sought the Council will fully justify them in line with the statutory tests in implementation comments provided to the individual planning application case officer including projects and costs and whether or not there is sufficient existing provision to serve the proposed development. Formal representations will also be made to the planning inspectorate in a CIL Reg 122 S106 Compliance Statement submitted in support of a relevant appeal statement by the Council.
- 1.12 Payments and the timing of provision will be phased as a matter of negotiation. This will help developers with the viability of their development and ensure the timely delivery of facilities commensurate with the progress of the development and ensure that financial contributions are appropriately timed.

Chapter 2 – Open Space of Public Value (OSPV)

Introduction

- 2.1 Open Space of Public Value (OSPV) comprises both passive and active recreational land. It forms part of the green infrastructure suite in the Borough in addition to measures such as tree planting, Suitable Alternative Natural Greenspaces (SANGs), biodiversity, habitat, amenity and other spaces.

Open Space of Public Value (OSPV)

- 2.2 Development will be required to contribute towards the improvement of existing or provision of new open space facilities. How this is achieved depends on the scale of development. The delivery of planned open space within a site needs to be secured and planning obligations will normally be used to secure its future maintenance and continuing availability. Open space on an alternative site and provided by others, may be funded by use of planning obligations.
- 2.3 Bracknell Forest's open space of public value quantity standard is defined in the Local Plan Policy LP 46 Standards for Open Space of Public Value is and 4.3 hectares (ha) of open space of public value, per 1000 people. This is composed of:
- 2 ha / 1000 population – Active recreation (recreation grounds, sports pitches, tennis courts, multi-use games courts, children's play areas and allotments).
 - 2.3 ha / 1000 population – Passive recreation (woodland, country parks, natural and semi-natural open space, green corridors, biodiversity habitats for flora and fauna, recreational paths and trails).
- 2.4 The Local Plan policy context includes:
- Strategic policy LP 30 Green Infrastructure as OSPV is a component of the Boroughs green infrastructure assets.
 - Policy LP 45 Play, open space and sports provision which relate to the function of OSPV and built sports facilities; and,
 - the standard to which OSPV provisions should be secured are included in Tables A, B and C under policy LP 46 Standards for Open Space of Public Value.
- 2.5 The area standard for OSPV is 4.3 hectares per 1000 persons and the starting point for considerations is based on site area as follows:

Table 1

Development Type		Mitigation Sought
Residential or mixed-use	Sites over 2ha	In kind OSPV at 4.3ha / 1000 residents (and maintenance) (average household size: 2.31 persons) If more practical and of greater benefit; the Council may agree to an element of off-site mitigation towards providing, expanding, or improving local open space and/or recreational facilities.
	Sites between 1ha & 2ha, and mixed-use schemes with 30 or more dwellings	(1/3rd of the standard) In kind OSPV of 30m ² per dwelling (and maintenance); and, (2/3rds of the standard) Off-site mitigation (towards providing, expanding, or improving local open space and/or recreational facilities).
	Sites less than 1ha	Financial contribution towards providing, expanding, or improving local open space and/or recreational facilities.

In-kind Open Space of Public Value

- 2.6 On-site open space will normally be sought on development sites of more than 1ha in size. When designing the scheme, developers should be mindful of the Bracknell Forest Council open space standards. It is advisable to discuss with the Council at the earliest opportunity what the priorities for provision are. For example, currently there is high demand for sports pitches and allotments.
- 2.7 In providing for outdoor play and associated youth facilities, the Council will require larger, more adventurous provision across the age ranges; to include allowing for natural play e.g. use of landscape features and new play environments created using timber and other natural materials. One priority is to provide more play equipment for special educational needs and disabilities to ensure all children have the opportunity to play close to where they live. A further focus should be on accessibility, with emphasis placed on the provision of Local Equipped Areas for Play (LEAPs) and Neighbourhood Equipped Areas of Play (NEAPs); rather than numerous small Local Areas of Play (LAPs).
- 2.8 Any on-site provision will be required to be secured by S106 planning obligations which will include its ongoing maintenance with relevant monitoring fees. If a developer is genuinely unable to provide sufficient open space of public value in line with the relevant standards, the Council will require a financial contribution and / or in-kind provision of off-site mitigation. It should be noted that school playing fields can only partly contribute to OSPV standard where they provide secured public access. The contribution accepted will be based on the proportion of public usage agreed.

Off-site mitigation

- 2.9 For small scale residential developments including care homes (below 1 hectare) a financial contribution may be sought towards providing, expanding, or improving local open space and/or recreational facilities capable of serving the site in line with standards such as the local access to nature and the Plus One Principle. Projects will be developed through a series of topic plans to target the areas in most need including more deprived areas. Part of the contribution may be pooled and used with other amounts for a long-term maintenance fund.
- 2.10 For residential developments including care homes (1 – 2 hectare), an element of on-site in-kind open space will be required, and with a further financial contribution towards providing, expanding, or improving local open space and/or recreational facilities capable of serving the site. The on-site provision should be 1/3rd of the standards with the remaining 2/3rds in the form of the payment.
- 2.11 Large-scale residential developments including care homes will be required to provide on-site in-kind open space in accordance with the open space standards. If, by agreement with the Council, a development does not provide sufficient on-site open space, consideration will be given towards contributions towards in-kind provision of and/or off-site open space.
- 2.12 In considering the requirement for off-site provision, the Council will take account of the quantity, quality and accessibility of existing local facilities.
- 2.13 New rates for OSPV financial contributions are provided based on the average costs of projects undertaken, their maintenance and the budget for staff which look after existing open space (excluding Suitable Alternative Natural Greenspaces). This has been applied to the number of persons per dwellings (as a multiplier) and then rounded. In terms of financial contributions in-lieu of mitigation for the additional pressure placed upon OSPV the following amounts apply:

