

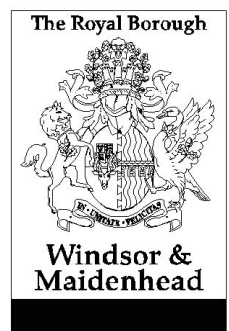
# **Royal Borough of Windsor and Maidenhead**

## **Planning Obligations and Developer Contributions Supplementary Planning Document Infrastructure and Amenity Requirements (and Approved Programme of Schemes)**

### **Including Formulae and List of Projects**

**Revised March 2014  
(with effect from April 2014)**

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**PLANNING OBLIGATIONS AND DEVELOPER  
CONTRIBUTIONS  
SUPPLEMENTARY PLANNING DOCUMENT  
INFRASTRUCTURE AND AMENITY REQUIREMENTS (AND  
APPROVED PROGRAMME OF SCHEMES) (UPDATED MARCH 2014 )**

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## INTRODUCTION

- 1 This document should be read in conjunction with the companion Supplementary Planning Document “Planning Obligations and Developer Contributions: A Developers’ Guide”, which sets out the background to the Council’s policy on planning obligations.
- 2 Although the extent of specific obligations may vary in the future, this document sets out the contributions that the Council currently considers is appropriate to seek in relation to various types of obligation from different types of development and the means of calculating the appropriate amounts of contributions in each case.
- 3 The legislation on Planning Obligations is set out in The Community Infrastructure Levy Regulations 2010 which came into effect on 6 April 2010. Accordingly, planning obligations can only be sought where they meet ALL the following criteria:
  - They must be necessary to make the development acceptable in planning terms
  - They must be directly related to the development in question
  - They must be fairly and reasonably related in scale and kind to the development
- 4 This document includes lists of projects relating to physical infrastructure and provision/expansion of services that the Council has approved as being projects that justify planning obligations being sought from new development in its area. This document has been reviewed and updated periodically since the SPD replaced the previous SPG in November 2005 in line with the Council’s intention clearly set out in the original document at para. 1.4 that “To ensure the document remains up-to-date, the schemes listed herein are updated twice a year by way of an annual Cabinet approval process and also by a six-monthly review under powers delegated to the Head of Planning in agreement with Lead Members for Planning and Transport.” Changes have also been made to the wording of the document, primarily to correct errors and to clarify the meaning and intent of policy or to reflect how it has been applied in practice. Formulae have been updated where there are more up to date assumptions relating to costs and other elements but in general the basic approach underlying the formulae has not changed.
- 5 It should be emphasised that the obligations and contributions described in this document are those that the Council would expect to seek from forms of development that are typical in its area. However, since the need for planning obligations has to be considered on a case-by-case basis, not all development proposals may give rise to them; conversely, certain types of development may, perhaps because of size or complexity, create impacts that give rise to more extensive obligations than are set out in this guidance.
- 6 In all cases, therefore, applicants are advised to discuss the potential for planning obligations with Council Officers at an early stage in preparing their development proposals. It will also be necessary for applicants to agree with

officers the type of projects for which any contributions will be used to assist the Council in meeting the costs of service provision and funding for Capital Schemes.

- 7 In regularly reviewing the 'approved projects' set out in this document and the level of contributions to be sought for them (or for other projects that may be substituted for them), the Borough Council will also seek to ensure that the lists of projects are as up-to-date as possible at the time of publication. However, the Council may add further approved projects to the lists shown in this document as its programme changes following the publication of this document. The lists in the document should therefore not necessarily be regarded as definitive.
- 8 In this updated version (endorsed by Cabinet at its March 2014 meeting for use for Development Control purposes with effect from 1 April 2014), each section starts with a brief explanation of the rationale in planning terms of the anticipated functional and geographical justification for requesting contributions.
- 9 There is also an additional section at the end explaining the basis on which there is a charge towards the future administration and monitoring costs of agreements for minor or major proposals respectively. This charge will be incorporated within the agreement as it will become payable when the terms of the agreement are activated (normally when the underlying development is implemented).
- 10 Consultation. The draft of this Supplementary Planning Guidance was originally published on 11<sup>th</sup> October 2002, and was the subject of a six week public consultation period. Consultees included agencies, services, utilities, interest groups, registered social landlords, community and residents groups, developers and house-builders, planning consultants and agents, and professional bodies. Thirty two organisations and individuals submitted responses, which were incorporated into the document where appropriate. The final version, incorporating these amendments, was approved by the Council's Cabinet meetings held on 25<sup>th</sup> February and 27<sup>th</sup> March 2003.
- 11 Temporary consents. Residents, employees and visitors to developments operating under a temporary consent place an additional burden on the Councils infrastructure and services for the duration the development remains in existence. It is therefore the Council's intention to seek developer contributions to offset this impact over the lifetime of the temporary development. In calculating contributions it is assumed the typical life of each Council asset to be 80 years. Developers will therefore be expected to contribute 1/80 the cost of the impact of their development on the Councils infrastructure and services in accordance with the relevant formulae contained in this document for each year of the period of temporary consent. Contributions are expected to be paid in advance upon commencement of development.

A worked example follows:

Temporary consent is granted for 3 years for the stationing of a 2 bedroom mobile home on land.

Contribution payable = 3 x 1/80 x contribution payable for permanent stationing of a 2 bedroom mobile home on land

E.g. 3 x 1/80 x £19,616 = **£735.60**

## SECTION 1 - AFFORDABLE HOUSING

### 1.1 WHEN A REQUEST FOR A CONTRIBUTION IS APPROPRIATE:

**Table 1: Affordable Housing**

DEVELOPMENT TYPE	RELEVANT PROPOSAL	SOUGHT
<p>All applications for housing development including:</p> <ul style="list-style-type: none"> <li>• special needs and sheltered housing schemes</li> <li>• windfall sites not identified in the Local Plan.</li> </ul> <p>Exceptions:</p> <ul style="list-style-type: none"> <li>• Student accommodation</li> </ul>	<ul style="list-style-type: none"> <li>• All Areas: Sites of 0.5 hectare or schemes proposing 15 or more dwellings (net additional)*.</li> <li>• Other smaller proposals for piecemeal development, which clearly form part of a larger site.</li> </ul> <p>*Please note that where developers propose artificially low residential densities so as to avoid the affordable housing thresholds this can form a reason for refusing such a proposal.</p>	<p>As a starting-point, 30% of the total dwellings to be provided.</p>

**Planning Justification:** The Council considers, in line with Government advice, relevant development plan policies and its published SPG that it is necessary and reasonable to request provision of affordable housing on site (or in certain limited circumstances, other alternative provision or dedicated financial contributions within a planning obligation). As set out in these documents, the Council considers that affordable housing is required functionally to meet the extensive need that can be demonstrated throughout the Borough. In locational/geographical terms, the Council considers that people in need of affordable housing can in general relocate to any part of the Borough if necessary, particularly as most new affordable housing is expected to be provided within the major towns and larger conurbations. As such, shortages may be addressed anywhere within the Borough and there are no geographical restrictions on which developments are required to provide affordable housing.

### 1.2 WHY SHOULD TYPICALLY 30% OF THE TOTAL DWELLINGS TO BE PROVIDED BE AFFORDABLE?

This requirement is set out at policies H3 and H4 of the adopted Local Plan. Supplementary Planning Guidance was published in March 1999, further explaining the application of these policies.

This includes an explanation of why the specified thresholds are appropriate in the context of the Borough's particular housing provision characteristics and specifies that financial contributions are the Council's least preferred option after provision of affordable housing on site and providing appropriately located land with planning permission for residential development.



In addition it should be noted that:

- The Council will encourage the early involvement of one of its partner Registered Providers of affordable housing in the development of affordable housing. It will normally be expected that the same Registered Provider will own and manage the housing once it is completed.
- The Council will seek to ensure an appropriate mix of unit types, sizes and tenures to best meet its affordable housing needs.
- It should not be assumed that any public subsidy will necessarily be available for the provision of affordable housing on Section 106 sites.
- All affordable housing will be required as a minimum to meet current Homes and Community Agency development requirements where these exceed the development standards required by the Council.
- The early advice of the Housing Enabling Manager should be sought about these and any other scheme specific issues.

### **1.3 DERIVATION OF CONTRIBUTION:**

As noted above the Council's development plan policies and Affordable Housing SPG make it clear that financial contributions are not generally acceptable as an alternative to physical provision of affordable housing. However, where they are exceptionally considered acceptable, contributions are to be negotiated on a case-by-case basis, taking into account the requirements of the policies and SPG that such contributions are intended to offset.

### **1.4 CONTACT:** Housing Enabling Manager Tel. 01628 685705

## SECTION 2 - TRANSPORT

### 2.1 TRANSPORT (WORKPLACE TRAVEL PLANS)

#### 2.1.1 WHEN A TRAVEL PLAN IS APPROPRIATE:

**Table 2.1.1: Transport (Travel Plans)**

Development Type	Relevant Proposal	Sought
<p>All applications for non-residential development (including but not limited to business retail, leisure, health, education, hotel and other development)</p>	<p>A Travel Plan will always be required where a development (either on its own or cumulatively with others) would be likely to have a significant impact on traffic flows or use of public transport and where these impacts could be mitigated by appropriate measures.</p> <p>As a guide, travel plans will usually be sought where the new development exceeds the thresholds identified in Table 2.1.1, although travel plans may be required for smaller developments in sites that are considered to be environmentally sensitive.</p> <p>A Travel Plan will not be required where there is already one in existence for the site that addresses all issues arising from the development proposals.</p> <p>NPPF Chapter 4 &amp; RBWM Local Transport Plan)</p>	<p>An interim travel plan should be submitted with the planning application. This should be informed by the outcomes of the Transport Assessment and will include objectives, a programme for developing and submitting the full travel plan, physical measures to be provided, acknowledgement of the council's primary target for travel plans, and a monitoring and evaluation strategy.</p> <p>Within three months of the development being occupied, a "final" travel plan is required that will:</p> <ul style="list-style-type: none"> <li>• Reduce the need to travel to and from the site</li> <li>• Reduce single occupancy car usage for travel to and from the site</li> <li>• Encourage more environmentally-friendly forms of travel</li> </ul> <p>Detailed requirements for interim and final travel plans are set out in paragraphs 4.2.1 to 4.2.17 of the Developer's Guide that forms part of this SPD.</p>

All applications for new and expanded schools	<p>A Travel Plan will always be required where a new / relocated / expanded school would be likely to have a significant impact on traffic flows or use of public transport and where these impacts could be mitigated by appropriate measures.</p> <p>NPPF Chapter 4 &amp; RBWM Local Transport Plan)</p>	<p>Schools with an existing approved School Travel Plan will be required to review and update their Plan prior to occupation of the development and again within one year of occupation.</p> <p>Schools will be required to develop an “interim travel plan” prior to first occupation, specifying design, access and infrastructure measures to be implemented. A “final” School Travel Plan (prepared to national quality assurance standards) will be required within 3 months of first occupation.</p>
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All applications for residential development	<p>A Travel Plan will be required where a residential development (either on its own or cumulatively with others) would be likely to have a significant impact on traffic flows or on the use of public transport, and where these impacts could be mitigated by appropriate measures.</p> <p>As a guide, travel plans will usually be sought where the new development exceeds the thresholds identified in Table 2.1.1.</p>	<p>Prior to first occupation, a travel plan is required, specifying design, access and infrastructure measures to be implemented together with measures that will:</p> <ul style="list-style-type: none"> <li>• Reduce the need for travel to and from the site.</li> <li>• Reduce single occupancy car usage for travel to and from the site</li> <li>• Encourage more environmentally-friendly forms of travel</li> </ul> <p>(RBWM Local Transport Plan)</p>
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**Table 2.1.2: Transport (Travel Plan Thresholds)**

Land Use	Use/Description of development	Size	Threshold
Food retail (A1)	Retail sale of food goods to the public: food superstores, supermarkets, convenience food stores.	GFA	>800 sq. m
Non-food retail (A1)	Retail sale of non-food goods to the public (includes sandwich bars where sandwiches or other cold food purchased and consumed off the premises, internet cafés).	GFA	>1500 sq. m
A2 Financial and professional services	<p>Financial services: banks, building societies and bureaux de change</p> <p>Professional services (other than health or medical services): estate agents and employment agencies</p> <p>Other services – betting shops, principally where services are provided to visiting members of the public.</p>	GFA	>1000 sq. m
A3 Restaurants and cafés	Restaurants and cafés: use for the sale of food for consumption on the premises, excludes internet cafés	GFA	>1500 sq. m

A4 Drinking establishments	Use as a public house, wine-bar or other drinking establishment.	GFA	>600 sq. m
A5 Hot food takeaway	Use for the sale of hot food for consumption on or off the premises.	GFA	>500 sq. m
B1 Business	(a) Offices other than in use within Class A2 (financial and professional services)  (b) research and development: laboratories, studios  (c) light industry	GFA	>1,500 sq. m
B2 General industrial	General industry (other than classified as in B1)  The former 'special industrial' use class, B3–B7, are now all encompassed in the B2 use class.	GFA	>2,500 sq. m
B8 Storage or distribution	Storage or distribution centres: wholesale warehouses, distribution centres and repositories.	GFA	> 3,000 sq. m
C1 Hotels	Hotels, boarding houses and guest houses (development falls within this class if 'no significant element of care is provided')	Bedroom	>100 bedrooms
C2 Residential institutions - hospitals, nursing homes	Used for the provision of residential accommodation and care to people in need of care.	Beds	>50 beds
C2 Residential institutions – residential education	Boarding schools and training centres.	Student	>150 students
C2 Residential institutions – institutional hostels	Homeless shelters, accommodation for people with learning difficulties and people on probation.	Resident	>400 residents
C3 Dwelling houses	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 people with learning difficulties or mental health problems living together in the community.	Dwelling unit	>80 units
D1 Non-residential Institutions	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), museums, public libraries, art galleries, exhibition halls, non-residential education and training centres, places of worship, religious instruction and church halls.	GFA	>500 sq. m
D2 Assembly and leisure	Cinemas, dance and concert halls, sports halls, swimming baths, skating rinks, gymnasiums, bingo halls and casinos, other indoor and outdoor sports and leisure uses not involving motorised vehicles or firearms.	GFA	>750 sq. m

Others	For example: stadium, retail warehouse clubs, amusement arcades, launderettes, petrol filling stations, taxi businesses, car/vehicle hire businesses and the selling and displaying of motor vehicles, nightclubs, theatres, hostels, builders' yards, garden centres, POs, travel and ticket agencies, hairdressers, funeral directors, hire shops, dry cleaners.	TBD	Discuss with appropriate highway authority
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**Planning Justification:** The Council considers that, in line with Government advice and relevant development plan policies it is necessary and reasonable to request provision of travel plans to mitigate the harmful impacts of additional travel generated by new development. These may include congestion, highways safety, pollution and the need to seek sustainable development. Each travel plan is case specific and as such the functional and geographical relationship between the new development and what is sought within the travel plan will be clear and directly related to the expected impacts.

### 2.1.2 Fees and Charges

The following fees and charges will apply to the approval and monitoring of travel plans submitted on or after 1 April 2014 and will be payable by the developer.

Item	Fee	Type
Checking and approving interim and final travel plans: small developments (smaller than the travel plan threshold)	£525.00	One off fee
Checking and approving interim and final travel plans: standard developments (above the travel plan threshold)	£780.00	One off fee
Checking and approving interim and final travel plans: large/complex developments (more than twice the travel plan threshold)	£1,045.00	One off fee
Monitoring small developments: (smaller than the travel plan threshold)	£2,600.00	One off fee
Monitoring standard developments (above the travel plan threshold)	£3,920.00	One off fee
Monitoring and large / complex developments (more than twice the travel plan threshold)	£5,000.00	One off fee

### 2.1.3 SANCTIONS:

If a developer fails to implement any required physical site and access arrangements, or a satisfactory travel plan proposal, the Council will be able to prevent occupation of the site.

If the eventual Occupier fails to implement the travel plan and meet targets, the Council will have the right to appoint an independent transport consultant to prepare a Monitoring Report entirely at the Occupier's expense. The Occupier will be required to act on the Monitoring Report recommendations; failure to do so within three months of the completion of the report will give the Council the right to implement, again at the Occupier's expense (up to £15,000 per annum) any recommendations made in the report.

In general, the Council will encourage the inclusion of Travel Plans to be required under the terms of a S.106 agreement in order to further improve their enforceability.

### 2.1.4 CONTACT: Transport Policy Tel. 01628 – 796097

## 2.2 TRANSPORT (HIGHWAYS AND PUBLIC TRANSPORT)

### 2.2.1 WHEN A REQUEST FOR A CONTRIBUTION IS APPROPRIATE:

**Table 2.2.1: Transport (Highways and Public Transport)**

Development Type	Relevant Proposals	Sought
<p>All applications for Residential or Non-residential development (including but not limited to Business (BIDS), Retail, Leisure, Health, Education, hotel and other development)</p> <p>Exceptions: residential extensions</p>	<p>Development that would be likely to result in an increase in vehicular, pedestrian or cyclist movement.</p>	<p>Any works required directly as a result of the development* and <b>in addition</b>, a contribution per net additional daily vehicular trip expected to be generated by the proposal towards meeting the cost of projects identified by the Borough Council.</p> <p>*Work must be to standards acceptable to the Council and be carried out as part of an agreement under s.278 of the Highways Act 1980.</p>

**Planning Justification:** The Council considers that in line with Government advice and relevant development plan policies it is necessary and reasonable to request provision of contributions to support highways infrastructure on which new development will place an additional burden primarily through the additional vehicular trips generated.

The nature of these trips is such that they will often have a very widespread impact on the highways network as a whole. However, whilst there are therefore geographical and functional links to projects to support highways infrastructure throughout the Borough, it is likely that these effects will be concentrated more locally to the development in question. Therefore, unless there are clear, case-specific reasons to direct contributions towards more distant highways projects (this may perhaps apply to some larger developments and projects **or where Public Transport contributions are justified**), exemplar projects identified within agreements will normally be local to the development site and relate to aspects of the highways network on which the development will put an additional strain.

### 2.2.2 DERIVATION OF CONTRIBUTION:

The calculation of developer contributions for Highway requirements has been based on a daily trip rate analysis for different types of development. The three uses that are the most typically relevant in the Borough are Residential (C3), Office B1(a) and Storage and Distribution (B8) use classes. Specific costs for each of these are included at the end of this section. However, applicants are advised that the figure of cost per trip can be applied to other developments such as health centres, educational uses, equestrian facilities and retail (A1). Calculations for other types of use will be done on a similar basis comparing the trip rate of the proposed use and its location.

- a) No lower or upper threshold level is proposed and the calculation will be based on the net increase in trip generations from each individual site. Funding obtained through this methodology will be allocated to highways projects functionally and geographically related to the proposal. Although these will typically be within the local area, applicants should be aware that traffic and accessibility measures (such as access to local centres, doctors, shops etc.) arising from new developments is likely to have impacts across the highways network as a whole and that the most appropriate projects may not always be those closest to the development site depending on the nature and scale of the development and other case-specific circumstances.
- b) The methodology for the period 2007 to 2012 is based on the approved and predicted capital budgets as well as the projected budget for all highways related schemes identified below. It can be seen that there is a significant difference between the ideal situation and that of the approved budget. This difference will have to be funded by other sources including developer contributions. Only those schemes considered to meet the tests of appropriateness are included in the calculation, e.g. maintenance related schemes are excluded.

### 2.2.3 FORECAST LEVELS OF DEVELOPMENT AND TRIP RATE ANALYSIS

- a) Information supplied by the Planning Policy section refers to various reports that outline the trends for various types of development. From these reports the following information has been supplied.

Approx number of residential dwellings per year to 2016 :-	275 dwellings
Approx m <sup>2</sup> of B1 development per year 2004-2009 :-	12055m <sup>2</sup>
Approx m <sup>2</sup> of B8 development per year 2004-2009 :-	108m <sup>2</sup>

- b) An interrogation of the TRICS (Transport Information Computer Systems) database for the same types of development has revealed the following daily trips rates. This is produced by an independent consultant and is designed to calculate complex trip rates for different use classes across the country. Information on trip rates has been taken from an overall profile due to the limited number of sites within areas close to this Borough.

Daily residential trip rate: (Average houses privately owned)	7.67 trips per household
Daily trips for B1 Use:	11.78 trips per 100m <sup>2</sup>
Daily trips for B8 Use (Industrial unit)	9.28 trips per 100m <sup>2</sup>
Daily trips for B8 Use (Industrial estate)	10.06 trips per 100m <sup>2</sup>
Average B8 use	9.67 trips per 100m <sup>2</sup>

- c) By applying these trip rates to the projected amount of development on a yearly basis we can derive a yearly estimate of the number of trips. This is as follows:-

275 x 7.67	= 2109.25 trips for residential use
(12055/100) x 11.78	= 1420.08 trips for B1 use
<u>(108/100) x 9.67</u>	= 10.44 trips for B8 use
Total trips	= 3539.77 trips
	≈ <b>3540 trips</b>



- d) As set out in the following budget information there is a significant shortfall between allocated funds and the ideal situation, however it would be unreasonable to assume that this ideal figure could be spent over a single year and for this reason it has been assumed that a 5 year spending period would be more realistic. In addition to this a projected capital funding budget has also been assumed for the fourth and fifth years and this has been set at the same level to the approved budgets for 2007/08 and 2011/12, as this too is a realistic outcome.
- e) The information below details the projected shortfall in funding:

Approved Capital Budget 2007-2008	£1,084,000
Approved Capital Budget 2008-2009	£2,230,000
Estimated Capital Budget 2009-2010	£1,685,000
Estimated Capital Budget 2010-2011	£1,685,000
Estimated Capital Budget 2011-2012	£1,685,000
Ideal Capital Budget 2007-2012	£18,774,200
Shortfall over 5 yrs	£10,405,200
Shortfall per year	<b>£ 2,081,040</b>

- f) It would be unreasonable to expect this amount of funding to be solely developer funded and therefore it is proposed that 80% will be required to be met by developers and the remaining 20% will be funded by other initiatives, or will be implemented as site specific schemes. The proposed amount of funding for developers in the form of trips can be seen below.

$$\begin{aligned} \text{£2,081,040} \times 0.8 &= \text{£1,664,832} \quad \text{Developer funding} \\ \text{£1,664,832} / 3540 &= \text{£470.29} \approx \text{£470 per trip} \end{aligned}$$

- g) This figure will provide the basis for the contribution calculation of any development. It is understood that different types of residential development have varying travel characteristics and also the location of any development to town and village centres will have a bearing on travel habits. With this in mind the following table sets out daily trip rates (rounded) for the more common types of development

Type of development	Daily trip rate	Cost per dwelling/100m <sup>2</sup>
Large residential dwellings – 4+ beds	9.5	£4,465
Average residential dwellings – 3 beds (incl. flats)	8	£3,760
Small residential dwellings - 1&2 beds (incl. flats)	6	£2,820
Affordable residential dwellings	3	£1,410
B1 Use (per 100m <sup>2</sup> )	11.8	£5,546
B8 Use (per 100m <sup>2</sup> )	9.7	£4,559

**Example:**

30 two-bedroom flats would contribute the following:

$$30 \times 6 \times \text{£}470 = \text{£}84,600$$

(equivalent to £2,820 per dwelling)

The highway contribution will be allocated to, but not limited to, the schemes identified in this SPD, an analysis of the most appropriate projects at the time of development/contributions due will be carried out and appropriate projects may change from those identified at the time the agreement is drawn up, but will, in all cases meet the tests of Circular 05/05.

**2.2.4 Maidenhead Area Action Plan**

To support the proposals set out within the Maidenhead Area Action Plan and its accompanying supporting document “Maidenhead Town Centre Area Action Plan Traffic Infrastructure Improvements”, the Council will be seeking funding from a number of sources, some of which are national and local government opportunities, private sector and LTP initiatives. To fulfil the budgetary requirements to facilitate all the mitigation highway measures, there needs to be a re-evaluation of each individual opportunity area to differentiate between site specific and generic S106 SPD Highway contributions. A specific model methodology for collecting S106 Contributions for those developments within the Maidenhead Area Action Plan zone has been identified in the Traffic Infrastructure Improvements document and must be referred to when calculating contributions for Highways only.

## TRANSPORT LIST OF SCHEMES

**PART 1) Schedule of Rights of Way Schemes**  
**CONTACT: Rights of Way Team, Highway Assets Group**  
**Anthony Hurst – Principal Officer Rights of Way**  
**Tel: 01628 796180**

ID	STRATEGY / OBJECTIVE	PROJECT	APPROX VALUE	OUTCOME	WARDS
PROW 1	Local Transport Plan/Public Rights of Way Improvement Plan (LTP/ROWIP)	Public Rights of Way Improvements in the northern parishes	£100,000	Improved public rights of way network	Bisham and Cookham
PROW 2	Local Transport Plan/Public Rights of Way Improvement Plan (LTP/ROWIP)	Public Rights of Way improvements in the western parishes	£100,000	Improved public rights of way network	Hurley and Walthams
PROW 3	Local Transport Plan/Public Rights of Way Improvement Plan (LTP/ROWIP)	Public Rights of Way improvements in Bray parish	£100,000	Improved public rights of way network	Bray
PROW 4	Local Transport Plan/Public Rights of Way Improvement Plan (LTP/ROWIP)	Public Rights of Way Improvements in the eastern parishes	£100,000	Improved public rights of way network	Horton and Wraysbury, Datchet
PROW 5	Local Transport Plan/Public Rights of Way Improvement Plan (LTP/ROWIP)	Public Rights of Way Improvements in the southern parishes	£100,000	Improved public rights of way network	Ascot and Cheapside, Sunninghill and South Ascot, Sunningdale
PROW 6	Local Transport Plan/Public Rights of Way Improvement Plan (LTP/ROWIP)	Public Rights of Way Improvements in Windsor, Eton and Old Windsor	£300,000	Improved public rights of way network	Castle Without, Clewer East, Clewer North, Clewer South, Eton and Castle, Eton Wick, Old Windsor, Park
PROW 7	Local Transport Plan/Public Rights of Way Improvement Plan (LTP/ROWIP)	Public Rights of Way Improvements in Maidenhead, including securing a continuation of the Thames Path beside the riverbank to the north of Bridge Gardens	£300,000	Improved public rights of way network	Belmont, Boyn Hill, Cox Green, Furze Platt, Maidenhead Riverside, Oldfield

Total	£1,100,000		
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602/1	ROW Improvements Plan Maidenhead Area Action Plan	York Stream Environmental Enhancement Phase I baseline stage (small boats able to traverse the Town Ring)– Improvements and new	£5,200,000	Improve the amenity of Public Realm and ProW along York Stream	Belmont
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		facilities including improvements to the accessibility, infrastructure amenities and restoration of a navigable channel for York Stream, Maidenhead			
602/2	ROW Improvements Plan Maidenhead Area Action Plan	York Stream Environmental Enhancement Phase II Bray Cut clearance (allowing larger boats access)– Improvements and new facilities including improvements to the accessibility, infrastructure amenities and restoration of a navigable channel for York Stream, Maidenhead	£2,500,000	Improve the amenity of Public Realm and ProW along York Stream	Belmont
637	Maidenhead Area Action Plan	Footbridge over the Thames at Boulters Lock	tba	Improved Public Rights of Way network	Maidenhead Riverside/ South Bucks (lead authority)
638	Maidenhead Area Action Plan	Green Bridge over A4 to connect West Street to Kidwells Park	£2,000,000 to £2,500,000	Improved Public Rights of Way network	Belmont

PH(1)1	Bray Parish Project	Extending public right of way FP40 from its junction with FP2 to gain access to play area on the land to the rear of the Whichford Housing Development.			Bray
PH(1)2	Hurley Parish Project	Environmentally friendly surfacing to footpath 15 (Hodgedale Lane Hurley)	£12,000 (Parish estimate)		Hurley and Walthams
PH(1)5	Hurley Parish Project	Footway improvements to Henley Road			Hurley and Walthams
PH(1)6	Sunningdale	Upgrade woodland footpath and footpath 13 by laying a limestone surface			Sunningdale
PH(1)8	White Waltham	Widening of Waltham Road footpath from Airfield entrance to Woodlands Park Village Centre - £40K			White Waltham

CH(1)1	Ward Councillor project	Improve width and surface of public footpath behind Meadow Close, between it and Church Road			Old Windsor
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CH(1)2	Ward Councillor project	Add the last piece of the Thames trail south of Chandlers Quay along the Ray Mill Road frontage	£150,000		Maidenhead Riverside
CH(1)3	Ward Councillor project	Charles Street Improvements: Add new bus stop Calm traffic and provide more parking Adding more trees Replace bridge to Ward Royal Put in wider pavement on east side of road Remove barriers Add Zebra crossing at top and bottom Remove service road and replace with shared space to enable cafes at rear of existing shops, extra parking spaces, freer movement of pedestrians			

NB Horton Parish Council requests additional public footpaths and/or bridleways in their parish

## PART 2) Schedule of Public Transportation Improvements

**CONTACT: Highway Services Group**  
**Ben Smith, Highway Services Group Manager**  
**Tel: 01628 796147**

ID	STRATEGY / OBJECTIVE	PROJECT	APPROX VALUE	OUTCOME	WARDS
17	Local Transport Plan - LTP Integrated Transport Strategy	Public Transport interchange information in villages	£100,000	Improved interchange facilities for users of multi-modal transport	Boroughwide
18	LTP Integrated Transport Strategy	Railway Access and facilities study/Improvements	£100,000	Improved access for the public using rail transport in particular the disabled and the elderly	Borough Wide
19	LTP Integrated Transport Strategy	Further development of Bus Priority Measures	£50,000	Reduction in service delays	Boroughwide
20	LTP Integrated Transport Strategy	Bus Shelter facility improvements	£50,000	Improved access and facilities for the public using public transport, in particular for the disabled and elderly	Oldfield Boyn Hill Maidenhead Town
502	LTP Integrated Transport Strategy	Bus Priority at Traffic Signals to complete the Windsor Network	£50,000	Reduction in Service delays	Windsor & Eton
565	LTP Integrated Transport Strategy	Bus stop information phase 2 - White bus route	£20,000	Improved stops and information	Borough Wide
567	LTP Integrated Transport Strategy	Intelligent Transport System (incl. Real time bus information)	£650,000	System purchase and installation	Borough Wide
600	LTP Integrated Transport Strategy	Rural bus support	£400,000	Improved rural transport and Demand Responsive facilities	Rural areas Borough wide
601	LTP Integrated Transport Strategy	Development of new services: Local Bus Network	£500,000	Improved bus network providing access to services	Borough wide
615	LTP Integrated Transport Strategy	Provision of full accessibility standards at bus stops	£300,000	Improved bus network Easier access to low floor buses	Borough wide
639	LTP Integrated Transport Strategy Maidenhead Area Action Plan	Maidenhead Transport hub (train/bus/taxi interchange)	tba	Improved interchange facilities for users of multi-modal transport	Boyn Hill/ Oldfield

