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OVERVIEW AND SCRUTINY COMMISSION

01 NOVEMBER 2010

SUPPLEMENTARY PAPERS

TO: ALL MEMBERS OF THE OVERVIEW AND SCRUTINY COMMISSION

The attached papers are Appendices B-E2 of this item.

Alison Sanders
Director of Corporate Services

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Introduction

Background

Bracknell Forest Council is currently preparing a Site Allocations Development Plan Document (SADPD). Once adopted, the SADPD will allocate sites for future development, indicate their proposed uses and identify the related infrastructure needs.

Purpose of this document

This document provides a summary of the **main issues** that were raised by respondents to the Options Consultation (Participation Document) which took place between 26th February and 9th April 2010. It also indicates the Council's response to those issues. The document does not identify every response made. Copies of individual responses can be viewed on our planning consultation portal pages at <http://consult.bracknell-forest.gov.uk/portal/planning/sadpd>

How this document is set out

The document follows the same structure as the Participation Document. Each section begins with general comments made on issues raised in the section where comments were submitted that do not relate directly to the questions that were asked. The questions are numbered as in the Feb-April consultation. Each begins with an indication of the scale of response. Where a number of options were put forward, these are given. Where questions involved a more general comment, the main issues highlighted by respondents have been identified and attributed to the most appropriate question/issue. Where more than one respondent highlighted the same issue, it is only listed once. The Council's response is given to the main issues raised through the responses to particular topics.

What happens next?

The comments received from this consultation are being used to inform the next stage of the process which is the Preferred Option. This is due to be published for consultation between **Monday 8th November and Friday 17th December 2010**. Further comments will be invited at this stage.

Contacts

If you have any queries regarding this document or any other aspect of the Bracknell Forest Local Development Framework then please contact a member of the Spatial Policy Section on 01344 352000 or e-mail: development.plan@bracknell-forest.gov.uk

Further detail on the Site Allocations Development Plan Document or the Bracknell Forest Local Development Framework can be found on the Council's website at <http://www.bracknell-forest.gov.uk/sadpd> or <http://www.bracknell-forest.gov.uk/ldf>.

Summary of the Consultation Undertaken

Consultation on Options for the SADPD was carried out from 26th February to 9th April 2010 (extended to 16 April). At that stage, the Options were informed by policies in the South East Plan. Copies of all the SADPD documents were made available on the Council's planning consultation portal pages. Hard copies of the SADPD and quantities of a questionnaire and

'Growing Places' leaflets were made available at Council Offices, Town and Parish Council Offices and libraries. Letters were sent to specific and general consultees together with hard to reach groups, giving details of the consultation, requesting comments and explaining how to submit comments, by way of the online questionnaire through the consultation portal page, or by email. Hand written questionnaires and letters were also accepted.

Public exhibitions staffed by planning officers were held at twelve locations throughout the Borough. A press release was published a week before the consultation started which included dates and times of all the exhibitions. As a result of this details were published in the local media. A summary of the key issues arising from the exhibitions is included as an Appendix to this document. Further publicity was given to the SADPD consultation through an article in the Council's newspaper Town and Country which is aimed at all households in the Borough. The front page article included details of all the exhibitions and links to the planning consultation portal page. Details of the consultation appeared on the rotata on the home page of the Council's website and was streamed through social networking sites Twitter/Facebook via an RSS (news feed).

In March, a presentation was given to the Local Strategic Partnership and this was followed by a workshop. The workshop considered some of the options being consulted on in the SADPD in the context of how they supported the themes and priorities in the Sustainable Community Plan 2008-2014. A variety of people attended the workshop representing public service providers, the Primary Care Trust, local businesses and representatives of the voluntary sector.

Further consultation was undertaken in May 2010 in the form of four design workshops. The workshops considered the eight possible new locations for growth in more detail, with invited representatives from local residents associations, amenity groups, Town and Parish Councils and Borough Councillors. The workshops were facilitated by master planning consultants, Urban Initiatives. The key outcomes arising from the workshops are summarised in the Urban Initiative's final report.

1 Responses to 'How to Get Involved' and 'Overview'

1.1 Responses to 'How to Get Involved'

Table 1

No. of respondents :70	
The following main issues were raised	Response
Insufficient publicity given to consultation. The Council should not have relied heavily on Town and Country as it does not get distributed to every household. A letter should have been sent to every household.	The Council is reviewing how consultations should be publicised in the future. Whilst the cost of sending letters to every resident is prohibitive, consideration is being given to placing adverts in local newspapers in addition to the actions taken for the previous consultation.

	<p>The number of interested parties on the Council's database increased considerably as a result of the Feb-April consultation. It will therefore be possible to send e-mail alerts to a greater number of people/organisations in the future.</p> <p>The Council is also liaising with Parish Councils and other groups in respect of improving communications.</p>
<p>Timescale available for comment was too short particularly as the consultation period included a Bank Holiday.</p>	<p>There is no statutory period for consultation at this stage of the process. The consultation was scheduled to run for six weeks (which is generally the period referred to when consultation is a statutory requirement). This period was extended to allow more interested parties to submit comments.</p>
<p>Locations and timing of public exhibitions were inappropriate. Should have included evenings and weekends.</p>	<p>The public exhibitions were held at a range of locations across the Borough to try and ensure borough-wide coverage. People were able to discuss any of the development options, irrespective of the location of the venue.</p> <p>Further thought will be given to the location and timing of any exhibitions in future consultations within the constraints of the suitability and availability of venues. Exhibitions arranged for the Preferred Option will focus on the areas where development is proposed and will seek to cover times when most people should be able to attend.</p>
<p>Insufficient information available on developments at public exhibitions. Can't comment on developments when nature and type of development plus infrastructure and services have yet to be presented in detail</p>	<p>The Feb-April consultation represented an early stage in the SADPD process. The aim was to gather comments on a range of options, including a variety of sites put forward by landowners/developers. Further detail will be produced on the form and nature of the proposed development on sites when it is clearer which sites are likely to be allocated. This will include the nature and scale of infrastructure required.</p>

<p>Residents views about new development must be taken into account.</p> <p>Great effort should be taken to ensure that all information is accessible.</p> <p>Members of the public without Internet access were dis-advantaged.</p>	<p>The Council endeavours to use a variety of means of communication. The Feb-April consultation was not wholly reliant on the internet or electronic means. Paper copies of documents and questionnaires were also made available at Parish Council Offices, the Council's Offices and in libraries around the Borough. Documents were delivered in person and an explanation was given to staff on duty at the venue. An explanatory letter was also supplied to each venue. In addition public exhibitions were held at a variety of venues.</p>
<p>Website was not user friendly. Difficult to find and open documents, including background documents. Should have been better signposting.</p>	<p>The Council uses Limehouse Software which is a widely accepted means of consulting with internal and external stakeholders. A number of the problems encountered have been reported to Limehouse and it is hoped to address some of these before any future consultations.</p> <p>Consultation responses were accepted if they weren't made on-line - the consultation material made it clear that this was possible.</p>
<p>SADPD document was too long and technical. Did not understand terminology used. Maps were poor.</p>	<p>The nature of the process requires the production of technical documents. A leaflet was produced that attempted to explain the issues in a simpler manner in recognition of this fact.</p>
<p>SADPD document should have referred to evidence base more clearly.</p>	<p>Efforts will be made to ensure that clear references are made in future documents.</p>
<p>Questionnaire was too long, and complex.</p> <p>Questions were loaded in favour of development - did not allow residents to make relevant points.</p> <p>Questionnaire was too difficult to fill in on line. System was slow and inflexible.</p> <p>Difficulties encountered opening comment boxes and viewing documents.</p>	<p>SADPD covers a range of issues - it is not solely about housing. Respondents were not obliged to complete the whole questionnaire. However, it may be appropriate to give more thought to how such questionnaires should be structured in future. The Preferred Option consultation will enable people to comment directly on the different sections of the document online or through a much simplified questionnaire.</p>

