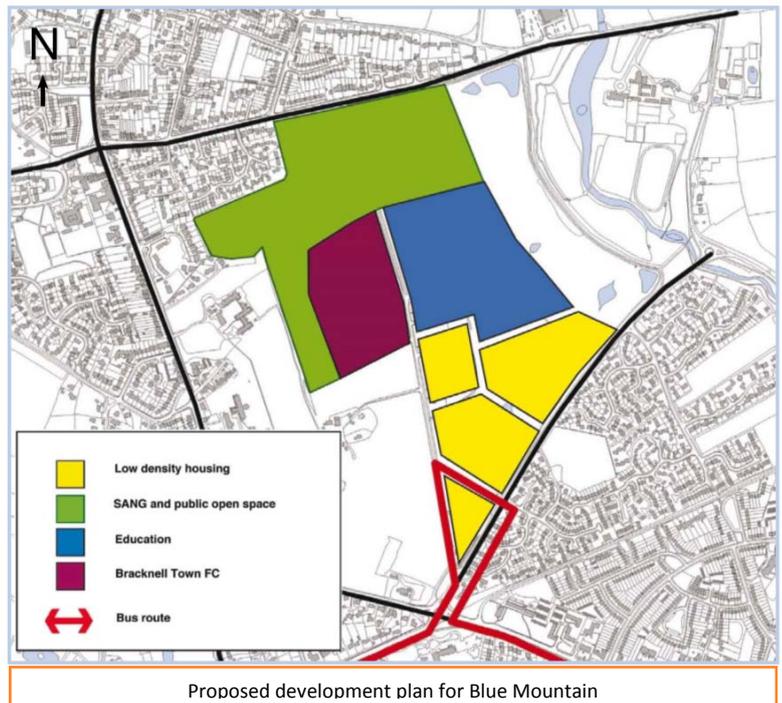

NEGATIVE EXTERNALITIES

Developing Binfield

On the 29th of January, Bracknell Forest Council called a meeting to rescind the protected status of Blue Mountain Golf Course, allowing it to be developed. In 1990 an agreement was signed that the land would remain green for another 125 years, yet this decision was nullified against the wishes of residents. A change.org protest petition attracted over two thousand signatures.

There are some positive benefits to the scheme, for instance the provision of 450 houses, two schools and a football stadium for Bracknell Town FC. The specific private cost of the project is unclear, but it will include construction cost, wages for construction workers, cost of energy provision for the area and cost of planning permission. However, there are also external costs, making the action a negative externality.



The action will destroy an attractive green space that residents will no longer be able to use for leisure or enjoy aesthetically. There are fears that by developing this land, Bracknell and Binfield will merge into an urban sprawl and degrade resident's standard of living due to the lack of open land. Environmentally, this will degrade the land through erosion of natural space and destruction of habitats for species such as deer. The new development will contribute more light, noise and air pollution during and after its construction, as will the new roads that will need to be built to provide access. Congestion may be a problem as the roads around the back of the golf course are not suitable for the increased volume of traffic. Additional services and police will be required to monitor the area. Also, the area will be at higher risk of flooding because when rain falls on the tarmac it is forced down drains, whereas previously it could sink into the ground directly. This is of particular significance given the recent weather and flooding around Berkshire.

Another negative cost is that Blue Mountain Golf Course will be unable to operate and thus go out of business. This will lead to lack of profit and the loss of a popular venue.

Holly Kelsey