Total	£2,220,000		
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PH(2)1	Hurley Parish project	Repair and re-roof Bus Shelter on the A4 by Littlewick Green	£20,000	Improved waiting facilities for bus users	Hurley and Walthams
PH(2)2	Hurley and White Waltham Parish project	New Bus Shelter on the A4 by Littlewick Green, opp the above	£10,000 (parish est)	Improved stop, shelter and information for bus users	Hurley and Walthams
PH(2)3	Sunninghill and Ascot Parish project	New or repair/upgrade bus shelters throughout Parish	£25,000	Improved waiting facilities for bus users	Sunninghill/ Ascot and Cheapside
PH(2)4	White Waltham	New weekend daytime and	£50,000	Improved bus network	Hurley and

	Parish project	weekday morning/evening bus service from Littlewick Green along A4 into Maidenhead town centre and additional bus stops	(Parish est)	providing access to essential services	Walthams
CH(2)1	Cllr Request	Covered bus stop shelter in High St Hurley	£10,000	Improved stop, shelter and information for bus users	Hurley and Walthams
CH(2)2	Cllr Request	Seating at Bus Stop near Hardwick House, Hardwick Close, Maidenhead	£10,000	Improved waiting facilities for bus users	Pinkneys Green
CH(2)3	Cllr Request	2 new bus shelters on Welley Road to service no. 60 bus route	£10,000	Improved waiting facilities for bus users	Horton
CH(2)4	Cllr Request	2 new bus shelters on Coppermill Road to service no. 60 bus route	£10,000	Improved waiting facilities for bus users	Horton
		<b>TOTAL (excl Parish &amp; Cllr projects)</b>	<b>£2,345,000</b>		

### **PART 3) Schedule of Environmental Improvement Projects – Verge Parking**

**CONTACT: Highway Assets Group  
Rajan Sitha – Principal Officer Highway Assets  
Tel: 01628 796287**

<b>ID</b>	<b>STRATEGY / OBJECTIVE</b>	<b>PROJECT</b>	<b>APPROX VALUE</b>	<b>OUTCOME</b>	<b>WARDS</b>



## PART 4) Schedule of Environmental Improvement Projects

**CONTACT: Highway Assets Group**  
**Rajan Sitha, Principal Officer, Highway Assets**  
**Tel: 01628 796287**

ID	STRATEGY / OBJECTIVE	PROJECT	APPROX VALUE	OUTCOME	WARDS
37	Local Transport Plan – LTP	Broomhall Lane, Sunningdale – traffic island road widening footway	£68,250	Pedestrian safety and school traffic improvement	Sunningdale
37A	LTP	Pococks Lane, Datchet – New Footway	£226,800	Improved Road Safety and Accessibility for pedestrians	Datchet/ Windsor & Eton
38	LTP	Windsor – upgrading and refurbishment of ceremonial route	£119,700	Improvement to high profile street	Windsor & Eton
603	LTP	Windsor – upgrading and refurbishment of bus routes and infrastructure	£44,100	Improvement to local bus network, environment and access to local services	Windsor & Eton
39	LTP	Chobham Rd – Environmental improvements – phase 2	£315,000	To provide continuous theme, enhance public environment and support local trade	Sunningdale
40	LTP	Subway/refurbishment programme	£302,400	Public safety and highway improvement	Boroughwide
42	LTP	Bagshot Road ( B3020) Ascot – new footway to improve road safety	£90,825	New footway between Meridan Court and Coronation Road to enhance safety including street lighting	Sunningdale Sunninghill and South Ascot
43	LTP	Welley Road, Wraysbury (non highway land) including land purchase cost	£100,800	Road safety improvements for pedestrians	Horton and Wraysbury
44	LTP	Ascot Rd (A330) Bray new footway	£226,800	Road safety improvements for pedestrians	Bray
604	LTP	Oakley Green Road: New footway	£189,000	Improved highway safety	Clewer North / Bray
606	LTP	Provision of new roadside footways from the approved list (within 3km of development)	£315,000	Improved highway safety	Borough wide
607	LTP	Woodlands Park Avenue: Junction Improvements and revised speed limits	£44,100	Improved highway safety	Hurley and Walthams
45	LTP	Harvest Hill Road M'head new footway	£256,725	Improved highway safety	Oldfield Maidenhead Town
48	LTP	Winkfield Road Sunninghill new footway	£73,500	Improved highway safety	Ascot and Cheapside

48a	LTP	London Road (A329) (Cheapside – St. Georges Lane) New Footway (south side)	£63,000	Improved highway safety	Ascot and Cheapside / Sunninghill & South Ascot
49	LTP	Coppermill Road, Wraysbury new footway phase 2	£84,525	Improved highway safety	Horton and Wraysbury
50	LTP	High Street Cookham Environmental enhancement of street lighting	£37,800	Improved highway safety	Bisham and Cookham
51	LTP	Station Hill / Winkfield Rd Ascot – Environmental enhancement of streetlighting	£56,700	Improved highway safety	Ascot and Cheapside
52	LTP	Alma Rd Windsor	£18,500	Enhancement of lighting to maximise crime prevention measures	Castle Without Clewer East Park
53	LTP	Adoption of parish lighting	£37,800	Adoption of Parish lighting Borough wide	Borough Wide
54	LTP	Windsor Relief Rd – environmental and gateway features and traffic management improvements	£529,200	Improved highway safety	Eton Wick Eton and Castle Clewer North
503	LTP	Sunningdale to Sunninghill footway / cycleway (non RBWM Land)	£126,000	Improved Highway Safety	Ascot and Cheapside Sunninghill and South Ascot
506	LTP	Improvements and refurbishments of the Borough Recycling sites and facilities	£126,000	Environmental Improvements	Borough Wide
	LTP	South Meadow Lane, kerbing and drainage	£84,000	Environmental improvement and highway safety	Eton

508	Community Strategy	Eton Court Public Convenience Improvements	£37,800	Environmental Improvements	Eton and Castle Windsor & Eton
608	Community Strategy	Cookham Slipway Access Road: 'Make-Up' and surfacing	£23,100	Environmental Improvements	Cookham
890	Community Strategy	Provision of Public Conveniences, Datchet – Feasibility study and construction	tba	Environmental Improvements	Datchet
891	Community Strategy	Automatic Public Conveniences – Various locations – Maidenhead – Feasibility study and construction	tba	Environmental Improvements	Various
892	Community Strategy	Automatic Public Conveniences – Various locations – Sunninghill – Feasibility study and construction	tba	Environmental Improvements	Sunninghill & South Ascot
893	Community Strategy	Automatic Public Conveniences – Various locations – Old Windsor – Feasibility study and construction	tba	Environmental Improvements	Old Windsor
894	Community Strategy	Provision of Public Conveniences – feasibility study to establish condition and viability to re open listed toilet block on Bridge Road and Guards Club Road	tba	Environmental Improvements	Oldfield
895	Community Strategy	Provision of Public Conveniences – Feasibility study and construction including extensions and new toilets	tba	Environmental Improvements	All
896	Community Strategy	Provision of highway trees to enhance the appearance of the streetscene in All Parish areas and towns in the Borough	£52,000	Environmental improvements	All

641	Maidenhead	Broadway area works	£406,000	Environmental	Belmont
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	Area Action Plan			improvements	
642	Maidenhead Area Action Plan	Improvements to Maidenhead railway station area	£920,000	Environmental improvements	Boyn Hill/Oldfield
643	Maidenhead Area Action Plan	Public realm improvements to Priority Area A (High Street, Queen Street, King Street, Broadway)	£3.912m - £4.89m	Environmental improvements	Oldfield
644	Maidenhead Area Action Plan	Public realm improvements to Priority Area B (general Station area)	£1,022m - £1.277m	Environmental improvements	Boyn Hill/Oldfield
645	Maidenhead Area Action Plan	Public realm improvements to Priority Area C (Bridge Street/ Moorbridge Road)	£773k - £966k	Environmental improvements	Oldfield
646	Maidenhead Area Action Plan	Public realm improvements in other Maidenhead Town Centre areas	£8.012m – 10.015m	Environmental improvements	Boyn Hill/Oldfield
654	Local Transport Plan (LTP)	New footways in Maidenhead Town Centre	£125,000	Improved road safety and accessibility for pedestrians	Oldfield
655	Local Transport Plan (LTP)	New footways in east Maidenhead	£125,000	Improved road safety and accessibility for pedestrians	Oldfield & Riverside
656	Local Transport Plan (LTP)	New footways in north Maidenhead	£125,000	Improved road safety and accessibility for pedestrians	Belmont, Furze Platt
657	Local Transport Plan (LTP)	New footways in west Maidenhead	£125,000	Improved road safety and accessibility for pedestrians	Boyn Hill, Cox Green, Oldfield, Pinkneys Green
658	Local Transport Plan (LTP)	New footways in Windsor Town Centre	£300,000	Improved road safety and accessibility for pedestrians	Castle Without, Eton & Castle, Eton Wick
659	Local Transport Plan (LTP)	New footways in west Windsor	£200,000	Improved road safety and accessibility for pedestrians	Clewer East, Clewer North, Clewer South, Park
660	Local Transport Plan (LTP)	New footways in Ascot, Sunninghill and Sunningdale	£200,000	Improved road safety and accessibility for pedestrians	Ascot and Cheapside, Sunninghill and South Ascot, Sunningdale
661	Local Transport Plan (LTP)	New footways in the northern parishes	£200,000	Improved road safety and accessibility for pedestrians	Bisham and Cookham

662	Local Transport Plan (LTP)	New footways in the western parishes	£200,000	Improved road safety and accessibility for pedestrians	Hurley and Walthams
663	Local Transport Plan (LTP)	New footways in Bray Parish	£200,000	Improved road safety and accessibility for pedestrians	Bray
664	Local Transport Plan (LTP)	New footways in the eastern parishes	£200,000	Improved road safety and accessibility for pedestrians	Datchet, Horton, Wraysbury, Old Windsor

CH2	Cllr Request	Parade of shops on A4 opp. Oldfield Road – Raise pavement to make shops accessible	tba		Maidenhead Town
CH13	Cllr Request	Provision of footway along Broadmoor Road from The Star public house to Halls Lane	tba		Hurley & Walthams
CH14	Cllr Request	Provision of footpath from Waltham Close to Woodlands Park Community Centre	tba		Hurley & Walthams
CH17	Cllr Request	Winter Maintenance Equipment – Salt bins, manually operated and vehicular mounted salt spreaders	£500,000	Road and pedestrian safety, and accessibility. Allow access for service & emergency vehicles	Boroughwide
CH18	Cllr Request	Replace white railing along public road on Horton Road 200m	£10,000		Horton
CH19	Cllr Request	Replace fencing on village green	£20,000		Horton

PH(4)1	Bray Parish Project	Creation of new footways along Old Mill Lane, Bray, Fifield Road, Fifield and along Oakley Green Road from Dedworth Road to the A308.	Tba		Bray
PH(4)2	Bray Parish Project	New footway along Fifield Road, Fifield	tba		Bray
PH(4)3	Horton Parish Project	Upgrade all village highway footways in Horton	tba		Horton & Wraysbury
PH(4)4	Cookham Parish Project	Toilets in Cookham Rise.	Tba		Cookham
PH(4)5	Cookham Parish Project	Improvements to slipway access to river at Stonehouse.	Tba		Cookham
PH(4)6	Cox Green Parish Project	Extend footway along eastern side of Cannon Lane from junction with Highfield Lane under railway bridge to join up with footway close to Bissley Drive	tba	to improve pedestrian safety and flow	Cox Green
PH(4)7	Eton Town Council Project	Refurbishment of public toilets	tba		Eton

PH(4)8	Eton Town Council Project	Provide amenity space at Eton Court j/w Eton High Street	£50k		Eton
PH(4)9	Hurley Parish Project	Footway improvements to Henley Road, Hurley	£31,500 (Parish estimate)		Hurley and Walthams
PH(4)10	Sunningdale Parish Project	Improvement of footway in Chobham Road, Sunningdale	tba		Sunningdale
PH(4)11	Sunningdale Parish Project	Improvement in Silwood Road	tba		Sunningdale
PH(4)12	Sunninghill & Ascot Parish Project	Bollards reinstalled outside Lloyds Bank Ascot High Street	tba		Ascot & Cheapside
PH(4)13	Sunninghill & Ascot Parish Project	Footway on Eastern side of Kings Ride Ascot between Englemere Park and Heatherwood Roundabout	tba		Ascot & Cheapside
PH(4)14	Sunninghill & Ascot Parish Project	Provision of bollards on sections of Sunninghill High Street to stop vehicles mounting pavement.	Tba		Sunninghill & S Ascot
PH(4)15	Sunninghill & Ascot Parish Project	Improvements to Cordes Hall, Sunninghill – verge reinstatement and cycle parking area.	Tba		Sunninghill & S Ascot
PH(4)16	Sunninghill & Ascot Parish Project	Verge planting reinstatement	tba		Ascot & Cheapside and Sunninghill & S Ascot
PH(4)17	White Waltham Parish Project	Provision of roadside footway to A4 at "Little China" restaurant Littlewick Green	tba		Hurley and Walthams
PH(4)18	Wraysbury Parish Project	Upgrade all village highway footways in Wraysbury	tba		Horton & Wraysbury

**PART 5) Schedule of Cycle Network Schemes**

**CONTACT: Transport Policy and Implementation Group**

**Gordon Oliver, Principal Transport Planning Officer**

**Tel: 01628 796097**

ID	STRATEGY / OBJECTIVE	PROJECT	APPROX VALUE	OUTCOME	WARDS	
CYC1	Local Transport Plan (LTP)	Cycle facilities in Maidenhead Town Centre	£465,000	Improved cycle network, infrastructure and highway safety	Oldfield	
CYC2	LTP	Cycle facilities in east Maidenhead	£360,000		Oldfield & Riverside	
CYC3	LTP	Cycle facilities in north Maidenhead	£257,000		Belmont, Furze Platt	
CYC4	LTP	Cycle facilities in west Maidenhead	£78,000		Boyn Hill, Cox Green, Oldfield, Pinkneys Green	
CYC5	LTP	Cycle facilities in Windsor town centre, Eton and Eton Wick	£40,000		Castle without, Eton and Castle, Eton Wick	
CYC6	LTP	Cycle facilities in west Windsor	£100,000		Clewer East, Clewer North, Clewer South, Park	
CYC7	LTP	Cycle facilities in Ascot, Sunninghill and Sunningdale	£155,000		Ascot and Cheapside, Sunninghill and South Ascot, Sunningdale	
CYC8	LTP	Cycle facilities in the northern parishes	£320,000		Bisham and Cookham	
CYC9	LTP	Cycle facilities in the western parishes	£150,000		Hurley & Walthams	
CYC11	LTP	Cycle facilities in the eastern parishes	£265,000		Datchet, Horton, Wraysbury, Old Windsor	
CYC12		Cycle facilities in Bray Parish	£50,000			

Total			£2,240,500		
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PH(5)1	Hurley Parish Project	Cycle route from High Street to Stubbings	£75,000 (parish est)		Hurley & Walthams
PH(5)2	White Waltham Parish Project	Cycle path facilities and safety improvements to cross the Thicket roundabout, Littlewick Green	tba		Hurley & Walthams

## PART 6) Schedule of Drainage Schemes

**CONTACT: Streetcare**

**Rajan Sitha, Principal Officer, Highway Assets**

**Tel: 01628 796287**

ID	STRATEGY/ OBJECTIVE	PROJECT	APPROX VALUE	OUTCOME	WARDS
134	Adopted Documents – Local Transport Plan, Best Value in Highway Maintenance and Well Maintained Highways, a Code of Practice for Highway Maintenance Management	Sheephouse Rd Maidenhead	£105,000	Positive outfall and increase pipe to 300mm	Maidenhead Riverside Maidenhead Town
138		Eton Wick Rd, Eton Wick	£178,500	Final Design and implementation, new highway drainage scheme	Eton Wick
141		Staines Rd Wraysbury	£185,000	Final design and implementation, new highway drainage system	Horton and Wraysbury
146		Borough wide network cleansing and inventory survey	£210,000	Survey and record details of highway drainage network	Borough Wide
147	Adopted Documents – Local Transport Plan, Best Value in Highway Maintenance and Well Maintained Highways, a Code of Practice for Highway Maintenance Management	Sylvester Rd (No18)	£52,500	Construct connection to nearest SW sewer	Furze Platt Maidenhead Town
151		Gardner Rd opp Queensway Furze Platt	£3,675	Footpath re-alignment and addition cleaning	Furze Platt Maidenhead Town
152		Halls Lane Waltham St Lawrence	£22,000	Additional soakaways required	Hurley and Walthams
153		London Rd east of Oriental Rd Sunningdale	£29,000	3 additional soakaways required plus ancillary pipework	Sunninghill and South Ascot Sunningdale
158		Shoppenhangers Rd jctn Courtlands	£47,250	Additional gullies required & connection to viable SW sewer outfall	Oldfield Maidenhead Town
159		Slough Rd / Pockocks Lane	£4,200	Positive drainage outfall required	Eton and Castle Windsor & Eton
162		Stuart Way Windsor	£6,800	Additional soakaway and gully connection	Clewer North Windsor & Eton
163		Summerleaze Rd	£37,800	New surface water outfall	Maidenhead Riverside Maidenhead Town
168		Ascot Rd A330	£30,000	Drainage improvements	Bray
169		Bath Rd jctn Courthouse Rd	£7,350	Natural spring to drain required	Belmont Boyn Hill Maidenhead Town
171	Church Rd	£10,000	Additional soakaway	Maidenhead	
177	Woodlands Park Rd	£157,500	Positive drainage outfall required to culvert	Cox Green Hurley and Walthams Maidenhead Town	

909	LTP	Wavell Road Maidenhead	tba	Reduce property flooding – connect to sustainable outfall	Pinkneys Green
910	LTP	Highway Road Maidenhead	tba	Reduce property flooding – connect to sustainable outfall	Pinkneys Green
911	LTP	Westfield Road	tba	Reduce property flooding – connect to sustainable outfall	Pinkneys Green
CHD1	Councillor Project	Wooton Way Drainage Scheme	£25,000		Boyn Hill
CHD2	Councillor Project	New Mile Road, Ascot	£5,000 £30,000	Feasibility study Drainage scheme	Ascot and Cheapside



## PART 7) Schedule of Car Park Improvement Schemes

**CONTACT: Highway Services Group**  
**Neil Walter – Parking Manager**  
**Tel: 01628 796485**

ID	STRATEGY / OBJECTIVE	PROJECT	APPROX VALUE	OUTCOME	WARDS
192A	LTP	Nicholsons MSCP: Planned Improvement Programme	£500,000	Public safety improvements. Improved infrastructure	Oldfield Maidenhead Town
515	LTP	Variable Message Signing Enhancements	£100,000	Public Safety Improvements	Windsor & Eton, Maidenhead Town
640	Maidenhead Area Action Plan	Extension to Stafferton Way multi-storey car park (additional 500 spaces)	£4.5m	Improved infrastructure	Oldfield

CHCP 1	Cllr request	Meadow Lane car park – extension	£100,000	Improved infrastructure	Eton & Castle
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PH31	Bray Parish Project	Re-surface the Causeway car park, Bray village	tba		Bray
PH32	Horton Parish Project	Update car parking facilities (surfacing and lighting) in Horton	£25,000 (Parish est)		Wraysbury & Horton
PH33	Hurley Parish Project	Resurfacing to Knowl Hill Village Hall car park	£20,000 (Parish est)		Hurley & Walthams
	Eton	Meadow Lane, Eton car park extension			

## PART 8) Schedule of Traffic and Road Safety Schemes

**CONTACT: Highway Services Group**  
**Tony Carr – Traffic and Road Safety Manager**  
**Tel: 01628 796405**

ID	STRATEGY / OBJECTIVE	PROJECT	APPROX VALUE	OUTCOME	WARDS
194	Local Transport Plan (LTP)	A30 London Road traffic and road safety improvements, Sunningdale	£125,000	Traffic and road safety	Sunningdale
200	LTP	A308 Windsor Rd traffic and road safety improvements	£375,000	Traffic and road safety	Bray
207	LTP	A308 Straight Road Old Windsor Traffic and road safety improvements	£190,000	Traffic and road safety	Old Windsor
211	LTP	A308 Osborne Road traffic and road safety improvements, Windsor	£166,000	Traffic and road safety	Castle Without Eton and Castle Park Clewer East
214	LTP	A308 Marlow Road/Furze Platt Road traffic and road safety improvements	£135,000	Traffic and road safety	Bisham and Cookham Belmont Furze Platt Pinkneys Green
218	LTP	A308 Maidenhead Rd traffic and road safety improvements, Windsor	£375,000	Traffic and road safety	Clewer North Windsor & Eton
224	LTP	Maidenhead Town centre traffic and road safety improvements	£186,000	Traffic and road safety	Boyn Hill Oldfield Belmont
230	LTP	A308 Braywick Rd traffic and road safety improvements	£21,000	Traffic and road safety	Bray Oldfield
231	LTP	A308 Albert Road traffic and road safety improvements	£35,000	Traffic and road safety	Park Eton and Castle Old Windsor
233	LTP	A329 London Rd/ High Street traffic and road safety improvements, Ascot	£265,000	Traffic and road safety	Sunninghill and South Ascot Ascot and Cheapside
239	LTP	A329 London Rd/B383 Buckhurst Rd Sunningdale traffic and road safety improvements	£95,000	Traffic and road safety	Ascot and Cheapside Sunninghill and South Ascot
245	LTP	A330 Winkfield Rd traffic and road safety improvements, Ascot	£75,000	Traffic and road safety	Ascot and Cheapside
248	LTP	A330 Devenish Road/ Brockenhurst Rd traffic and road safety improvements	£179,000	Traffic and road safety	Sunninghill and South Ascot Sunningdale
252	LTP	A330 Ascot Rd traffic and road safety improvements	£181,000	Traffic and road safety	Bray
259	LTP	A332 Windsor Rd traffic and road safety improvements	£35,000	Traffic and road safety	Ascot and Cheapside
267	LTP	A332 Sheet Street/ Kings Road traffic and road safety improvements	£60,000	Traffic and road safety	Park
274	LTP	A4 Bridge Rd traffic and road safety improvements	£81,000	Traffic and road safety	Maidenhead Riverside Oldfield
275	LTP	A4 Bath Rd traffic and road safety improvements Littlewick Green	£143,000	Traffic and road safety	Hurley and Walthams Cox Green

					Pinkneys Green
277	LTP	A4 Bath Rd traffic and road safety improvements Maidenhead	£135,000	Traffic and road safety	Boyn Hill Belmont
285	LTP	A4094 Ray Mead Rd/Cookham Rd/Sutton Rd traffic and road safety improvements	£87,300	Traffic and road safety	Bisham and Cookham Belmont M'hd Riverside
288	LTP	A4130 Henley Road and u/c Henley Road traffic and road safety improvements	£95,000	Traffic and road safety	Bisham and Cookham Pinkneys Green Hurley & Walthams
290	LTP	B3020 High Street/Sunninghill Road, Sunninghill, traffic and road safety improvements	£28,500	Traffic and road safety	Sunninghill and South Ascot
291	LTP	Traffic and road safety improvements Windsor	£110,000	Traffic and road safety	Old Windsor
292	LTP	Traffic and road safety improvements, Datchet	£219,500	Traffic and road safety	Datchet
297	LTP	Traffic and road safety improvements, central Windsor	£404,200	Traffic and road safety	Park Castle Without Eton and Castle
298	LTP	Traffic and road safety improvements Hurley and Walthams	£110,000	Traffic and road safety	Hurley and Walthams
299	LTP	Traffic and road safety improvements Bray	£78,500	Traffic and road safety	Bray
300	LTP	B3024 Dedworth Rd traffic and road safety improvements, Windsor	£260,000	Traffic and road safety	Clewer East Clewer North Clewer South
309	LTP	Traffic and road safety improvements Eton Wick	£8,500	Traffic and road safety	Eton Wick
312	LTP	B3028 Bray Rd traffic and road safety improvements	£66,000	Traffic and road safety	Oldfield Bray
316	LTP	Traffic and road safety improvements Horton and Wrybury	£89,500	Traffic and road safety	Horton and Wrybury
323	LTP	B383 Buckhurst Rd traffic and road safety improvements	£62,000	Traffic and road safety	Ascot and Cheapside
325	LTP	Traffic and road safety improvements Sunningdale	£61,000	Traffic and road safety	Sunningdale
328	LTP	B4447 Cookham Rd traffic and road safety improvements	£260,000	Traffic and road safety	Furze Platt Belmont Maidenhead Riverside
338	LTP	Wootton Way traffic and road safety improvements	£85,000	Traffic and road safety	Boyn Hill
341	LTP	Woodlands Park Road / Woodlands Park Avenue	£54,000	Traffic and road safety	Cox Green Hurley and Walthams
342	LTP	Winter Hill Road	£27,000	Traffic and road safety	Hurley and Walthams
343	LTP	Pudding Hill	£27,000	Traffic and road safety	Hurley and Walthams
348	LTP	Courthouse Road and St Marks traffic and road safety improvements	£126,000	Traffic and road safety	Belmont Furze Platt Pinkneys Green
349	LTP	Shoppenhangers Road traffic and road safety improvements	£235,000	Traffic and road safety	Oldfield
355	LTP	Traffic and road safety improvements, Bisham and Cookham	£30,500	Traffic and road safety	Bisham and Cookham

369	LTP	Coronation Rd /Friary Rd traffic and road safety improvements	£28,000	Traffic and road safety	Sunninghill and South Ascot
376	LTP	Cannon Lane traffic and road safety improvements	£165,000	Traffic and road safety	Cox Green Boyn Hill Hurley and Walthams
380	LTP	Altwood Drive/ Altwood Close traffic and road safety improvements	£28,000	Traffic and road safety	Boyn Hill
388	LTP	Central Windsor – control on movement of coaches	£15,000	Traffic and road safety	Castle Without Eton and Castle
391	LTP	A308 Braywick Rd / A330 Ascot Rd traffic and road safety improvements	£30,000	Traffic and road safety	Bray
398	LTP	B3024 Oakley Green Rd traffic and road safety improvements	£35,000	Traffic and road safety	Bray Clewer North
520	LTP	Decriminalised Parking Enforcement	£250,000	Traffic and road safety	Borough Wide
527	LTP	Maidenhead/Windsor On-Street Parking improvements	£150,000	Traffic and road safety	Maidenhead Town and Windsor Town Centre
610	LTP	Reduction in traffic congestion and/or improve air quality	£300,000 £330,000 £275,000	Traffic and road safety	Maidenhead area  Windsor area  Other areas
611	LTP	Provision of full accessibility standards at main road junctions and crossings	£175,000 £200,000 £165,000	Traffic & Accessibility	Maidenhead area  Windsor area  Other areas
612	LTP	Enhanced safety measures (including 20 mph zones) at or near schools (within 3km of the development)	£600,000	Improved traffic, road safety and accessibility	Borough wide
613	LTP	Investigation / implementation of accident reduction measures at any location where 4 or more accidents occur within a 100m radius	£750,000	Improved traffic, road safety and accessibility	Borough wide
614	LTP	Review of speed limits and implement changes to improve road safety and meet new Government targets	£125,000 £125,000 £250,000	Improved Traffic & Road Safety	Maidenhead area  Windsor area  Other areas
889	LTP	Speed Indicator Device (SID) Mobile Units	£75,000	To improve road safety	All
647	Maidenhead Area Action Plan	Stafferton Way Link road completion	£1,900,000	Improved traffic, road safety and accessibility	Oldfield
648	Maidenhead Area Action Plan	Oldfield Road railway bridge 2-way works	£120,000	Improved traffic, road safety and accessibility	Oldfield
649	Maidenhead Area Action Plan	Maidenhead A4 improvements – A4/Castle Hill	£555,000	Improved traffic, road safety and accessibility	Belmont
650	Maidenhead Area Action Plan	Maidenhead A4 improvements – A4/Forlease Road	£745,000	Improved traffic, road safety and accessibility	Oldfield

651	Maidenhead Area Action Plan	Maidenhead A4 improvements – A4 cycle link onto Moorbridge Road	£30,000	Improved traffic, road safety and accessibility	Oldfield
652	Maidenhead Area Action Plan	Maidenhead A4 improvements – A4 widening at A4/ Oldfield Road junction	£670,000	Improved traffic, road safety and accessibility	Oldfield
653	Maidenhead Area Action Plan	Maidenhead A4 improvements – A4/Ray Mead Road	£310,000	Improved traffic, road safety and accessibility	Maidenhead Riverside/Oldfield
CH3	Cllr Request	Pavement to be constructed along Woodlands Park Avenue for its full length, adjacent to the farm	Tba		Hurley and Walthams
CH5	Cllr Request	Road safety improvements– St Marks Crescent/ Pinkneys Road (safe routes to schools)	tba		Maidenhead Town
CH6	Cllr Request	Road Safety Improvements to Highway Ave/Bath Rd junction	tba		Maidenhead Town
CH7	Cllr Request	Widen High St pavement opposite Church House High Street Hurley	tba		Hurley and Walthams
CH4	Cllr Request	Pedestrian/cyclists crossing on the A308 Braywick Road in the vicinity of the sports centre entrance	£125,000	Improved road safety and accessibility	Oldfield
CH15	Cllr Request	Waltham Road – Approach from White Waltham to Woodlands Park – Speed Indicator Device	£6,000		Hurley and Walthams
CH16	Cllr Request	The Street, Shurlock Row – Speed Indicator Device	£6,000		Hurley and Walthams
CH17	Cllr Request	Provision of residents parking when affected adversely by change of use planning applications			Pinkneys Green

PH(8)1	Bray Parish Project	Adoption of Steward Close, Fifield in conjunction with RBWM Highways	tba		
PH(8)2	Bray	Creation of new footway along Old Mill Lane, Bray in conjunction with RBWM Highways	tba		
PH(8)3	Bray	Creation of footway along Fifield Road, Fifield in conjunction with RBWM Highways.	Tba		
PH(8)4	Bray	Extension of the footway on the south side in a westerly direction or the north side in an easterly direction outside “Braywood Lynn” Oakley Green Road for safety of school children and pedestrians in conjunction with RBWM Highways	tba		
PH(8)5	Cookham	New Thames Towpath Bridge			
PH(8)6	Cookham	Pedestrian Safety Measures – Lower Road, Cookham	tba		
PH(8)7	Cookham	Apparatus to determine the height of motor vehicles to enable diversion signage to be switched on in case of high vehicles in the vicinity of Cannondown Arch	tba		
PH(8)8	Cox Green	Amendment to Project ID 404	tba		