	Responses that did not relate directly to questions have been analysed in the same way as those that related to questions.
Limited availability of printed documentation.	The number of documents printed will be reviewed prior to future consultations. Additional copies of documents were provided on request.

1.2 Responses to 'Overview'

Table 2

Total no. of respondents: 56	
The following main issues were raised:	Response
The Council should challenge the Government's housing figures)/object to building more homes.	Following the recent change in Government and subsequent announcements, the Council has reflected on its approach to site allocations. As the new Government has made it clear to Local Authorities that they must continue to provide a long term supply of housing land and must not ignore evidence of future need. The Council has decided to continue to take a proactive approach to meeting future growth by planning for it. The Council feels that to wait for the development industry to determine where it feels development should go is unacceptable.
Plan seems to be led by a houses first principle.	
Recognises need for new housing/but amount seems excessive and why so much land?	
No reason to build development where it is not wanted or needed and only build homes that are needed.	
Housing is to deal with immigration issues.	
Should delay plans until after the election.	
Process should be paused to wait for new regional strategy.	
	The Feb-April consultation was based on the housing requirement set out in the South East Plan (12,780 homes). Since that time, the new Government has announced its intention to revoke Regional Spatial Strategies such as the South East Plan. It has also suggested that estimates of local housing need that were produced in connection with the submission version of the South East Plan, supplemented by more recent information where appropriate. can be used. The figure for Bracknell Forest was 10,780 homes which is 2,000 homes less than the figure that was set out in the final version of the South East Plan. The lower figure also formed the basis of the housing

	<p>provision policy set out in the Core Strategy (Policy CS15) which was examined by an independent Inspector.</p> <p>The government has made it clear that the planning framework for the Borough now comprises adopted Development Plan Documents and saved local plan policies. For Bracknell Forest this means the Core Strategy is now the main strategic planning document for the Borough. The SADPD is therefore based on the locally agreed level of development and strategy for locating development that it contains.</p>
<p>Do not understand relevance of plans to Binfield now that the area is part of Windsor and Maidenhead. Electoral boundary change means residents have no MP to lobby in their administrative Council.</p>	<p>Local planning authorities produce plans for their administrative areas which do not necessarily coincide with parliamentary constituency boundaries. Binfield is in the parliamentary constituency of Windsor.</p> <p>Both the MPs who represent those living within Bracknell Forest are provided with information on the Council's planning programme and are engaged in the process as it progresses.</p>
<p>Development should be directed elsewhere in the country.</p>	<p>This is an issue of national policy.</p>
<p>Green Belt policy has many benefits but developers and planners have become complacent about this.</p>	<p>There are no proposals to review Green Belt boundaries through SADPD, if necessary, this matter would be dealt with through a review of the Core Strategy.</p>
<p>Document is based on good evidence</p>	<p>Noted</p>

2 Responses to Section 2 'Our Vision'

Question 1

Do you agree with the proposed SADPD sub-objectives set out on page 10 of the SADPD?

Table 3

No. of responses: 197

	No. of responses
Yes	79 (40%)
No	114 (57%)
Neither	4 (2%)

2.1 The responses to this question show that more people disagreed with the proposed sub-objectives than agreed with them (57% disagreeing against 40% agreeing). Analysis of the comments made on the sub-objectives show a wide range of reasons for people disagreeing and it is proposed to make some changes to them having considered the comments made. There was particular concern about the sub-objective on supply of land and it is proposed to re-word it to clarify that the sub-objective relates to the need for a supply of land to meet the community's needs based on the Core Strategy housing requirement.

2.2 Responses to this question include comments made on the existing Core Strategy objectives.

Question 2

Do you think there are other sub-objectives that should be added?

Table 4

No. of respondents: 151	
The following main issues were raised:	Response
General	
No others should be added	Noted
Sub objectives should be removed.	This comment is not supported with reasons and it is considered appropriate to include sub-objectives to more clearly define the role of the document.
Do not agree with all the objectives, I, K and L are in conflict.	The objectives, even though some may appear contradictory, are required to guide the policy direction and ensure that potential adverse impacts are considered and mitigated as far as possible.
Agree with 80% of objectives but do not want to see any new development of green areas.	The sequence for seeking development sites is already established in the adopted Core Strategy

Agree with sub-objectives but disagree/object to/with proposed development at North Warfield, West Binfield, East Binfield, Blue Mountain Golf Course and Wyvale.	Site specific objections are covered under responses to question 46
Do not consider further housing to be needed after Amen Corner and Jennets Park are built - government policy is out of date (i.e. the South East Plan). The Council's suggested northern arc of housing is out of keeping with the character of these areas and would destroy valuable and well used countryside and leisure facilities e.g. Blue Mountain. Maintaining strategic gaps between Binfield and Bracknell, and Binfield and Wokingham is necessary.	<p>The preferred options are to be based on Core Strategy development levels rather than South East Plan targets following the revocation of regional strategies.</p> <p>The potential northern arc and site-specific objections are covered under responses to questions 44, 45 and 46</p>
Objectives and strategies should be revisited to take account of likely public expenditure cutbacks.	It is not considered appropriate to base a long-term planning document on current economic conditions.
Sub objectives are contradictory.	The objectives, even though some may appear contradictory, are required to guide the policy direction and ensure that potential adverse impacts are considered and mitigated as far as possible.
The following comments were lodged against this question but are not directly relevant to the sub-objectives. However, they are considered below or in other parts of this document:	
<p>Concern that concentrating development in areas like this blights development of the country as a whole as there is no incentive for business to move out of the South East/there are other parts of the country that would benefit from more development.</p> <p>There should be no further development in South East England/should challenge the need for large numbers of housing.</p>	<p>There is a need for development to support the local economy and provide for the community's needs. Development is also planned in other parts of the country appropriate to local requirements. The Preferred Option is being developed on the lower numbers from the Core Strategy.</p> <p>This issue is also addressed in the table in section 1.2 'Responses to 'Overview"Table 2 ' '</p>
Focus development/priority on or close to Bracknell Town Centre	This is the approach set out in the Council's adopted Core Strategy Policy CS2 with the Town Centre identified as the first priority in the sequence of locations for development.