Table 2

Type	No of bedrooms per dwelling	Amount
Active OSPV	1 bedroom	£1,500
	2 bedrooms	£2,000
	3 bedrooms	£2,500
	4 bedrooms	£3,000
	5 + bedrooms	£3,500
Passive OSPV	1 bedroom	£1,500
	2 bedrooms	£2,000
	3 bedrooms	£2,500
	4 bedrooms	£3,000
	5 + bedrooms	£3,500

- 2.14 The Council will apply a discount based on the percentage of the target 4.3 hectares per 1000 persons for any on-site OSPV provided in a scheme, provided it is not perimeter or small-scale features such as verges and planted areas. For example, for a development which provides 50% of its active OSPV needs on-site and 20% of its passive OSPV requirements on-

site, discounts of 50% and 20% will apply to the respective totals above. As an alternative a developer can purchase or create their own off-site provision provided it is:

- in the Borough; and,
- reasonably capable of serving the development site; and,
- of the right type of provision required; and,
- free to access and publicly available;
- maintained in perpetuity.

2.15 The Council will develop a suite of projects across the Borough. Each sum will be recorded in the Council's annual Infrastructure Funding Statement where it is clear where money has been spent and what on. A proportion will be pooled to ensure that projects carried out have an effective maintenance budget to ensure OSPV projects are sustainable in the long term. The financial contributions will be used as follows:

- To provide for new OSPV provision or facilities capable of serving the site on a project basis which may include the purchase of land; and /or
- Enhancing existing OSPV areas and provision, and /or
- To maintain any provision in the long term.

2.16 The OSPV enhancement projects will either increase the capacity of provision or improve the quality of existing OSPV. This is consistent with the Plus One Principle as supported by evidence and referenced in the local plan which aims to see progress in improvement of all OSPV in terms of quality rating. The location of project enhancements will be based on the accessibility standards in the local plan included where there are localised gaps in the typologies of OSPV in a particular area.

Maintenance

2.17 The Council will consider accepting transfer of OSPV. In doing so, a commuted maintenance sum, covering at least a 20-year period will be required, based on:

- The character of land being transferred, e.g. woodland, meadow or sports pitches and the effect this has on annual maintenance costs;
- Current equivalent maintenance costs; and
- An allowance for cost inflation.

2.18 Transferral of ownership and management responsibility will be subject to the open space being of an acceptable standard to the Council or a third party such as a parish or town council. The following provides the sums:

Table 3

OSPV		
Informal, passive, semi-natural landscapes		£60,000
Formal, designed parks and gardens		£138,000
Sport provision including courts, pitches, fitness trails		£182,000
OSPV consisting of a combination of active and passive / formal and informal		£95,000
Allotments		£0
Children's Play Areas *	Local Area of Play (LAP)	£100,000
	Local Equipped Area of Play (LEAP)	£150,000
	Neighbourhood Equipped Area of Play (NEAP)	£235,000

* Total maintenance sum. Per play area as opposed to a per hectare formula.

- 2.19 If the Council is not able to accept transfer of the OSPV, then it will be required to be secured, by planning obligation, with satisfactory arrangements for its long-term maintenance. The obligation will also require the land to be retained as OSPV in perpetuity. The maintenance could be through a private management company, a Trust, or another arrangement which will meet the Council's objectives. The Council will need to be satisfied that the managing organisation has the necessary skills and funding. A monitoring fee will be required to ensure the provision is maintained in accordance with the agreed plan.

Other open space

Public Rights of Way

- 2.20 Public Rights of Way (PRoW) are an integral part of a sustainable transport network in encouraging alternative modes of transport for short journeys. They should be considered in site layouts for interlinking services and settlements to help mitigate the effect of new development on the highway network and promote sustainable modes of transport.
- 2.21 The Council has a Rights of Way Improvement Plan which seeks to improve the local network of Public Rights of Way for all users – walkers, cyclists, horse-riders, horse and carriage drivers, vehicular users and those with mobility problems. The general principle should be to safeguard the existing path network and identify opportunities to create new strategic links. This includes protecting the rural character of the path network and avoiding paths being absorbed within estate roads.
- 2.22 S106 obligations should be used to ensure existing routes or creating connections to existing formal or informal routes are provided as part of on-site mitigation. It may also be necessary to divert or create an alternative route. Obligations to secure, provide and maintain on-site routes are required with an appropriate monitoring fee. S106 financial contributions may also be secured or used to enhance provision such as surfacing, bridges, way marking and gates or to provide planting and habitat alongside such routes to

create green corridors. It should be noted that the formal extinguishing or diversion of existing PROW's or the creation of new PROW's must go through a separate legislative process outside the normal planning processes.

Chapter 3 - Transport

- 3.1 There will be a range of situations where planning obligations will be necessary for transport related matters which support local plan policies:

LP 24 Infrastructure

LP 25 Transport principles.

LP 26 Transport infrastructure principles.

LP 60 Assessing Transport Impacts and Requirements.

LP 61 Travel Plans.

Highways projects

- 3.2 Development sites may require off-site improvements to make their proposals acceptable for highway safety and capacity reasons. The financial contributions to be secured by s106 obligations will be towards measures such as road junction improvements, urban traffic management control provision (UMTC), accessibility projects, crossings, public transport infrastructure and priority measures, footpaths and cycleways. Development will either provide money towards a complete project or will part finance a project. The projects will be developed by the Council and the transport assessment accompanying the application will determine the impact and proportionate amount to be paid.