		(Highfield Lane Bridge) – ‘add’ Improved pedestrian access to help address pedestrian safety in this location			
PH(8)9	Cox Green	Installation of roundabout at junction of Highfield Lane/Cannon Lane to improve traffic flow, safety and reduce congestion	tba		
PH(8)10	Cox Green	Extend footway along eastern side of Cannon Lane from junction with Highfield Lane under railway bridge to join up with footway close to Bissley Drive to improve pedestrian safety and flow	tba		
PH(8)11	Cookham Parish Project	Apparatus to determine the height of motor vehicles to enable diversion signage to be switched on in case of high vehicles in the vicinity of Cannondown Arch.	Tba		Cookham
PH(8)12	Cookham Parish Project	Mobile/Portable Speed Indicator Device.	£6,000		Cookham
PH(8)13	Horton Parish Project	Photographic device to record registrations of HGV’s exceeding speed and weight limits in Horton	£95,000		Horton & Wraysbury
PH(8)14	Horton Parish Project	Gateway features into Horton, highlighting speed and weight limits	tba		Horton & Wraysbury
PH(8)15	Horton Parish Project	Volunteer training (with Trading Standards) to monitor and take action for HGV infringements	tba		Horton & Wraysbury
PH(8)16	Horton Parish Project	Signage and physical deterrents to prevent Horton being used as a rat run by T5 traffic	tba		Horton & Wraysbury
PH(8)17	Horton Parish Project	Horton Rd to Colnbrook – Move 30MPH restrictions to boundary with Horton Lodge / open fields & install physical speed reduction measurers	tba		Horton & Wraysbury
PH(8)18	Horton Parish Project	Datchet Road Horton - Speed reduction measures	tba		Horton & Wraysbury
PH(8)19	Horton Parish Project	Horton Road to Poyle - Physical Speed reduction measures as vehicles enter the 30mph zone	tba		Horton & Wraysbury
PH(8)20	Horton Parish Project	Review environmental impact and update traffic calming measures on Stanwell Road	tba		Horton & Wraysbury
PH(8)21	Hurley Parish Project	Enhancement of footway alongside the Choseley Road Play Area, Knowl Hill, through to the A4 Bath Road	tba		
PH(8)22	Hurley Parish Council	Hurley Village – Escape lane/sand trap at the bottom of Honey Lane, Hurley	tba		Hurley
PH(8)23	Hurley Parish Council	Burchetts Green Village – Erection of mock open gates at three entrances to village to re-emphasis 20 MPH zone	tba		Hurley
PH(8)24	Old Windsor	Road safety improvements as per Old Windsor	tba		

	Parish Project	Windsor Transport Plan (including Junction of St Lukes/Straight Road and Church Road/Straight Road			
PH(8)25	Old Windsor Parish Project	Reburishment to Access road leading to Old Windsor Recreation Ground. Drainage and surface repairs (the road build and design is insufficient for current use)	tba		
PH(8)26	Old Windsor Parish Project	Road Safety, Parking and Environmental Improvements next to 92-96 Straight Rd, Old Windsor including potential adoption of forecourt area	tba		Old Windsor
PH(8)27	Old Windsor Parish Project	Gateway features at five entrances to Old Windsor to curb traffic speeds and enhance identity of the growing community	tba		Old Windsor
PH(8)28	Sunningdale Parish Project	Improvement on Chobham Road/A30 junction	tba		Sunningdale
PH(8)29	Sunningdale Parish Project	Raised junction at junction of Dry Arch Rd/Rise Rd	tba		Sunningdale
PH(8)30	Sunningdale Parish Project	New layby outside chemists and post office on A30	tba		Sunningdale
PH(8)31	Sunningdale Parish Project	Traffic calming measures on Chobham Road from the boundary approaching the railway bridge - Road either electric "slow down" signs or Speed Indicator Device	tba		Sunningdale
PH(8)32	Sunningdale Parish Project	Parking bays in Silwood Road opposite terrace houses	tba		Sunningdale
PH(8)33	Sunninghill & Ascot Parish Project	Parish Gateway/ Fairway signage	tba		Sunninghill & S Ascot and Ascot & Cheapside
PH(8)34	Sunninghill & Ascot Parish Project	Sunninghill High St Table top crossings rather than flat zebra existing	tba		Sunninghill & S Ascot
PH(8)35	Sunninghill & Ascot Parish Project	Footway on the Eastern side of Kings Ride between Englemere Park and the Heatherwood Roundabout	tba		
PH(8)36	Sunninghill & Ascot Parish Project	Brockenhurst Road/ Bagshot Road junction improvements	tba		
PH(8)37	Sunninghill & Ascot Parish Project	New pelican crossing on the London Road , opposite the footpath entrance to Victory Field, to allow for safer pedestrian access	tba		
PH(8)38	Waltham St Lawrence	Provision of footway along Broadmoor Road from The Star public house to Halls Lane	tba		
PH(8)39	Waltham St Lawrence	Provision of footway along Shurlock Road from the junction with Broadmoor Road to 50m (approx.) north of junction with Downfield Road	tba		
PH(8)40	Waltham St	Provision of footway along certain	tba		

	Lawrence	sections of Milley Road			
PH(8)41	Waltham St Lawrence Parish Project	Gateway features on all access points to the Parish with signage to highlight the speed limits and lorry weight restrictions	tba		Hurley and Walthams
PH(8)42	Waltham St Lawrence Parish Project	Replacement of speed limit signs in the Street Waltham St Lawrence	tba		Hurley and Walthams
PH(8)43	White Waltham Parish Project	Relocation of belisha beacon crossing in Waltham Road at its originally agreed position so as to improve road safety along this section of road, Woodlands Park	£25,000 (parish est)		Hurley and Walthams
PH(8)44	White Waltham	Resurface top half of Breadcroft Lane (Estimate £20k)	tba		
PH(8)45	White Waltham	Resurface Breadcroft Lane to railway bridge at Cherry Garden Lane (£20k)	tba		
PH(8)46	White Waltham	Relocation of belisha beacon crossing in Waltham Road at its originally agreed position so as to improve road safety along this section of road (£5k)	tba		
PH(8)47	Wraysbury Parish Project	Gateway features into Wraysbury	tba		Horton & Wraysbury
PH(8)48	Wraysbury Parish Project	Signage and physical deterrents to prevent Wraysbury being used as a rat run by T5 traffic	tba		Horton & Wraysbury
PH(8)49	Wraysbury Parish Project	Gateway features at Wraysbury village access points (Station, Windsor and Staines Roads).	Tba		Horton & Wraysbury
PH(8)50	Wraysbury	Continuous footway and pedestrian protection for the crossing of Wraysbury Station Bridge	tba		

Estimated costs are maximised values derived from calculations based on accident frequencies and existing type of traffic management control



## PART 9) Schedule of Bridge Assessments and Strengthening Schemes

**CONTACT: Highway Assets Group**

**Rajan Sitha, Principal Officer/Acting Group Manager, Highway Assets**

**Tel: 01628 796287**

ID	STRATEGY / OBJECTIVE	PROJECT	APPROX VALUE	OUTCOME	WARDS
402	LTP Structural Integrity	Various Railtrack bridges	£54,000	Improved road safety and amenity	Borough Wide
404	LTP Structural Integrity	Highfield Lane Bridge reconstruction and make 'two-way'*	£675,000	Improved road safety and amenity	Cox Green Maidenhead Town
406	LTP Structural Integrity	Bray Bailey Bridge - replacement of temporary bridge	£540,000	Improved road safety and amenity	Bray
409	LTP Structural Integrity	Various bridges in 1.5m to 1.8m span range- potential strengthening and upgrading schemes arising	£216,000	Improved road safety and amenity	Borough Wide
410	LTP Structural Integrity	Various bridge parapet & approach safety fence works – strengthening & upgrading works arising from parapet & safety fence inspections & assessment programme	£180,000	Improved road safety and amenity	Borough Wide
411	LTP Structural Integrity	Bridge condition indicator – implement County Surveyors Society (CSS) recommendation to develop the Bridge Condition Indicator for RBWM bridge stock	£60,000	Improved road safety and amenity	Borough Wide
412	LTP Structural Integrity	Bridge performance Indicator – implement DIT and CSS recommendations to develop performance indicators	£36,000	Improved road safety and amenity	Borough Wide
CH8	Cllr Request	Widen Footpath bridge over stream near to Lock Bridge, Hurley			Hurley and Walthams
PH78	Cookham Parish Project	New Thames Towpath Bridge			Cookham & Bisham
PH79	Cookham Parish Project	Update footbridge to small stream on Warren Row Road, Knowl Hill	£12,000 (parish est)		Cookham & Bisham
PH80	Wraysbury Parish Project	Continuous footway and pedestrian protection for the crossing of Wraysbury Station Bridge			Horton & Wraysbury
		<b>TOTAL (excluding Parish and Councillor projects)</b>	<b>£4,957,000</b>		

- Cox Green Parish Council request that this project be amended to include improved pedestrian access to improve pedestrian safety in this location

## PART 10) Schedule of Street Lighting Schemes

**CONTACT: Lighting and Electrical Team, Highway Assets Group**  
**Alan Marshall Principal Officer, Street lighting & electrical**  
**Tel: 01628 796798**

ID	STRATEGY / OBJECTIVE	PROJECT	APPROX VALUE	OUTCOME	WARDS
423	LTP Police Requests	Winkfield Rd – Sherbourne Drive, St Leonards, Convert some lanterns, remove concrete & install columns	£45,000	Road safety & crime prevention	Park Windsor & Eton
426	LTP	Culham Rd – whole length. New columns and lanterns	£11,550	Road safety & crime prevention	
427	LTP Police Requests	Osney Rd – whole length, New columns and lanterns	£12,600	Road safety & crime prevention	Furze Platt Maidenhead Town
429	LTP Police Requests	Brill Close – whole length. Change concrete columns & lanterns & paint others	£24,150	Road safety & crime prevention	Cox Green Maidenhead Town
430	LTP Police Requests	Stompits Rd –change 6 columns only. New columns and lanterns	£10,500	Road safety & crime prevention	Bray
431	LTP	St Marks Rd and St Marks Place Windsor – new heritage style columns and lanterns	£31,500	Crime prevention & road safety	Castle Without Windsor & Eton
432	LTP Police Requests	Alma Rd – Arthur Rd coach park – 6 x new columns and lanterns	£10,500	Road safety & crime prevention	Castle Without Windsor & Eton
433	LTP Police Requests	South Rd Maidenhead - new columns and lanterns	£23,100	Crime prevention & road safety	Boyn Hill Maidenhead Town
434	LTP Police Requests	Alwyn Rd – whole length new columns and lanterns	£30,450	Road safety & crime prevention	Pinkneys Green Maidenhead Town
435	LTP Police Requests	Murrin Rd – whole length new columns and lanterns	£10,500	Road safety & crime prevention	Pinkneys Green Maidenhead Town
439	LTP Police Requests	Hayse Hill – whole length new columns and lanterns	£14,150	Road safety & crime prevention	Clewer North Windsor & Eton
440	LTP Police Requests	Redford Rd – whole length new columns and lanterns	£11,550	Road safety & crime prevention	Clewer North Windsor & Eton
441	LTP Police Requests	Poplars Grove- whole length new columns and lanterns	£22,050	Road safety & crime prevention	Maidenhead Riverside Maidenhead Town
442	LTP Police Requests	Cliveden Mead – whole length new columns and lanterns	£14,150	Road safety & crime prevention	Maidenhead Riverside Maidenhead Town
443	LTP Police Requests	Radcot Close –whole length new columns and lanterns	£10,500	Road safety & crime prevention	Furze Platt Maidenhead Town
444	LTP Police Requests	Ascot High St – Winkfield Rd – Station Rd new columns and lanterns	£69,300	Road safety & crime prevention	Ascot and Cheapside
445	LTP Police Requests	Burnetts Rd – whole length new columns and lanterns	£4,200	Road safety & crime prevention	Clewer North Windsor & Eton
446	LTP Police Requests	Poolmans Rd – whole length new columns and lanterns	£10,500	Road safety & crime prevention	Clewer South Windsor & Eton
447	LTP Police Requests	Victor Rd – whole length new columns and lanterns	£15,225	Road safety & crime prevention	Park Windsor & Eton
448	LTP Police Requests	The Grange – whole length new columns and lanterns	£12,600	Road safety & crime prevention	Old Windsor
449	LTP Police Requests	Monks Rd - whole length new columns and lanterns	£4725	Road safety & crime prevention	Clewer South Windsor & Eton

450	LTP Police Requests	Aston Mead – whole length new columns and lanterns	£18,900	Road safety & crime prevention	Clewer North Windsor & Eton
451	LTP Police Requests	Priors Rd – whole length new columns and lanterns	£10,500	Road safety & crime prevention	Clewer South Windsor & Eton
452	LTP Police Requests	Hylle Close – whole length new columns and lanterns	£4,200	Road safety & crime prevention	Clewer North Windsor & Eton
453	LTP Police Requests	Ballard Green – whole length new columns and lanterns	£12,600	Road safety & crime prevention	Clewer North Windsor & Eton
454	LTP Police Requests	Bradshaw Close – whole length new columns and lanterns	£5,775	Road safety & crime prevention	Clewer North Windsor & Eton
455	LTP Police Requests	Havelock Crescent – whole length new columns and lanterns	£17,325	Road safety & crime prevention	Pinkneys Green Maidenhead Town
456	LTP Police Requests	St Peters Close – whole length new columns and lanterns	£8,925	Road safety & crime prevention	Old Windsor
457	LTP Police Requests	Albany Rd – whole length new columns and lanterns	£8,925	Road safety & crime prevention	Castle Without
460	LTP Police Requests	Russell Street – whole length new columns and lanterns	£2,625	Road safety & crime prevention	Castle Without Windsor & Eton
461	LTP Police Requests	Temple Rd – whole length new columns and lanterns	£2,625	Road safety & crime prevention	Castle Without Windsor & Eton
462	LTP Police Requests	Halley Drive – whole length new columns and lanterns	£8,925	Road safety & crime prevention	Ascot and Cheapside
463	LTP Police Requests	Langdale Drive – whole length new columns and lanterns	£8,925	Road safety & crime prevention	Ascot and Cheapside
464	LTP Police Requests	Lockton Chase – whole length new columns and lanterns	£8,925	Road safety & crime prevention	Ascot and Cheapside
465	LTP Police Requests	Nash Gardens – whole length new columns and lanterns	£10,500	Road safety & crime prevention	Ascot and Cheapside
466	LTP Police Requests	Ruston Way – whole length new columns and lanterns	£5,775	Road safety & crime prevention	Ascot and Cheapside
467	LTP Police Requests	Aldebury Rd - whole length new columns and lanterns	£53,025	Road safety & crime prevention	Furze Platt Maidenhead Town
468	LTP Police Requests	Barn Close – whole length new columns and lanterns	£8,400	Road safety & crime prevention	Furze Platt Maidenhead Town
469	LTP Police Requests	Burcot Gardens – whole length new columns and lanterns	£11,025	Road safety & crime prevention	Furze Platt Maidenhead Town
470	LTP Police Requests	Grafton Close – whole length new columns and lanterns	£10,500	Road safety & crime prevention	Furze Platt Maidenhead Town
471	LTP Police Requests	Hambleden Walk – whole length new columns and lanterns	£6,300	Road safety & crime prevention	Furze Platt Maidenhead Town
472	LTP Police Requests	Havelock Crescent – whole length new columns and lanterns	£14,150	Road safety & crime prevention	Pinkneys Green Maidenhead Town
473	LTP Police Requests	Hungerford Drive – whole length new columns and lanterns	£53,025	Road safety & crime prevention	Furze Platt Maidenhead Town
474	LTP Police Requests	Partridge Mead – whole length new columns and lanterns	£5,775	Road safety & crime prevention	Furze Platt Maidenhead Town
475	LTP Police Requests	Shifford Crescent – whole length new columns and lanterns	£18,900	Road safety & crime prevention	Furze Platt Maidenhead Town
476	LTP Police Requests	Spring Close – whole length new columns and lanterns	£7,875	Road safety & crime prevention	Furze Platt Maidenhead Town
477	LTP Police Requests	Sylvester Rd - whole length new columns and lanterns	£7,875	Road safety & crime prevention	Furze Platt Maidenhead Town
478	LTP Police Requests	Westmead – whole length new columns and lanterns	£7,975	Road safety & crime prevention	Clewer East Windsor & Eton
479	LTP Police Requests	Whitchurch Close – whole length new columns and lanterns	£18,375	Road safety & crime prevention	Furze Platt Maidenhead Town
480	LTP Police Requests	Adelaide Square - whole length new columns and lanterns	£10,500	Road safety & crime prevention	Castle Without Windsor & Eton

481	LTP Police Requests	Anne Close – whole length new columns and lanterns	£4,200	Road safety & crime prevention	Furze Platt Maidenhead Town
482	LTP Police Requests	Ashley Park – whole length new columns and lanterns	£10,500	Road safety & crime prevention	Maidenhead Riverside Maidenhead Town
488	LTP Police Requests	Wellhouse Rd – whole length new columns and lanterns	£5,775	Road safety & crime prevention	Furze Platt Maidenhead Town
489	LTP Police Requests	Pierson Rd - whole length new columns and lanterns	£23,100	Road safety & crime prevention	Clewer North Windsor & Eton
490	LTP Police Requests	Tinkers Lane – whole length new columns and lanterns	£30,450	Road safety & crime prevention	Clewer South Windsor & Eton
491	LTP Police Requests	Victor Rd – whole length new columns and lanterns	£15,225	Road safety & crime prevention	Park Windsor & Eton
492	LTP Police Requests	Wolf Lane - whole length new columns and lanterns	£73,500	Road safety & crime prevention	Clewer South Park Windsor & Eton
493	LTP Police Requests	Wyatt Rd – whole length new columns and lanterns	£9,450	Road safety & crime prevention	Clewer South Windsor & Eton
494	LTP Police Requests	Wraysbury Rd – whole length new columns and lanterns	£73,500	Road safety & crime prevention	Horton and Wraysbury
495	LTP Police Requests	Ascot High St, (Station Hill to Kings Ride).New columns and lanterns	£63,000	Road safety & crime prevention	Ascot and Cheapside
496	LTP Police Requests	Winkfield Road – Ascot (High Street to Race Course Development). Improve light Levels. New columns and lanterns	£75,600	Road safety & crime prevention	Ascot and Cheapside
498	LTP Police Requests	Clewer New Town. New columns and lanterns	£35,700	Road safety & crime prevention	Clewer East
499	LTP Police Requests	Thames Mead – whole length. New columns and lanterns	£10,500	Road safety & crime prevention	Clewer North
		Arthur Road – Windsor	£45,000		
620	LTP Police Requests	Westborough Road, Boyn Hill. Change columns and lanterns	£35,700	Road safety & crime prevention	Boyn Hill
621	LTP Police Requests	Parsonage Lane, Windsor. Change columns and lanterns, new columns and lanterns and install additional columns	£29,400	Road safety & crime prevention	Clewer North
622	LTP Police Requests	Frascati Way (Grenfell Island), to Castle Street roundabout. ▪ Change columns and lanterns	£45,000	Road safety & crime prevention	Boyn Hill
624	LTP Police Requests	St Cloud Way. ▪ Change columns and lanterns	£60,000	Road safety & crime prevention	Oldfield
625	LTP Police Requests	Bridge Road, Oldfield Road – whole length Change columns and lanterns	£73,500	Road safety & crime prevention	Oldfield
626	LTP Police Requests	Wraysbury Road, Hythe End, (Tunnel under M25), whole length. Renew tunnel lighting	£350,000	Road safety & crime prevention	Horton and Wraysbury
629	LTP Police Requests	Station Road, Wraysbury	£15,750	Road safety & crime prevention	Horton and Wraysbury
630	LTP Police Requests	Penn Road	£5,250	Road safety & crime prevention	Datchet
631	LTP Police Requests	Hill Top Close	£4725	Road safety & crime prevention	Sunninghill and South Ascot

632	LTP Police Requests	Stirling Close	£10,500	Road safety & crime prevention	Clewer South
633	LTP Police Requests	Norfolk Park Cottages	£10,500	Road safety & crime prevention	Belmont
634	LTP Police Requests	Sunninghill Road	£15,750	Road safety & crime prevention	Sunninghill and South Ascot
635	LTP Police Requests	The Avenue, Ascot	£10,500	Road safety & crime prevention	Ascot and Cheapside
636	LTP Police Requests	Welley Road, Wraysbury	£15,750	Road safety & crime prevention	Horton and Wraysbury
	LTP Police Requests	Allenby Road, Maidenhead	£13,000	Road safety & crime prevention	Pinkneys Green
	LTP Police Requests	Goslar Way, Windsor	£55,000	Road safety & crime prevention	Castle Without
	LTP Police Requests	Imperial Road, Windsor	£40,000	Road safety & crime prevention	Clewer New Town
	LTP Police Requests	St Leonards Road, Windsor	£50,000	Road safety & crime prevention	Clewer New Town
	LTP Police Requests	Westfield Road, Maidenhead	£6,300	Road safety & crime prevention	Pinkneys Green
	LTP Police Requests	Twynham Road, Maidenhead	£9,450	Road safety & crime prevention	Pinkneys Green
	LTP Police Requests	Napier Road, Maidenhead	£8,400	Road safety & crime prevention	Pinkneys Green
	LTP Police Requests	Highway Avenue, Maidenhead	£16,800	Road safety & crime prevention	Pinkneys Green
	LTP Police Requests	Eton Wick Road, Eton Wick	£65,000	Road safety & crime prevention	Eton Wick
	LTP Police Requests	Bath Road, A4	£400,000	Road safety & crime prevention	Knowl Hill, Littlewick Green, Belmont
	LTP Police Requests	York Road, Windsor	£6000	Road safety & crime prevention	Clewer New Town
	LTP Police Requests	Burnetts Road, Windsor	£9000	Road safety & crime prevention	Dedworth
PH82	Sunningdale Parish Project	Improvement and street lighting in Chobham Road			Sunningdale
PH34	Bray Parish Project	Upgrade of lamp posts in Bray village			Bray
		<b>TOTAL (excl. Parish projects)</b>	<b>£1,970,775</b>		

## **PART 11) Highway Crime Prevention and Security Schemes**

**CONTACT: CCTV**  
**Ben Smith**  
**Tel: 01628 796861**

<b>ID</b>	<b>STRATEGY / OBJECTIVE</b>	<b>PROJECT</b>	<b>APPROX VALUE</b>	<b>OUTCOME</b>	<b>WARDS</b>
1	Local Transport Plan (LTP) – To Improve Safety for All Transport Users	Provision of CCTV cameras and associated equipment to serve All Parish areas and Towns in the Borough	£2.5m	Road safety & crime prevention	All
2	LTP – To Improve Safety for Walking and Cycling	Alley Gating – Provision of gates situated at entrances and exists to alleys under S129 of the Highways Act 1980	£10k	Road safety & crime prevention	All

## SECTION 3 - EDUCATION

### 3.1 WHEN A REQUEST FOR A CONTRIBUTION IS APPROPRIATE:

**Table 3.1: Education Provision**

Development Type	Relevant Proposals	Sought
<p>All applications for new housing development</p> <p>Exceptions:</p> <ul style="list-style-type: none"> <li>• 1-bedroom dwellings/bedsits</li> <li>• Dwellings for the elderly or sheltered housing schemes.</li> <li>• Student accommodation.</li> </ul>	<p>Development that would result in a net increase in expected pupil yield.</p>	<p>Contributions towards the cost of providing new accommodation and/or remodelling/improving existing accommodation at educational facilities where additional pressure is likely to arise as a result of the development.</p> <p>In most instances this contribution will be calculated on the basis of using expected pupil yields and cost of education provision for different dwelling types, looking at primary, secondary and special needs schools separately.</p> <p>It may be appropriate in some cases for a developer to provide suitable land for a new school or for the significant expansion of an existing school and to construct it, to meet the demand from the proposed development.</p>

**Planning Justification:** New houses place a burden on education infrastructure by increasing the size of the population and therefore the number of children needing school places. Accordingly the Council considers that it is both necessary and reasonable to seek contributions to offset this burden. This is in line with Government advice and the relevant development plan policies.

In practice this means that we will seek contributions from any development that is likely to generate additional school age children. These contributions will be in proportion to the number of such children that are now or likely to attend schools. The Council will assess each case based on this expected number of children and on the level of capacity at the local schools. This will ensure that the contributions requested and the schools to which they are allocated are geographically and functionally related to the development in question.

### 3.2 DETERMINATION OF CONTRIBUTION LEVELS:

**3.3** The Royal Borough will usually determine the level of contributions required for a given residential development by multiplying the expected number of pupils by the cost of providing fixed education infrastructure for each pupil. This is obtained by applying the following formula on a per dwelling basis:

**Per Dwelling Pupil Yield x ((Per Pupil Space Requirement x Building Cost per m<sup>2</sup>) x Location Factor)**

Primary, secondary and special needs schools will be assessed separately, with the “credit” given for houses being demolished calculated as set out in the relevant section on “Demolitions”, at paragraph 3.23 below.

**3.4** This formula will not apply to those developments that the Royal Borough considers likely to generate enough demand (either wholly or in combination with other local developments) for either a brand new school or schools, or significant expansion at existing provision. In these cases, the needs and costs will be assessed individually and where the proposal is not so large that the developer has the option of providing additional facilities directly, the amount of contributions is likely to be agreed in negotiation with the developer with reference to the relevant Department of Education (DfE, formerly the DCSF and DfES) publications and cost estimates (see 'Large Developments – New schools and significant expansions' below).

**3.5** The Council will endeavour to use up-to-date, relevant estimates for the various components in its formula at all times. As such, any of the figures given below may be updated by the Royal Borough at any time in response to new information. This affects in particular the Location Factor, the Building Cost per Metre<sup>2</sup>, and the Basic Need Cost Multipliers, which are provided by the DfE. These elements are described below:

**3.6** **Per Pupil Space Requirement**

This is derived from the DCSF documents *Buildings Bulletins No.98 (secondary schools) and No. 99 (primary schools)* (2005). These give expected ranges for space requirements and we use the following figures, which fall in the middle of these ranges:

- 5.35m<sup>2</sup> for primary and nursery school provision
- 9.44m<sup>2</sup> for secondary school provision
- 36.44m<sup>2</sup> for special school provision

**3.7** **Building Cost per m<sup>2</sup>**

The DfE publication *Education Building Projects: Information on Costs and Performance Data April 2003*, gives basic building costs per m<sup>2</sup> for new primary and secondary school extensions. These costs have subsequently been updated by the DfE (November 2005), by the Royal Borough in September 2007 and again by the DfE in January 2008 to reflect tender price. The cost then stood at £1,540 per m<sup>2</sup> but has not been updated by the DfE since. To get a figure for 2012, therefore, the Royal Borough has applied the forecast % annual change in tender prices given in the *Quarterly Review of Building Prices, April 2009 Issue No 113, April 2010 Issue No 117 and April 2011 Issue No 121 May 2012 Issue No 125, and May 2013 Issue No 129* (published by BCIS) to the January 2008 figure. The resulting building cost is now £1,624.54<sup>1</sup> per m<sup>2</sup>.

**3.8** **Location Factor**

The Location Factor is provided by the DCSF to weight the costs given above to account for differing building costs in different local authority areas. This is annually updated and is 1.10 in the Royal Borough for the 2009/10 financial year. . In the absence of any update from the DfE for 2010/11, onwards, the 1.10 figure is retained.

**3.9** **Per Dwelling Pupil Yield**

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<sup>1</sup> The unrounded figure used in the formula is £1,624.543



Derived from the efeedback Pupil Product Ratio Research Study, 2005, the pupil yield figures used by the Royal Borough vary according to the number of bedrooms in the dwelling. Table 4.1 (below) gives the pupil yield figures arising from this survey expressed per 100 dwellings. The pupil yields for two-bedroom properties have been split between flats and houses.

Table 3.9 Pupil yield figures for properties with 2 or more bedrooms, expressed per 100 new dwellings.

	2 bed flats	2 bed houses	3 bed dwellings	4 bed dwellings	5 bed dwellings
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Two tier system schools

Primary	14.1	69.0	40.6	46.9	53.4
Secondary	2.7	12.1	34.1	37.6	43.1
Total	16.8	81.0	74.7	84.5	96.5

Three tier system schools

First	11.3	60.3	24.1	38.1	35.2
Middle	4.2	15.5	30.8	20.4	30.7
Upper	1.3	5.2	19.8	26.1	30.6
Total	16.8	81.0	74.7	84.5	96.5

3.10 The Royal Borough has two separate school systems, with a three-tier system in Windsor, Eton and Old Windsor, and a two-tier system in the rest of the borough. Although each tier obviously has its own pupil yield, the overall yield is the same across the borough, regardless of the school system. Similarly, where there are infant and junior schools (which together have the same age range as primary schools) the pupil yield is further subdivided, but with no impact on the overall figure.

3.11 Special Educational Needs

An adjustment is made to the above pupil yield figures to take account of the 1.1 children per 100 (i.e. 1.1%) having Special Educational Needs (SEN) and requiring placement either in special school provision or in a Resourced Unit. The pupil yield figures for mainstream schools are accordingly reduced by 1.1%, with the SEN contribution then calculated on 1.1% of the total mainstream pupil yield.

3.12 Surplus Places

The Royal Borough will usually seek the full level of contributions in all cases where the designated area schools have either less than 10% surplus places, or fewer than 6 actual surplus places. This assessment will also consider the longer term balance between supply of and demand for school places locally. This will be done with reference to the level of surplus places in a school's intake year and to the projections of future pupil numbers locally... These calculations will usually be carried out on a 'sub-area' basis (i.e. on groupings of schools) for the primary sector. Where the surplus of places is currently above the thresholds given above, and is likely to remain

above that threshold for the next five years, the Royal Borough will not usually seek any contributions.

- 3.13 The number of surplus places at a school will be calculated annually in May, based on (i) the Net Capacity calculation as reported to the DfE in the annually completed Surplus Places Return, and (ii) the summer headcount numbers. The resulting list of schools and subareas with 5% or more surplus places will then apply for the period 1st June to 31<sup>st</sup> May of the following year. The forecasts of future pupil numbers are usually done later in the year and will be available online as part of the Royal Borough's School Organisation Plan.
- 3.14 Where for these schools or subareas there is expected to be a sufficient number of dwellings brought forward within the year so that the existing surplus capacity is unlikely to be adequate against the cumulative impact of all these developments, the Council will usually request contributions. This is in line with the advice at paragraph B22 of Circular 05/2005 relating to pooled contributions, which states, "spare capacity in existing infrastructure provision should not be credited to earlier developers".
- 3.15 In areas where there is a school with very low or deficit surplus places surrounded by several with high surplus places, or vice versa, the Royal Borough may take a more flexible approach to the level of contributions sought.
- 3.16 Catholic Primary Provision  
In Maidenhead and Ascot the Roman Catholic primary schools receive 10% of all primary contributions from developments within the wider area that they serve (based on the Catholic Parish boundaries). There is no Roman Catholic provision in Datchet and Wraysbury. In Windsor the Roman Catholic first school will receive the normal level of contributions for a first school for developments for which it is the closest first school. This is because the schools in Windsor mostly share the same designated area, and so contributions are directed to the nearest school.
- 3.17 Demolitions  
Many developments can only occur once existing dwellings have been demolished. It is likely that these properties will previously have had children in them and so the pupil yield from the demolitions will usually be 'offset' against the yield expected from the new dwellings. This offset will usually result in lower contributions, but it is important to note that in such cases the contributions are worked out separately for each school type/sector, rather than by subtracting the total equivalent contributions for the demolitions from those for the new build.
- 3.18 This is because the policy works to ensure that contributions are secured for each school sector. Thus, if one four-bedroom house was to be replaced by five two-bedroom flats, the primary school pupil yield gain would be +0.233  $((0.139 \times 5) - 0.464)$  (see table 3.9 above), whilst the secondary pupil yield would be -0.236  $((0.027 \times 5) - 0.372)$ . Although there would therefore be a reduction in the expected number of pupils overall, the development would nonetheless place an additional burden on primary school infrastructure (irrespective of the need for fewer secondary school places).