	This issue is also addressed in the table in section 3 'Responses to Section 3 'Locational Principles and Constraints''
Housing should be a higher priority than infrastructure.	Provision of housing is important – but in order to create sustainable communities it is essential that appropriate infrastructure is provided.
Insufficient evidence to protect and improve quality of life.	Protection and improvement of quality of life are considered key objectives and will be pursued as far as possible commensurate with meeting the Borough's development needs.
Does not agree that growth should be promoted by greater quantity.	There is a need to provide housing to meet the needs of the community and this requires additional homebuilding. issue is also addressed in the table in section 1.2 'Responses to 'Overview''
Opposed to the impact of development on Binfield including on roads and infrastructure , on the loss of amenities, impact on wildlife , on the water table, on local identity and the effect of construction traffic.	These issues are considered in responses to the representations on Question 46 (sites 4 and 5).
Railway station should be secured for Amen Corner.	The business and operational case for such a station has not been made and there is no certainty that a station would be economically viable.
Amount of housing proposed will ruin the countryside and local atmosphere of village Concern about the impact of new development on wildlife, the community and local amenities in rural areas such as Winkfield Row.	Minimising the impacts of the necessary development on countryside, wildlife and existing settlements is an important element in determining how we meet development needs.
Needs to be minimum disturbance to existing residents and communities.	In creating sustainable and integrated communities it is important that new development is properly linked to the settlements it is part of, however the level of disturbance caused should be properly controlled by normal planning criteria.

<p>Housing should be limited to suit the infrastructure and environment.</p>	<p>The development of new housing provides an opportunity for investment in infrastructure and to enhance some aspects of the environment – such as the provision of public open space.</p>
<p>More in depth discussion on the transport structure.</p>	<p>Transport modelling work is an important element of planning for future needs and appropriate transport infrastructure improvements will be sought as part of planned developments.</p>
<p>No mention of re-generation of areas of existing housing/re-use of existing factory /office space before new sites. Focus development on brownfield sites.</p>	<p>The Council has sought to identify opportunities to re-use existing employments sites such as the Crowthorne Business Park and parts of employment areas within Bracknell, but the availability and suitability of such sites is limited and will not meet all the Borough's needs. This issue is also addressed in the table in section 3 'Responses to Section 3 'Locational Principles and Constraints''</p>
<p>Need to prevent the joining of existing areas.</p>	<p>The aim should be to create sustainable communities. Where appropriate, the integrity of existing settlements should be respected as far as possible commensurate with the need to meet the Borough's development needs.</p>
<p>Building so many new homes on open space is contradictory to objectives on climate change and the natural environment.</p>	<p>There are trade-offs between objectives and the Council's priority for development locations has been to maximise the use of available and suitable brownfield land before allocating new greenfield sites. This issue is also addressed in the table in section 3 'Responses to Section 3 'Locational Principles and Constraints''</p>
<p>No consideration given to the destruction of green open space and the subsequent impact on the environment.</p>	<p>The landscape and ecological quality of the potential sites has been investigated and has formed part of the consideration of which sites to allocate and how new development should be arranged on selected sites. This issue is also addressed in the table in section 3 'Responses to Section 3 'Locational Principles and Constraints''</p>
<p>If want to attract growth, need to get the infrastructure right</p>	<p>The infrastructure delivery plan is an important part of the site allocations work.</p>

Suggested new sub objectives – not allocated to a Core Strategy objective	
To limit the number of cars and therefore emissions in the area/limit traffic routed through rural villages/to ensure additional and alternative transport links to lessen impacts on already congested road and rail network/to recognise health and safety with roads and increased traffic / build or improve major road links/infrastructure.	It is not realistic under current national policy to restrict the ownership or use of cars – the priority is to locate development so as to minimise the need to travel, especially by car and to promote other choices for modes of transport. Modelling of transport impacts and infrastructure requirements arising from planned new development will be a fundamental part of the site allocations process. Any new highways schemes will be subject to appropriate safety audit at the design stage. Reference could be made to the local road network in sub-objective E(i)
To encourage the provision of better public transport throughout the Borough.	This is part of objective E
To ensure that housing in the Borough does not grow significantly faster than in other authorities in Berkshire and surrounding counties.	The level of growth should be set at a level that meets the Borough's needs and aspirations. While account should be taken of development in surrounding areas, in accordance with the government's localism agenda, it is for the Council to determine the level that is appropriate for the Borough.
To ensure that no one village in the Borough grows so fast that the attributes of the village are destroyed/to maintain/protect the rural character and distinct village character/identity.	The aim should be to create sustainable communities. Where appropriate, the integrity of existing settlements should be respected as far as possible commensurate with the need to meet the Borough's development needs.
Ensure sufficient water resources are available.	This would be covered by objective G and sub objective G(i)
Prioritise brownfield locations/protect the Green Belt/green land	This is covered by objective D and relates to Core Strategy Policy CS2
Upgrade/concern about existing infrastructure, and include public transport, schools and medical/health facilities/ no support for existing community facilities.	These matters are considered to be satisfactorily covered by Objectives G and G(i) and, in relation to transport, by E and E(i)
To ensure that further development will not extend flood risk.	This is part of objective L
To recognise/respect the importance of the environment and wildlife and the value of the countryside for health benefits.	This is covered by objective I

To provide incentives for businesses to locate to the Bracknell area.	There is already a significant supply of employment land in the Borough and it is not the role of a site allocations document to set out other incentives for business other than ensuring a balance of housing and employment which is covered by objective A
To preserve the character and quality of life within existing communities.	The aim should be to create sustainable communities. The character of existing settlements should be respected as far as possible commensurate with the need to meet the Borough's development needs.
To ensure that leisure facilities and open spaces around existing communities are preserved.	Appropriate leisure facilities and open space are covered by objectives G and G(i)
Regeneration of the Town Centre must be the top priority. To deliver the regeneration of Bracknell Town Centre.	This is covered by objective C
Preservation of green space between Bracknell and surrounding villages and maintenance of identity and boundaries of existing villages.	The aim should be to create sustainable communities. Where appropriate, the integrity of existing settlements should be respected as far as possible commensurate with the need to meet the Borough's development needs. However, in accordance with adopted Core Strategy policy CS2 on the location of development it will be appropriate to extend settlements where necessary to meet development needs.
To protect and nurture the fragile habitats and species of both plants and animals that naturally exist in the Borough.	This is covered by objective I
Preservation of our current heritage.	This is covered by objective I
To ensure that, in considering the allocation of land for housing that a realistic assessment is taken to the site selection criteria rather than on the basis of unweighted constraints criteria/assessment.	It will be very important that site proposals are realistic and achievable, but this is part of ensuring an appropriate supply of land as covered in objective A(i)
Protection of strategic gap between settlements.	The aim should be to create sustainable communities. Where appropriate, the integrity of existing settlements should be respected as far as possible commensurate with the need to meet the Borough's development needs. However, in