Traffic Regulation Orders

- 3.3 Development which requires restrictions to be placed on the public highway will be required to pay a sum of up to £3,000 per Traffic Regulation Order (TRO) adjusted for inflation. The Council will charge the current rate of a TRO which is currently around £2,000 and inflated each year in accordance with its fees. This will be capped at £3,000 (over the period of this SPD). The Council will carry out the statutory process for undertaking a TRO including advertising, administration and any associated works such as yellow line painting or signage.

Travel Plans

- 3.4 Development proposals in the Borough should support the objectives in the Local Transport Plan (LTP4) for:

- Reducing reliance on the car;
- Encouraging more environmentally friendly forms of travel; and,
- Delivering sustainable transport.

- 3.5 Relevant residential development will require a Travel Plan in accordance with the thresholds as described in Table 4 below. A developer has two options for Travel Plan delivery.

Option 1

- 3.6 The developer can choose to be responsible for the implementation of the Travel Plan themselves. This will be secured by s106 obligations. Planning obligations will be used to secure the Travel Plan and define terms, responsibilities (actions and triggers in respect of construction and occupation

of the development), monitoring arrangements (for a minimum of five years following occupation) and recourse if the Travel Plan is not implemented successfully. The agreement will also secure the associated fees and deposit required which are calculated as follows:

Deposit

- The cost of implementing site-wide measures over a 5-year period (e.g. Dr Bike events, pool bikes, QR codes at nearest bus stops to provide real time information) = £8,200 and,
- The cost of implementing measures for each employee (e.g. bus taster ticket, travel information pack, cycle discount voucher). This cost is derived by using the number of employees per square metre for each use class, taken from Homes & Communities Agency Employment Density Guide - 3rd edition, and multiplying it by the cost per employee, to create a cost per square metre.

Fee

- To cover staff costs associated with reviewing and commenting on early versions of the Travel Plan and reviewing and commenting on Travel Plan reports during the lifetime of the Travel Plan. The number of hours of staff time is estimated based on the size and complexity of development (including different fees for some use classes depending on size of development). The cost is calculated by multiplying the estimated staff time by the staff hourly rate.

- 3.7 The deposit will be used to implement remedial measures if the Travel Plan is not properly implemented or the agreed targets are not met. The deposit will be returned or part returned on the successful completion of the Travel Plan after 5 years, or longer if targets are still to be met.

Option 2

- 3.8 The developer can pay a Travel Plan Contribution (TPC) to Bracknell Forest Council to deliver the Travel Plan measures on its behalf.

- 3.9 Some developments in Bracknell Town Centre and its proposed extended zone which demonstrate through a robust evidence base that it can reduce the number of parking spaces on-site to lower than the standards, will likely require:

- A travel plan;
- Additional measures such as a car club; and,
- An additional financial contribution towards off-site travel planning measures.

Table 4 Option 1 Travel Plan

Development Type	Threshold	Fee	Deposit
Open Use Class E without sub-class restriction	>1000 m ²	£6,500	£9.50 per m ² + £8,200
Food retail (Use Class E a) Retail sale of food goods to the public – food superstores, supermarkets, convenience food stores.	>1000 m ²	£6,500	£9.24 per m ² + £8,200
Non-food retail (Use Class E a) Retail sale of non-food goods to the public; but includes sandwich bars – sandwiches or other cold food purchased and consumed off the premises, internet cafés.	>1500 m ²	£6,500	+ £9.24 per m ² + £8,200
Financial services (Use Class E c) Banks, building societies and bureaux de change, professional services (other than health or medical services) – estate agents and employment agencies, other services, principally where services are provided to visiting members of the public.	>2500 m ²	£6,500	£9.50 per m ² + £8,200
Restaurants and cafés (Use Class E b) Restaurants and cafés – use for the sale of food for consumption on the premises, excludes internet cafés (now A1).	>2500 m ²	£5,000	£9.81 per m ² + £8,200
Drinking Establishments (sui generis) Use as a public house, wine-bar or other drinking establishment.	> 600 m ²	£5,000	£9.24 + £8,200
Hot food takeaway (sui generis) Use for the sale of hot food for consumption on or off the premises.	>500 m ²	£5,000	£9.24 + £8,200
Business (Use Class E g) (a) Offices (b) research and development – laboratories, studios (c) light industry	>2500 m ²	£6,500	£13.08 per m ² + £8,200
General industrial (Use Class B2) General industry (other than classified as in Use Class E g).	>2000 m ²	£5,000	£4.36 per m ²
	>4000 m ²	£6,500	£4.36 per m ² + £8,200
Storage or distribution (Use Class B8) Storage or distribution centres – wholesale warehouses, distribution centres and repositories including data centres	> 5000 m ²	£5,000	£1.65 per m ² + £8,200
Hotels (Use Class C1)	>100 bedrooms	£5,000	£52.33 per bed +