3.19 To take account of this, therefore, the net pupil yields (new dwellings minus demolitions) and the resulting contributions are calculated separately, by school tier, with no contribution requested where the calculation for a school tier is negative.

3.20 Per dwelling costs

The application of the formula, then, results in the costs given in table 3.20 below, assuming no reductions for surplus places.

Table 3.20 Maximum education contribution costs for 1 new dwelling by number of bedrooms

**TWO TIER SYSTEM SCHOOLS**

Primary	£1,331.73	£6,520.88	£3,838.98	£4,434.77	£5,049.97
New dwellings amount, minus the demolitions amount (to a minimum of £0) <b>then add:</b>					
Secondary	£457.00	£2,013.55	£5,682.37	£6,267.24	£7,190.84
New dwellings amount, minus the demolitions amount (to a minimum of £0) <b>then add:</b>					
SEN Provision	£120.51	£580.45	£534.80	£605.04	£691.30
New dwellings amount, minus the demolitions amount (to a minimum of £0) <b>which will total to a maximum of no more than:</b>					
<b>TOTAL</b>	<b>£1,909.24</b>	<b>£9,114.88</b>	<b>£10,056.14</b>	<b>£11,307.05</b>	<b>£12,932.12</b>

**THREE TIER SYSTEM SCHOOLS**

	2-bed Flats	2-bed Houses	3-bed Dwellings	4-bed Dwellings	5-bed Dwellings
First	£1,065.38	£5,705.77	£2,274.95	£3,598.02	£3,330.83
New dwellings amount, minus the demolitions amount (to a minimum of £0) <b>then add:</b>					
Middle	£501.33	£1,965.71	£3,947.41	£2,756.11	£3,804.60
New dwellings amount, minus the demolitions amount (to a minimum of £0) <b>then add:</b>					
Upper	£222.02	£862.95	£3,298.98	£4,347.87	£5,105.38
New dwellings amount, minus the demolitions amount (to a minimum of £0) <b>then add:</b>					
SEN Provision	£120.51	£580.45	£534.80	£605.04	£691.30
New dwellings amount, minus the demolitions amount (to a minimum of £0) <b>which will total to a maximum of no more than:</b>					
<b>TOTAL</b>	<b>£1,909.24</b>	<b>£9,114.88</b>	<b>£10,056.14</b>	<b>£11,307.05</b>	<b>£12,932.12</b>

3.21 Example Calculation

E.g. the primary contribution for a three-bedroom property would be:

$$\underline{((£1,624.54 \times 5.35) \times 1.10) \times (0.406 \times 0.989) = £3,838.98^2}$$

The maximum cost sought per dwelling will normally range, therefore, from £1,909.24 for two-bedroom flats to £12,932.12 for five bedroom properties.

If a demolition were involved as per the previous example in 2.8, the contributions would be (on the basis of five two bed flats replacing a four bed house in Maidenhead):

Primary Element:

$$((5 \times £1,331.73) = £6,658.64) - (1 \times £4,434.77) = \quad \quad \quad £2,223.87$$

Secondary Element:

$$((5 \times £457.00) = £2,285.02) - (1 \times £6,267.24) = -£3,982.22 = \quad \quad \quad £0.00$$

Special Needs Element:

$$((5 \times £120.51) = £602.54) - (1 \times £605.04) = -£2.50 = \quad \quad \quad £0.00$$

Total Education Contribution Requested: £2,223.87

3.22 Where new dwellings are proposed that are of a size or type not in the table above, a pragmatic approach will be taken to calculate an appropriate level of contributions (for example):

- o three bedroom flats will be calculated as 1.5x a two bedroom flat;
- o houses with more than five bedrooms will be counted as five bed houses;
- o bungalows will be counted as flats, with the relevant number of bedrooms

3.23 Large Developments – New schools and significant expansions

Where the Royal Borough has determined that a new school is required, the relevant developer(s) may in the first instance have the option of providing this directly, together with any required land and access arrangements. Where this is not suitable or possible, or where a significant expansion to an existing school is required, the associated education contributions initially requested will normally be based on the DfE Basic Need Cost Multipliers and the location factor, as set out above. It may however, be more appropriate to estimate the total costs of a large project relating to a large number of potential pupils directly. In most cases the final cost is likely to be agreed in negotiation with the developer with reference in particular to the DfE publications *Building Bulletins No.98 (secondary schools) and No. 99 (primary schools) (2005)* and/or any subsequent amendments. The Basic Need Cost Multipliers have been updated by the Royal Borough from the 2008-09 figures from the DfE, using the forecast % annual change in tender prices given in the *Quarterly Review of Building Prices, April 2009 Issue No 113, April 2010 Issue No 117 and April 2011 Issue No 121, May*

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<sup>2</sup> The apparent discrepancy between the formula and the result is due to the rounding of the pupil yield figure for ease of reference. The actual pupil yield here would be 0.401548872180451, and this (and other unrounded figures) are used in the actual calculation of costs. The figure of 0.989 in this formula is the SEN reduction (See paragraph 3.11).

2012 Issue No 125 and May 2013 Issue No 129 (published by BCIS). They are expressed as a cost per pupil for new accommodation, and are currently:

Basic need cost multipliers		Location Factor	Total
Primary	£12,904.69	1.10	£14,195.16
Secondary	£19,444.94	1.10	£21,389.43

- 3.24 Where there is a requirement for additional land the developer will either provide a suitable site, in line with the latest site size guidance from the DfE, or sufficient funding to acquire such a site.
- 3.25 Feasibility and Design Costs  
The Royal Borough reserves the right to seek feasibility and design costs in some circumstances to cover those costs where appropriate. These costs are covered in the Basic Need Cost Multipliers referred to above, and so would automatically be part of any negotiation around 'new schools' and 'significant expansions'. It may, however, also be appropriate for the feasibility and design costs to be sought in some further, limited, instances.
- 3.26 Projects  
The education contributions sought by the Royal Borough will usually be put towards schemes that are identified in the Asset Management Plan - at the time at which the contributions are paid - at the appropriate schools. Where contributions for primary schools are allocated to a specific subarea, the contributions will be put towards schemes identified in the Asset Management Plans for the schools within that subarea.
- 3.27 The schemes listed below have been extracted from the current Asset Management Plans of the Borough's Schools. As these Asset Management Plans are updated continually in line with changing needs at schools, this list of schemes should be viewed as an example of the sorts of projects that would be funded or part funded by the education contributions from a development. As planning permissions currently generally last for three years, projects currently identified could be completed or could be replaced by others.
- 3.28 Projects that would be eligible for funding through S106 contributions would usually relate, either wholly or in part, to increasing the capacity of the local school system to cope with the expected demand arising from the development.
- 3.29 In those instances where substantial additional accommodation, or even a new school, is required as a result of one or more developments, these will not be identified in the Asset Management Plan but will subsequently form part of the Royal Borough's capital programme. Even smaller requirements for new accommodation will not necessarily be identified in the Asset Management Plan until after a proposal is submitted and approved, as the plan will not have yet been updated to take account of the effect of that proposal and the needs arising from it.

## LIST OF EDUCATION PROJECTS – AUGUST 2012

The list below gives all of the projects currently listed on the Asset Management Plans (AMPs) for the schools in the Royal Borough of Windsor and Maidenhead as at August 2012. Please note that AMPs deal with all a school's needs and therefore contain many projects that are not suitable for spending contributions on for various reasons. Certain projects within each AMP are shown in lighter type and with asterisks and grey text against them to indicate that they would not usually be funded through S106 monies.

Section 106 contributions towards education provision will usually be directed towards one or more qualifying projects from the relevant AMP, although it is also important to note the following points:

This list contains the latest AMP projects, but will become out of date as schemes are completed or priorities change (although this document will be updated regularly to minimise this problem). Contributions will, therefore, usually be directed to appropriate projects from the equivalent AMP *when they are received*.

In assessing which projects are appropriate for funding by contributions, the Council takes full account of current Government advice in Circular 5/05 on the use of planning obligations. This states *inter alia* that the costs of subsequent maintenance and other recurrent expenditure should normally be borne by the body or authority in which the asset is to be vested. Therefore these costs are not generally eligible for funding by contributions.

The Council reserves the right to direct contributions towards projects not listed on the AMPs. This may be of particular relevance where a housing development, either by itself or in conjunction with other schemes, triggers the need for a new school or for a substantial extension of an existing one (the Council's approach in this situation is discussed above under "Large Developments").

Projects marked with an asterisk (\*) and grey text will not usually be funded through S106 monies.

A percentage of children from new developments are likely to have medical or physical difficulties that may or may not be associated with learning difficulties. Whilst some of these children will be educated in special school provision, the majority will be taught in their local schools. Projects described below as 'Disabled Access Improvements' and 'Medical Rooms' increase the capacity of a school to provide education for children with such needs, and may include ramps, lifts, acoustic treatment, lighting improvements (for visual impairment) and so on. In addition, new medical and other rooms also typically free up space within the school for general educational purposes that is currently used, informally or otherwise for these purposes (NB this is also the case for many projects that provide new, apparently specialist facilities).

A number of schools have projects listed as "improvements to circulation routes". In many of the Borough's schools, the only access to a particular classroom may be through another classroom. Not only is this disruptive, but it also reduces the teaching capacity of that latter classroom as space has to be kept clear for access. Improving circulation routes by building new corridors/access points can free up teaching space in existing classrooms and so increase the capacity of the school. In

certain cases, works to circulation routes involve widening or extending is required directly as a result of rising pupil numbers.

Bilateral legal agreements with developers will usually commit the Royal Borough to spend any education contributions in an appropriate way within a specified timescale, typically ten years from the receipt of the monies.

The lists below also indicate which subarea a primary school is considered to be in for the purposes of the S106 process.

Any queries about the projects listed below should be directed towards the Royal Borough's School Accommodation Service on 01628 796364.

Alexander First School (Dedworth (Windsor) Subarea)		Creation of small group rooms
		Disabled access improvements
		Extension to provide new classroom
	*	Provision of additional car-parking spaces
		Toilet refurbishment/remodelling and/or additional facilities

All Saints CE Junior School (North West Maidenhead Subarea)		Disabled access improvements
		Extend/remodel small classrooms
	*	Prevention of solar gain/provision of solar gain
		Provision of disabled toilet
		Provision of medical facilities/room

Altwood Secondary		Additional ICT lab
		Additional Drama space
		Creation of room for Business and Enterprise Hub
		Disabled access improvements, including lifts
		Extend/remodel small classrooms
		Extension of dining room to increase size
	*	Improvements to external access routes
		Increase and enlarge music facilities
		Increase number and size of art rooms
		Library expansion
		Rationalise small staff areas
	*	Refurbishment of corridors including new flooring
		Refurbishment/remodel of changing rooms
		Remodel technology labs to ensure suitable size and provision
		Specialist Lab remodelling/improvements
*	Window and door replacement	

Alwyn Infant and Nursery School (North West Maidenhead Subarea)		Creation of small group rooms
		Disabled Access Improvements
		Extend/remodel small classrooms and home bases
		Extend undersized staffroom
		Hall Refurbishment
	*	Hardplay area – additional and improved surface
	*	Provision of Foundation stage external area
		Provision of medical room
		Provision of food technology area
		Provision of storage/resources area
	*	Replacement of external doors
	*	Resurfacing of playground
		Staff toilet – improvement and/or additional facilities

Bisham CE Primary School (Bisham and Cookhams Subarea)		Disabled access improvements
		Provision of medical room
		Provision of specialist Design Technology area
	*	Window and door replacement



Boyne Hill CE Infants & Nursery School (South West Maidenhead Subarea)		Disabled access improvements
		Extend/remodel small classrooms
		Extension and remodelling to provide additional administrative facilities
		Extension and remodelling to provide adequate staff-room facilities
		Extension to Foundation space to allow for additional pupils
		Increase storage space
		Provision of medical room
		Remodelling/extension to extend dining facilities
	*	Resurfacing/Extending of playground/car park
		Toilet refurbishment/remodelling and/or additional facilities

Braywood First School (Dedworth (Windsor) Subarea)		Disabled access improvements
		Extend/remodel small classrooms
		Extra Foundation Stage classroom
	*	New entrance & fencing to provide pedestrian only entrance
	*	New signage at school gates
		Provide additional storage space
		Provision of new hall or extension to existing rented parish hall
	*	Roof replacement
		Toilet refurbishment/remodelling and/or additional facilities
*	Upgrade of external play equipment	

Burchett's Green Primary School (Maidenhead Villages Subarea)	*	Extension of hard-play area
		Provide additional storage space
	*	Provision of outdoor classroom
		Toilet refurbishment/remodelling and/or additional facilities
	*	Window & Door replacement

Charters Secondary School	*	Provide additional car-parking spaces
		Provide additional sports facilities/building
		Disabled access improvements
		Enlarge classrooms which are too small
		Extension to hall
		Improve/increase circulation routes that are too narrow for increasing pupil numbers
		Provision of new hardplay area
		Provision of two additional Science Lab
		Provision/refurbishment of changing room facilities
		Refurbishment of Sports Hall
		Toilet refurbishment/remodelling and/or additional facilities

Cheapside Primary School (Ascot Subarea)		Creation of small group rooms
		Enlarge undersized classrooms
		Enlarge cloakroom area
		Enlarge undersized kitchen

	*	Fencing in some areas of grounds will need updating
		Provision of a medical room
	*	Provision of additional car-park spaces
		Provision of additional playground and/or playing fields (existing insufficient)
		Remodelling/extension of administration and entrance
	*	Renovation of swimming pool building
		Toilet refurbishment/remodelling and/or additional facilities

Churchmead CE Secondary School		Additional storage space
		Disabled access improvements including provision of lifts
		Enlarge ICT area which is too small
		Extension to increase the size of specialist classrooms; e.g. music art and science
		Extension/remodelling of undersized library
		Improvements to circulation routes
	*	Increase the size of the administrative accommodation
		Provision of additional drama and media rooms
		Remodel and provide one additional technology classroom
	*	Soundproofing works from "aircraft" noise

Clewer Green First School (Clewer (Windsor) Subarea)		Disabled access improvements including lift
		Extend small classrooms
		Extension/remodelling of undersized library
		Internal remodelling to increase administration area size
		Provision of new classrooms and other facilities if the school is expanded following public consultation
		Replace small Hall
		Toilet refurbishment/remodelling and/or additional facilities

Cookham Dean CE Primary School (Bisham and Cookhams Subarea)		Disabled access improvements
	*	Extension to car park
		Extension to increase size of hall
		Provision of medical room
		Provision of school meals kitchen
		Toilet refurbishment/remodelling and/or additional facilities

Cookham Rise Primary School (Bisham and Cookhams Subarea)	*	Additional car parking spaces
		Additional hard play courts
		Additional storage
		Disabled access improvements
		Extension to provide small group room
	*	Provision of Foundation stage external play space
		Provision of medical room
*	Window replacement	

Courthouse Junior School (North West Maidenhead Subarea)		Additional small group spaces
	*	Develop hard-play area
		Disabled access improvements including lift
		Extension to provide a larger IT area
		Extension to provide an additional large teaching space
	*	Fencing to internal routes & boundaries
		Replacement of modular classes, plus one additional space
		Sustainability improvements of renewable energy
		Toilet refurbishment/remodelling and/or additional facilities
	*	Window & Doors continuation of replacement programme
*	Works to swimming pool	

Cox Green Secondary	*	CCTV – Installation & upgrade to safeguard pupils & security of school
		Disabled access improvements – (including paths)
		Enlargement of specialist areas – Science, Art, IT
		Extension and remodelling of classrooms that are too small
	*	Installation of air conditioning to IT areas
		Installation of blinds to all classrooms for IT purposes
		Refurbish and remodel PE spaces, providing additional changing rooms
		Remodel and extend administrative and reception area
	*	Replace windows
	*	Repair/replacement of worn out roof
	Toilet refurbishment/remodelling and/or additional facilities	

Datchet St Mary's CE School (Datchet and Wraysbury Subarea)	*	Additional workspace for caretaker
		Extension and remodelling of classrooms that are too small
	*	External covered way
	*	Fencing & gates for pedestrian entrance
	*	Improvements to access roads and paths
	*	Improvements to adventure playground
		Internal remodelling and possible extension to increase administrative areas (Headteacher's office is too small)
	*	Provision of electric gates
*	Window & door replacement	

Dedworth Green First School (Dedworth (Windsor) Subarea)		Disabled access improvements
		Extension/remodel/improvements to Library
	*	Playing field drainage
		Provision of new classrooms and other facilities if the school is expanded following public consultation
	*	Replacement of power points in classes
	Toilet refurbishment/remodelling and/or additional facilities	

Dedworth Middle School		Disabled access including lift to first floor and external first floor covered walk to specialist IT area
		Extension of undersized sports hall
		Increase the size of the main hall
		Provision of new classrooms and other facilities if the school is expanded following public consultation
		Provision of additional sports facility
		Provision of admin accommodation
		Provision of all-weather pitch
	*	Provision of cycle storage facilities
	*	Provision of general storage facilities
	*	Provision of improved parking facilities and access routes within school grounds
	*	Refurbishment of changing room facilities including disabled access
	*	Resurface tennis courts
	*	To improve site security-gates/fencing
	Toilet refurbishment/remodelling and/or additional facilities	

Desborough Secondary		Additional Science lab
		Disabled access improvements including lifts
		Extension and remodelling of classrooms that are too small
		Extension and remodelling of under-sized dining room/kitchen space
	*	Rebuild/refurbishment of life expired buildings/site
		Refurbishment/extension of changing room facilities
		Remodelling/refurbishment of main hall block to create adequately sized rooms
	*	Resurfacing of hardplay areas
		Science Lab refurbishment and enlargement
	*	Site security improvements
		Toilet refurbishment/remodelling and/or additional facilities

Ellington Primary School (East Maidenhead Subarea)		Disabled access improvements
		Extension, internal remodelling and refurbishment to expand undersized classrooms
		Provision of additional storage
	*	Provision of proper access path to field
	*	Refurbishment of changing rooms
	*	Remodelling of entrance and administrative areas
	*	Remodelling of parents'/meeting room
	*	Rewiring of electrics
	Swimming pool upgrade	

Eton Porny CE First School (Eton Subarea)		Disabled access improvements
		Extension of undersized hall
		Extension/remodelling of small administrative accommodation
		Improved parking
		Provision of medical room
		Provision of kitchen
		Toilet refurbishment/remodelling and/or additional facilities

Eton Wick CE First School (Eton Subarea)	*	Acoustic treatment of dining room space
		Disabled access improvements including remodelling of entrance
	*	Improvements to outdoor space
		Remodelling/refurbishment of classroom spaces
	*	Replacement of fencing/gates
		Toilet refurbishment/remodelling and/or additional facilities
	*	Window & Door replacement

Furze Platt Infant School (North West Maidenhead)	*	Additional sinks in classrooms
		Disabled access improvements including provision of ramps
	*	Improvements to external spaces
	*	Provision of additional hard-play space/resurface existing
		Provision of additional Library space
		Provision of new classroom
		Provision of small group spaces
		Toilet refurbishment/remodelling and/or additional facilities
	*	Window replacement

Furze Platt Junior School (North West Maidenhead)	*	Courtyard ramps and resurfacing
	*	Creation of outdoor learning space
		Disabled access improvements
		Enlargement of medical room
		Enlargement of staffroom
		Extend/Remodel/improve undersized Library
		Provision of additional admin offices
	*	Provision of hardplay area
		Provision of small group spaces for Special Educational Needs
		Provision of storage space – PE equipment & caretaker store
		Toilet refurbishment/remodelling and/or additional facilities
	*	Refurbishments works to caretakers property
		Remodelling of storage units to create more space in classrooms
		Resurfacing & Improvements to access roads & paths
*	Window & Door replacement	

Furze Platt Senior		Disabled access improvements including lifts
	*	General refurbishment of school building
		Improve/extend inadequate music/drama facilities
	*	Internal refurbishment, including replacing worn flooring
	*	Provision of energy efficient lighting
	*	Pupil circulation route improvements
	*	Refurbishment of Gymnasium
		Remodelling to expand undersized classrooms
		Remodelling/extension of undersized facilities for staff
		Science Lab refurbishment/remodelling
		Toilet refurbishment/remodelling and/or additional facilities
	*	Window and door replacement

Hilltop First School (Dedworth (Windsor) Subarea)		Classroom extension, and refurbishment of foundation space
		Disabled access improvements
		Provision of three new classrooms
		Toilet refurbishment/remodelling and/or additional facilities
	*	Window replacement

Holy Trinity CE Primary School, Cookham (Bisham and Cookham Subarea)		Disabled access improvements
		Enlargement of undersized classrooms
		Hall extension
		Provision of additional classroom
	*	Window and door replacement

Holy Trinity CE Primary School, Sunningdale (Ascot Subarea)	*	External link area
		Provision of medical room
		Provision of small group spaces
	*	Road and path access improvements

Holyport CE Primary School (Maidenhead Villages Subarea)		Disabled access improvements
		Hall refurbishment
	*	Provision of additional car parking spaces
		Provision of additional classrooms and other spaces following school expansion
	*	Provision of external shaded play areas
		Provision of Medical/Welfare facilities/room
		Provision of music facilities
		Provision of small group spaces by remodelling or extension
	*	Resurfacing of hard-play surface
	*	Swimming pool area improvements
		Toilet refurbishment/remodelling and/or additional facilities
	*	Windows/doors replacement

Holyport Manor Special School		Disabled access improvements
	*	Resurfacing of access roads and paths

Homer First School (Dedworth (Windsor) Subarea)	*	Additional car-parking spaces
	*	Develop grounds
		Disabled access improvements
		Extend undersized library
		Extension of hard-play area
		Provision of a medical room
	*	Provision of additional storage areas
		Provision of new classroom
		Provision of small group room
		Toilet refurbishment/remodelling and/or additional facilities
		Window replacement

Kings Court First School (East Windsor, Old Windsor and Park Subarea)		Disabled access improvements
		Extend KS2 Library
		Extend staff-room which is too small
		Provision of medical room
	*	Replace old sinks in classrooms
	*	Replacement of external elevation panels and windows
		Toilet refurbishment/remodelling and/or additional facilities

Knowl Hill CE Primary (Maidenhead Villages Subarea)		Adaptation to create suitable library
		Disabled access improvements
		Extension to provide additional classroom space
		Provision of community space
	*	Resurfacing of playground
		Toilet refurbishment/remodelling and/or additional facilities

Larchfield Primary School (South West Maidenhead Subarea)		Extension to improve entrance and admin areas
	*	External canopy
	*	Provision of an adventure playground
		Provision of medical room
	*	Provision of new security fencing
	*	Refurbishment of small group spaces
	*	Refurbishment of kitchen
	*	Refurbishment of home economics
		Toilet refurbishment/remodelling and/or additional facilities
*	Upgrade, refurbish, and extend playground	

Lowbrook Primary School (South West Maidenhead Subarea)		Disabled access improvements
		Provide an extra classroom

Newlands Girls' Secondary School		Address playing field shortage
		Disabled access improvements including lifts to upper floors
		Extend and re-model classrooms that are too small
		Extend/remodel 6th form area which is too small
		Extend/remodel administrative accommodation
	*	Linking of disparate buildings
		Remodel/refurbishment of media studio
	*	Replacement of windows and doors
		Toilet refurbishment/remodelling and/or additional facilities

Oakfield First School (Clewer (Windsor) Subarea)		Disabled access improvements
		Extend and re-model classrooms that are too small
		Extension to provide foundation teaching space
	*	Inadequate car-parking provision
		Provision of additional classrooms and other spaces following school expansion
		Provision of additional office space
		Provision of small group spaces
	*	Resurfacing of car park
		Toilet refurbishment/remodelling and/or additional facilities
	*	Window replacement

Oldfield Primary School (East Maidenhead Subarea)		Disabled access improvements
		Enlarge classrooms
		Enlarge/refurbish administrative areas which are currently too small
		Extension to enlarge staff areas
		Extension/remodelling of undersized library
		Improve circulation to link separate areas of the school
	*	Improve the surfacing of access roads and paths
	*	Insert skylights into the roofs
		Medical provision
	*	Provide external canopies for weather shielding/teaching
	*	Provision of additional car-parking spaces



St Edmund Campion Catholic Primary School		Creation of an IT suite
		Extension to 2 small classes
	*	Provision of a covered link between the main school and an external classroom
		Provision of additional classrooms and other spaces following school expansion
		Provision of additional dining space & additional large space
		Remodelling of small group spaces to provide extra space and storage
		Remodelling/enlargement of Cloakroom areas
	*	Roof replacement

St Edward's Catholic First School (Clewer (Windsor) Subarea)		Disabled access improvements
		Expansion/remodelling to increase hall size/new hall
		Internal remodelling to provide appropriate size classrooms
	*	Playground resurfacing
		Provision of new classrooms and other facilities if the school is expanded following public consultation
		Remodelling to enlarge library
		Replace external class room doors
		Toilet refurbishment/remodelling and/or additional facilities

St Edward's Royal Free Ecumenical Middle School		Disabled access improvements
		Provision of new classrooms and other facilities if the school is expanded following public consultation
	*	Provision of security fencing and gates
	*	Refurbishment of hall and dining areas
		Refurbishment/extension of music room
		Remodelling and extension of small teaching spaces

St Francis Catholic Primary School (Ascot Subarea)		Disabled access improvements
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St Luke's Primary School (East Maidenhead Subarea)	*	Creation of a separate entrance for the playgroup
		Disabled access improvements
	*	Extension and resurfacing of the playground
		Extension of the staffroom
	*	Improved car parking facilities
	*	Installation of a covered teaching area
		Provision of additional space for extended services
		Provision of additional space for small groups
		Provision of changing rooms
		Provision of Medical Room
		Provision of playing field
		Refurbishment of hall to improve the facility and provide a dining area
	*	Replacement of windows and front door
		Toilet refurbishment/remodelling and/or additional facilities

St Mary's Catholic Primary School	*	Additional car-parking spaces
		Disabled access improvements
	*	Enlarge playground area
		Extend/remodel/improve admin accommodation
		Internal alterations to create staff resource area
	*	Replacement of roofs
		Toilet refurbishment/remodelling and/or additional facilities
	*	Window and door replacements

St Michael's CE Primary School (Ascot Subarea)		Disabled access improvements
	*	Provision of Foundation stage external play area
		Provision of medical room
		Remodelling to provide additional storage facilities
	*	Replacement windows and doors
	*	Re-roof hall roof
	*	Resurfacing of hard-play ground provision

St Peter's CE Middle School		Additional Science/technology teaching areas
		Disabled access improvements including lift
		Extension of medical room
		Extension of small classrooms
	*	Insufficient hard-play surface
		Provision of new classrooms and other facilities if the school is expanded following public consultation
	*	Provision of additional car parking spaces
		Provision of additional storage
		Provision of small group spaces
		Toilet refurbishment/remodelling and/or additional facilities
*	Windows and door replacement	

South Ascot Village School (Ascot Subarea)		Disabled access improvements
		Provision of medical room
		Provision of new dining area
	*	Provision/refurbishment of swimming pool
		Refurbishment/expansion of hall
		Toilet refurbishment/remodelling and/or additional facilities
	*	Window and door replacement

The Queen Anne Royal Free CE First School (East Windsor, Old Windsor and Park Subarea)		Disabled access improvements
		Expansion/remodelling to increase hall size/new hall
		Extension to eliminate circulation route through classroom
	*	Improve playing field quality
		Increase storage area
		Provision of new classrooms and other facilities if the school is expanded following public consultation
	*	Provision of a drop-off zone and additional staff parking
	*	Provision of appropriate external Foundation stage grounds
	Provision of medical room	

The Royal Crown Aided First		Creation of additional small group spaces
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School (East Windsor, Old Windsor and Park Subarea)	*	Creation of an outdoor space
		Disabled access improvements
		Extension of classrooms to provide suitable sizes
		Extension of undersized staffroom

The Windsor Boys' School		Disabled access improvement
		Extension/remodelling to enlarge undersized art room
		Internal remodelling to provide additional 'Learning Achievement' facilities
	*	Provision of additional hard play areas
		Provision of Food Technology room
		Provision of Media Suite
		Remodelling and improvements of two laboratories
		Remodelling/extension of administration accommodation
	*	Vehicle separation – wider entrance
	*	Window and door replacement

Trevelyan Middle School	*	Additional security cameras
		Disabled access improvements including internal ramps and lift
		Extend and remodel entrance and administrative areas
		Extend and remodel undersized classrooms
	*	Improvements to hard play area
		Provision of new classrooms and other facilities if the school is expanded following public consultation
		Refurbishment of classroom including heating and windows
		Refurbishment/extension of Hall
		Sports Hall refurbishment and remodel
		Toilet refurbishment/remodelling and/or additional facilities
*	Ventilation to IT room	

Trinity St Stephen CE First School (East Windsor, Old Windsor and Park Subarea)		Extend and remodel admin and entrance area
		Disabled access improvements
		Expansion/remodelling to increase Hall size
		Extend/Remodel/Improvements to library
		Extend/Remodel/Improvements to staff room
		Foundation space – expansion/remodelling
		Provision of additional storage space
	Toilet refurbishment/remodelling and/or additional facilities	

Waltham St Lawrence Primary School (Maidenhead Villages Subarea)		Additional classroom for rising numbers
		Disabled access improvements
	*	Extension to playground
		Increase the size of small classrooms
	*	Provision of covered waiting area
		Provision of small group spaces
		Provision of sports building/dining room
	Toilet refurbishment/remodelling and/or additional facilities	

Wessex Primary School (South West Maidenhead Subarea)	*	Acoustic treatment of corridors
		Creation of extended services room
		Creation of parents room
		Disabled access improvements
		Enlarge the foundation classroom
	*	Improve car-parking and vehicle separation
		Loft access improvement
		Provision of medical room and disabled toilets
		Provision of small group spaces
	*	Remodel small cloakrooms
		Toilet refurbishment/remodelling and/or additional facilities
		Window and door replacement

White Waltham CE Primary School (Maidenhead Villages Subarea)	*	Creation of secure outdoor play area
		Disabled access improvements including ramps
		Internal remodelling/extension to increase size of hall (too small)
		Provision of Food Technology room
		Provision of external teaching space and storage
		Provision of medical room
		Provision of small group spaces
		Remodelling/extension to undersized changing room
		Toilet refurbishment/remodelling and/or additional facilities

Windsor Girls' School	*	6th Form covered walk
		Expansion/remodelling to increase Hall size
		Extension/remodelling to expand undersized dining/kitchen space
		Provision of Sports Hall and fitness space
	*	Refurbishment of science labs
		Remodel/rebuild to increase science lab size
		Remodelling/extension to enlarge 6 <sup>th</sup> Form provision
		Remodelling/refurbishment of drama spaces
		Some circulation spaces too small
	Toilet refurbishment/remodelling and/or additional facilities	

Woodlands Park Primary (South West Maidenhead Subarea)		Disabled access improvements
	*	General refurbishment/upgrading
		Increase classroom sizes where too small
		Provision of additional office space
	*	Provision of external Foundation nursery area
		Provision of medical room
	*	Refurbishment of swimming pool
		Toilet refurbishment/remodelling and/or additional facilities

Wraysbury Primary School (Datchet and Wraysbury Subarea)		Creation of an additional large teaching space
	*	Creation of an outdoor teaching space
		Disabled access improvements
		Enlargement of admin accommodation
		Extend size of small classrooms
		Extension to provide music and technology space
	*	Hard play extension
		Provision of additional classrooms and other spaces following school expansion
		Provision of medical room
		Provision of small group spaces/storage
	*	Replacement of hall windows
	*	Swimming pool enhancements
		Toilet refurbishment/remodelling and/or additional facilities

#### Parish Education Requests

In addition to the qualifying projects included within the asset management plans of the Borough's schools as set out above, two of the Parish projects listed in Section 16 of this document can also be interpreted as relating to provision of education:

Hurley Parish Council request provision of a school bus from Hurley to connect to Furze Platt School (£10-15k).