	accordance with adopted Core Strategy policy CS2 on the location of development it will be appropriate to extend settlements where necessary to meet development needs.
Comments on proposed sub objectives or proposed new sub objectives linked to a Core Strategy Objective:	
Sub Objective A(i)	
<p>'Continuous' supply should be replaced with 'appropriate supply'</p> <p>Clarity sought on what 'a continuous supply of land' means</p> <p>Don't agree</p>	It should be clarified that the need is to provide appropriate land supply to meet Core Strategy development targets.
Consider changing to 'To ensure a supply of land for new homes and for future commercial development'	There is currently a significant over-supply of employment floorspace but lack of deliverable housing sites in Bracknell Forest. It is considered more appropriate to have a specific objective that focuses on land for new homes.
Supply of housing should not be divorced from sustainability of quality of life for existing residents. No more homes should be built until transport infrastructure is delivered.	The set of objectives proposed include consideration of the impacts of new development on various aspects of quality of life and the requirements for infrastructure
Include 'to meet the needs of the community'	It should be clarified that the need is to provide appropriate land supply to meet Core Strategy development targets and that this is related to meeting the community's development needs.
<p>No case for a constant supply of new homes at the moment/disagree that it is the Councils responsibility.</p> <p>This is not sustainable/ there must be a limit.</p> <p>Should be 'to ensure a continuous supply of land for conservation and the continued development of communities including, on occasion, the delivery of new homes in the area'.</p>	It should be clarified that it refers to the need to provide an appropriate land supply to meet Core Strategy development targets.
The strategic objective to ensure a continuous supply of land for housing to facilitate the delivery of new homes	The relevance of this comment has been superseded by the revocation of the South East Plan – the objective should be clarified so that it

is particularly important having regard to South East Plan targets and the need to meet local housing needs.	refers to the need to provide an appropriate land supply to meet Core Strategy development targets.
Add new sub Objective A (ii)	
To spread the land supply as evenly as possible across the Borough, instead of concentrating in large areas which destroy the countryside.	Spreading development evenly is unlikely to result in the most sustainable form of development or enable the provision of necessary infrastructure to be achieved.
Add new Sub Objective D (i)	
To establish a sequential approach to developments within, as well as between, Broad Areas.	The findings of ecological, landscape, flood risk and other studies have been used, and will continue to be used, to develop masterplans for allocated sites. However, the purpose of this document is to allocate sites for development rather than provide detailed guidance on the form that development should take.
Sub Objective E(i)	
Add in 'Fully' mitigate	Mitigation of impacts on the strategic network will need to satisfy the requirements of the Highways Agency who have not requested this wording.
Support	Noted
Should be expanded to also include the local road network.	It would be appropriate to include reference to mitigating impacts on the local as well as the strategic network
Contradictory to Objective E – how will you achieve this?	It is not considered contradictory – one means of mitigating the impact of new development on the road network is by improving non-car modes to make them a more attractive choice.
Include 'in the most sustainable way' at the end.	This is covered by objectives K and L
Focus for transport must include trains.	Trains would fall within the modes of transport covered by objective E. However, due to the inflexibility of rail routes and the high investment costs associated with rail infrastructure, it is not considered appropriate to give this mode greater prominence.
Should be further reference to mitigation measures to reduce the impact of new development trips. With regard to the potential impact on the SRN, the HA request that sub objective	It would give greater clarity to add the wording proposed (along with reference to the local network)

E(i) is reworded to state: "To mitigate against the impacts of the development on the operation of Strategic Road Network, with particular emphasis on Junction 10 of the M4 and Junction 3 of the M3,"	
Add new sub objective F(i)	
To ensure sufficient resources are allocated to ensure full compliance with all planning conditions placed on planning applications.	This is an operational matter and is not considered an appropriate objective for a site allocations document
Without causing adverse damage to the environment of existing residents.	Environmental quality is covered by other objectives, notably objective I
Sub Objective G(i)	
Should include reference to an Implementation Plan and to proportionate infrastructure delivery.	Reference to an implementation plan would tie this in to the infrastructure delivery plan being prepared to support the site allocations process.
Needs to be pro-active not just promotion/take a more positive approach to the delivery of development.	The Local Planning Authority has limited powers and resources to actively deliver infrastructure but is working pro-actively with providers in preparing the infrastructure delivery plan and reference can be made to this.
Change slightly to include 'occupiers of existing developments'.	Rather than specify 'occupiers of new and existing developments' it would be simpler to simply state that infrastructure should be available at appropriate points in the development process.
Add a new sub objective G (ii)	
To ensure provision of an on-site replacement hospital at Broadmoor	Whilst the Council will seek to support the West London Mental Health NHS Trust in its efforts to re-provide the hospital, this is an operational matter, and it is not considered appropriate to have this as an objective in the SADPD
Add a new sub objective H (i)	
Investment of existing infrastructure will be leveraged prior to additional development.	The focus of this document is on new development and the new infrastructure that will be required to mitigate its impacts. It would not therefore be appropriate to include this reference. It is also important that new development is viable which means that not all infrastructure investment can be provided in advance of any development.
Add a new sub objective(s) to Objective I	

To ensure full cognisance is taken of designations placed on land i.e. Green Belt, TPO's Conservation Areas etc.	Consideration of relevant designations will form part of the process of identifying sites and the appropriate forms of development within them. It is not therefore considered that this would add anything to the current objective I.
To ensure that the existing historical boundaries between settlements is preserved, so that the character and individuality of towns and villages is not lost by developing the current inter-settlement areas.	It is not possible to preserve all existing boundaries while meeting the Borough's development needs. Where extensions to existing settlements are proposed in accordance with adopted Core Strategy Policy CS2 this will inevitably result in some development within inter-settlement areas.
Respond to the need to reduce flooding from all sources.	This is considered to be adequately covered by objectives G, I and L
Locate development in locations with adequate environmental capacity and within current environmental limits.	This is considered to be adequately covered by objectives D, I, K and L
Seek to improve the natural environment where development is not occurring.	While this is a worthwhile objective in general terms, it is not considered appropriate as an objective for the SADPD, the focus of which is on identifying locations to meet future development needs.
Add a new sub objective to Objective L	
Add 'ensuring renewable technology is equally spread throughout development to avoid all the renewables being placed solely on affordable housing'.	This objective is from the adopted Core Strategy and the wording will be reconsidered at the time of its review. It will be implemented through, among other things, Core Strategy Policy, including Policies CS1, CS10 and CS 11 which relate to all forms of development. Specific requirements may also be sought through the guidance prepared for major sites.
Does not go far enough – should aim to be carbon neutral within a set period of time.	The setting of targets for carbon neutral development lies with central government.
Ensure development is located in areas least prone to the effects of climate change.	This is covered by objectives D, I and L
The following issues were raised on the wording of the Core Strategy objectives. It should be noted that these objectives have already been adopted by the Council and did not form part of the consultation.	
Objective D	