Development Type	Threshold	Fee	Deposit
Hotels, boarding houses and guest houses, development falls within this class if 'no significant element of care is provided'.	>200 bedrooms	£6,500	£52.33 per bed + £8,200
Residential institutions (Use Class C2) - hospitals, nursing homes Used for the provision of residential accommodation and care to people in need of care.	> 50 beds	£5,000	£52.33 per bed + £8,200
Dwelling houses (Use Class C3) Dwellings for individuals, families or not more than six people living together as a single household. Not more than six people living together includes – students or young people sharing a dwelling and small group homes for disabled or handicapped people living together in the community.	> 100 dwellings	£6,500	See table 5 below
Health services, consulting rooms, crèches and day nurseries Use Class E e & f) Medical and health services – clinics and health centres, crèches, day nurseries, day centres and consulting rooms (not attached to the consultant's or doctor's house).	Will depend on the size and location of the development and the expected staffing levels		
Non residential Institutions (Use Class F1 b to g) and F2 b) Museums, public libraries, art galleries, exhibition halls, non residential education and training centres, places of worship, religious instruction and church halls.	Will depend on the size and location of the development and the expected staffing levels		
Assembly and leisure (Use Class E d, F2 c & d and sui generis) Cinemas, dance and concert halls, sports halls, swimming baths, skating rinks and gymnasiums. Other indoor and outdoor sports and leisure uses not involving motorised vehicles or firearms.	Will depend on the size and location of the development and the expected staffing levels		
New and Existing schools, further and higher education colleges (including Academies and Free Schools) (Use Class F1 a)	No fees will be sought but all schools will be required to sign up to Modeshift STARS and implement a School Travel Plan		
Others (typically Use Class sui generis) For example (not an exhaustive list): stadium, clubs, amusement arcades, laundrettes, petrol filling stations, taxi businesses, car/vehicle hire businesses and the selling and displaying of motor vehicles, nightclubs, theatres, hostels, builders' yards, garden centres, Post Offices, travel and ticket agencies, hairdressers, funeral directors, hire shops, dry cleaners, betting shops.	Will depend on the size and location of the development and the expected staffing levels		

3.10 The Borough Council website [Travel plans | Bracknell Forest Council](#) provides more guidance for developers, which includes mandatory content, monitoring requirements, possible sanctions and an explanation of the fees and deposit required. Applicants are encouraged to read the guide before submitting an application that is likely to need a Travel Plan.

3.11 The specific Travel Plan measures, secured by a planning agreement could include, but may not be limited to, car clubs, shuttle bus provision, public transport taster tickets or incentives and car park management plans.

Alternative Transport Measures

3.12 In line with Local Plan Policy LP 61 Travel Plans, there may be circumstances where the Council will agree to residential development providing an alternative financial contribution in lieu of a travel plan (Option 2). The contribution to be secured by s106 obligations will be collected and pooled together on sustainable travel planning measures which could be:

- Information packs for residents highlighting how local amenities can be reached by sustainable modes of transport.
- Web pages on the sustainable travel site dedicated to their individual development site showing news, information and upcoming events.
- A 'contact us' function on the website so that residents can message a dedicated sustainable travel officer with any local transport questions.
- Events held in or near to the development for the benefit of residents so they can meet neighbours and talk face-to-face with a sustainable travel officer.
- Incentives and discounts which may include:
 - Bus taster tickets
 - Cycle training and Dr Bike sessions
 - Led rides and walks
 - Discounted car club membership
- A regular sustainable travel newsletter with latest news and updates.
- Other sustainable travel measures.

3.13 The Council will charge the financial contribution on a per bedroom basis to ensure that larger dwellings which are more likely to have more cars pay a proportionate amount to mitigate their impact. The following table sets out these charges.

Table 5

Type	No of bedrooms per dwelling	Amount
Market dwellings	1 bedroom	£400
	2 bedrooms	£450
	3 bedrooms	£500
	4 bedrooms	£550
	5 bedrooms +	£600
Affordable Housing	1 bedroom	£200
	2 bedrooms	£225
	3 bedrooms	£250
	4 bedrooms	£275
	5 bedrooms +	£300

3.14 Where developments are located in Bracknell Town Centre and its extended zone as defined in the Parking Standards SPD, it may be necessary as part of a robust evidence base for developments to provide a

travel plan and the additional financial contribution. This will be a matter for negotiation on a case-by case basis.

- 3.15 Non-residential developments will not normally be offered an alternative payment option in-lieu of a travel plan like residential developments. However, in some circumstances on a case-by-case basis it may be acceptable to use the travel plan contribution option with the amount to be agreed by negotiation.

Highways Agreements

- 3.16 Under Section 278 of the Highways Act 1980, where a development requires works to be carried out on an existing adopted highway, the developer must enter an Agreement with the local highways authority to fund these alterations or improvements. Such works may include junction or access improvements or improved facilities for pedestrians and cyclists and will need to be approved by the relevant Council officers.
- 3.17 Where, as part of a development, necessary works to the highway such as creating a new road or junction adoption under Section 38 Highways Act 1980 is required between the Council and the developer.
- 3.18 The Council will require that developers enter into planning obligations to ensure the relevant highways agreements are entered into in a timely matter either prior to commencement of the development and/or at a negotiated timescale.

Private Access and Footway (PAF) obligations

- 3.19 Where pedestrian footways, access and roads are not to be adopted under a highways agreement, the Council will require provisions to be secured in a s106 Agreement to ensure the private access, footways and roads are:
- Constructed safely in a timely manner;
 - Maintained by a private management company for the lifetime of the development;
 - Monitored over time with the payment of an appropriate monitoring fee.