White Waltham Parish Council request the capacity of White Waltham CE Primary School be increased by adding a classroom and related facilities (Parish cost estimate £250k)

## SECTION 4 - COMMUNITY FACILITIES

### 1) WHEN A REQUEST FOR A CONTRIBUTION IS APPROPRIATE:

**Table 4: Community Facilities**

DEVELOPMENT	RELEVANT PROPOSALS	SOUGHT
All applications for new residential development.	Development that will involve a net increase of 1 or more dwellings.	A contribution per additional dwelling towards the cost of:  1. providing new community facilities relevant to the area, or  2. enhancing or extending existing community facilities relevant to the area.

**Planning Justification:** The Council considers that in line with Government advice, and relevant development plan policies, it is necessary and reasonable to request provision of contributions to support Community Facilities on which new development(s) will place an additional burden. In practice this means that we will seek contributions from developments that are likely to generate additional residents where there are appropriate facilities that are likely to be used by these new residents. Many such facilities offer services across the wide areas within the Borough or across the Borough as a whole, so that, for example, many counselling facilities are concentrated in the major towns and a proportion of the costs may be sought from developments not in the immediate locality of these projects so that there may be geographical and functional links to projects throughout the Borough in terms of what is likely to be used by new residents.

### 2) WHY ARE EXISTING COMMUNITY FACILITIES UNABLE TO MEET THE NEEDS PREDICTED TO ARISE FROM NEW DEVELOPMENT?

**Projects:** The projects listed on the following pages show areas where additional demand could not be met by existing facilities.

A development will be expected to contribute if it is located within 2 kilometres of a facility where a listed project is proposed. However, contributions will normally be applied to the relevant project considered most appropriate at the time, which may not always be the closest.

In particular, certain projects cover very wide areas (many of which are Borough-wide) and it may be thought appropriate to apply contributions to bring these projects forward. However, whilst these projects will also benefit residents from other parts of the Borough, the contribution from any particular development will normally represent a small proportion of the overall cost of provision and there will also normally be a number of other relevant projects on which the development will place an additional burden in infrastructure terms, many of which may be more local.

### 3) DERIVATION OF CONTRIBUTION:

The Council seeks **£608** per dwelling for Community Facilities. This figure is arrived at as follows:

Facility	Typical local population*	Indicative cost of construction*	Cost per person	Cost per dwelling**
Community Centre	6,000	£1.475m	£246	£615

\* Population and construction costs based on the type of multi-use centres that have been constructed within the Borough. The previous figure (for October 2012) has been increased by 1.3% in line with the BCIS Quarterly Review of Building Prices, May 2013.

\*\* Using an average occupancy rate per dwelling of 2.5 persons.

- 4) Although detailed costs and thresholds for the various forms of Community Facility listed overleaf will probably vary, it is considered reasonable to use the estimated costs for a new community centre as an estimate for the likely average impact of new residents and ask for a sum of £615 whatever type of facility is required in any particular case. This is because the variations in cost per dwelling between different types of facility would be unlikely to be significantly different in the context of this exercise, and a multiplicity of slightly-different sums would be problematic to administer and enforce.

Exceptionally, the Council may consider accepting contributions towards Social Services and Health provision as an alternative to Community Facilities if this approach is justified in the particular circumstances of a given case. This possibility will be negotiated with applicants on a case-by-case basis.

## COMMUNITY FACILITIES PROJECTS:

### PART 1) SCHEDULE OF SCHEMES: MAIDENHEAD

**CONTACT: Community and Youth Services Team  
Tel. 01628 – 796983**

STRATEGY OBJECTIVE	PROJECT	APPROX VALUE	OUTCOME
<b>Local Cultural Strategy</b>	<b>Pinkney's Green Community Centre</b> Improvements to meet needs of users and increase capacity	£100K	Improved and expanded community facility
	<b>Marlow Road Community Centre</b> Improvements to meet needs of users and increase capacity	£300K	Improved community facility
	<b>Larchfield Area</b> Development of community facility  Provide contribution to Community Centre for local residents in the Larchfield area	£80K  £1.5M	Development of youth and community provision  Development of Community Centre for local residents in the Larchfield area
	<b>Holyport Community Centre</b> Further development of youth provision to meet increasing capacity (in conjunction with the Borough initiative which formed the Holyport Youth Action Group)	£30K	Development of youth and community provision
	<b>Blackamoor Lane and Riverside Ward Area</b> New community facilities to reflect increased youth demand and population	£1.0M	Development of Community Centre for local residents in the Blackamoor Lane area
<b>Maidenhead Area Action Plan</b>	Conference facility and community/meeting space  Cost of building to be met by new town centre development	tba	New community and conference facility



## COMMUNITY FACILITIES PROJECTS:

### PART 2) SCHEDULE OF SCHEMES: WINDSOR

**CONTACT: Community and Youth Services Team**  
**Tel. 01628 – 796983**

STRATEGY OBJECTIVE	PROJECT	APPROX VALUE	OUTCOME
<b>Local Cultural Strategy</b>	<b>Manor Community Centre</b> <ul style="list-style-type: none"><li>• Redevelopment of facility and adjacent multi-use play area.</li><li>• Update of the kitchen area to expand delivery to wider audience including young people with LDD and physical disabilities.</li></ul>	£600K  £50K	Improved and expanded community facility
	<b>Windsor Community Centre</b> <ul style="list-style-type: none"><li>▪ Improvements to meet needs of users and increase capacity</li><li>▪ Youth Talk expansion of Counselling provision</li></ul>	£60K  £100K	Improved and expanded community facility

## COMMUNITY FACILITIES PROJECTS:

### PART 3) SCHEDULE OF SCHEMES: PARISH AREAS

**CONTACT: Community and Youth Services Team**  
**Tel. 01628 796983**

STRATEGY/ OBJECTIVE	PROJECT	APPROX. VALUE £k	OUTCOME
Local Cultural Strategy	<b>Cox Green Community Centre</b> <ul style="list-style-type: none"> <li>▪ Additional parking for increased community centre usage</li> <li>▪ Erect additional storage facilities for increased community usage</li> <li>▪ Improvements to meet needs of users and increase capacity</li> </ul>	£100K	Improved community facility
	<b>Datchet Community Centre</b> <ul style="list-style-type: none"> <li>▪ Soundproofed partition to enable dual use of facilities</li> <li>▪ Recreation area for the wider community, including a safe multi-purpose facility for children and young people. To be supported by external access to existing toilet facilities.</li> <li>▪ Community ICT provision</li> </ul>	£20K £50K £20K	Wider access to community based facilities
	<b>Charters Community Centre</b> <ul style="list-style-type: none"> <li>▪ Increased security around perimeter through CCTV</li> <li>▪ Additional equipment and facilities to reflect increasing user demand</li> <li>▪ Improvements to meet needs of users and to increase capacity and redevelopment of internal open areas</li> </ul>	£15K £30k	Wider access to community based facilities
	<b>Woodlands Park Village Centre</b> Development of sports based activities to meet growth in usage	£40K	Improved community facility
	<b>Old Windsor &amp; Community Centre:</b> Improvements to meet needs of users and to increase capacity	£20K	Improved community facility
	<b>Eton Wick Youth Community Centre:</b> <ul style="list-style-type: none"> <li>• Improvements to access and integrated use of multi use sports hall</li> <li>• Storage facilities to reflect increased demands by local users</li> </ul>	£50K £10K	Improved and enlarged community facility
	<b>Hurley Lock Canoe Centre:</b> Equipment and development of facilities to compliment and extend the range of activities to reflect increased demand.	£75K	Improved recreational facility
	Local Cultural Strategy	<b>Sunningdale Parish Council</b> Rebuild the Parish Office and Pavilion and upstairs Grounds Manager's flat to provide additional office space, changing facilities and further accommodation for Groundsman	£100K

<b>Councillors' request</b>	<b>Ascot – New Village Community Hall</b> The shared facilities built as part of the Ascot Racecourse development are not always accessible. A new Village Hall/ Community Hall is needed to meet the needs of the local community.	£1.5M	New community facility
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### Parish Community Facility Requests

In addition to these (many of which are supported by Parish Councils), many of the Parish projects listed in Section 14 of this document can be interpreted as relating to community provision. These are set out below for each parish:

**Horton Parish Council** request improvements to the village hall (Champney Hall), including disabled toilets and connection to main drainage, soundproofing, CCTV cameras, provision of a hearing loop and upgrades to the kitchen and fire safety equipment.

Horton Council also request funding to

- Develop a village awareness project to increase governance and community usage to ensure long-term viability of village hall.
- Develop an adult education programme offering starter/taster short courses for all ages.
- Allow it to move forward and meet government targets on electronic communications.
- Create a village record and archive facility.
- Develop with other agencies plans/actions to address issues like anti-social behaviour to ensure the community feel safe and secure.
- Build on and extend the successful Summer Play scheme
- Develop with other agencies plans/strategies to address issues like anti-social behaviour, isolation and community cohesion to ensure that all sections of the community feel safe and secure.

**Hurley Parish Council** request provision of

- Burchetts Green Village-Provision of Village Hall for communal use
- Hurley Parish Generally-Provision of community mini-bus
- Littlewick Green Village- Update ladies toilets Gilchrist Hall

**Old Windsor Parish Council** request

- Improvements to the Old Chapel meeting room to provide internal insulation and heating together with the construction of additional storage facility.
- Improvements to Youth Club Hall to provide area for indoor sports such as karate, aerobics etc.
- Provision of Parish Office, Police Point and public toilet facilities in the derelict toilet block in St Lukes Road.

**Sunninghill and Ascot Parish Council** request,

- CCTV at areas where antisocial behaviour is continual

**White Waltham Parish Council** support the request for upgrading kitchen facilities at Littlewick Green Village Hall and request:

- More public benches throughout the Ward
- Stand alone CCTV system for White Waltham

**Woodlands Park Ward**

- Additional equipment for Woodland Park Village Centre
- Leasehold Improvements at Woodlands Park Village Centre – Additional storage facility

**Wraysbury Parish Council** requests improvements to the village hall including CCTV cameras to the car park, funding to assist in the construction of a replacement Scouting Facility.

Wraysbury Council also requests funding to

- continue the development of Children/Youth Services especially for those under the age for statutory funding.
- encourage junior participation in established village sporting clubs organisations (Bowls, Cricket, Football, Tennis, etc).
- allow it to move forward and meet Government targets on electronic communications.
- Buy equipment to develop and enhance the village record and archive facility.
- develop, with other agencies, plans/actions to address issues such as anti-social behaviour to ensure the community feel safe and secure.
- help the elderly and disabled with transport to essential services and social activities

**COMMUNITY FACILITIES PROJECTS:**

**PART 4) SCHEDULE OF SCHEMES: OTHER**

**CONTACT: Community and Youth Services Team  
Tel. 01628 – 796983**

<b>STRATEGY/ OBJECTIVE</b>	<b>PROJECT</b>	<b>APPROX. VALUE £k</b>	<b>OUTCOME</b>
Local Cultural Strategy	<b>Voluntary Sector and Partnerships</b>  To provide IAG services and support for young people in the Borough.	£50K	Provision and support to the voluntary services sector
	<b>Mobile and Parish Youth Outreach Scheme</b>  Mobile equipment and facilities to support Parish and outreach activities for young people throughout RBWM	£350K	Improved recreational facilities

## SECTION 5 – LIBRARY SERVICES

### 1) WHEN A REQUEST FOR A CONTRIBUTION IS APPROPRIATE

**Table 5: Library Services**

DEVELOPMENT	RELEVANT PROPOSALS	SOUGHT
All applications for new residential or non-residential development (including but not limited to Business (BIDS), Retail, Leisure, Health, Education, Hotel	Residential development involving a new increase of 1 or more dwellings or non-residential development resulting in additional employees	<p>A contribution per net additional dwelling or employee towards meeting the cost of one of the following, as considered appropriate by the Borough Council:</p> <ol style="list-style-type: none"> <li>1. A container stop or an extension to existing facilities</li> <li>2. A mobile library or expansion of existing mobile facilities</li> <li>3. Provision of land and building costs for a permanent library or extensions/improvements to existing static facilities</li> </ol>

**Planning Justification:** The Council considers that, in line with Government advice and relevant development plan policies (including those in the emerging LDF), it is necessary and reasonable to request provision of contributions to support Library infrastructure on which new development will place an additional burden. In practice this means that we will seek contributions from residential and commercial development that is likely to generate additional library members at a level proportional to the number of members generated. Although there maybe some projects that may improve the capacity of the library service across the Borough, in general most projects will be improvements to the library that is geographically most likely to be used by the new members. We will not generally request contributions towards a library that is too geographically distant that the new development would be unlikely to increase the number of members or the resulting functional demands on that library.

### 2) WHY ARE EXISTING LIBRARY FACILITIES UNABLE TO MEET THE NEEDS PREDICTED TO ARISE FROM NEW DEVELOPMENT?

**Projects:** see list below.

A development will be expected to contribute if it is located within 1.5 kilometres of a library where a listed project is proposed, or a mobile and homes library service stop.

### 3) DERIVATION OF CONTRIBUTION

#### DOMESTIC DWELLING:

The Council is seeking **£702.70 per dwelling** for Library Facilities.

This figure is arrived at by using the following calculations:

Facility	Population Threshold	Mean cost of construction	Cost per person	Cost per dwelling
Library	1,500#	£714,607*	£476.40	£1,191

# The average number of residents in a community that requires some static library provision, either a branch or container site. The policy states that a community of between 1,000 and 2,000 people should have a container or static library, whilst a community of 2,000 plus should have a static branch. Source: *Royal Borough of Windsor and Maidenhead – Adult and Community Services – Library, Heritage Information and Arts (LIHAS) - Access Policy - May 2002, Updated March 2009.*

\*\_The BCIS forecast average for build costs at present day (2012, public libraries, local to Berkshire) is £1,818 per m<sup>2</sup> gross internal floor area based on the Quarterly Review of Building Prices Issue No 125 May 2012 (published by BCIS of the RICS. Fit out costs include directly related initial stock costs (based on as new costs of existing stock levels across the Borough as a whole. NB this is a one-off cost per additional member and does not relate to or seek to offset normal wear and tear of stock)

\*\* where the occupancy rate of each dwelling is calculated at 2.5 persons.

This figure is then reduced by 41% to allow for the expected proportion of new residents who will not join a library (this proportion is based on current experience within the Borough), so that the total contribution required per dwelling is:

$$\mathbf{£1,190 \times 59\% = £702.70}$$

#### **4) NON-RESIDENTIAL DEVELOPMENTS**

The Council is seeking **£35 per employee** for commercial development for Library Facilities within easy walking distance (800m) of a static library. We will not normally request contributions from commercial uses towards mobile library provision unless this is intended to fund an additional stop aimed specifically at the new development.

This figure is arrived at by applying the percentage of library members residing outside the Borough to the average cost per person set out above as follows:

Cost of Library Provision per person = £386.55

Percentage of Library Membership residing outside of Borough as a proportion of total Library Membership = 9.17%

Non-residential Membership Rate x Cost per Person = Contribution per employee

$$\mathbf{= 9.17\% \times £ 386.55 = £35 \quad \text{per employee}}$$

The total contributions requested will thus be calculated by applying this average cost to the expected number of net additional employees calculated as follows:

Total net additional Floorspace / Floorspace: Employee Ratio (see below) x Contribution per person = Floorspace contribution.

A contribution of £35 per person will therefore be expected from non-residential developments involving a net increase of 100m<sup>2</sup> or more, having regard to the same Floorspace Employee Ratios used elsewhere in this document, (the following are examples):

Use Class	Floorspace per employee	Contribution per 100m <sup>2</sup>
B1a/b Office	19m <sup>2</sup>	£184.00
B1c Light Industrial B1c	25m <sup>2</sup>	£140.00
A1 Retail	27m <sup>2</sup>	£129.00
B2 Industrial	33m <sup>2</sup>	£106.00
B8 Storage & Distribution	48m <sup>2</sup>	£72.00

### 5) Worked example:

For a B8 (Storage and Distribution) development involving a net gain of 450m<sup>2</sup>.

**So Total Contribution requested =  $450/100 \times £72 = £324$**



## LIBRARY SERVICES:

**CONTACT: Service Development Manager  
01628 796742**

STRATEGY/ OBJECTIVE	PROJECT	APPROX. VALUE £k	OUT COME
<p>Approved schemes in this section are drawn variously from the following RBWM Library and Information Services documents:</p> <p>1) LSBVR Premises Audit (12/2000)</p> <p>2) Bid for DDA Access support in Borough libraries (10/2001)</p> <p>3) Access Policy implications of RBWM Library &amp; Information services (02/2002)</p>	<p><b>Ascot Durning (Static)</b></p> <ul style="list-style-type: none"> <li>▪ Extension to Library</li> <li>▪ Additional stock contribution</li> <li>▪ Additional ICT &amp; furniture</li> <li>▪ Training &amp; learning ICT equipment</li> <li>▪ Radio Frequency Identification (RFID), a method of remotely storing and retrieving data using adhesive tags (can be used to replace the issuing barcode and separate security tag that protects the item from theft)</li> </ul>	<p>£300K</p> <p>£10K</p> <p>£50K</p> <p>£25K</p> <p>£30K</p>	Improved library service
	<p><b>Cookham (Static)</b></p> <ul style="list-style-type: none"> <li>▪ Additional ICT and furniture</li> <li>▪ Additional stock contribution</li> <li>▪ Non staffed library opening systems</li> <li>▪ Training &amp; learning ICT equipment</li> <li>▪ Self service terminal</li> <li>▪ RFID</li> </ul>	<p>£50K</p> <p>£10K</p> <p>£40K</p> <p>£25K</p> <p>£20K</p> <p>£30K</p>	Improved library service
	<p><b>Cox Green (Static)</b></p> <ul style="list-style-type: none"> <li>▪ Additional ICT and furniture</li> <li>▪ Training and Learning ICT equipment</li> <li>▪ RFID</li> <li>▪ Additional stock</li> </ul>	<p>£30K</p> <p>£32K</p> <p>£25K</p> <p>£10K</p>	Improved library service
	<p><b>Datchet (Static)</b></p> <ul style="list-style-type: none"> <li>▪ Additional stock contribution</li> <li>▪ Self service terminal</li> <li>▪ RFID</li> <li>▪ Additional ICT and furniture</li> </ul>	<p>£10K</p> <p>£20K</p> <p>£30K</p> <p>£50K</p>	Improved library service
	<p><b>Dedworth (Static)</b></p> <ul style="list-style-type: none"> <li>▪ New replacement library (existing facility does not meet opening hours or space standards)</li> <li>▪ Additional stock for new library</li> <li>▪ Accessible toilet</li> <li>▪ Refurbishment of furniture and equipment</li> <li>▪ Additional ICT and furniture</li> <li>▪ Non staffed library opening systems</li> <li>▪ Self service terminal</li> <li>▪ RFID</li> </ul>	<p>£900K</p> <p>£75K</p> <p>£30K</p> <p>£30K</p> <p>£50K</p> <p>£40K</p> <p>£20K</p> <p>£30K</p>	Improved library service

STRATEGY/ OBJECTIVE	PROJECT	APPROX. VALUE £k	OUT COME
	<b>Eton (Static)</b> <ul style="list-style-type: none"> <li>▪ New replacement library (existing facility meets opening hours standard but currently below space standard)</li> <li>▪ Additional stock contribution</li> <li>▪ Accessible toilet</li> <li>▪ Refurbishment of furniture and equipment</li> <li>▪ Self service terminal</li> <li>▪ RFID</li> </ul>	£900  £10K £30K £25K £20K £30K	Improved library service
	<b>Eton Wick (Static)</b> <ul style="list-style-type: none"> <li>▪ Additional stock contribution</li> <li>▪ Self service terminal</li> <li>▪ Additional ICT and furniture</li> <li>▪ Training and learning ICT equipment</li> <li>▪ RFID</li> </ul>	£10K £20K £50K £25K £30K	Improved library service
	<b>Maidenhead (Central)</b> <ul style="list-style-type: none"> <li>▪ Meets relevant standards but insufficient space to provide all modern facilities and function as a Service HQ</li> <li>▪ Extensions to provide additional public and staff space</li> <li>▪ Upgrade of small power</li> <li>▪ Upgrade of ventilation system</li> <li>▪ New furniture and equipment</li> <li>▪ Additional stock for new/refurbished library</li> <li>▪ Additional ICT and furniture</li> <li>▪ Training and learning ICT equipment</li> </ul>	£3m  £150K  £100K £50K  £80K £150K £90K £75K	Improved library service
	<b>Old Windsor (Static)</b> <ul style="list-style-type: none"> <li>▪ New replacement or extension of library (existing facility does not meet opening hours standard or space standard)</li> <li>▪ Additional stock contribution</li> <li>▪ Provision of an accessible toilet</li> <li>▪ New furniture and equipment</li> <li>▪ Additional ICT and furniture</li> <li>▪ Training and learning ICT equipment</li> <li>▪ RFID</li> <li>▪ Non-staffed Library Opening Systems</li> </ul>	£900K  £10K £30K £30K £50K £25K £30K £40K	Improved library service
	<b>Sunninghill (Static)</b> <ul style="list-style-type: none"> <li>▪ New or enlarged facility (existing facility does not meet opening hours standard or space standard)</li> <li>▪ Additional stock contribution</li> <li>▪ Accessible toilet</li> <li>▪ Additional ICT and furniture</li> <li>▪ Training and learning ICT equipment</li> <li>▪ RFID</li> </ul>	£900K  £10k £30K £50K £25K £30K	Improved library service

STRATEGY/ OBJECTIVE	PROJECT	APPROX. VALUE £k	OUT COME
	<b>Windsor (Branch)</b> <ul style="list-style-type: none"> <li>▪ Extension of existing building or new site in High St/Peascod St (existing facility meets opening hours standard but currently below space standard).</li> <li>▪ Additional stock if extension provided</li> <li>▪ New Furniture &amp; equipment</li> <li>▪ Additional ICT and furniture</li> <li>▪ Training and learning ICT equipment</li> </ul>	£900K  £25K £75K £50K £25K	Improved library service
	<b>Holyport (Container)</b> <ul style="list-style-type: none"> <li>▪ New static library (existing facility does not meet opening hours standard)</li> <li>▪ RFID</li> <li>▪ Additional Stock</li> </ul>	£900K  £30K £5K	Improved library service
	<b>Shifford Crescent (Container)</b> <ul style="list-style-type: none"> <li>▪ New static library (See Proposed additional library: Furze Platt)</li> <li>▪ RFID</li> <li>▪ Additional Stock</li> </ul>	£900K  £30K £5K	Improved library service
	<b>Sunningdale (Container)</b> <ul style="list-style-type: none"> <li>▪ New or enlarged facility (to meet location and opening hours standards)</li> <li>▪ RFID</li> <li>▪ Additional Stock</li> </ul>	£900K  £30K £5K	Improved library service
	<b>Wraysbury (Container)</b> <ul style="list-style-type: none"> <li>▪ New static library (to meet opening hours and location standards)</li> <li>▪ RFID</li> <li>▪ Additional Stock</li> </ul>	£900k  £30K £5K	Improved library service
	<b>Woodlands Park (Container)</b> <ul style="list-style-type: none"> <li>▪ New or enlarged facility (to meet location and opening hours standards)</li> <li>▪ Additional stock for new site</li> <li>▪ RFID</li> </ul>	£900K £5K £30K	Improved library service
	<b>Proposed Additional Library: Boyn Grove</b> <ul style="list-style-type: none"> <li>▪ New static library (to meet location and opening hours standards)</li> <li>▪ Furniture and fittings</li> <li>▪ Additional stock for new library</li> <li>▪ RFID</li> </ul>	£400K	Improved library service
	<b>Proposed additional library: Bray</b> New static library (to meet location and opening hours standards)	£400K	
	<b>Proposed Additional Library: Hurley</b> <ul style="list-style-type: none"> <li>▪ Container site (to meet location and opening hours standards)</li> <li>▪ New container library</li> <li>▪ Additional stock for new site</li> <li>▪ RFID</li> </ul>	£25K  £100K £5K £30K	Improved library service

STRATEGY/ OBJECTIVE	PROJECT	APPROX. VALUE £k	OUT COME
	<p><b>Mobile &amp; Home Library Services</b></p> <ul style="list-style-type: none"> <li>▪ 1 Replacement Mobile Library</li> <li>▪ Link mobiles to LMS [Spydus]</li> <li>▪ Provide Mobile ICT training on new vehicle</li> <li>▪ Additional stock contribution</li> <li>▪ RFID</li> </ul>	<p>£120K £30K £150K £10K £30K</p>	<p>Improved library service</p>
	<p><b>All Libraries (Whole of Borough)</b></p> <ul style="list-style-type: none"> <li>▪ Out-of-Hours Access to Community Libraries</li> <li>▪ Self service terminal</li> <li>▪ Non-staffed Library opening systems</li> <li>▪ CCTV facilities</li> <li>▪ Installation of RFID to increase capacity for self service stock loans</li> </ul> <p><b>NB These projects expand the capacity of the existing library services across the Borough until replacement libraries/extensions can be funded.</b></p>	<p>£30K per site £20K per site £20K per site</p> <p>£40K per site</p> <p>£30k per site except Maidenhead where £85k</p>	<p>Improved Access to Library Services</p>
	<p><b>Reserve Stock Store</b></p> <p>Space to house reserve stock facility incorporating ICT facilities including access to current computer library management system in either Maidenhead or Windsor area, ideally adjacent to existing or proposed library'</p> <p><b>NB This project will provide additional space at Maidenhead Library (which is currently below the space standard) as well as the expansion of the reserve stock store required to house the increased stock needed for the new members arising a result of new development</b></p>	<p>£tbc, depending on site /solution</p>	

**Bray Parish Council** also requests a permanent library and new Parish Office in Bray  
**Cox Green Parish Council** requests Expansion of public library opening hours

## SECTION 6 - RECREATION AND LEISURE

### 6.1 PUBLIC OPEN SPACE PROVISION

#### 6.1.1 WHEN A REQUEST FOR A CONTRIBUTION IS APPROPRIATE:

**Table 6.1.1: Recreation and Leisure - Public Open Space Provision**

Development Type	Relevant Proposals	Sought
All applications for new housing development.	Dwellings on site of 0.4 ha or greater	Open space in accordance with the Borough Council's Local Plan Policy (R3) of 4.3 ha./1000 population.  At least a minimum amount of provision is required on-site (as per Local Plan policies R4 and R5).  Any shortfall of provision requires contribution, as considered appropriate by the Borough Council, towards the cost of: 1. providing new facilities in the area, or 2. enhancing or extending existing facilities in the area.
	Net increase of 1 or more dwellings on site of less than 0.4 ha.	Open space in accordance with the Borough Council's Local Plan Policy (R3) of 4.3-ha/1000 population.  Any shortfall of provision requires contribution, as considered appropriate by the Borough Council, towards the cost of: 1. providing new facilities in the area, or 2. enhancing or extending existing facilities in the area.
All applications for Non-residential development (including but not limited to Business (BIDS), Retail, Leisure, Health, Education, hotel and other development)	Development involving a net increase in the expected number of employees within the development site	A contribution per increase in floor space towards meeting the cost of projects identified by the borough council

**Planning Justification:** The Council considers, in line with PPG17 and other Government advice, relevant development plan policies and its published SPG that it is necessary and reasonable to request provision of formal and informal public open space from residential and commercial development that is likely to generate increased demand for and use of such infrastructure. People will often travel some distance to certain types of recreational provision, particularly formal recreational facilities so that contributions may be directed to projects that are not in the immediate vicinity of the development site. However, particularly for informal recreational facilities, most projects will be improvements to facilities geographically located where they are likely to be used by the new residents and employees.

#### 6.1.2 WHAT FORMS OF PUBLIC OPEN SPACE ARE REQUIRED TO BE FUNDED BY RESIDENTIAL DEVELOPMENT?

The requirements for public open space are set out at policies R3, R4 and R5 of the adopted Local Plan. Supplementary Planning Guidance "Interpretation of Policies R2, R3, R4, R5 and R6 (Public Open Space Provision)" ("the public open space SPG") clarifying the application of these policies was published in February 2003 (updated in February 2005), which sets out in detail where different forms of public open space are required, and specifies projects to overcome deficiencies in provision.

### 6.1.3 DERIVATION OF CONTRIBUTION FOR RESIDENTIAL:

Contributions are to be sought on this basis applying the costings set out in the public open space SPG. This requires a fixed contribution per additional resident or employee that reflects the cost of providing the standard amount of public open space (reduced where the Council is not intending to purchase land, but instead to develop existing facilities). Regularly updated costings are used without allowance for maintenance (which may be sought in addition, when justified), this equates to a maximum of £1,793 per person (reduced by 7% and/or 10% where we are not seeking to purchase or lease land for formal and/or informal use respectively).

The figure of £1,793 is based on the most accurate cost estimates currently available and was adopted for development control purposes from 1 October 2008.

This gives rise to the following costs for dwellings of different sizes:

Type of Unit	m <sup>2</sup> POS required (No. persons)	Total Contribution <b>100%</b>	Category 1 Formal Land purchase (7%)	Category 2 Formal development (53%)	Category 3 Informal Land purchase (10%)	Category 4 Informal development (30%)
Studio flats/bedsits	43 m <sup>2</sup> (1 person)	£1793	£126	£950	£179	£538
1-bedroom dwellings	86 m <sup>2</sup> (2 people)	£3586	£251	£1900	£359	£1076
2-bedroom dwellings	129 m <sup>2</sup> (3 people)	£5379	£376	£2851	£538	£1614
3-bedroom dwellings	172 m <sup>2</sup> (4 people)	£7172	£502	£3801	£717	£2152
4+- bedroom dwellings	215 m <sup>2</sup> (5 people)	£8965	£628	£4751	£896	£2690

NB The above table supersedes Appendix E "Off Site Financial Contributions" within the Council's SPG: Interpretation of Policies R2, R3, R4, R5 and R6 (Public Open Space Provision) (February 2003).