Clarify what is meant by sequential approach to provision of new development.	This objective is taken from the adopted Core Strategy and relates to the identification of sites in the order of their sustainability as locations. This is particularly reflected in Core Strategy Policy CS2 but also in policies CS1, CS3, CS4 and CS5.
Objective E	
<p>'Promote' a transport system should be replaced with 'ensure' a transport system and add in 'enables easy access'.</p> <p>This aspect needs to be expanded. Bracknell Forest has an inadequate road and transport structure and vague aspirations to avoid further pressure are simply nonsensical.</p> <p>Needs to be pro-active not just promotion.</p>	<p>It is not possible through a site allocations document to ensure that a particular transport system is delivered. While the existing transport situation will be taken into consideration, the scope can only extend as far as dealing with the transport impacts arising from the new development.</p> <p>The process is pro-active in that we are engaging with transport agencies, providers and operators as part of the SADPD process and in particular on the Infrastructure Delivery Plan.</p>
Objective F	
High quality and affordable	The addition of 'affordable' is not considered necessary as this is covered by objective B
Objective G	
Replace ' support and facilitate' with 'ensure'	This objective is from the adopted Core Strategy and the wording will be reconsidered at the time of its review.
Clarity over what are 'essential community facilities and infrastructure'. Also no mention of funding sources	This objective is from the adopted Core Strategy and the wording will be reconsidered at the time of its review. Further detail of such facilities are set out in the Infrastructure Delivery Plan and in the Limiting the Impact of Development SPD.
This is not just about new residents - it is about the impact upon existing residents and workers of unsustainable development dressed up as being sustainable in line with fudged central policies.	Rather than specify 'occupiers of new and existing developments' Objective G (i) could simply state that infrastructure should be available at appropriate points in the development process. The overall objective is to meet the Borough's development needs in the most sustainable way and as far as possible mitigate against any harmful impacts of development.
Objective H	

'Accessible' housing means different things to different people.	The ways in which accessible development will be achieved are through the application of Core Strategy Policies CS3, CS7, CS23 and CS24 and ensuring that adequate Design and Access Statements are submitted in support of planning applications.
Objective I	
Building on greenfield sites is in opposition to this and the scale of development is at odds with Objectives K and L.	There are trade-offs between objectives and the Council's priority for development locations has been to maximise the use of available and suitable brownfield land before allocating new greenfield sites. The overall objective is to meet the Borough's development needs in the most sustainable way and as far as possible mitigate against any harmful impacts of development.
Support for the reference within Objective I to archaeology and the historic environment	Noted.

3 Responses to Section 3 'Locational Principles and Constraints'

Table 5

No. of respondents: 10	
The following main issues were raised:	Response
The locational principles should include previously developed land whether it is inside or outside settlements	The locational principles policy (CS2) is already adopted through the Core Strategy. The Council will continue to prioritise previously developed land in accordance with this and with national guidance in PPS1 and PPS3.
Concerned about the impact of development proposed on habitats, wildlife and open space.	This will be looked at in the ecological evidence.
Certain sites quoted as being unlikely to come forward for development during the plan period such as RMA and Wellington College will need to meet operational needs	This is dealt with further under employment sites outside settlements - questions 14 and 15.
Focus on development in Bracknell Town Centre	This approach is set out in Core Strategy Policy CS2.

4 Responses to Section 4 'Development Needs'

General Comments to Development Needs:

Table 6

No. of respondents: 50	
The following main issues were raised:	Response
Concerned about approach to new housing development.	As indicated in the response to comments made in the 'Overview' section, following the change in Government, the Council has decided to continue to plan for future growth but to use the housing requirement that was set out in the submission version of the South East Plan. This also formed the basis of the housing provision policy set out in the Core Strategy (Policy CS15). This means that the Preferred Option refers to a requirement of 10,780 homes across the plan period. As 1,424 homes had already been completed between April 2006 and March 2010, this means that 9,356 remain to be built before April 2026. However, some of these already have planning permission.
Objects to the 13,000 proposed new homes - there will be an unacceptable impact on infrastructure/open space/local character.	
Clarity sought on the proposed location of the additional 1,641 dwellings above that previously agreed.	
Might be better to consider a new town away from Bracknell if demand for housing is to reach the levels suggested.	
Believe that with population expansion/smaller household size housing growth is inevitable.	
Questions compatibility with statements made in the 2006 documents regarding protection of the Green Belt, smaller centres, and protecting areas of natural and historic interest. What has changed resulting in areas that were excluded in 2006 now being proposed.	
Should look at brownfield sites before greenfield/protect greenfield sites.	
Do not need new homes when there are many existing office buildings lying empty.	
No mention is made of locating development in locations that are environmentally most suitable	
Should spread development across the Borough.	
Should be more creative and look for alternatives to providing land for housing.	The locational approach to new development is set out in Policy CS2 of the Core Strategy. This prioritises looking at sites in Bracknell Town Centre followed by previously developed land in existing settlements. Para. 36 of PPS3 also makes it clear that the priority should be previously developed land, bearing in mind the sustainability of sites (para. 41). Spreading development across the Borough does not result in the most

	<p>sustainable form of development. A Strategic Housing Land Availability Assessment has been carried out and updated. The process has included a number of calls for sites. This shows that there are very few suitable and available previously developed sites in the Borough.</p> <p>An Employment Land Review was also carried out to look at the need for employment floorspace over the plan period and to assess whether or not the provision of additional floorspace was required. This concluded that whilst there was no need for additional office floorspace, the Borough's existing employment areas were fit for purpose and should generally be retained. In view of the over riding need for housing the Council has looked at this issue further and is suggesting some adjustments to the boundaries of the Cain Road/Amen Corner, Eastern Road, Old Bracknell Lane West and Crowthorne Business Estate Employment areas.</p> <p>Existing constraints and the thresholds required for a new town mean that there are no suitable sites in the area that would help meet the needs of the Borough.</p>
<p>Questions who will buy all these new homes/whether there really is that much demand, particularly as current sites are not selling.</p>	<p>Population and household projections show that there is a need for more new homes. Whilst some of this growth is due to natural increase, it is also due to falling household size with more people choosing to live alone. Furthermore, people are living longer.</p>
<p>Notes that the take up of homes at Jennetts Park has been slow because of the location.</p>	<p>Whilst the adverse economic conditions has had an impact on the rate of development, construction on the two largest housing sites in Bracknell Forest (The Parks and Jennetts Park) has continued and dwellings have been occupied. By March 2010, 452 homes had been completed at Jennetts Park and 111 homes were under construction.</p>
<p>Should complete existing housing sites before starting new ones.</p>	<p>Due to the time scales involved in releasing and preparing sites for development, it is not practical to wait until existing sites are completed before looking for new sites.</p>