Chapter 4 – Sustainable Drainage

- 4.1 Sustainable drainage systems (SuDS) are used to manage surface water; reducing the risk of flooding, improving water quality and the local environment. This chapter supports local plan policy LP 57 Sustainable Drainage Systems. Furthermore, national planning policy requires that:
- Sustainable drainage systems are provided in relevant new developments
 - In preparing local planning policies and making decisions on major planning applications Local Planning Authorities (LPAs) will make sure that suitable arrangements are in place for the management of surface water run.
- 4.2 Bracknell Forest Council is the Lead Local Flood Authority (LLFA) and is a statutory consultee for surface water drainage on relevant planning applications. In approving schemes, the Council will normally secure the detailed design, implementation and maintenance of SuDS through planning conditions. However, in some circumstance, usually where the SuDS are comprehensive or complex in nature, or where there is an increased risk of failure or non-compliance over the lifetime of the development, the Council will require that the long-term management and maintenance of the SuDS features are secured by S106 planning obligation where they will be privately maintained. The council will also seek a financial contribution to monitor the long-term SuDS features throughout the lifetime of the development.
- 4.3 The monitoring fee is set at £10,000 (index linked) and this sum is calculated for 80 years' worth of monitoring, which aligns with the expected design life of SuDS infrastructure. It will be used as a pooled fund with other such receipts and drawn down on an annual basis to support the monitoring role including any related work such as compliance and remediation action.
- 4.4 In some instances, the Council may accept the transfer of SuDS features, for example when they are included in open space or SANG land to be transferred to the Council. In such instances, the Council will expect to be paid a negotiated commuted sum for future maintenance and operation of the SuDS for the agreed maintenance period. The level of any commuted sum will be informed by the detailed design of the SuDS features on a site-by-site basis and the associated maintenance requirements and will be secured through a Section 106 obligation.
- 4.5 There may be circumstances where a scheme relies on off-site drainage works on land owned by the Council. This will require a payment of a financial contribution to be secured by s106 obligation to carry out the project works and to ensure it is maintained over time. The level of contribution will be calculated on a bespoke, site-specific basis, reflecting the nature and scale of the required drainage works.

Chapter 5 - Education

- 5.1 New residential development can exert pressure on educational facilities, through increased demand for school places. Where there is evidence of need, development could be required to make provision for additional nursery, primary, secondary, post-16 and special needs education places. Any educational provisions to be secured by s106 is subordinated to local plan policy LP 24 Infrastructure.

Primary / Nursery

- 5.2 S106 agreements can be used to secure necessary capacity improvements to primary /nursery provision either through:
- Financial contributions towards expanding existing primary or nursery schools;
 - Financial contributions towards providing new primary or nursery schools;
 - Obligations to secure and build new primary or nursery schools; or
 - Obligations to secure and transfer the land for new primary or nursery schools.

Secondary / Post 16

- 5.3 S106 agreement cannot be used to secure funds for new secondary / post 16 school places as this is a strategic matter for the Community Infrastructure Levy. However, s106 obligations can be used to secure land for a new secondary / post 16 school and/or to secure, build and transfer the facility to a provider.

Special Educational Needs and Disabilities

- 5.4 S106 agreements can be used to secure necessary capacity improvements to SEND provision either through:
- Financial contributions towards expanding existing SEND schools;
 - Financial contributions towards providing new SEND schools;
 - Obligations to secure and build new SEND schools; or
 - Obligations to secure and transfer the land for new SEND schools.

Principles

- 5.5 The Council has a statutory duty to provide sufficient school places as a result of additional demand arising from new development.
- 5.6 To ensure that development that increases local need makes sufficient provision for additional educational facilities the accessibility, capacity and suitability of existing facilities will be taken into account. Projects could include the provision of new schools or the extension/refurbishment of an existing school to create additional capacity.
- 5.7 The following stepped approach will be used to determine planning obligations sought:

1. Pupil yield from the development – how many school places are required;
 2. Assessment of existing school capacity – are additional places required;
 3. Ability for required school places to be delivered; and
 4. Cost of providing school places – where/how will places be provided;
- 5.8 The determination of whether additional capacity is needed will be based on the number of children that a development is likely to generate and the capacity and nature of existing schools in the area (as defined by the Council). In making this judgement consideration will be given to the Council's annual submission to the Department of Education with the Annual Capacity return, known as SCAP return. This process will drive the review cycle of the new Education Sufficiency Strategy which will supersede the current school places plan, taking account of factors such as:
- Pupil data and statistics.
 - Forecasts of pupil numbers for the next five years.
 - Commentary on the need to add or remove school capacity.
 - Estimates of future housing growth.

In-kind provision and financial contributions

- 5.9 Planning obligations sought, including in kind provision of schools or financial contributions towards off-site provision, will be proportionate to the number of pupils yielded from the development.
- 5.10 Where a new school is required in kind as part of a development, the size of the school will need to be equal to whole forms of entry (FE). Therefore, as a minimum the school would need to be of a size that can accommodate 1 whole FE but only if it can operate as a satellite school to an existing school. Thereafter it will be necessary for the size to increase incrementally on a FE basis. In the case of primary schools this is summarised as follows:

Table 6

Demand for school places (primary)	Size of school required
Between 0 and 1 FE	1 FE
Greater than 1 FE and no greater than 2 FE	2 FE
Greater than 2 FE and no greater than 3 FE	3 FE

- 5.11 This requirement is due to the fact that it is not possible to build and operate schools on a pro-rata FE basis, as informed by legislation and Government guidance¹. This approach will, where appropriate, also be applied to secondary provision, though there will be a higher minimum threshold size for a new secondary school. Accordingly, in the case of new schools the size of site will need to be large enough to accommodate the size of school to be

¹ The School Admissions (Infant Class Sizes) (England) Regulations 2012, School Admissions Code 2012.

built² (i.e. a site equivalent to the pro-rata size of school demanded by the development will not be acceptable). Any overprovision of school places will likely be compensated by an equivalent reduction in the overall or payment by BFC.

- 5.12 Where a new school is to be provided the Council may require the school to be delivered to coincide with the occupation of the new housing. Where this is not possible and alternative capacity does not exist, it will be for the developer to provide temporary measures in advance of the new school opening.
- 5.13 If the 'developer construct' option is taken up, an architectural design team experienced in the design of school buildings must be used. The Council will need to approve and sign off the designs and the developer's employers requirements prior to the tender being let. The Council's accommodation standards are as per DFE Building Bulletins.
- 5.14 Post-construction liabilities: any legal agreement, between the Council and the developer, to provide a new school through the developer construct route should include a clause requiring post-construction liability in respect of flat roofs for a period of up to 20 years. In the case of playing fields the liability will be for a period of two years, including maintenance, to allow for any post-construction issues to be addressed.