## 6.1.4 DERIVATION OF CONTRIBUTION FOR NON-RESIDENTIAL DEVELOPMENT:

The Council will similarly seek an amount corresponding to the expected number of net additional employees that would result from the proposal, based on the proposed use and the amount of floorspace proposed as follows:

Use Class	Employee Density	POS Requirement per person	Maximum Contribution	
			Per Person	Per 100m <sup>2</sup>
A1	1 per 27m <sup>2</sup>	43m <sup>2</sup>	£1,793	£6,640
B1a/b	1 per 19m <sup>2</sup>	43m <sup>2</sup>	£1,793	£9,437
B1c	1 per 25m <sup>2</sup>	43m <sup>2</sup>	£1,793	£7,172
B2	1 per 33m <sup>2</sup>	43m <sup>2</sup>	£1,793	£5,433
B8	1 per 48m <sup>2</sup>	43m <sup>2</sup>	£1,793	£4,170

The Open Space requirement and maximum contribution per person figures are derived from the Public Open Space SPG document (page 12, para. 4.1.4).

Similarly, when non-residential floorspace is to be lost through a residential proposal the developer will be given an allowance of floorspace of equivalent area in line with the standards set out in the table on page 75. For example: a proposal for 14 two-bedroom flats to replace an office (B1a) development of 100 sq metres would involve a request for £75,306 (14 x £5,379) qualified by a reduction of £9,437 for the commercial floorspace lost, resulting in a request for a contribution of **£65,869**.

## 6.1.5 Area variations in charging

In certain areas of the Borough there is a shortfall of available suitable land for purchase or lease for either formal (Category 1) or informal (Category 3) public open space. The table below shows the contributions that would be charged by area.

Maidenhead Town	Categories 1, 2 and 4 only (ie 90%)
Maidenhead Area Parishes (excluding Fifield and Waltham St Lawrence)	Categories 1, 2 and 4 only (ie 90%)
Fifield and Waltham St Lawrence	Categories 1, 2, 3 and 4 (ie 100%)
Windsor (Town)	Categories 2 and 4 only (ie 83%)
Windsor Area Parishes	Categories 2 and 4 only (ie 83%)
Ascot Area Parishes	Categories 1, 2 and 4 only (ie 90%)

### 6.1.6 PROJECTS:

The full list of projects as at February 2005, as contained in the Public Open Space SPG “Interpretation of Policies R2, R3, R4, R5 and R6 (Public Open Space Provision) February 2005” has been reviewed and a full updated list, including the additional projects identified in the previous version of this SPD is listed below.

This full list therefore replaces and supersedes the existing Appendix F of the SPG “***Appendix F Detailed Inventories, Proposals And Maps June 2006***” ***within the Council’s SPG: Interpretation of Policies R2, R3, R4, R5 and R6 (Public Open Space Provision)***.

For ease of understanding, the projects are listed by reference to the relevant sites within different parts of the Borough.

**Parish Priority Projects.** Projects considered a priority by Parish Councils are marked ‘PPP’. Some of these projects are also listed separately under Section 16 – Parish Projects



## 1. MAIDENHEAD

### Proposed Improvements

#### Category 1- Land purchase / lease for formal use:

Land purchase/lease for new playing pitches within the northern parishes / Maidenhead area
--

#### Category 2 - Formal development:

Site	Pitch provision / improvement	Pavilion provision / improvement	Other
Braywick Park	✓		New car park
Desborough Park	✓		New car park, Floodlighting
Kidwells Park			Ball/tennis court improvement – dome to allow year round use
Oaken Grove	✓	✓	Tennis court improvement (subject to conditions on public use)
Cox Green	✓	✓	With community use agreement

Northern parishes / Maidenhead area	Development of new playing pitches
Northern parishes / Maidenhead area	Other pitch improvements
LEA school	Pitch improvements with community use agreement

#### Category 3 Land purchase for informal use:

Land at Dorchester Close
Land at Shifford Crescent / Switchback Road

#### Category 4 Informal development:

Site	Play provision/ improvement	Teenscene provision/ improvement	Landscape development/ improvement	Other
Boyn Grove	✓	✓	✓	
Braywick Park	✓	✓	✓	Braywick Road crossing and bridge across stream
Bridge Gardens			✓	
Cherwell Close	✓	✓	✓	
Desborough Park	✓	✓	✓	
Dorchester Close			✓	
Greenfields	✓	✓		
Grenfell Park	✓	✓	✓	Bank stabilisation, Access improvements
Guards Club Park and Island			✓	Bridge improvements
The Gullet			✓	
Kidwells Park	✓	✓	✓	
Heynes Green	✓		✓	
Laggan Field	✓	✓	✓	
Lancaster Road			✓	
Maidenhead Moor (Town Moor)		✓	✓	
Maudsley Memorial Garden			✓	
Moffy Hill	✓	✓	✓	

North Town Moor			✓ (subject to agreement with National Trust)	Pond improvements (subject to NT approval)
Oaken Grove	✓	✓	✓	Café / toilet improvement
Ockwells Park	✓	✓	✓	
Ray Mill Island	✓		✓	Riverbank stabilisation
Raymond Road open space	✓		✓	
Reitlinger Open Space			✓	Riverbank stabilisation
Riverside Gardens	✓		✓	
Ross Road	✓		✓	
Switchback Road	✓		✓	
Maidenhead			✓	York Stream Environmental Enhancement
Maidenhead			✓	Thames Path Link

## 2. WINDSOR

### Proposed Improvements

#### Category 1- Land purchase for formal use:

None

#### Category 2 - Formal development:

Site	Pitch provision/ improvement	Pavilion provision/ improvement	Other
Clewer Recreation Ground	✓	✓	All weather pitch
Dedworth Manor Open Space	✓	✓	
The Goswells	✓		
Home Park	✓	✓	
Imperial Park	✓	✓	
LEA school	✓	✓	Pitch improvements with community use agreement

#### Category 3 Land purchase for informal use:

Land at Ruddlesway

#### Category 4 Informal development:

Site	Play provision/ improvement	Teenscene provision/ improvement	Landscape development / improvement	Other
Alexandra Gardens	✓	✓	✓	
Allens Field			✓	Link to South Ascot
Arthur Jacob Nature Reserve			✓	
Bachelors Acre	✓		✓	
Baths Island & Pleasure Ground and Windsor Riverside			✓ incl. riverbank	
Bruce Walk	✓		✓	
Bulkely Avenue	✓		✓	

Castle Farm Spinney			✓	
Church Street Gardens			✓	
Clarence Road Gardens			✓	
Clewer Memorial Recreation Ground	✓	✓	✓	Café provision (permanent)
Clewer Park			✓	Pond Improvements
Dedworth Drive/Stuart Way	✓		✓	
Dedworth Manor Open space	✓	✓	✓	
Foster Avenue (Osgood Park)	✓	✓	✓	
The Goswells			✓	(subject to agreement with National Trust)
Hemwood Dell			✓	
Home Park	✓		✓	
Keeler Close	✓	✓	✓	
Knights Close	✓		✓	
Longbourn/Clewer Manor	✓		✓	
Nightingale Walk	✓		✓	
Osborne Road open space	✓	✓	✓	
Park Corner	✓			
Sawyers Close	✓		✓	
Sinclair Road	✓		✓	
Stuart Way amenity area	✓		✓	
Sutherland Grange			✓ incl. riverbank	
The Limes			✓	
Imperial Park	✓	✓	✓	
Trinity Wildlife Area			✓	
Vansittart Road open space	✓	✓	✓	
Wolf Lane	✓		✓	
Wood Close	✓	✓	✓	
Thames Promenade			✓	Signage, Footpath work and seating

### 3. BISHAM

#### Proposed Improvements

#### Category 1- Land purchase for formal use:

Land purchase for new playing pitches within the northern parishes / Maidenhead area
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#### Category 2 - Formal development:

Northern parishes / Maidenhead area	Development of new playing pitches
Northern parishes / Maidenhead area	Other pitch improvements

Category 3 Land purchase for informal use:

None
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Category 4 Informal development:

Site	Play provision / improvement	Teenscene provision / improvement	Landscape development / improvement	Other
Green Lane	✓ PPP			
The Orchard			✓	

**4. BRAY**

Proposed Improvements

Category 1- Land purchase for formal use:

Land purchase for new playing pitches within the northern parishes / Maidenhead area
--

Category 2 - Formal development:

Site	Pitch provision / improvement	Pavilion provision / improvement	Other
Jubilee Field	✓		
Holyport Cricket Club			Improvements subject to community access
Gays Lane	✓	✓	
Holyport War Memorial Hall Recreation Ground			Tennis court improvements (subject to community access)

Northern parishes / Maidenhead area	Development of new playing pitches
Northern parishes / Maidenhead area	Other pitch improvements

Category 3 Land purchase for informal use:

Land in Fifield for children's play area PPP
--

Category 4 Informal development:

Site	Play provision / improvement	Teenscene provision / improvement	Landscape development / improvement	Other
Fifield (unspecified site)	✓ PPP			
Jubilee Field	✓ PPP		✓	
Aysgarth Park	✓ PPP	✓ PPP	✓	
Gays Lane	✓			Potential provision subject to consultation
Springfield Park	✓ PPP	✓ PPP	✓	
Holyport War Memorial Hall Recreation Ground	✓	✓	✓	
Holyport Greens			✓	Pond Improvements
Bray Green			✓	

The Parish Council requests:

- purchase of open space or acquisition of lease for open space in Fifield for recreation

- purposes establishment of new play area upgrading

## 5. COOKHAM

### Proposed improvements

#### Category 1- Land purchase for formal use:

Land purchase for new playing pitches within the northern parishes / Maidenhead area
--

#### Category 2 - Formal development:

Site	Pitch provision / improvement	Pavilion provision / improvement	Other
Alfred Major Recreation Ground	✓		PPP All-weather cricket strip; artificial pitch (6 a side); tennis courts
LEA school	✓		With community use agreement

Northern parishes / Maidenhead area	Development of new playing pitches
Northern parishes / Maidenhead area	Other pitch improvements

#### Category 3 Land purchase for informal use:

None
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#### Category 4 Informal development:

Site	Play provision /improvement	Teenscene provision/ improvement	Landscape development / improvement	Other
Alfred Major Recreation Ground	✓ PPP	✓ PPP	✓ PPP	CCTV PPP Skate park PPP
Bellrope Meadow			✓ incl. riverbank	Stanley Spencer statue

## 6. COX GREEN

### Proposed Improvements

#### Category 1- Land purchase for formal use:

Land purchase for new playing pitches within the northern parishes / Maidenhead area
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#### Category 2 - Formal development:

Site	Pitch provision / improvement	Pavilion provision / improvement	Other
Ockwells Park	✓	✓	
Cox Green School	✓ PPP	✓ PPP	With community use agreement

Northern parishes / Maidenhead area	Development of new playing pitches
Northern parishes / Maidenhead area	Other pitch improvements
LEA School	Pitch improvements with community use agreement

#### Category 3 Land purchase for informal use:

None
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#### Category 4 Informal development:

Site	Play	Teenscene	Landscape	Other
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	provision /improvement	provision/ improvement	development / improvement	
Wessex Way	✓	✓		
Barley Mead	✓		✓	
Brill Green	✓		✓	
Thurlby Way	✓		✓	

The parish request the provision of large open space in the north of the parish for informal ball games.

## 7. DATCHET

### Proposed Improvements

#### Category 1- Land purchase for formal use:

None
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#### Category 2 – Formal development:

Site	Pitch provision / improvement	Pavilion provision / improvement	Other
Datchet Recreation Ground	✓	Improvements to Changing facilities	Improvements to Tennis courts.

Windsor area / southern parishes	pitch improvements
LEA school	Pitch improvements with community use agreement

#### Category 3 Land purchase for informal use:

None
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#### Category 4 Informal development:

Site	Play provision/ improvement	Teenscene provision/ improvement	Landscape development / improvement	Other
Datchet Recreation Ground	✓ PPP	✓ PPP	✓	
Willow Fields			✓	
Datchet Greens			✓ PPP	
Datchet Riverside			✓	

## 8. ETON

### Proposed Improvements

#### Category 1- Land purchase for formal use:

None
------

#### Category 2 - Formal development:

Site	Pitch provision / improvement	Pavilion provision / improvement	Other
Eton Recreation Ground (Meadow Lane)	✓	✓ PPP	Car park provision PPP
Eton Wick Recreation Ground	✓		

Windsor area / southern parishes	pitch improvements
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Category 3 Land purchase for informal use:

None

Category 4 Informal development:

Site	Play provision /improvement	Teenscene provision/improvement	Landscape development / improvement	Other
Eton War Memorial Garden			✓ (subject to Eton College agreement)	
Eton Wick Recreation Ground	✓PPP	✓	✓	
Eton Recreation Ground	✓PPP		✓	
Stockdales Road	✓ PPP	✓	✓	

## 9. HORTON

Proposed Improvements

Category 1- Land purchase for formal use:

None

Category 2 - Formal development:

Windsor area / southern parishes | pitch improvements

Category 3 Land purchase for informal use:

None

PPP Leasing & development of a new community open space project at Pickens Piece

Category 4 Informal development:

Site	Play provision / improvement	Teenscene provision / improvement	Landscape development / improvement	Other
Horton Recreation Ground	✓	✓	✓PPP	
Arthur Jacob Nature Reserve			✓	
Poyle Poplars Woodland			✓	
Village Green			✓ PPP	

## 10. HURLEY

### Proposed Improvements

#### Category 1- Land purchase for formal use:

Land purchase for new playing pitches within the northern parishes / Maidenhead area
Purchase of land / long term lease for pitches in Hurley

#### Category 2 - Formal development:

Site	Pitch provision / improvement	Pavilion provision / improvement	Other
Hurley Recreation Ground	✓	✓	Parking provision PPP

Northern parishes / Maidenhead area	Development of new playing pitches
Northern parishes / Maidenhead area	Other pitch improvements
LEA school	Pitch improvements with community use agreement

#### Category 3 Land purchase for informal use:

None
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#### Category 4 Informal development:

Site	Play provision / improvement	Teenscene provision / improvement	Landscape development / improvement	Other
Choseley Road	✓PPP	✓		
Hurley Village	✓PPP	✓		
Shepherds Close	✓	✓	✓	Incl parking provision and access improvements PPP
Hurley Riverside			✓	Riverside facilities

## 11. OLD WINDSOR

### Proposed Improvements

#### Category 1- Land purchase for formal use:

None
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#### Category 2 - Formal development:

Site	Pitch provision / improvement	Pavilion provision / improvement	Other
Old Windsor Recreation Ground	✓		PPP: CCTV

Windsor area / southern parishes	pitch improvements
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#### Category 3 Land purchase for informal use:

None
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The Parish Council requests incorporating Thames Water land into the Old Windsor Rec. Ground.



#### Category 4 Informal development:

Site	Play provision /improvement	Teenscene provision/improvement	Landscape development / improvement	Other
Old Windsor Recreation Ground	✓	✓	✓	CCTV. Lighting PPP, shelter and meeting point
Ouseley Riverside			✓	
Manor Riverside			✓	
Newton Green Open Space			✓	

## 12. SHOTTESBROOKE

As the population of the parish is too small to justify land purchase and development of public open space, any developer contributions should be spent on projects in the adjoining parishes of White Waltham or Waltham St Lawrence.

## 13. SUNNINGDALE

### Proposed Improvements

#### Category 1- Land purchase for formal use:

Land purchase in Ascot area for pitches and pavilion
--

#### Category 2 - Formal development:

Site	Pitch provision / improvement	Pavilion provision / improvement	Other
Broomhall Lane Recreation Ground	✓	✓	Subject to the Parish Council wishing to reintroduce formal sport to the recreation ground
Broomhall Lane Recreation Ground			Tennis court improvements
Charters School (synthetic pitch)	✓	✓	With community use agreement

Ascot area	Pitch /pavilion provision
Ascot area school site (Charters/ other)	Pitch provision/improvement with community use agreement

#### Category 3 Land purchase for informal use:

None
------

#### Category 4 Informal development:

Site	Play provision /improvement	Teenscene provision/improvement	Landscape development / improvement	Other
Broomhall Lane Recreation Ground	✓	✓PPP	✓PPP	PPP Sports equipment for informal use. Improved toilet facilities.

## 14. SUNNINGHILL

### Proposed Improvements

#### Category 1- Land purchase for formal use:

Land purchase in Ascot area for pitches and pavilion
--

#### Category 2 - Formal development:

Site	Pitch provision / improvement	Pavilion provision / improvement	Other
Victory Field Recreation Ground	✓ PPP	✓ PPP	Improvements to tennis courts. PPP
South Ascot Recreation Ground	✓	✓	
Charters School (synthetic pitch)	✓	✓	with community use agreement

Ascot area	Pitch /pavilion provision
Ascot area school site	Improvements to junior pitch(es) with community use agreement

#### Category 3 Land purchase for informal use:

None
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#### Category 4 Informal development:

Site	Play provision / improvement	Teenscene provision/ improvement	Landscape development / improvement	Other
Victory Field Lane Recreation Ground	✓ PPP	✓	✓ PPP	
Blythewood open space	✓ PPP		✓	
South Ascot Recreation Ground	✓ PPP	✓	✓	
Allens Field	✓	✓	✓	Subject to suitable ground conditions
Cheapside	✓ PPP		✓	
Nell Gwynn Memorial Garden			✓	

## 15. WALTHAM ST LAWRENCE

### Proposed Improvements

#### Category 1- Land purchase for formal use:

Land purchase for new playing pitches within the northern parishes / Maidenhead area
--

#### Category 2 - Formal development:

Site	Pitch provision / improvement	Pavilion provision / improvement	Other
Waltham St Lawrence Cricket Club			Improvements to provide community access especially for young people

Northern parishes / Maidenhead area	Development of new playing pitches
Northern parishes / Maidenhead area	Other pitch improvements
LEA school	Pitch improvements with community use agreement

### Category 3 Land purchase for informal use:

Purchase or lease of land for public open space including play area and / or rural park
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### Category 4 Informal development:

Site	Play provision/ improvement	Teenscene provision/ improvement	Landscape development / improvement	Other
Waltham St Lawrence (unspecified site)	✓			

## 16. WHITE WALTHAM

### Proposed Improvements

#### Category 1- Land purchase for formal use:

Land purchase for new playing pitches within the northern parishes / Maidenhead area
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#### Category 2 - Formal development:

Northern parishes / Maidenhead area	Development of new playing pitches
Northern parishes / Maidenhead area	Other pitch improvements
LEA school	Pitch improvements with community use agreement

#### Category 3 Land purchase for informal use:

Land purchase for informal use in Littlewick Green PPP
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#### Category 4 Informal development:

Site	Play provision/ improvement	Teenscene provision/ improvement	Landscape development/ improvement	Other
Phipps Close	✓ PPP	✓	✓ PPP	PPP Provision of netball nets and tyre slide
Waltham Grove			✓ (subject to continued public access)	Boardwalk to connect to Orchard Nature Area
Land at Littlewick Green			✓ (subject to purchase) PPP	
Littlewick Green			✓	

## 17. WRAYSBURY

### Proposed Improvements

#### Category 1- Land purchase for formal use:

None
------

#### Category 2 - Formal development:

Site	Pitch provision / improvement	Pavilion provision / improvement	Other
Wraysbury Recreation Ground	✓	✓	

Windsor area / southern parishes	pitch improvements
LEA school	Pitch improvements with community use agreement

Category 3 Land purchase for informal use:

None

Category 4 Informal development:

Site	Play provision /improvement	Teenscene provision/improvement	Landscape development / improvement	Other
Wraysbury Recreation Ground		✓	✓	
Waylands open space	✓		✓	
The Green	✓		✓	

**18. MAIDENHEAD AREA**

Feasibility Study to assess usage and viability of a Recreational Cycling Circuit (to provide a safe cycling, running, roller-skating and other leisure activity facility, in an accessible location.

**6) CONTACT:** Head of Leisure Services  
c/o Landscape Officer 01628 796048

## 6.2 BIODIVERSITY

### 6.2.1 WHEN A REQUEST FOR A CONTRIBUTION IS APPROPRIATE:

**Table 6.2.1: Recreation and Leisure-Biodiversity**

DEVELOPMENT TYPE	RELEVANT PROPOSALS	SOUGHT
All applications for Residential or Non-residential development (including but not limited to Business (BIDS), Retail, Leisure, Health, Education, hotel and other development)	Within the context of development proposals, where nature conservation objectives cannot be appropriately secured through planning conditions, a planning obligation will be sought.	A contribution per additional dwelling or increase in floorspace towards meeting the cost of measures identified by the Borough Council.

**Planning Justification:** The Council considers that, in line with Government advice, the Natural Environment and Rural Communities Act (2006) and relevant development plan policies, it is necessary and reasonable to request provision of contributions to support the protection and enhancement of biodiversity across the Borough where new development will place additional pressure.

### 6.2.2 CONTEXT WHEN CONTRIBUTIONS WILL BE REQUESTED

Contributions will be assessed in the context of individual proposals for development. The Council is now supporting a number of projects involving the protection and enhancement of biodiversity across the Borough. Examples are projects undertaken by the Thames Valley Environmental Records Centre, the Berkshire Biodiversity Partnership, and through the Borough's team based at Braywick Nature Centre.

### 6.2.3 DERIVATION OF CONTRIBUTION

In certain cases biodiversity requirements may be met within the development site via planning conditions. However, where appropriate contributions will be sought:

#### **Residential**

The current cost of projects and initiatives outlined above is £213,510. It is proposed that the contribution equates to the project cost divided by the number of dwellings proposed in the South East Plan, therefore £213,510 divided by 5620, which equals £38.00.

Therefore, the Council seeks £38 per dwelling towards biodiversity initiatives.

#### **Non-Residential Developments**

The Council is seeking £15 per employee from commercial development. The figure is derived from the average occupancy per dwelling to be 2.5 persons resulting in the additional cost per person being £15. Please see examples below.

Use Class (or Type)	Floorspace Per employee	Contribution requested per person	Contribution requested (per 100 m <sup>2</sup> )
B1 Offices	19 m <sup>2</sup>	£15	£79
B1 Industrial	25 m <sup>2</sup>	£15	£60
B2 Industrial	33 m <sup>2</sup>	£15	£45
B8 Storage/Distribution	48 m <sup>2</sup>	£15	£31
A1 Retail	27 m <sup>2</sup>	£15	£55
A3 Hotel/Restaurant	27 m <sup>2</sup>	£15	£55
Leisure	48 m <sup>2</sup>	£15	£31

**4) CONTACT: Landscape Officer 01628 796048**

## 6.3 INDOOR SPORTS FACILITIES

### 6.3.1 WHEN A REQUEST FOR A CONTRIBUTION IS APPROPRIATE:

Table 6.3.1: Recreation and Leisure -Indoor Sports Provision

DEVELOPMENT TYPE	RELEVANT PROPOSALS	SOUGHT
All applications for new residential development	All applications involving a net increase in bedrooms on the development site.	A contribution per net additional resident towards meeting the cost of projects identified by the Borough Council
All applications for Non-residential development (including but not limited to Business (BIDS), Retail, Leisure, Health, Education, hotel and other development)	Development that will involve a net increase in floorspace on the development site.	A contribution per net additional employee towards meeting the cost of projects identified by the Borough Council.

**Planning Justification:** The Council considers, in line with Government advice and relevant development plan policies (including those in the emerging LDF) that it is necessary and reasonable to request provision of projects to support and improve indoor sports facilities from residential and commercial development that is likely to generate increased demand for and use of such infrastructure. People will often travel some distance to use this type of recreational provision, which is concentrated in three main centres in different locations within the Borough, with a further smaller centre in the Maidenhead area. The Council will therefore normally direct contributions to appropriate projects at whichever of these centres the new residents or employees are most likely to use (generally the closest geographically).

### 6.3.2 WHAT SHOULD PROPOSALS BE REQUESTED TO CONTRIBUTE TO?

Projects: The proposed projects for Indoor Sports are as set out below. As noted above, the projects involve improving indoor sports facilities (including swimming pools) to increase the capacity of the Borough's existing leisure centres (Windsor Leisure Centre, Charters Leisure Centre in Sunningdale, the Magnet Leisure Centre in Maidenhead and Cox Green Leisure Centre also in Maidenhead)), with contributions likely to be directed to the most accessible of these centres in any given case (NB where this is Charters Leisure Centre, the swimming pool element of the contributions is likely to be directed to Windsor Leisure Centre).

### 6.3.3 DERIVATION OF CONTRIBUTION:

Sport England has produced guidance for the calculation of developer contributions for indoor sport provision and improvement that may be viewed on its website ([sportengland.org](http://sportengland.org)). This includes a sports facilities calculator, which sets out contributions levels for numbers of additional people for different types of indoor provision in different parts of the country. For the Royal Borough, this calculates the appropriate contributions as £157 per person for swimming pools and £203 per person for sports halls.

Using these estimates and the underlying assumptions from the public open space calculations for numbers of residents in dwellings of different sizes and employees in

different commercial uses, the contributions requested are as follows (rounded down):

### RESIDENTIAL USE

Type of dwelling	Amount towards indoor provision		Total
	Sports Halls	Swimming Pools	
Bedsit	£203	£157	£360
1 Bedroom	£406	£314	£720
2 Bedrooms	£609	£471	£1,080
3 Bedrooms	£812	£628	£1,440
4+ Bedrooms	£1,015	£785	£1,800

### NON-RESIDENTIAL DEVELOPMENT

Use Class	Employment Density (m <sup>2</sup> /ee)	Amount towards indoor provision		Total £/100m <sup>2</sup> )
		Sports Halls	Swimming Pools	
B1a/b	19m <sup>2</sup>	£1,068	£826	£1,895
B1c	25m <sup>2</sup>	£812	£628	£1,440
B2	33m <sup>2</sup>	£615	£476	£1,091
B8	48m <sup>2</sup>	£423	£327	£750

Please note that the list of commercial uses is not meant to be exhaustive. The amount requested for other commercial uses will depend on expected numbers of net additional employees. This may be subject to negotiation on a case-by case basis for *sui generis* or other restricted uses.



### 6.3.5 PROJECTS:

STRATEGY/ OBJECTIVE	PROJECT	APPROX. VALUE £k	OUTCOME
Indoor Sport Strategy	<b>Magnet Leisure Centre</b> <ul style="list-style-type: none"> <li>Improvements to changing facilities to increase capacity and allow more intensive use of the Sports Halls and pool.</li> <li>New equipment for gym and halls.</li> <li>New features for pool e.g. water based activity/educational equipment</li> <li>New equipment for pool e.g. inflatables, fountains, water cannons</li> <li>Increase capacity of gym</li> </ul>	Total £500k	Improved recreational facility to allow for more intensive use
Indoor Sport Strategy	<b>Windsor Leisure Centre</b> <ul style="list-style-type: none"> <li>Improvements to increase the capacity/ allow more intensive use of the Sports Halls including improved changing facilities, new equipment for gym and halls, increased parking provision.</li> <li>Improvements to increase the capacity/ allow more intensive use of the pool, including new changing facilities, plant and equipment, and additional water features including new flume.</li> <li>Increase capacity of gym</li> </ul>	Total £300k	Improved recreational facility to allow for more intensive use
Indoor Sport Strategy	<b>Charters Leisure Centre</b> <ul style="list-style-type: none"> <li>Improvements to increase the capacity/ allow more intensive use of the Centre and Sports Hall including improved changing facilities, new equipment for gym and halls.</li> </ul>	£200k	Improved recreational facility to allow for more intensive use
Indoor Sport Strategy	<b>Charters Leisure Centre</b> <ul style="list-style-type: none"> <li>Indoor Tennis facility</li> </ul>	£1.8m	Provide new recreation facility
Indoor Sport Strategy	<b>Cox Green Leisure Centre</b> <ul style="list-style-type: none"> <li>Improvements to sports hall and gym to improve flexibility of use of space, including sprung floor, new lighting, air handling plant and sports equipment.</li> </ul>	£75k	Improved recreational facility to allow for more intensive use

Sunninghill Parish request the provision of a swimming pool within Ascot and the Sunnings

**CONTACT:** Head of Leisure Services                      Tel: 01628 – 796443

## 6.4 ALLOTMENTS

### 6.4.1 WHEN A REQUEST FOR A CONTRIBUTION IS APPROPRIATE:

**Table 6.4.1: Recreation and Leisure-Allotments**

DEVELOPMENT	RELEVANT PROPOSALS	SOUGHT
All applications for new residential development.	Development that will involve a net increase of 1 or more dwellings.	A contribution per additional dwelling towards the cost of provision of allotments as identified by the Borough Council

#### **Planning Justification**

The Council considers that, in line with Government advice and relevant development plan policies it is necessary and reasonable to request provision of contributions to support Allotment facilities on which new development will place an additional burden. In practice this means that we will seek contributions from development that is likely to generate additional residents where there are appropriate facilities existing, or proposed, that are likely to be used by these new residents.

### 6.4.2 WHY EXISTING ALLOTMENT FACILITIES ARE UNABLE TO MEET THE NEEDS PREDICTED TO ARISE FROM NEW DEVELOPMENT?

RBWM and Parish Councils provide allotments across the Borough. Nominal rents are charged which do not cover costs and do not allow any additional provision to be made. Allotments have grown in popularity in recent years; the current waiting list for a plot in Maidenhead includes 350 residents, with an estimated waiting time of 3-5 years. Waiting lists also exist in other areas of the Borough.

### 6.4.3 DERIVATION OF CONTRIBUTION

The current level of allotment provision identified by the RBWM Open Space Strategy (2008) is 0.3015ha per 1000 population. The recommended level of provision is 0.32ha / 1000 population, taking into account projected population increases and reflecting the popularity of allotments.

The council seeks £60 per dwelling for allotment provision. This figure is arrived at as follows:

The recommended level of provision is 0.32 ha / 1000 population. On the basis that average occupancy rate is 2.5 people per dwelling, this equates to 0.32ha per 400 dwellings, or 0.0008ha per dwelling.

Indicative cost of laying out 1ha of allotment land, including access road, paths, car park, fencing and water provision is £75,581. The indicative cost of laying out 0.0008ha is therefore £60.

**CONTACT:** Landscape Officer                      Tel: 01628 796048

## SECTION 7(i) - PUBLIC ART AND HERITAGE

### 1. WHEN A REQUEST FOR A CONTRIBUTION IS APPROPRIATE:

Table 7: Public Art and Heritage

Development Type	Relevant Proposals	Sought
All applications for Residential or Non-residential development (including but not limited to Business (BIDS), Retail, Leisure, Health, Education, hotel and other development)	Development that will involve a net increase in the number of dwellings or non-residential floorspace on the development site within the area of the Borough of Windsor and Maidenhead.	A contribution per additional dwelling or increase in floorspace towards meeting the cost of projects identified by the Borough Council.

**Planning Justification:** The Council considers, in line with Government advice and relevant development plan policies, that it is necessary and reasonable to request provision of projects to support and improve public art and heritage infrastructure as the number of residents, employees and visitors to the area increases from all types of new development. New residents will require access to cultural facilities for Public Art and for Heritage. The Arts and Heritage have a major part to play through planning, in helping to galvanise community engagement, and in creating a sense of identity and pride. Preserving the setting and special character of our historic towns and villages has scored highly in consultations (RBWM Consultative document Planning for the Future April 2012). Provision of Arts in the form of Festivals and Community creative activities, as well as Public Art features, help to build partnerships across sectors, bringing improved outcomes in crime prevention, mental and physical health and well-being. Heritage services also help improve how people feel about the communities they live in and to become integrated into the area and to fully appreciate its history and assist in an understanding of a sense of place. As these impacts are likely to occur throughout the Borough the Council will seek contributions as appropriate. The Council may in certain circumstances accept physical provision of public art as a partial or complete alternative to contributions.