<p>Concerned that the proposed new development will adversely impact on things that people currently like about Bracknell such as the green spaces.</p>	<p>The value that people attach to green spaces in Bracknell is acknowledged and the general approach is to retain Open Space of Public Value.</p>
<p>Consider that there will be a need for smaller units such as flats which need less land. There are some potential brownfield sites within the Town Centre.</p>	<p>The Strategic Housing Market Assessment indicates that around 50% of the provision should be 1 and 2 bedroom dwellings. It is likely that these will be focused on the most sustainable locations, including Bracknell Town Centre.</p>
<p>35% of new housing should be affordable. Consideration should be given as to whether sites in the SHLAA are adequate to deliver the required affordable housing need.</p> <p>Should be building affordable homes and not on outskirts where need to own cars to reach amenities.</p>	<p>Providing policy thresholds are met, developments will be required to provide a % of affordable housing. The amount provided may be influenced by the results of viability assessments and Council priorities.</p> <p>Public transport will be improved in conjunction with the development of urban extensions, especially routes to Bracknell Town Centre.</p>
<p>Plans will not support older people remaining in the area.</p> <p>There are a number of options for the provision of accommodation for retired people including managed retirement complexes.</p>	<p>In 2008, it was estimated that nearly 33% of the population of Bracknell Forest was over 65 and this proportion is projected to increase. Whilst there are a number of options for providing accommodation for retired people, comments made at the exhibitions and LSP workshop suggested that the preference of older people is to remain in dwellings in their existing communities, for as long as possible.</p> <p>A mix of housing will be provided including small units which would give older people the opportunity to down size if they wished. Two of the Broad Areas may include nursing homes.</p>
<p>Do not see how building new houses on greenfield sites will have any positive benefits for existing residents.</p>	<p>Whilst it is accepted that new development will change the character of areas, it may enable existing residents to have access to improved infrastructure, such as open space.</p>
<p>Evidence base will need to be more robust than at present, in particular need an updated Strategic Flood Risk Assessment/ more on Green Infrastructure and buffer zones.</p>	<p>Further evidence has been collected since consultation was undertaken in Feb-April, including an update of the SFRA. Further</p>

	evidence will be sought where there is a need.
Questions the validity of a strategy based on evidence prepared before the recession.	The plan period extends to 2026 and it is not therefore appropriate to base plans around a continuation of the current downturn. Much of the evidence is not affected by economic conditions.
Bracknell Town Centre cannot support the present population. New residents would travel elsewhere as do many existing residents.	Proposals to regenerate Bracknell Town Centre have been adversely affected by the downturn in the economy. Outline permission for the redevelopment of the Town Centre has granted and negotiations are currently being undertaken in respect of the extension of the time limit on this permission. The regeneration of Bracknell Town Centre is a priority for the Council and would be supported by providing additional homes within its catchment area.
Current infrastructure is already inadequate/should be improved before new development.	Dealt with under question 25.
New homes will not incorporate the latest 'green' technologies.	Core Strategy Policy CS10 (Sustainable Resources) and guidance in the Sustainable Resource Management Supplementary Planning Document will apply to relevant development proposals.
Need to give greater consideration to development in adjacent boroughs.	The Council consults and engages in discussions with adjoining local authorities regarding development proposals. Particular attention is being paid to the relationship of possible allocations with those being pursued by Wokingham Borough Council.

Options for a Robust and Flexible Land Supply for Housing

Option 1 - Allocate land to meet our housing needs to 2031 (based on a continuation of SEP building rates). Some sites would be phased for development after 2026 but could be brought forward should the need be identified through the Annual Monitoring Report.

Option 2 - Allocate land to meet our requirements to 2026 and identify additional 'reserve sites' that could be brought forward should the need be identified through the Annual Monitoring Report.

Option 3 - Only allocate the land required to meet our needs to 2026 on the basis that the review of the Core Strategy (programmed for adoption in Spring 2014) will provide an opportunity to allocate additional strategic sites if required, and, if necessary include a review of the Green Belt.

Question 3

Which of the above approaches is the most appropriate for delivering a robust and flexible supply of land?

Table 7

No. of Respondents: 164		
Options	Support - No. of responses	Support - Percentage of responses
Option 1	18	11%
Option 2	33	19%
Option 3	107	67%
Comment only	6	3%

4.1 Option 3 attracted the greatest level of support. In view of the uncertainty surrounding the approach to assessing housing requirements and the impact of the recession which could have contributed to the lack of sites coming forward from existing settlements, it is considered appropriate to reconsider the position through the review of the Core Strategy.

Table 8

The following additional comments were received:	Response
Option 1 would provide the most robust supply of land and greatest certainty	Reference to 2031 was in the South East Plan which has now been revoked. It is considered more appropriate to allocate sites to 2026 and give an indication of broad areas for the period

The following additional comments were received:	Response
	immediately after that. Planning to 2031 and beyond would then be subject of a review of the Core Strategy which would then take account of the content of the Decentralisation and Localism Bill and any further national guidance. The Council's preferred approach is therefore to allocate land for the plan period based on the housing requirement set out in the Core Strategy and to review the position through a Review of the Core Strategy.
Option 1 should be supplemented with reserve sites in option 2.	Concerns exist about reserve sites coming forward in an untimely manner. If the option of having reserve sites was to be pursued, clear criteria would need to be set out and strong controls exercised over the circumstances of release. However, due to forthcoming changes in the planning system, the use of reserve sites is not the Council's preferred approach at this stage.
Option 2 involving reserve sites could be useful if affordable housing needs and targets were not being met.	
Reserve sites are useful should allocated sites not come forward.	
Would need to clearly identify circumstances under which reserve sites will be released.	
Option 3 carries a significant element of risk as it involves providing for the minimum requirement. This is not an acceptable approach for a growing sub regional centre.	In view of forthcoming changes in the planning system, it is considered that Option 3 offers the most appropriate course of action as it allows the position to be reconsidered through a Review of the Core Strategy. If necessary, there would also be the opportunity to review Green Belt boundaries.
The solution is probably a mix of all three options. However, option 3 takes into account current requirements and provides flexibility. It should be noted that this issue is normally dealt with in the Core Strategy.	
Option 3 is preferable as it is the only option that provides the opportunity to review Green Belt boundaries	
Considered to be no need to review the Green Belt	
All 3 options are unacceptable. Government guidance should be changed so that decisions about whether or not housing is required are taken at the local level.	The new Government is committed to 'localism'. However, it also states that there is a need to continue to prepare documents such as SADPD and to take account of local needs. The Preferred Option adopts the locally agreed Core Strategy target which is 2,000 lower than that in the South East Plan.

Question 4

Is there an alternative approach that should be adopted?