School capacity

- 5.15 In the majority of cases primary and secondary schools have clearly defined geographical areas surrounding schools, known as "designated areas" which form part of the admissions criteria for that school. Consequently, priority will be given to children who reside within the designated area for that school. These boundaries may be reviewed periodically to make efficient use of capacity. Information on designated area boundaries is available on the Council's website.³
- 5.16 In reviewing capacity of schools it should be noted that the Council aims to maintain an overall surplus capacity for planning and managing school places within the Borough. In the Council's view, a surplus of around 5% is regarded as desirable as this allows for a degree of parental preference and for future increases in pupil numbers. Therefore, an apparent surplus of places at a school does not necessarily equate to there being sufficient capacity. For example, although a school may appear to have surplus capacity in terms of numbers on roll the intake and lower year groups may be at or near capacity.
- 5.17 Therefore, if a residential development lies within the designated area of a local school, provision will be sought for additional capacity where the designated number of surplus places is less than 5% of the local school capacity at the time which the development is expected to be occupied.

² Primary Schools – Building Bulletin 99:

<http://media.education.gov.uk/assets/files/pdf/b/building%20bulletin%2099%20-%20briefing%20framework%20for%20primary%20school%20projects.pdf>

Secondary Schools – Building Bulletin 98:

<http://media.education.gov.uk/assets/files/pdf/b/building%20bulletin%2098%20-%20briefing%20framework%20for%20secondary%20school%20projects.pdf>

³ <http://www.bracknell-forest.gov.uk/schooldesignatedareamaps>

Pupil Yields

- 5.18 The demand for educational contributions, as a result of new development, will relate to an assessment of the number of pupils that are expected to be generated from the development. This assessment will have regard to the dwelling mix proposed, in terms of the number of bedrooms per unit, and the average pupil yield per size of dwelling based on number of bedrooms. To underpin the Borough's educational requirements and justify contributions being sought, the Council has undertaken a pupil yield survey of development within the Borough. These pupil yields are presented in Table 7 below although it should be noted that more up-to-date pupil yield evidence including credible and robust evidence from a developer may supersede the data in this table.

Table 7

Element	No. of Bedrooms per unit (<i>Net additional</i>)				
	1	2	3	4	5+
Nursery	0.07	0.40	0.53	0.45	0.57
Primary	0.00	0.15	0.58	0.43	0.62
Secondary	0.00	0.05	0.17	0.35	0.43
SEND	0.00	0.00	0.01	0.01	0.02
Post-16	0.00	0.02	0.08	0.17	0.21

Source: Bracknell Forest Council Pupil Yield Survey (July 2013)

- 5.19 Where a development does not specify the housing mix, the assessment of pupil yield will be based on an average mix for the size of development proposed. Under these circumstances the planning obligation will include a clause to vary the payment should the final housing mix result in an anticipated higher pupil yield.

School place cost

- 5.20 The Council has published a benchmark school cost report. When seeking off-site contributions, unless other material considerations (such as a bespoke costed project to extend a school) suggests otherwise, amounts sought will be based on these published costs. School place costs can be found in the following table and may need to be adjusted for inflation at the time required.

Table 8

Element	Cost per pupil place
Nursery	£18,654
Primary	£18,810
Secondary	£21,136
SEND	£32,440
Post-16	£21,495

5.21 Where a primary school, including nursery, on a development site is required, the Council's preference is that the new school will be delivered in kind by the developer. The benefits of this approach are seen as:

- The developer maintains control of delivering school places;
- Protracted procurement procedures are avoided;
- Experience suggests that a developer can deliver a new school for less cost than the LEA.

5.22 As an alternative the LEA will deliver the school. In this instance, the cost, including procurement costs, design, construction and fit-out, will be met by the developer via a S106 contribution. Having regard to the need to build to full FE the cost of providing the new school will reflect the proportionate demand for school places from the development.

5.23 It should be noted that if the cost of a specific project has been specifically estimated and a contribution is sought towards it, the most up to date cost estimate will be used in place of costs provided in this document.

5.24 A formula approach will be used for calculating a s106 towards the provision of new school places. Formulas should be applied to each educational element where a contribution is sought as follows:

Table 9

Type	Formula
Nursery / Primary	$((\text{Total Net Primary pupil yield}) \times 0.0156)$ $\times \text{Cost per pupil place}$ $= \text{S106 } \pounds \text{ contribution}$
Secondary / Post 16	$((\text{Total Net secondary and Post 16 pupil yield}) \times 0.0156)$ $\times \text{Cost per pupil place}$ $= \text{CIL } \pounds \text{ contribution}$
SEND	$((\text{Total Net secondary pupil yield}) \times 48\%)$ $\times \text{Cost per pupil place}$ $= \text{S106 } \pounds \text{ contribution}$
In all cases, depending on the project, an additional land contribution could be sought	

Chapter 6 – Community Facilities

Introduction

- 6.1 Community facilities are an integral part of creating sustainable cohesive communities, providing a hub to bring people together and housing functions that promote healthy, active and inclusive communities. Community facilities should be protected and secured in line with local plan policies LP24 Infrastructure and LP 44 Protection of community facilities and services.
- 6.2 Community facilities in the Borough are used for a variety of purposes to provide for the health, welfare, social, educational, spiritual, recreational, leisure, art and cultural needs of the community. The Council works closely with the community associations/organisations that run these centres. The condition of community facilities is assessed on an annual basis in order to prioritise required works. The Council is therefore aware of specific needs and capacity issues.
- 6.3 An increase in the local population arising from new development has the potential to increase demand for community facilities. Where existing facilities are judged to be inadequate to meet the needs of future residents, it may be necessary to meet the additional demand through the provision of:
- New facilities
 - Extension/refurbishment of existing facilities
 - Reasonable costs of operation in first two years of a new facility.
- 6.4 Whilst major residential developments may need to provide new facilities (on site), smaller developments could be required to contribute to the cost of enlarging or improving existing facilities in line with the following tables.