### 2. WHAT PUBLIC ART/HERITAGE FACILITIES SHOULD DEVELOPMENT CONTRIBUTE TO?

**Projects:** see list below.

A development will be expected to contribute to a Public Art scheme if it is located within the Royal Borough of Windsor and Maidenhead.

As noted above, new residents, employees, visitors and others generated as a result of new development will increase the demand on a broad range of infrastructure in relation to arts and heritage. Accordingly, it is necessary to ensure that the services provided have the capacity to meet growing demand.

### 3. DERIVATION OF CONTRIBUTION:

#### Residential

The calculation for residential applications is based on the following and leaving non residential at 1% of build costs (build costs based on 2007 figures from Association of Berkshire Building Control Services average cost per m<sup>2</sup> gross with a reduction of 4.22% applied from 1 October 2009 (see formula for Libraries). No increase has been applied for 2014. Total number of bedrooms plus 1 x 2 resulting in a maximum contribution per house of £1,120:

	Flats	Houses
Studio	£157	n/a
1-bed	£314	£448
2-bed	£471	£672
3-bed	£628	£896
>4-bed	£785	£1,120

#### Base cost justification

In the September 2007 issue of the SPD a figure of £11.70/sq.m is derived from the Association of Berkshire Building Control Services average build prices for South East England, adjusted for the local area, index linked and divided by 100 (to give 1% figure) Using a *very broad average bedroom size of 10sq m* (based on a "typical" medium sized semi-detached house), **the final formula becomes:** (No. beds + 1) x 20 x £11.21.= £448 for a 1 bed house and for flats (No. Bed + 1) x 20 x £7.85 = £314 and for a studio 1 x 20 x £7.85= £157 (+1 being the landing and bathroom).

#### Non-Residential

The Council will seek contributions of 1% of the estimated standard building cost (using Association of Berkshire Building Control Services, (ABBCS) average build prices for South East England, adjusted for the local area and index linked), as updated from time to time, associated with project capital costs according to the resources and size of the project. No increase has been applied for 2014. To assist developers and others to know what these are likely to be in more common cases, the ABBCS average cost per m<sup>2</sup> gross (i.e. as measured externally) for certain uses are as follows (again, please note that the list of uses is not meant to be exhaustive. The amount requested for other types of development will depend on expected build costs, possibly subject to negotiation in cases where average build cost estimates are unavailable or where the developer demonstrates them to be inappropriate in any particular case):

<b>Use</b>	<b>Build cost per m<sup>2</sup></b>	<b>Contribution per m<sup>2</sup></b>
Nursing Homes	£1,097	£11.00
Hotels	£1,128	£11.30
Shops	£731	£7.30
Shopping Centres	£780	£7.80
B1 Offices:		
Low rise (1-2 storeys)	£1,033	£10.30
Medium rise (3-5 storeys)	£1,220	£12.20
High rise (6+ storeys)	£1,533	£15.30
B1c Light industry and B2 General Industry	£561	£5.60
B8 Warehouses/Stores	£492	£4.90

**Worked example:** Proposal for 2,150 m<sup>2</sup> net additional medium rise B1 offices  
**1% Public Art contribution = 2,150 x £12.20 = £26,230**

## 7 PROJECTS

STRATEGY/ OBJECTIVE	PROJECT	APPROX. VALUE £k	OUTCOME
Sustainable Community Strategy Refreshed Cultural Strategy	<b>Maidenhead Heritage Centre</b> <ul style="list-style-type: none"> <li>Set out exhibition space</li> </ul>	-£10k	Improved capacity for local Maidenhead museum and cultural facility
Sustainable Community Strategy Refreshed Cultural Strategy	<b>Desborough Suite</b> <ul style="list-style-type: none"> <li>Re-provision of community theatre facilities</li> </ul>	£1m	Improved capacity for community and cultural facility
Sustainable Community Strategy Refreshed Cultural Strategy	<b>Norden Farm Arts Centre</b> <ul style="list-style-type: none"> <li>Provision for increased capacity</li> </ul>	£30k	Improved capacity for community and cultural facility
Sustainable Community Strategy Refreshed Cultural Strategy	<b>Firestation Arts Centre</b> <ul style="list-style-type: none"> <li>Improvements for Disability Access</li> </ul>	£30k £120k	Improved capacity for community and cultural facility
Sustainable Community Strategy Refreshed Cultural Strategy	<b>Windsor &amp; Royal Borough Museum exhibition area</b> <ul style="list-style-type: none"> <li>Set out exhibition space</li> </ul>	£30K	Improved capacity for local Windsor Museum and cultural facility
Sustainable Community Strategy Refreshed Cultural Strategy	<b>Maidenhead Art Trail</b> <ul style="list-style-type: none"> <li>Town Centre Public Art Trail</li> </ul>	£80k	Improved capacity for community and cultural facility
Sustainable Community Strategy Refreshed Cultural Strategy Maidenhead Area Action Plan	<b>York Stream Environmental Enhancement</b> – Improvements and new facilities including improvements to the accessibility, infrastructure amenities and restoration of a navigable channel for York Stream, Maidenhead	Phase I £5.2m Phase II £2.5m	Improve the amenity of Public Realm and ProW along York Stream
	<b>Magna Carta Country Project</b> (Applications in Wrybury and Horton)	£8K	Recognise the historic importance and the links to these parishes
Cultural Heritage Strategy	<b>Interpretive panels</b> and /or short histories of specific buildings/ locations	Up to £5K per location	Improved cultural and historical awareness, recording previous uses of locations
Councillor request	Restoration of <b>Queen Victoria's Coronation Jubilee memorial stone</b> situated at Castle Hill j/w Bath Road	tba	Improved cultural and historical awareness, recording previous historical events
Councillor request	<b>Wind in the Willows Project in Cookham</b> Creation and installation of commemorative figures	£15K	Improved cultural and historical awareness of significant Work of literature

Cookham Parish Council has requested spotlights to light the war memorial in Cookham village

Datchet Parish Council has also requested that the Ditton Road Chapel be converted from a workshop to a museum at an estimated cost of £20k

Eton Town Council has also requested funds for planting a commemorative tree at Eton Wick Recreation Ground and Meadow Lane recreation ground.

Horton has requested the creation of a village record and archive facility

Old Windsor Parish council have requested:

- Provision of a sculpture/feature in centre of Old Windsor as an accessible memorial to those of the village who have fallen while in service to the country.
- Provision of a sculpture/feature to highlight the history and heritage of Old Windsor
- Refurbishment of Listed Mortuary in Parish Church (c1216) cemetery.
- Refurbishment of Parish Church cemetery wall

**5) CONTACT:** Margaret Kirby – Service Manager Arts and Heritage  
Tel. 01628 685811

## SECTION 8 - TOWN MANAGEMENT AND IMPROVEMENT

### 1) WHEN A REQUEST FOR A CONTRIBUTION IS APPROPRIATE:

**Table 13: Town Improvement and Management**

DEVELOPMENT TYPE	RELEVANT PROPOSALS	SOUGHT
All applications for Non-residential development (including but not limited to Business (BIDS), Retail, Leisure, Health, Education, hotel and other development)	Development within 500m of the town centres of Windsor and Maidenhead, as defined on the Borough Local Plan Proposals Map, and adjoining areas. Exceptionally, contributions may be required from development outside the town centres	A contribution will be sought based upon the Association of Berkshire Building Control Services, (ABBCS) average build prices for South East England (adjusted for local area and index linked). The contribution shall be calculated in relation to the mean cost £/m <sup>2</sup> of gross internal floor area for the type and use of the new or extended floor space.

**Planning Justification:** The Council considers, in line with Government advice and relevant development plan policies (including those in the emerging LDF) that it is necessary and reasonable to request provision of projects to support town management and improvement schemes from commercial development.

### 2) WHERE ARE THE AREAS WHERE DEVELOPMENT COULD REASONABLY BE EXPECTED TO CONTRIBUTE TO TOWN MANAGEMENT AND IMPROVEMENT SCHEMES?

**Projects:** see list below.

A development will be expected to contribute to a Town Management and Improvement project if it is located in or within 500m of the Maidenhead or Windsor Town centre commercial area as defined in the Borough Local Plan.

### 3) DERIVATION OF CONTRIBUTION:

Formula based calculation relating to new business, leisure, retail and other non-residential development including changes of use. A contribution equivalent to 1% of the estimated standard building cost (using Association of Berkshire Building Control Services, (ABBCS) average build prices for South East England, adjusted for the local area and index linked) as referred to in the previous section (Public Art) shall be sought.

Worked example: Proposal for new 3,600 m<sup>2</sup> supermarket.

Mean build cost per m<sup>2</sup> = £731

Mean build cost = £731 x 3,600 = £2,631,600

**1% Town Management contribution = £26,316** (equivalent to £7.31 per m<sup>2</sup>)

NB the contribution rates in the table for Public Art and Heritage can be used.



## TOWN MANAGEMENT AND IMPROVEMENT

### PART 1) SCHEDULE OF SCHEMES: WINDSOR

The following table contains a prioritised list of projects for Windsor and Eton to

- improve its environment
- enhance its character
- increase its vitality and commercial viability

Brief description of project	Within commercial boundary	Within 500m buffer	Wider town area	Estimated cost £000s	Outcome
Improvement to Bachelors Acre	✓	✓	✓	20	Environmental improvement, economic development and improved public realm for visitors and residents
Improvements to Alexandra Gardens	✓	✓	✓	100	Environmental improvement, economic development and more attractive to visitors and residents encouraging longer stays.
Improvements to Acre Passage	✓	✓	✓	10	Environmental improvement
Enhancement of Reception Centre (Coach Park)	✓			20	Better information to assist additional visitors. Improved welcome and sense of arrival for visitors in keeping with internationally recognised historic destination
Approaches and gateways		✓	✓	100	Greater sense of identity for the town to support its reputation and standing as a historic destination as it develops. Better welcome and sense of arrival for visitors.
Contribution to Visitor Management & Marketing – ambassador programme	✓	✓	✓	30	Improved information for visitors and residents. Improved welcome. Greater support for local economy.
Destination Management System/ Website – multilingual micro sites	✓	✓	✓	10	Improved information, welcome and accessibility. Better marketing and promotion. Greater support of local economy.
Introduction of footfall counters	✓			30	Improved information about town centre health & vitality to inform decision on how best to address additional impacts of new development
Events/marketing/promotion	✓			70	Development of new event/ marketing initiatives
Replacement/renewal of long-term planting schemes	✓	✓		30	Environmental improvement to support the reputation and standing of the town as it develops
Improved pedestrian signing	✓	✓	✓	50	Make town more legible and welcoming for additional pedestrians. Dispersal of Visitors to all parts of town therefore increased support to local economy
Enhance Christmas Light decorations for the town	✓			40	Enhance environment of the Town
Develop public realm strategy	✓			50	Blueprint for future improvements
Renewal of public realm	✓			2,000	Environmental improvement

**CONTACT: Paul Roach - Windsor and Eton Town Manager tel. 01753 743921**

## TOWN MANAGEMENT AND IMPROVEMENT

### PART 2) SCHEDULE OF SCHEMES: MAIDENHEAD

The following table contains a prioritised list of projects for Maidenhead to

- improve its environment
- enhance its character
- increase its vitality and commercial viability

Brief description of project	Within commercial boundary	Within 500m buffer	Wider town area	Estimated cost £000s	Outcome
Approaches and gateways		✓		100	Greater sense of identity for the town as it grows
Enhancement and expansion of the town centre of long-term planting schemes, including areas not covered under the existing scheme	✓	✓		30	Environmental improvement to support the reputation and standing of the town as it develops
Improved pedestrian signing	✓	✓	✓	50	Make town more legible for increased numbers of pedestrians
Improvements to York Stream/Green Way	✓	✓	✓	100	Environmental improvement to address the impacts of new development on more distant parts of the centre
Development of heritage trail	✓	✓	✓	30	Encourage greater understanding of Maidenhead's heritage for new residents, visitors and workers
Conservation area improvements	✓			100	Enhancement of core area to preserve and protect the town's older and historically/ architecturally important areas from the impacts of new development
New/improved seating in public areas	✓	✓		50	Additional provision for increased numbers of residents, visitors and workers
Events/marketing/promotion	✓			50	Development of new event/ marketing initiatives to support new and old businesses in the town as it changes
Renewal of public realm	✓			2000	Environmental improvement to support the reputation and standing of the town as it develops
York Stream Environmental Enhancement	✓			Phase 1 - £5.2m Phase 2 - £2.5m	Improvements and new facilities including improvements to the accessibility, infrastructure amenities and restoration of a navigable channel for York Stream, Maidenhead – Maidenhead Area Action Plan
Marketing & Planning - Introduction of marketing and planning information to provide an understanding of the demographics of the local area to be used to attract further investment into Maidenhead and enhance the retail offer in the town			✓	Tba	Improved information about the town centre that can inform local letting agents and potential investors
Lighting Scheme for the town centre to enhance the features of the town centre and improve the feeling of safety and security			✓	Tba	To enhance the appearance of key buildings in the town centre and improve overall safety and security

**CONTACT: Maidenhead Town Manager - Steph James telephone 01628 796128**

## SECTION 9 - ECONOMIC DEVELOPMENT

### 1) WHEN A REQUEST FOR A CONTRIBUTION IS APPROPRIATE:

**Table 14: Economic Development**

Development Type	Relevant Proposals	Sought
<p>All applications for Non-residential development (including but not limited to Business (BIDS), Retail, Leisure, Health, Education, hotel and other development)</p> <p>Exemptions:</p> <ul style="list-style-type: none"> <li>• Developments resulting in a net increase in floorspace of less than 20m<sup>2</sup>.</li> <li>•</li> </ul>	<p>Commercial development within the Borough that is expected to increase employment in areas where there are skills shortages in the local workforce.</p> <p>Exceptionally, contributions may be requested from developments outside the Borough that have a direct impact upon the local economy and employment sources.</p>	<p>A contribution per increase in floorspace towards meeting the cost of projects identified by the Borough Council.</p>

**Planning Justification:** New development that brings new jobs into the Borough brings many economic benefits but where there are skills shortages in those areas, it will require additional training for local people or will result in “importing” skilled people from outside the Borough, which is unsustainable, increases consumption of energy and causes other natural resources and other adverse highway and transportation impacts. To offset this potential harm the Council considers it necessary and reasonable to request provision of projects to support and improve the level of skills in the local workforce in proportion to the extent that they are lacking. It will therefore normally seek contributions from new development that would increase the requirement for skilled workers where there are currently shortages. The Council considers that there are no practical geographical limitations on any of its residents applying for jobs anywhere within the Borough although it will generally seek to provide training (or other appropriate support to unskilled residents) within the nearest suitable sustainable centre (in particular for development within either of the two major towns, it will seek to support initiatives within that town).

### 2) CONTEXT WHEN CONTRIBUTIONS WILL BE REQUESTED:

A development will be expected to contribute towards Economic Development initiatives within the Borough, as the impact of new or enlarged employment generating development is Borough wide.

### 3) DERIVATION OF CONTRIBUTION:

A contribution per m<sup>2</sup> increase in floorspace towards meeting the cost of projects and initiatives identified by the Borough Council will be charged at a rate reflecting the current skills shortages, costs of training and number of employees per metre<sup>2</sup> (subject to negotiation if the expected number of employees is significantly different in the particular circumstances of the case) within different Use Classes as follows:

Use Class (or Type)	Skills Gap	Training Cost (£)	Floorspace per Employee	Contribution Requested (per m <sup>2</sup> )	
A1 Retail	<u>18%</u>	£1,700	27m <sup>2</sup>	(18%x1700/27)	£11.33/m <sup>2</sup>
A3 Hotel/ Restaurant	29%	£2,600	27m <sup>2</sup>	(29%x£2,600/27)	£27.93/m <sup>2</sup>
Leisure	29%	£2,600	48m <sup>2</sup>	(29%x £2,600/48)	£15.71/m <sup>2</sup>
B1 Offices	13%	£1,700	19m <sup>2</sup>	(13%x1700/19)	£11.63/m <sup>2</sup>
B1 Industrial	13%	£1,700	25m <sup>2</sup>	(13%x1700/25)	£8.84/m <sup>2</sup>
B2 Industrial	17%	£1,700	33m <sup>2</sup>	(17%x1700/33)	£8.76/m <sup>2</sup>
B8 Storage/ Distribution	13%	£1,700	48m <sup>2</sup>	(13%x1700/48)	£4.60/m <sup>2</sup>

### & Distribution

**NB** Skills Gaps based on National Employer Skills Survey 2009, and Chartered Institute of Personnel and Development Learning & Talent Development Annual Survey 2012– Learning and Development.

The contributions will normally be applied to training schemes or other projects designed to improve skills relevant to the proposed development so reducing local skills shortages. The duration of these projects will reflect the nature of the skills required.

### 2) CONTACT: Grow Our Own Project Manager - 01628 685661

## SECTION 10 - LANDSCAPING

### 1) WHEN A REQUEST FOR A CONTRIBUTION IS APPROPRIATE:

**Table 10: Landscaping**

DEVELOPMENT TYPE	RELEVANT PROPOSALS	SOUGHT
All applications for Residential or Non-residential development (including but not limited to Business (BIDS), Retail, Leisure, Health, Education, hotel and other development)	Within the context of development proposals, wherever landscaping is required, and these objectives cannot be appropriately secured through planning conditions, a planning obligation will be sought.	A contribution per additional dwelling or increase in floorspace towards meeting the cost of measures identified by the Borough Council. Where justified in planning terms, this may include commuted sums for maintenance over a specified period, to be agreed with the developer.

**Planning Justification:** The Council intends that this will be negotiated on a case-by-case basis. Any off-site landscaping provision required of one particular development will depend on this being justified in planning terms in the specific circumstances of the case. It is therefore expected that the measures required and the geographical and functional relationships with the impacts of the underlying development will be very clear. (NB it is possible that the Council may occasionally seek a contribution to works required to offset the overall effects of specific, expected cumulative development. However, this is expected to apply only exceptionally and subject to clear and specific justification).

### 2) CONTEXT WHEN CONTRIBUTIONS WILL BE REQUESTED

The table makes clear that contributions will be assessed in the context of individual proposals for development.

### 3) DERIVATION OF CONTRIBUTION:

The Council anticipates that in many cases necessary mitigation in landscaping terms may be provided via planning conditions or by carrying out physical works, possibly under the terms of a planning obligation. As such, financial contributions may not be the most appropriate means to address these issues. However, where they are appropriate contributions will normally reflect the costs of making the part of any necessary provision that is related to the proposal. As such, they will normally be negotiated on a case-by-case basis.

### 4) CONTACT: Landscape Officer 01628 796048

## SECTION 11 - THAMES BASIN HEATHS SPECIAL PROTECTION AREA – PROVISION OF SUITABLE ALTERNATIVE NATURAL GREEN SPACE (SANG), ACCESS MANAGEMENT AND SPA MONITORING FRAMEWORK.

### 1) WHEN A REQUEST FOR A CONTRIBUTION IS APPROPRIATE:

**Table 11: SPA - Provision of SANG, Access Management and SPA Monitoring Framework**

Development Type	Relevant Proposals	Sought
All applications for residential development that result in a net gain in the number of dwellings and where the site is located within 5km (linear distance) of the Thames Basin Heaths SPA.	Within the context of development proposals, to mitigate against increased recreational use of the SPA, and provide funding for strategic access management and monitoring of the protected area. Where these objectives cannot be appropriately secured through planning conditions, a planning obligation will be sought.	A contribution per additional dwelling towards meeting the cost of measures identified by the Borough Council.

### Planning Justification

The Thames Basin Heaths Special Protection Area (SPA) is designated under European Directive 79/049/EEC due to its populations of Dartford warbler, nightjar and woodlark. The requirements of the Directive are transferred into UK law by the Conservation of Habitats and Species Regulations 2010. The SPA affects 11 local authorities within the counties of Berkshire, Surrey and Hampshire.

Within 5km of the SPA, measures are required to ensure that damage to the integrity of the SPA by increased recreational use is avoided. This takes the form of the provision of Suitable Alternative Natural Greenspace (SANG), which consists of suitable areas of land located to either attract or intercept visitors who would have otherwise visited the SPA. SANG is provided on the basis of 8ha per 1,000 new population. Within the 5km zone is also a 400m exclusion zone immediately adjacent to the SPA. Within this inner zone it is not considered possible to mitigate against the increased pressure on the SPA arising from residents' desire for recreation or from predation by cats. Therefore new residential development is not appropriate within 400m of the SPA. The Supplementary Planning Document "Thames Basin Heaths Special Protection Area SPD (Part 1)" July 2010 provides further guidance specifically on the provision of SANG.

A system of Strategic Access Management and Monitoring (SAMM) is also used to assist in mitigating the impact of visitors to the SPA. This is delivered on a strategic basis to avoid displacing visitors from one part of the SPA to another. It consists of techniques to assess and manage visitor access, as well as various "soft" measures like visitor education and warden provision.

A comprehensive monitoring framework is being set up to enable the effectiveness of SANG and access management to be assessed. Contributions towards both strategic access management and the system of monitoring will be required for each relevant development in line with the guidance set out below. It should be noted that this contribution will be in addition to requirements for SANG provision.

**For clarity, both SANG and SAMM mitigation must be secured before planning permission can be issued for a net increase in dwellings within 5km of the SPA.**

## **2) CONTEXT WHEN CONTRIBUTIONS WILL BE REQUESTED**

A developer contribution towards SANG and SAMM will be required for all applications for residential development which:

- Are located within 5km (linear distance) of the Thames Basin Heaths SPA; and where
- The development would result in a net gain in the number of dwellings within the 5km zone.

## **3) DERIVATION OF CONTRIBUTION**

The funding of SANG and SAMM will be financed through the process of developer contributions made through the development control process. The formula for their calculation will generate sufficient funds to ensure that the SPA is not adversely affected by new additional residential development and that the effectiveness of this strategy may be monitored.

### SANG

The average contribution per dwelling for SANG has been calculated as £8,189. This amount reflects the specific costs of providing a SANG within the borough and maintaining it in suitable condition for the term of its lease. The elements included are the cost of initial works required to bring the site up to SANG standard, a fund to cover maintenance liabilities over the course of the 99-year lease of the land and, where required a fixed fee to the freeholder for making the land available as a SANG.

The fixed fee to the landowner originated at £5,000 per dwelling. Under a legal agreement between the landowner and the council, this figure will be increased in line with changes to the Retail Price Index, and applies equally to all qualifying dwellings.

The remainder of the contribution is used to fund site works and future maintenance liabilities. If shared equally among all qualifying dwellings, this would total £2,949 per dwelling. However, to make this element of the contribution proportional to the impact of the development being permitted, it has been further refined to be based upon the number of bedrooms of each unit comprising the development.

The borough's current SANG is at Allen's Field in South Ascot and, in common with all SANGs across all local authority areas, has a finite capacity for extra recreational visits. This reflects pre-existing usage patterns of the site and a calculation of the amount of "spare" capacity for extra recreational visits. Calculations show the SANG is able to serve 1,100 additional visitors per year compared to its level of use before designation, and given expected usage patterns. At an average occupancy rate of 2.38 people per dwelling in the local area, this equates to 462 qualifying dwellings.

Calculation of SANG capacity:

$1,100 \text{ visitors} \div 2.38 \text{ people per dwelling} = 462 \text{ dwellings}$

The cost of providing and maintaining the SANG has been calculated as follows. The tariff per dwelling is calculated using a simple equation based on occupancy and a per capita Standard Cost. The standard cost is derived from the overall sum required and the number of new residents. In order to ensure that the scheme is fit for purpose, the tariff includes an enabling adjustment, which provides confidence that the overall income will be sufficient to ensure that the SPA is not adversely affected.

	Original	Indexed	Notes
No. of dwellings	462	462	Capacity of Allen's Field SANG
Cost of site works	£200,000	£209,000	Overall sum
Cost of maintenance	£1,100,000	£1,152,771	Invested into long term fund
Total cost excluding payment to landowner	£1,300,000	£1,362,366	Total sum required
Original tariff	£2,814	£2,949	Contribution if shared equally amongst all qualifying dwellings
Occupancy	2.38	2.38	Average figure for the local area
Total no. residents	1,100	1,100	462 x 2.38
Standard Cost	£1,182	£1,239	1362366 ÷ 1,100 (Total sum ÷ No. residents)

\*Indexation applied 2012/06 – 2013/12

### Tariff = (Occupancy x Standard Cost) + Enabling Adjustment

The Enabling Adjustment is required to ensure that the tariff provides an average approximating £2,949 regardless of the mix of housing and local occupancy figures. Using the average figures the required adjustment is approximately **5%**, calculated using a simple spreadsheet model.

### Tariff including Enabling Adjustment at 5%

No Bedrooms	Standard cost	Occupancy	Unadjusted Tariff	Enabling adjustment	Adjusted Tariff	% of dwellings	No. dwellings	Income generated
1 / bedsit	£1,239	1.40	£1,777	1.05	£1,821	13%	60	£109,260
2	£1,239	1.85	£2,348	1.05	£2,465	39%	180	£443,700
3	£1,239	2.50	£3,173	1.05	£3,332	30%	139	£463,148
4	£1,239	2.84	£3,605	1.05	£3,785	12%	55	£208,175
5+	£1,239	3.70	£4,696	1.05	£4,931	6%	28	£138,068
Overall							462	£1,362,351
Average tariff : £1,362,351 ÷ 462 = £2,949								



To obtain the full rate for SANG mitigation, the landowner fee needs to be added to the above figures. The contribution sought for SANG will therefore be as follows.

No. of bedrooms	Landowner fee	Adjusted Tariff	Total SANG Contribution
1 / bedsit	£5,240	£1,821	£7061
2	£5,240	£2,465	£7,705
3	£5,240	£3,332	£8,572
4	£5,240	£3,785	£9025
5+	£5,240	£4,931	£10,171

#### *SANG catchment area:*

The Thames Basin Heaths Special Protection Area SPD sets out standards developed by Natural England, concerning the size and location of development that the Allen's Field SANG can mitigate. These are explained below.

The catchment area associated with the SANG is related to its size. The SANG is 9.5 ha in extent. As explained in the SPD, this means the SANG can be used to mitigate the impact of any residential development within 2 km of its boundary.

Although the cumulative impact of small developments (those involving a net increase of 1 – 9 dwellings) also needs to be mitigated, the SPD indicates that they do not need to be within a specified distance of a SANG. Consequently, the Allen's Field SANG may also be used to mitigate the impact of developments involving a net increase of 1 – 9 dwellings on sites that are anywhere between 400 m and 5 km from the SPA.

The SANG within the borough is designed to mitigate the impact of developments within the borough only, based on expected house-building rates in the borough. Hence, for clarity, the Allen's Field SANG may be used to mitigate the impact of proposed developments only where they are located on sites within the Royal Borough of Windsor and Maidenhead.

Note that once 462 qualifying dwellings have been given planning permission, the SANG will have no remaining capacity. From that point it will not be possible to issue any further planning permissions that rely on the Allen's Field SANG for mitigation unless any previously-issued permissions are not implemented or new SANG is brought on stream.

#### SAMM

The average contribution per dwelling for SAMM was originally calculated as £630. This amount is common to all SPA authorities and is based on calculations by Natural England<sup>3</sup>. The calculations anticipate the delivery of 2,824 dwellings within 5 km of the SPA across all authorities. To make the contribution proportional to the

<sup>3</sup> Thames Basin Heaths Strategic Access Management and Monitoring Project Tariff Guidance, Natural England, July 2010

development being permitted, the calculation has been further refined to be based upon the number of bedrooms of each unit comprising the development.

The proportional tariff is calculated based on occupancy and a per capita Standard Cost. The standard cost is derived from the overall sum required for SAMM and the number of new residents mean tariff x no. dwellings ÷ no. residents. In order to ensure that the scheme is fit for purpose, there is also an enabling adjustment, - obtained by including data on the predicted mix of house size, which provides confidence that the overall income will be sufficient to ensure that the SPA is not adversely affected.

### **Tariff = (Occupancy x Standard Cost) + Enabling Adjustment**

The Enabling Adjustment is required to ensure that the proportional tariff provides an average approximating £630 regardless of the mix of housing and local occupancy figures. Using the average figures the required adjustment is 8%, calculated using a simple spreadsheet model.

#### Tariff including Enabling Adjustment at 8%

No Bedrooms	Standard cost	Occupancy	Unadjusted Tariff	Enabling adjustment	Adjusted Tariff	% of dwellings	No. dwellings	Income generated
1 / bedsit	£277	1.40	£388	1.075	£417	13%	367	£153,039
2	£277	1.85	£512	1.075	£551	39%	1101	£606,651
3	£277	2.50	£693	1.075	£744	30%	847	£630,168
4	£277	2.84	£787	1.075	£846	12%	339	£286,794
5+	£277	3.70	£1,025	1.075	£1,102	6%	170	£187,340
Overall							2,824	£1,863,992 <sup>4</sup>
				Average tariff : £1,863,992 ÷ 2,824 = £660				

The contribution sought for SAMM will therefore be as follows.

No. of bedrooms	SAMM Tariff
1 / bedsit	£417
2	£551
3	£744
4	£846
5+	£1,102

<sup>4</sup> Total required annually across all the SPA authorities, calculated on the basis of the South East Plan forecast delivery of 2,824 dwellings within 5km of the SPA

It is necessary for development to demonstrate that its effects on the Thames Basin Heaths SPA will be mitigated, in order to comply with the requirements of European Directive 79/049/EEC and the Conservation of Habitats and Species Regulations 2010. These are legal as opposed to planning policy requirements. Consequently, it is essential to secure appropriate mitigation, and planning permission cannot be granted unless this is done.

### Bespoke Mitigation

The Thames Basin Heaths Special Protection Area SPD sets out the circumstances in which bespoke SANG mitigation can be provided. In practice this is mainly only feasible on larger developments, but there are a few historic permissions where non-standard mitigation has been accepted by a competent authority (usually at appeal). Although such measures are no longer acceptable for new schemes, they remain valid for the site to which they apply and will stay in force if a historic permission is renewed.

In some cases, such SPA “credits” for non-standard mitigation have been transferred from one site to another. This has involved a legally binding agreement to not develop a site that has planning permission, and to provide the agreed mitigation measures instead to mitigate the impact of development on a different site.

This was an interim measure adopted when the SPA issue had imposed a general bar on development within the 5km zone. At that time, transfer of credits was allowed so as to enable development to proceed in advance of a standard mitigation approach being agreed. Now that a standard approach has been adopted through this SPD, and the bar on general development has been lifted, the council will no longer consider acceptable the transfer of credits between sites.