Table 9

No. of respondents: 101	
The following main issues were raised:	Response
There are no alternative approaches	Noted
It's too late to seek opinions once the allocation has been agreed.	This issue is about ensuring an adequate supply of land to meet the requirement if changed circumstances mean that allocated sites do not come forward for development as originally predicted.
All options will have the same outcome.	
Option 1 preferred as not all sites will be delivered during the plan period - provides the most robust supply of land and greatest certainty	The adequacy of the supply depends to a large extent on the housing requirement. However, until further advice is released by Government, the Council is using the requirement set out in the Core Strategy (minus the shortfall). This results in an annual requirement of 539 dwellings per year. In broad terms, taking account of existing commitments and proposals set out in the Preferred Option, sufficient housing land has been allocated overall and within each phase to provide a 10 year supply of deliverable and developable sites. It is also possible to identify sites that are likely to be developable in the 11-15 year period. It is hoped that the regeneration of Bracknell Town Centre will improve links with the surrounding urban area and encourage other peripheral sites to come forward for residential development. London Road acts as an important gateway to Bracknell from settlements to the east and it is felt that there is particular scope in this area for further residential
Should allocate land up to 2031 and allow the market to control the rate of development/include reserve sites should allocated sites not come forward.	
Option 1 should be supplemented with reference to reserve sites in option 2.	
Suggest amendments to option 2 to refer to Green Belt policy.	
Option 2 is most appropriate as it takes into account current requirements and has flexibility.	
Reserve sites are useful but must be capable of being brought forward in good time.	
Would need to clearly identify circumstances under which reserve sites will be released.	
A combination of options 1 and 2 is an alternative.	
Options 1 and 2 would cause long term blight.	
Option 3 is the best approach in the short term. The outcome of other policy reviews may need to be taken into account between 2014 and 2026, for example economic and demographic changes.	

<p>The Council must retain the power to review and change their decision as new circumstances arise.</p>	<p>development linked with the implementation the Bracknell Town Centre Regeneration Scheme. The area around Bracknell Town Centre and along the section of London Road that is closest to Bracknell Town Centre is therefore considered to be a 'broad area'.</p> <p>Whilst it is hoped that current adverse market conditions will not be sustained, changes in other circumstances over the lifetime of the DPD may mean that some sites do not deliver exactly as predicted. However, given the number and range of sites, there is some flexibility to amend the phasing of sites. Furthermore, no allowance has been made for large and medium windfall sites and there are likely to continue to be some windfall sites contributing to supply.</p> <p>Allocated housing sites are assigned to phases or time bands. The position will be monitored on an annual basis through the commitments process and Annual Monitoring Report. If certain sites do not come forward as predicted, the scope for moving sites between phases will be investigated so that supply can be maintained where necessary.</p> <p>The strategy includes new urban extensions. This is in addition to 2 other sites agreed in principle through the Core Strategy (Amen Corner and Warfield). Whilst the urban extensions to the north of Bracknell are somewhat dependent on one another in terms of the provision of infrastructure, the urban extensions in the southern part of the Borough and smaller edge of settlement sites and those within existing settlements could proceed independently. Developers have already started to work up schemes for all four new urban extensions and the majority of</p>
<p>The uncertain economic situation indicates a shorter term approach which does not risk the granting of unnecessary tracts of land.</p>	
<p>The Core Strategy review should include a review of empty office space which might be able to be used for housing/a full review of empty employment land/buildings.</p>	

	<p>land within each allocation is in single ownership. Although the Borough does not currently have a 5 year housing land supply, it is likely that some new urban extensions such as TRL, Crowthorne could begin to deliver at a fairly early stage.</p> <p>The Council is intending to review its Core Strategy following the completion of SADPD, by that stage, there should be clearer advice on assessing need and working out a requirement. This review will offer the opportunity to re-assess the adequacy of the provision made in this document particularly towards the end of the plan period and beyond. It will also offer the opportunity to re-assess the position on employment land.</p>
<p>There is an argument for relaxing the Green Belt and building a number of houses around existing settlements such as Winkfield or Cranbourne rather than enlarging Bracknell.</p>	<p>The Government is committed to the protection of the Green Belt. The Council is not intending to review Green Belt boundaries through SADPD. This process would only take place, if found necessary, through a Review of the Core Strategy.</p>
<p>There should be no review of Green Belt here. Should be considered as part of a Core Strategy review</p>	
<p>Regular reviews of evidence base should inform the AMR and allocations.</p>	<p>This will be done through the annual commitments process and discussions with developers.</p>
<p>The following comments were received to this question but do not relate specifically to this question or relate to issues considered elsewhere in this document:</p>	
<p>Refuse to accept the South East Plan allocation/challenge the allocation/figures are speculative/unrealistic/inaccurate in current recession and should be revisited.</p>	<p>This issue is addressed in the section on 1.2 'Responses to 'Overview''</p>
<p>Only build homes that are required - no to numbers generated by government which may have no relevance to this area. Local people should decide.</p>	
<p>Impact on existing residents lifestyles and wellbeing as well as wildlife is more important than meeting a requirement.</p>	<p>This issue is addressed in the section on 2 'Responses to Section 2 'Our Vision''</p>

Questions whether the need for small households should be met as it conflicts with other objectives.	
No action should be taken because of the election.	These issues are considered in the table in the section on 1.2 'Responses to 'Overview''
The Government should set a cap on the maximum number of houses to be built.	
Why is so much land required over such a short timescale.	
If there was greater investment in infrastructure in the UK, wealth might spread beyond the South East/development should go elsewhere/further west.	
Questions the assumptions behind the housing numbers/need for that many houses .	
Further houses will mean that Bracknell will become even more of a dormitory.	
Population forecasts suggest that there will be a need for smaller units which could be accommodated on sites near Bracknell Town Centre. New developments should not all be 4/5 bed units benefiting the developer but not the local community.	Population forecasts and household projections have been examined through SHMA which makes recommendations on the mix of dwelling types and sizes that should be sought.
Brownfield sites should be used over greenfield/ only use brownfield land /refuse greenfield.	This issue is also addressed in the table in section 3 'Responses to Section 3 'Locational Principles and Constraints''
Focus should be on Bracknell Town Centre and not around Binfield.	
Reusing empty homes should be a priority before building new ones.	The overall figure for empty homes in the Borough is fairly low when account is taken of the number of units that are currently affected by the Bracknell Town Centre Regeneration Scheme.
A small number of new towns should be built to avoid overloading existing centres.	This issue is addressed in the table in the section on Responses to Section 3 'Locational Principles and Constraints'
Should identify sufficient land in the least controversial places.	The current exercise tries to consider all constraints associated with land that is available.
Areas should be allowed to grow organically through small developments.	Such an approach would not help deliver sustainable development due

Consideration should be given to breaking these developments into smaller more fragmented development of about 300 houses/should share across the Borough.	to the thresholds required to deliver certain elements of the infrastructure. Growth must be in line with local needs.
Greater emphasis should be placed on appropriately scaled extensions to smaller settlements/should allow small additions in numerous locations.	
Binfield should not be swamped with development/maintain separation between Binfield and Bracknell.	Site specific matters are considered under responses to Qu 44, Q 45, Q 46.
Land in Warfield could supply all future needs.	The latest household projections suggest that this is not the case.
Should discuss use of Crown land with the Crown Estate.	Discussions have taken place and it has been confirmed that the Crown Land within Broad Area 8 is not available for residential development.
Protect as many green buffers between communities as possible/protect open spaces/wildlife.	The current proposals try to secure gaps between settlements through the provision and location of OSPV and SANGs
Should build at higher densities to protect wildlife habitats.	A mix of dwelling types, sizes and therefore densities are required. Ecological evidence has been drawn upon to ensure that the most valued habitats are maintained.
Build alternatives should be adopted to improve quality of life. Housing density is known to be related to mental healthcare problems.	The Core Strategy aims to improve the quality of life. The densities used to calculate the capacities of possible sites are fairly low compared with other urban/city areas.
Encourage allocation of sites for 100% affordable housing.	The provision of affordable housing must be viable and is to some extent dependent on the availability of central government funding..
Past evidence suggests that the Council prioritises new homes over infrastructure and there is no evidence that this will change.	These matters are considered under Q 25.
The local area cannot support further new build due to the existing lack of infrastructure, additional houses will make this worse/only use sites with infrastructure in place.	