Table 10

Development type		Mitigation Sought
Large-scale residential development	Net increase of 650 dwellings or more	<ul style="list-style-type: none"> • Provision of an on-site Community Hub or financial contribution to off-site community facilities (including land, building and fitting out costs), and/or • Financial contribution towards off-site community facilities capable of serving the site.
Residential development between 350 – 650 dwellings		<ul style="list-style-type: none"> • Financial contribution towards off-site community facilities capable of serving the site; and • Land or building space set aside, for a reasonable period, for the delivery of a Full Daycare Nursery
Small and medium scale residential development	Net increase of 1 dwelling or more	Financial contribution towards off-site community facilities capable of serving the site.

Community Hubs

- 6.5 The Council follows a model of 'co-location' of community services in a combined space such as sports, youth club, nursery, play, classes, arts, culture and library. These are provided under one roof, in what has become known as a multi-functional 'Community Hub'. The benefits are seen as:
- More viable: reduced costs, e.g. one building is cheaper to deliver and run than several smaller facilities;
 - Reduced footprint from shared space;
 - Increased footfall, in turn benefitting other functions;
 - Providing a central 'hub' where people can meet for a multitude of reasons – benefitting social integration;
 - More future-proof - pertinent in a climate of funding uncertainty for service providers.
- 6.6 Consequently, the multi-functional community hub model will be the likely requirement when a new facility is sought, although improvements to existing facilities may be more appropriate in certain cases. The specification of a facility will be determined in consultation with service providers. The facility could consist of:
- Community halls
 - Youth space
 - Children's centre
 - Early years & childcare facilities
 - Ancillary sports such as storage and changing rooms
 - Sports Hall
 - Arts and Culture facilities
 - Library
 - Indoor play including specialist SEND play
 - Parish Council office / workspace
 - Police point
 - Community café
 - Health facilities
 - ancillary space, including meeting rooms, kitchen, toilets, circulation, plant and storage.
- 6.7 Provision will be required for the facility's construction, including land and all fixtures and fittings. Detailed design will be finalised in collaboration with service providers and user groups, to ensure the facility is fit-for-purpose. Reference will be made to design briefs and previous schemes delivered in the Borough, including anecdotal evidence from user experience, to ensure the design is effective.
- 6.8 Proposals involving a net increase of more than 650 dwellings are likely to be required to provide a new multi-purpose community hub (potentially as part of a neighbourhood centre) for use by the community.
- 6.9 There may be occasions where the cumulative impact of small/medium sites in an area, requires a community facility to be located on a site which, alone would not require such provision. In such instances, the provider could be compensated for the land, build and fit out costs beyond those necessitated

by using money secured from other developments served by the facility, or by another compensatory mechanism.

- 6.10 Where a new facility is required, developers will be expected to supply the land and facility together with on-site car parking in accordance with the Borough Council's guidelines. In some cases, it may be acceptable for this to be shared with an adjoining use.
- 6.11 It should not be assumed that the funding of the facility will be solely from s106 obligations. Some elements can only be funded via the Community Infrastructure Levy (CIL) or from third party funding such as health, police or parish/town councils. Therefore, other sources of funding will be a consideration in providing facilities. Opportunities will be sought to help fund facilities if funding becomes available, e.g. from the Council's CIL, capital programme or government grants.
- 6.12 To provide certainty of delivery and lower costs, any bespoke requirement will normally be delivered in-kind by the developer, rather than through a financial contribution to the Council.

Transfer and management

- 6.13 The planning obligation will include a requirement stating when the facility should be delivered, and a provision for the transfer following completion of the facility. This transfer would be to Bracknell Forest Council, or directly to the ownership of a Parish and Town Council or other third party subject to agreement with the Council, for management by a community association, Parish Council or other third party.
- 6.14 Any planning obligation is likely to include a financial allowance, as a start-up fee, to cover the cost of supporting the development of community activities and services over a period of 2 years from the completion of the community facility. This is critical to the development of a sense of community in new neighbourhoods and will assist the integration of new residents into existing local communities.

Improvements to existing facilities

- 6.15 There could be circumstances with a large/medium-scale development where the Council would prefer a developer to either contribute finance towards, or deliver in-kind, enhancements to an existing facility, rather than provide a new on-site facility. However, subject to localised need, all residential developments normally and cumulatively place a need for community facilities and therefore all residential developments of net 1 dwelling or more (unless they provide in-kind provision) will be required to pay a financial contribution towards community, youth and/or library and/or arts and culture facilities capable of serving the site. The costs have been derived using a combination of project costs, and divided by the number of dwellings and apportioned by an assumed occupation rates. The costs are as follows:

Table 11

Type	No of bedrooms per dwelling	Amount
All residential developments of net 1 or more dwellings	1 bedroom	£1,500
	2 bedrooms	£2,000
	3 bedrooms	£2,500
	4 bedrooms	£3,000
	5 bedrooms +	£3,500

Chapter 7 – Other Provisions and Obligations

- 7.1 This chapter provides information on other types of obligations and topic areas which may be relevant to securing s106 obligations in line with local plan policy LP24 Infrastructure.