**4) CONTACT: Strategy and Plans Team  
01628 796357**

## SECTION 12 - AIR QUALITY

### 1) WHEN A REQUEST FOR A CONTRIBUTION IS APPROPRIATE:

Table 12: Air Quality

DEVELOPMENT TYPE	RELEVANT PROPOSALS	SOUGHT
All applications for Residential or Non-residential development (including but not limited to Business (BIDS), Retail, Leisure, Health, Education, hotel and other development)	Within the context of development proposals, wherever air quality amelioration measures are required, and these cannot be appropriately secured through planning conditions, a planning obligation will be sought.	A contribution per additional dwelling or increase in floorspace towards meeting the cost of measures identified by the Borough Council. Where justified in planning terms, this may include commuted sums for monitoring over a specified period, to be agreed with the developer. Particular emphasis will be made on the three Air Quality Management Areas for Windsor, Bray and Maidenhead to work towards the actions identified in the Air Quality Action Plan and the Local Transport Plan

**Planning Justification:** The Council intends that this will be negotiated on a case-by-case basis and will normally expect the developer to provide any physical mitigation measures on and off site (including highways works to reduce directly related congestion) directly required as a result of the development's expected impact on air quality. It is therefore expected that the measures required and the geographical and functional relationships with the impacts of the underlying development will be very clear. However, where air quality monitoring and/or other appropriate measures are also required the developer may be offered the option of making a contribution instead of carrying out this work particularly where the Council can provide these measures in a more efficient and integrated way.

### 2) CONTEXT WHEN CONTRIBUTIONS WILL BE REQUESTED

The table makes clear that contributions will be assessed in the context of individual proposals for development.

### 3) DERIVATION OF CONTRIBUTION:

The Council anticipates that in many cases necessary on-site mitigation in air quality terms may be provided via planning conditions or by carrying out physical works including air quality surveys, possibly under the terms of a planning obligation. Off site mitigation is likely to involve schemes to reduce traffic congestion, many of which are identified in the LTP. Further such schemes may become necessary if this is shown as a result of monitoring and if so (and particularly given that air quality impacts are highly related to traffic generation), these additional projects may be added to the highways list in due course. As such, separate financial contributions may not be the most appropriate means to address these issues. However, where they are appropriate contributions will normally reflect the costs of making the part of any necessary provision that is related to the proposal. As such, they will normally be negotiated on a case-by-case basis.

### 4) CONTACT: Feliciano Cirimele, Environmental Protection Officer 01628 – 683544

## SECTION 13 - WASTE DISPOSAL

### 1) WHEN A REQUEST FOR A CONTRIBUTION IS APPROPRIATE:

**Table 13: Waste Disposal**

DEVELOPMENT TYPE	RELEVANT PROPOSALS	SOUGHT
Housing	Development that will involve a net increase of not more than 100 dwellings.	A contribution per additional dwelling towards the costs of waste disposal and minimisation measures identified by the Borough Council (such as kerbside recycling initiatives).
Housing	100 or more dwellings	As above for Housing developments involving 100 or more dwellings and in addition there may be a requirement where existing facilities cannot meet the additional demand for: <ul style="list-style-type: none"> <li>land and construction of on-site local recycling facilities; and/or</li> <li>a contribution towards off-site local and/or major recycling facilities.</li> </ul>
Retail	a net increase of 500m <sup>2</sup> or more	
Business (BIDS)	a net increase of 500m <sup>2</sup> or more	
Car parks	200 or more spaces	
Major transport, leisure, recreation, tourist or community facilities.		

**Planning Justification:** The Council considers, in line with Government advice and relevant development plan policies that it is necessary and reasonable to request provision of measures to ensure that new residential and commercial development do not make additional demands on existing infrastructure. In this context, the Council will normally request an appropriate contribution where new development requires new waste disposal facilities. The specific example set out below relates to the requirements for new houses in the Borough. However, where flats or commercial developments have different requirements, the contributions requested will reflect this (NB this includes much larger schemes where the impacts and requirements will be assessed on a case by case basis). The provision is directly and clearly related to the impact of the proposal functionally and geographically.

### 2) CONTEXT WHEN CONTRIBUTIONS WILL BE REQUESTED

As set out in the table, contributions will reflect the actual additional costs of providing additional waste collection facilities. For larger schemes this will be assessed in the context of particular proposals for development.

### 3) DERIVATION OF CONTRIBUTION PER RESIDENTIAL DWELLING:

For residential developments of not more than 100 new dwellings that are likely to produce material for recycling, the Council is seeking a contribution per net additional dwelling towards the costs of kerbside recycling.

In the case of **dwelling houses**, the contribution is broken down to the need for:

- Supply and delivery of refuse bin (based on standard 180l bin): £40
- Supply and delivery of recycling bin (based on standard 240l bin) : £40
- Supply and delivery of external and internal food waste caddie (based on standard 23l external caddie and standard 7l internal caddie): £10
- Administration and Ancillaries: £35

**TOTAL = £125 per unit**

In the case of **flatted developments**, the contribution is broken down to the need for:

- Supply and delivery of communal refuse, recycling and food waste containers: £40
- Administration and Ancillaries: £35

**TOTAL = £75 per unit**

For larger residential and commercial proposals, as specified in the table, each case will be assessed on its merits to ensure that it does not place an additional burden on the Borough's waste collection facilities.

As such, contributions and the projects to which they are applied will normally be negotiated on a case-by-case basis.

**4) CONTACTS:** Waste and Environmental Protection Manager - 01628 683598  
Service Development Officer - 01628 683556

NB For appropriate proposals Hurley Parish Council has requested funds be allocated to providing a green waste recycling collection point in Hurley (at an estimated cost of £5,000).

## SECTION 14 - ARCHAEOLOGY

### 1) WHEN A REQUEST FOR A CONTRIBUTION IS APPROPRIATE:

Table 14: Archaeology

DEVELOPMENT TYPE	RELEVANT PROPOSALS	SOUGHT
All applications for Residential or Non-residential development (including but not limited to Business (BIDS), Retail, Leisure, Health, Education, hotel and other development)	Within the context of development proposals, wherever archaeological works are required, and these cannot be appropriately secured through planning conditions, a planning obligation will be sought.	A contribution per additional dwelling or increase in floorspace towards meeting the cost of measures identified by the Borough Council. Where justified in planning terms, this may include commuted sums for monitoring over a specified period, to be agreed with the developer.

**Planning Justification:** The Council intends that this will be negotiated on a case-by-case basis. Any off-site archaeological measures required of one particular development will depend on this being justified in planning terms in the specific circumstances of the case. It is therefore expected that the measures required and the geographical and functional relationships with the impacts of the underlying development will be very clear.

(NB it is possible that the Council may occasionally seek a contribution to works required to offset the overall effects of specific, expected cumulative development. However, this is expected to apply only exceptionally and subject to clear and specific justification).

### 2) CONTEXT WHEN CONTRIBUTIONS WILL BE REQUESTED

The table makes clear that contributions will be assessed in the context of individual proposals for development.

### 3) DERIVATION OF CONTRIBUTION:

The Council anticipates that in many cases necessary mitigation in these terms may be provided via planning conditions or by carrying out physical works, possibly under the terms of a planning obligation. As such, financial contributions may not be the most appropriate means to address these issues. However, where they are appropriate contributions will normally reflect the costs of making the part of any necessary provision that is related to the proposal. As such, they will normally be negotiated on a case-by-case basis.

**4) CONTACT:** Reading Museum, Archives & Library Service  
Sites and Monuments Record,  
Abbey Square  
Reading  
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## SECTION 15 - FLOOD RISK MANAGEMENT AND DRAINAGE

### 1) WHEN A REQUEST FOR A CONTRIBUTION IS APPROPRIATE:

Table 15: Flood Risk Management and Drainage

DEVELOPMENT TYPE	RELEVANT PROPOSALS	SOUGHT
All applications for Housing, Business (BIDS), Retail, Leisure, Health and Education development.	Within the context of development proposals, whenever flooding engineering works are required (sometimes off-site), or measures are needed to overcome drainage problems, and these cannot be appropriately secured through planning conditions, a planning obligation will be sought.	In line with the Council's requirements for flood risk assessments, contributions will be sought towards meeting the cost of measures identified by the Borough Council.

**Planning Justification:** The Council intends that this will be negotiated on a case-by-case basis. Any off-site flood alleviation provision required of one particular development will depend on this being justified in planning terms in the specific circumstances of the case. It is therefore expected that the measures required and the geographical and functional relationships with the impacts of the underlying development will be very clear. (NB it is possible that the Council may occasionally seek a contribution to works required to offset the overall effects of specific, expected cumulative development. However, this is expected to apply only exceptionally and subject to clear and specific justification).

### 2) CONTEXT WHEN CONTRIBUTIONS WILL BE REQUESTED

The table makes clear that contributions will be assessed in the context of individual proposals for development.

### 3) DERIVATION OF CONTRIBUTION:

The Council anticipates that in many cases necessary mitigation in flood risk management terms may be provided via planning conditions or by carrying out physical works, possibly under the terms of a planning obligation. As such, financial contributions may not be the most appropriate means to address these issues. However, where they are appropriate contributions will normally reflect the costs of making the part of any necessary provision that is related to the proposal. As such, contributions and the projects to which they are applied will normally be negotiated on a case-by-case basis.

NB for appropriate proposals Cookham Parish Council has requested that funds be allocated to providing reflectors for the Causeway in case of flood (to be installed along the whole length on both sides) and/or goal post type structures at both ends of the Causeway to restrict the height and weight of traffic using it in times of flood.

NB for appropriate proposals Datchet Parish Council has requested funds be allocated to providing/improving river walls (£50K).

### 4) CONTACT: Environmental Protection Team 01628 683645



## Flood Risk Management and Drainage - List of schemes

ID	STRATEGY / OBJECTIVE	PROJECT	APPROX VALUE	OUTCOME
	Environment Agency Strategy	Lower Thames Strategy Engineering works including construction of new flood channels between Datchet and Wraysbury, Egham and Chertsey and Chertsey and Shepperton	£167m	Improvement downstream of the confluence of the Jubilee River and the River Thames at Datchet

## SECTION 16 - PARISH PROJECTS

### 1) WHEN A REQUEST FOR A CONTRIBUTION IS APPROPRIATE:

**Table 16: Parish Projects**

Development Type	Relevant Proposals	Sought
All applications for Housing, Business (BIDS), Retail, Leisure, Health and Education development.	Within the context of development proposals, whenever a contribution is required to implement a Parish Project made necessary by that development, and this cannot be appropriately secured through planning conditions, a planning obligation will be sought.	A contribution per additional dwelling or increase in floorspace towards meeting the cost of measures identified by the Borough Council. Where justified in planning terms, this may include commuted sums for maintenance over a specified period, to be agreed with the developer.

**Planning Justification:** There is no specific requirement to provide for “Parish projects”. However, with their knowledge of local circumstances and needs, Parish Councils will often be in a position to suggest the type of project that may help address the impacts of new developments locally. When this is possible within the requirements of Government advice and this SPD (and the Public Open Space SPG, where relevant), the Council will consider including projects put forward by the Parishes along with the Council’s listed projects in one or more of the Section headings above (although it will always consider the need to ensure that contributions are spent efficiently). In this context, this chapter contains a list of the projects put forward by the Parish Councils.

### 2) WHICH PROJECTS ARE LISTED AS REQUIRING CONTRIBUTIONS?

See overleaf.

Many of the proposed Parish projects fall within the service areas listed previously within this document. It may be that in certain cases the Parish Council will consider these preferable alternatives to the Council’s proposed projects. Where appropriate and to ensure that they are considered alongside alternative Council projects, these have therefore also been included within the main project lists (they are identified as Parish projects within the relevant list).

### 3) DERIVATION OF CONTRIBUTION:

Any additional contributions will be negotiated on a case-by-case basis. However, in some cases, it may be appropriate to direct contributions from other services towards Parish projects. For example community facilities contributions might be redirected to a Parish project with particularly strong community benefits.

## PARISH PROJECTS:

The current lists of projects put forward by each of the Parish Councils are set out below on the basis of consultation carried out for the purpose of updating this document as at July 2012.

However, where these relate to one of the service areas where we ordinarily seek contributions on a formulaic basis as listed earlier in this document these projects have also been added to the relevant list in the appropriate chapter so that they may be considered alongside the projects put forward by those services.

### BISHAM:

New equipment for children's play area	Open Space
Landscape enhancements	Open Space

### BRAY:

Purchase of open space or acquisition of lease for open space in Fifield for recreation and recreation purposes	Open Space
Establishment of new play area facilities and upgrading of existing play and recreation facilities and improvement of access to these facilities.	Open Space
Provision of teenage facilities in various locations in the Parish	Open Space
Adoption of Steward Close, Fifield in conjunction with	Highways
Creation of new footway along Old Mill Lane, Bray	Highways
Extension of the footway on the south side in a westerly direction or the north side in an easterly direction outside "Braywood Lynn" Oakley Green Road for safety of school children and pedestrians	Highways
Creation of new footways along Oakley Green Road from Dedworth Road to the A308	Highways
Creation of footway along Fifield Road, Fifield	Highways

### COOKHAM PARISH:

Astroturf football pitch (6 a side) on the Alfred Major Recreation Ground	Open Space
New Tennis Courts also on the Alfred Major Recreation Ground	Open Space
Environmental improvements to the Harris Woodbridge Wildlife Reserves	Open Space
Apparatus to determine the height of motor vehicles to enable diversion signage to be switched on in case of high vehicles in the vicinity of Cannondown Arch	Highways
Pedestrian Safety Measures – Lower Road, Cookham	Highways
Cycle racks throughout the parish, especially at the station	Highways
Improvements to footpaths network	Highways

Spotlights to light the war memorial in Cookham Village	Public Art & Heritage
Heritage Asset Register	Public Art & Heritage

### COX GREEN PARISH

Amendment to Project ID 404 (Highfield Lane Bridge) – ‘add’ Improved pedestrian access to help address pedestrian safety in this location	Highways
Installation of roundabout at junction of Highfield Lane/Cannon Lane to improve traffic flow, safety and reduce congestion	Highways
Extend footway along eastern side of Cannon Lane from junction with Highfield Lane under railway bridge to join up with footway close to Bissley Drive to improve pedestrian safety and flow	Highways
Expansion of public library opening hours	Libraries
Provision of dedicated Youth Facility to provide expanded youth activities, drop-in facilities and Youth Worker engagement	Community Facilities
Community use of playing fields/open space at Cox Green School to help address shortfall within this area	Open Space
Provision of large open space in north of parish for informal ball games (football, etc)	Open Space
General environmental enhancements (tree planting, etc.)	Open Space
Allotments (or land for the use of)	Allotments

### DATCHET PARISH:

Car park improvements at village hall/recreation ground to increase use capacity	Open Space
Installation of plastic grass to create overflow car park area for sports pitch users	Open Space
Create improved access to recreation ground by creation of a culvert to the recreation ground ditch	Open Space
Development of Ditton Road Cemetery Chapel as a heritage facility	Public Art & Heritage
Installation of Audio visual system including hearing loop in village hall to increase usage	Community Facilities

### ETON TOWN COUNCIL:

Plastic/concrete ‘grass through’ mouldings to provide parking for emergency vehicles at Meadow Lane Recreation Ground, Eton	Open Space
Planting of commemorative trees at Eton Wick recreation grounds and Meadow Lane recreation ground	Open Space
Ongoing improvements and replacements of play equipment in playgrounds Haywards Mead and Stockdales Road, Eton Wick	Open Space
Renovation of Meadow Lane club pavilion and extension of same to provide meeting place facility and car park provision for these facilities	Open Space
Eton Wick Road landscaping improvements	Open Space

Meadow Lane, Eton car park extension	Highways
Drainage improvements to Eton High Street and other associated areas	Highways

### HORTON:

Improvements to village hall – disable toilets and connection to main drainage, soundproofing, CCTV cameras, update care parking facilities (surfacing and lighting), upgrade kitchen, install hearing loop and upgrade fire safety equipment,	Community Facilities
Fund village awareness projects to increase governance and community usage to ensure long term viability of village hall	Community Facilities
Improvement to recreation ground – planting/environmental projects Champney Hall/Recreation Ground/village green	Open Space
Summer hanging baskets and winter bulb planting project	Open Space
Tree/hedge planting and maintenance	Open Space
Protection of verges and grassed areas	Open Space
Leasing & the development of a new community public open space project at Pickens Piece	Open Space
Funds to continue the development of Youth Services especially for those under the age for statutory funding	Community Facilities
Development of an adult education programme offering starter/taster short courses for all ages	
Creation of a village record and archive facility	Public Art & Heritage
Photographic device that will record the registration plates of all HGV's that exceed the speed limits and 7.5 ton weight restriction that covers ALL village roads	Highways
Gateway features on all village access points with signage to highlight speed limits and lorry weight restrictions	Highways
Fund volunteer training (with Trading Standards) to monitor and take action for HGV infringements	Highways
A traffic-calming programme urgently required in Coppermill Road - physical speed deduction measures	Highways
Horton Road to Colnbrook - Move 30MPH restrictions to boundary with Horton Lodge / open fields and install physical speed reduction measurers as vehicles enter from a de-restricted zone	Highways
Datchet Road - Speed reduction measures	Highways
Horton Road to Poyle - Physical Speed reduction measures as vehicles enter the 30mph zone from a de-restricted zone. Stanwell Road - Review environmental impact of and update current traffic calming measures	Highways
In conjunction with statutory funding and in the interest of pedestrian safety, upgrade all village highway footways	Highways
Additional public footpaths and/or bridleways	Highways
Replace fence around the village green	Highways

With an awareness that Heathrow Terminal Five traffic will/could drastically increase traffic movements and reduce road safety through this village, develop in conjunction with statutory highway	
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funding / agencies signage and physical deterrents to ensure that T5 traffic remains on the major road system and does not use village roads as a rat run	
Funding to allow the Council to move forward and meet government targets on electronic communications	
Funds to build on and extend the successful Summer Play scheme	
Funding to allow the Council to move forward and meet government targets on electronic communications	
Funds to develop with other agencies plans/strategies to address issues like anti-social behaviour, isolation and community cohesion to ensure that all sections of the community feel safe and secure	

### **HURLEY PARISH:**

Footway improvements to Henley Road, Hurley from Hurley village to Burchetts Green roundabout (£25k)	Highways
Environmentally friendly surfacing to footpath 15 (Hodgedale Lane) - £10k	Highways
Install a footway between the Choseley Road and the A4 Bath Road on Warren Row Road, Knowl Hill	Highways
Enhancement of footway between Choseley Road Play Area, Knowl Hill, through to the A4 Bath Road	Highways
Footbridge refurbishment to Knowl Hill footbridge across the A4 Bath Road to include additional railing on the school side and between the school and the church in Knowl Hill	Highways
Landscaping of the area alongside the A4 Bath Road outside The Riders Hotel to include the bus stop and phone box	Highways
Improvements to pond in Honey Lane	Biodiversity

### **OLD WINDSOR:**

Road Safety improvements as per Old Windsor Transport plan	Highways
Improvements to Junction of St Lukes/Straight Road and Church Road/Straight Road	Highways
Provision of interactive speed indicators	Highways
Increase the capacity of the access road to Old Windsor recreation ground	Open Space
Provision of outside toilet on the recreation ground	Open Space
Enhancements to Old Windsor Recreation ground including outside gym equipment and interactive play equipment for 12-17 year olds	Open Space
Landscape improvements at Old Windsor recreation ground to increase capacity	Open Space
Conversion and improvements to storage area to create facility for indoor sports at Village Hall	Community Facility
Provision of a sculpture/feature in centre of Old Windsor as a focal point for commemorative gatherings	Public Art & Heritage
Provision of a sculpture/feature to highlight the history and heritage of Old Windsor	Public Art & Heritage
Conversion of Listed Mortuary in Parish Church (c1216) cemetery to heritage museum	Public Art & Heritage
Old Windsor Library. Provision of toilets and staff accommodation	Libraries

together with extended facilities particularly for online access	
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### SUNNINGDALE:

Consider all options to improve walking and cycling to and from Charters Road, improved lighting and widening of pavements etc, including pedestrian access under Dry Arch Road railway bridge, along Charters Road and Devenish Road	Highways
Community 'hop-on' transport to circulate in the village for schools, commuters and shoppers	Highways (Public Transport)
Solar lighting in Sunningdale Free Car park	Car Parks
Support environmental protection measures, including stopping felling of TPO trees, protecting biodiversity including Granny Kettles Wood nature reserve	Biodiversity

### SUNNINGHILL & ASCOT:

New Pelican crossing on the London Road (opposite the footpath entrance to Victory Field)	Highways
Safety improvements to the roundabout at the junction of London Road/Church Lane	
Victory Field, Sunninghill – Provision of a new pavilion, to provide new community facilities, including a kiosk and hall, to reflect increased demand for recreational facilities and population	Community Facilities/ Open Space
Extension to the existing skate park at Victory Field	Community Facilities/ Open Space
Provision of facilities for teenagers at South Ascot and Victory Field to reflect demand, such as teen shelter	Community Facilities/ Open Space
Provision of fitness trail to South Ascot Recreation group	Open Space
Provision of inclusive play equipment with the Parish Parks to increase capacity	Open Space
Improvements to Victory Field multi-court with installation of metal kick plates to increase the range of sports	Open Space
Improvements to Pitches at Victory Field and South Ascot to increase usage	Open Space
Sunninghill Cemetery – To create better landscaping and maintenance of the historical and green space around and within the cemetery grounds. To enhance and encourage understanding and awareness of the historical monuments and graves within the cemetery. For visitor/leisure interest information regarding the famous occupants of the cemetery	Public Art & Heritage
The provision of a swimming pool within Ascot and the Sunnings	Indoor Sport

### WALTHAM ST LAWRENCE PARISH:

Improvements to parish allotments	Allotments
Flood Risk Management	

**WHITE WALTHAM PARISH:**

Boardwalk to connect Orchard Nature Area to Waltham Grove Park - £80K	Highways
Resurface top half of Breadcroft Lane (Est £20K)	Highways
Resurface, make good School Lane (Estimate 10K)	Highways
Resurface Breadcroft Lane to railway bridge at Cherry Garden Lane (£20k)	Highways
Relocation of belisha beacon crossing in Waltham Road at its originally agreed position so as to improve road safety along this section of road (£5k)	Highways
Improvement to existing landscaping at Phipps Close recreation area including additional trees and new fencing (Estimate £60K)	Open Space
Provision of additional wet pour surfaces within all weather sports area and provision of nets for net ball facility (Estimate 30K)	Open Space
Install new equipment and related wet pour surfaces in Phipps Close play area (Estimate 30K)	Open Space
Leasehold Improvements at Woodlands Park Village Centre – Additional storage facility - £50K	
Tyre slide at Phipps Close - £75K	Open Space
Two picnic benches for Phipps Close - £1k	
Landscaping improvements at Woodlands Park Village Centre £30K	
Widening of Waltham Road footpath from Airfield entrance to Woodlands Park Village Centre - £40K	Highways

**WRAYSBURY:**

To enable partnership working for the retention, protection and development of the area known as Wraysbury Lakes part of which is a SSSI	Open Space
In conjunction with statutory funding and in the interest of pedestrian safety, upgrade all village highway footways with particular emphasis on providing a safe footway from The Avenue to Sunnymeads Bridge	Highways
Continuous footway and pedestrian protection for the crossing of Wraysbury Station Bridge	Highways
The establishment of a continuous cycleway from the centre of the village to Hythe End	Highways
Measures to protect grass verges from encroachment of vehicles	
CCTV cameras at High Street, Wraysbury and Hythe End.	
Funds to help the elderly and disabled with transport to essential services and social activities	
Generally support POS SPG planting/environmental projects	
Recreation ground/environmental improvement	Open Space
Summer hanging baskets and winter bulb planting project	
Tree/hedge planting and maintenance	
Protection of verges and grassed areas	
Funds to continue the development of Children/Youth Services especially for those under the age for statutory funding	
In conjunction with established village sporting	



clubs/organisations, funding to encourage junior participation (Bowls, Cricket, Football, Tennis, etc)	
Funding to allow the Council to move forward and meet Government targets on electronic communications	
Equipment to develop and enhance the village record and archive facility	
Funds to develop, with other agencies, plans/actions to address issues such as anti-social behaviour to ensure the community feel safe and secure	

## SECTION 17 – NEIGHBOURHOOD PLAN GROUP PROJECTS

### 1) WHEN A REQUEST FOR A CONTRIBUTION IS APPROPRIATE:

**Table 17: Neighbourhood Plan Group Projects**

Development Type	Relevant Proposals	Sought
All applications for Housing, Business (BIDS), Retail, Leisure, Health and Education development.	Within the context of development proposals, whenever a contribution is required to implement a Parish Project made necessary by that development, and this cannot be appropriately secured through planning conditions, a planning obligation will be sought.	A contribution per additional dwelling or increase in floorspace towards meeting the cost of measures identified by the Borough Council. Where justified in planning terms, this may include commuted sums for maintenance over a specified period, to be agreed with the developer.

**Planning Justification:** There is no specific requirement to provide for “Neighbourhood Plan Group Projects”.

However, with the work these groups are undertaking in development of Neighbourhood Plans they will often be in a position to suggest the type of project that may help address the impacts of new developments locally. When this is possible within the requirements of Government advice and this SPD (and the Public Open Space SPG, where relevant), the Council will consider including projects put forward by the Neighbourhood Plan Groups along with the Council’s listed projects in one or more of the Section headings above (although it will always consider the need to ensure that contributions are spent efficiently). In this context, this chapter contains a list of the projects put forward by the Neighbourhood Plan Groups.

### 2) WHICH PROJECTS ARE LISTED AS REQUIRING CONTRIBUTIONS?

Many of the proposed projects fall within the service areas listed previously within this document. Where appropriate and to ensure that they are considered alongside alternative Council projects, these have therefore also been included within the main project lists (they are identified as NPG projects within the relevant list).

### 3) DERIVATION OF CONTRIBUTION:

Any additional contributions will be negotiated on a case-by-case basis. However, in some cases, it may be appropriate to direct contributions from other services towards these projects. For example community facilities contributions might be redirected to a project with particularly strong community benefits.

## NEIGHBOURHOOD PLAN GROUP PROJECTS:

The current lists of projects put forward by each of the Neighbourhood Plan Groups are set out below on the basis of consultation carried out for the purpose of updating this document as at July 2012.

However, where these relate to one of the service areas where we ordinarily seek contributions on a formulaic basis as listed earlier in this document these projects have also been added to the relevant list in the appropriate chapter so that they may be considered alongside the projects put forward by those services.

### ASCOT

#### Highways

- Improved access and parking at Victory Field. Open access up further from the road and improve the pedestrian access from Sunninghill
- Install signage to Tom Green's Field by the entrance to Victory Field
- Improved pedestrian access and signage to Allens Field
- Improved access to Cheapside playground
- Improve Queen's Road Car Park in Sunninghill to become double-decked
- Cycle route through Sunninghill to South Ascot at one end and to Ascot at the other
- Cycle routes to/from Charters School
- Improve St George's / Wells Lane to make a pleasant route for walking and cycling. At present, the surfaces and drainage are poor. There's a barrier to traffic at the junction of St George's and Wells Lanes; if a barrier were fitted under the railway bridge, with a lockable element that enabled authorised drivers to enter if necessary, it would greatly reduce the flytipping that spoils this route and also protect the surface from motor vehicles
- Improve woodland paths between South Ascot Recreation Ground and Ravensdale Road, South Ascot
- Improve the footpath linking Brockenhurst Road and Lower Village Road for cycling
- Establishing which rights of way can reasonably take bicycles and formalising the rights accordingly
- Cycle route established between Woodlands Ride, Coronation Road and Brockenhurst Road, linking and signing from Victoria Road, through Ravensdale Road, Friary Road, Monks Walk and St Mary's Road, to Charters School
- Access Cycle route from Charters Court through the gasometer site to Kings Road Sunninghill
- Cycle Route through Broomhall Farm for pedestrians and cyclists, to give a direct route from Sunningdale village to the station
- Cycle Route from Blacknest Gate area through Coworth Park into the Great Park. Bridleway entrance to Coworth Park is currently locked but could be opened to give access to walkers and cyclists, or other form of crossing over the A329.
- Improvements to Cycle Route provided in Coombe Lane area
- improvements to Sunning Avenue making walking or cycling from Sunningdale station to Charters school easier
- Improvement junctions Church Lane-London Road-Sunninghill Road,
- Improve junction Bagshot-Devenish-HighSt,
- Improve junction Silwood-London-Buckhurst.

- Complete the path along Bagshot Road to the A30

#### Public Open Space

- Extend skate park in Victory Field
  - More benches in South Ascot Recreation Ground and Victory Field
- 

#### Community Facilities

- Community Hall in Sunningdale to replace CMI building
- .

#### Miscellaneous

- Dry Arch Road vicinity - acquire a strip of land, bar vehicles from the railway bridge, creating two cul-de-sacs linked only for walking and cycling under the bridge. If some land could be acquired, it might be possible to create a school drop-off and turning point. Children could walk the last bit to Charters School.
- Toilets at recreation grounds & in the shopping centres.

## SECTION 18 - ADMINISTRATION AND MONITORING COSTS

### 1) WHEN A REQUEST FOR A CONTRIBUTION IS APPROPRIATE:

**Table 18: Administration and Monitoring Costs**

DEVELOPMENT TYPE	PROPOSAL	SOUGHT
All residential and non-residential major and minor applications	Minor Applications (including residential developments for less than 10 new dwellings and non-residential cases resulting in less than 1,000m <sup>2</sup> net additional floor area)	Minor Applications: <b>£345</b>
	Major Applications: (including residential developments for 10 or more new dwellings and non-residential cases resulting in 1,000m <sup>2</sup> or more net additional floor area)	Major Applications: <b>£650</b>

**Planning Justification:** Although planning obligations can provide much needed financial contributions towards many different areas of infrastructure, they require administering and monitoring.

Developers need to be made aware of when payments are due, which may include calculation of index linking and interest. In some cases further action may be required to ensure compliance with the terms of obligations. Additionally, effective administration and proper accounting of the whole S106 process is needed to ensure that all parties comply with the words and spirit of these obligations.

Each obligation thus places an additional, direct burden on the Council to carry out this work. Failure to do so would threaten the delivery of the mitigating provisions that planning obligation(s) are intended to provide in order to comply with the Borough's relevant infrastructure planning policies. The Council considers it both necessary and reasonable to include a requirement within planning obligations for developers to contribute to these directly related additional one-off costs.

The Council at its 27th February 2007 Full Council meeting included the requirement endorsed making charges towards these costs for larger applications that require agreements relating to applications received on or after 1st April 2007. The Council at its 13 February 2014 Cabinet meeting endorsed the following charges for applications received on or after 1 April 2014:

- Minor Applications £366- (Minor applications include all new housing up to and including 9 dwellings and all commercial developments involving built development resulting in less than 1,000m<sup>2</sup> additional floor space)
- Major Applications £720- (Major applications include all new housing developments of 10 dwellings and above and all commercial developments involving 1,000m<sup>2</sup> or more additional floor space)

NB These charges were assessed following an investigation into other Councils who follow this approach and the amount of officer time taken within the Council as a whole to ensure that they are reasonable and in particular not excessive. They will be included within the obligation itself as they will only be payable if the relevant planning permission is implemented and will be identified as a contribution towards the monitoring and administration of the particular agreement.