Restrictive agreements

- 7.2 S106 obligation can be used to control the sale or rent of land or a property for example, to ensure that annexes to a main dwelling cannot be independently occupied other than the person/household originally permitted. A monitoring fee will be required so that the Council has necessary resources to ensure the terms of the s106 restriction are complied with on an on-going basis.
- 7.3 In some instances there will be a need to ensure a particular use is retained such as an agricultural restriction by obligation or to remove permitted development rights. Also, obligations can be used to restrict actions such as to not implement an alternative planning permission or to remove a temporary building on a site at a specified trigger point. In some cases, there may need to be a personal restriction such as ensuring a property can only be used by family members such as a self-build restriction. In all cases, a monitoring fee will be required.

Built Sports

- 7.4 S106 agreement cannot be used to secure funds for new built sports facilities as this is a strategic matter for the Community Infrastructure Levy. However, s106 obligations can be used to secure land for a new or extended built sports facility and/or to secure, build and transfer the facility to the Council or a third- party provider.

Public Realm

- 7.5 The quality of the urban environment that is open to public access (whether publicly or privately owned) contributes to the character and identity of an area and affects the way in which people perceive and enjoy places. The achievement of an attractive and safe public realm benefits residents, businesses and visitors.
- 7.6 New development has the potential to result in a larger number of users and therefore exerts pressure on the urban environment. This may lead to the need to raise and extend the quality of the public realm.
- 7.7 There may be sites that are visually or physically linked to areas identified for environmental enhancement schemes. The occupiers/users of any proposed development may have the potential to impact on those areas. In such cases, it may be appropriate to seek a contribution towards elements of the scheme proposed.
- 7.8 In most cases, safety and security issues should be taken into account in the design of the development, for example, ensuring that uses are compatible (the location of residential and entertainment uses that operate late into the evening) and that the public realm is visible from surrounding uses. However,

there may also be cases where contributions are sought towards off site measures such as participation in CCTV schemes.

- 7.9 Where an application site is located in an area where there is an identified scheme for the creation of public realm or environmental enhancements (such as those allocated sites in Bracknell Town Centre), public realm enhancements will be secured by condition and / or planning obligations. Improvements may include pedestrian routes, hard and soft landscaping, signage and street furniture. New areas of public realm environmental enhancements may also be sought where a proposed scheme is of such a significant scale that it creates the need for new, replacement or altered public realm or environmental enhancements.
- 7.10 In some cases the owner may decide to retain responsibility for any public realm created. In other cases, developers may wish to transfer the area to the Council for adoption. In both cases the Council will need to be assured that satisfactory arrangements are in place for future management and maintenance. Where public realm is not adopted through a highways agreement then PAF obligations will be required. (see paragraph 3.19)

Emergency Service and Other Health Facilities

- 7.11 S106 financial contributions will not be secured to fund the operations of emergency services (police, fire and ambulance) and health provisions such as doctors (GP) surgeries. CIL, grants or other funding avenues will be the suggested routes to follow for these external operators which they will need to submit a bid and be compared with all other bids as part of the Council's annual capital spend programme.
- 7.12 Where a development proposes a net increase of dwellings, on-site facilities could be required, or existing facilities may be expanded to increase capacity when practicable. Where it is appropriate, facilities can be provided in kind, whereby the developer provides the land and the fitting out of the facility.
- 7.13 The provision of health facilities will be negotiated individually to ensure sufficient health and social services facilities are provided to the required standard, and to a timetable agreed with the Council. Early discussions will be sought with developers, commissioners and health providers as part of an outline planning application to ensure the coordinated delivery of health services.
- 7.14 The Council can however secure land and buildings for emergency service and health facilities via a s106 agreement. This could involve a joint project such as a new building which secures a community hub and a separate health facility. The Council will liaise with the relevant providers as part of its infrastructure planning processes including when allocating large development sites.

Health Facilities

- 7.15 The delivery, commissioning and funding of health facilities operates under a different model from other emergency services. General Practitioner (GP) services are typically provided under national NHS contractual arrangements, with capital investment for premises funded through a combination of NHS

capital programmes, developer contributions, grants and other agreed funding sources.

7.16 Financial contributions will not be used to fund the day-to-day operation or revenue costs of GP or other health services. There may be circumstances when an in-kind facility or land is provided from s106 obligations. Where a development proposal results in a net increase in dwellings, the potential impact on health services will be assessed in partnership with the NHS Thames Valley Integrated Health Board (ICB). The scale and nature of any mitigation sought will be based on robust evidence of need, proportionate to the development, and directly related to making the development acceptable in planning terms.

7.17 Consideration of health infrastructure requirements will follow a clear hierarchy:

- Optimisation of existing health facilities, including improving utilisation, service reconfiguration or changes to models of care, where practicable;
- Expansion or enhancement of existing premises, where this represents a deliverable and timely response to additional demand; and
- Provision of new health facilities, where evidence demonstrates that neither optimisation nor expansion of existing provision would adequately mitigate the impacts of development.

7.18 This approach ensures that new health facilities are only pursued where there is a justified and evidenced requirement. The new facility must be operationally and financially viable and is agreed by the ICB.

7.19 On site provision of health facilities may only be required where a development is of a scale, nature or location that would justify direct provision and where this is supported by evidence from the ICB. Where appropriate, provision may be secured in kind, through the delivery of a “turnkey” facility and transferred to the ICB. The following table summarises the number of new patients required to support a new practice as a guide:

Demand for health facilities	Number of patients required
Branch Surgery (i.e., at least 4 consulting rooms and 1 treatment room)	At least 6,000 patients
New Surgery	At least 12,000 patients

7.20 Notwithstanding the approach above, planning obligations may be used to secure land and/or buildings for health facilities where this is necessary to mitigate the impacts of development and is supported by the ICB. This may include co located or integrated facilities, such as health provision within a wider community hub. The Council will work closely with the ICB to identify, safeguard and coordinate opportunities for future health provision.