Jobs and environmental needs should be put before houses.	Prioritisation of objectives are considered under the Objectives section.
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Options for Travelling Populations

Option 1 - Rely on the application process to meet future need rather than specifically allocate additional pitches.

Option 2 - Seek provision for Gypsies, Travellers and Travelling Showpeople as part of each mixed use broad area allocated in the Site Allocations Development Plan Document.

Option 3 - Invite proposals to extend existing private Gypsy, Travellers and Travelling Showpeople sites.

Option 4 - Seek provision as a mix of the above options.

Question 5

Which of the above approaches is the most appropriate?

Table 10

No. of respondents:147		
Options	Support - No. of responses	Support - Percentage of responses
Option 1	58	40%
Option 2	8	5%
Option 3	55	37%
Option 4	25	17%
Comment only	1	1%

4.2 Option 1 received the greatest level of support, while option 2 was least popular.

Table 11

The main issue from the additional comments were:	Response
Circular 01/2006 (Planning for Gypsy and Traveller Caravan Sites) and Circular 04/2007 (Planning for Travelling Show People) both expect the number of	The revocation of Regional Spatial Strategies means that local authorities will be responsible for determining the

The main issue from the additional comments were:	Response
<p>itches/plots set out in the Regional Spatial Strategy to be translated into specific site allocations within a DPD. The allocation of sites should assist in ensuring certainty of delivery. Option 2 is supported as it would appear to achieve the allocation of sites. Options 1, 3 and to a lesser extent Option 4, appear to rely on alternative means of provision and would not ensure certainty of delivery.</p>	<p>right level of site provision, reflecting local need and historic demand, and for bringing forward land in DPDs. Gypsy and Traveller Accommodation Assessments (GTAAs) undertaken may form a good starting point. However, local authorities are not bound by them.</p> <p>In August, the Government announced its intention to revoke Circular 01/06 and Circular 04/07, subject to necessary impact assessments, to be replaced with a light-touch guidance outlining councils' statutory obligations.</p> <p>None of the developers of the Broad Areas have suggested a willingness to make provision for Gypsies and Travellers.</p>

Question 6

Is there an alternative approach that should be adopted?

Table 12

No. of respondents: 59	
The following main issues were raised:	Response
This is a national issue that requires legislation	<p>The revocation of Regional Spatial Strategies means that local authorities will be responsible for determining the right level of site provision, reflecting local need and historic demand, and for bringing forward land in DPDs.</p> <p>In August, the Government announced its intention to revoke Planning Circular 01/06 and Circular 04/07, subject to necessary impact assessments, to be replaced with a light-touch guidance outlining councils' statutory obligations. Further advice on a future approach will be included in the forthcoming Localism Bill.</p>
Require more information on need in order to put forward an alternative and/or justify the provision of sites.	
The Council should not sanction expansion of existing sites, or the creation of new sites	
The Council should allocate a mix of public and private sites for gypsies & travellers which have space for informal transit accommodation in line with Circular 01/2006	
Seek provision through Council owned sites	

<p>Ensure future development is shared across the Borough</p>	<p>In the meantime, the Council has decided to work on the basis of continuing to meet the requirement put forward at the Examination held in February 2010 in connection with the partial review of the South East Plan. This proposed an additional 15 pitches in the Borough between 2006-2016.</p>
<p>New facilities should be developed in conjunction with the travelling community</p>	<p>Since 2006, planning permission has been granted for 12 additional pitches. Further more, in the same period a further 4 pitches have been granted planning permission on a temporary/personal or personal basis. These sites could be converted to permanent permissions or non personal permissions through appropriate planning applications with the necessary planning permissions. There are other planning applications involving additional pitches under consideration.</p>
<p>If provision is to be made, it should be away from other populated areas, not part of a mixed use development.</p>	<p>The Council has decided that in the light of the above, the target of 15 is likely to be met by dealing with the issues through the planning application process and by applying criteria set out in Core Strategy CS18: Travelling Populations.</p> <p>It is not therefore considered necessary to allocate further pitches through SADPD.</p>
<p>Strengthen terms and conditions covering the use of existing sites, or planning conditions attached to new permissions</p>	<p>All conditions must be in line with the provisions of Circular 11/95: The Use of Conditions in Planning Permissions.</p>
<p>The Council should deal more robustly with unauthorised sites</p>	<p>The Council's Planning Enforcement Team spends a great deal of officer time investigating unauthorised sites. However, they are only able to act within the parameters of existing legislation and guidance.</p>

Question 7

Do you agree with the proposed principles for settlement boundary changes?

Table 13

No. of respondents: 147		
The settlement boundaries will be drawn to include:	Agree	Dis-agree
Existing commitments for development including permissions that have not yet been implemented	79 (59%)	55 (41%)
Buildings on the edge of villages that relate closely to the economic or social functioning of the area e.g. village hall and public houses	100 (75%)	33 (25%)
Curtilage (areas around and related to buildings) except large gardens or other open areas that are visually detached from the settlements	80 (62%)	49 (38%)
Playing fields or open space on the edge of settlements	95 (69%)	43 (31%)
Isolated buildings that are visually or physically detached from the settlement	97 (74%)	35 (26%)
Comment only	1	
NB The percentages shown are calculated based on the responses for the individual Settlement Principles rather than the number of respondents to the Question in total.		

In general the majority of respondents agreed with the approach towards defining settlement boundaries.

Question 8

Are there other principles that should be followed?

Table 14

No. of respondents: 77	
The following main issues were raised:	Response
Boundaries should be clearly defined.	Settlement boundaries provide strong defensible limits to the built up areas of the Borough. They provide a clear distinction between the countryside and built up areas. They provide certainty over whether or not development is likely to be
Changes to settlement boundaries should not automatically lead to an increase in land take	
Reason for review unclear, making it impossible to say how settlement boundaries should be drawn	

Issues too technical to assess without more information and guidance	<p>acceptable and help to maintain the character and function of the countryside. In line with the locational principles set out in CS2 - Locational Principles, priority is given to locating development within existing settlements. The principles suggested at the Options stage were considered necessary in order to ensure that the boundaries are drawn in a consistent manner.</p> <p>As no revised settlement boundaries were pursued through this proposal (other than for sites submitted with development potential and school sites), it has been decided that the only adjustments proposed will be those for school sites (where they clearly relate to the existing settlement) and edge of settlement sites. In both cases, boundaries will be drawn tight around buildings.</p> <p>The new urban extensions will be assessed at a later date when the extent of the built up area can be more clearly defined.</p> <p>This review does not mean that the Council is not committed to ensuring gaps between settlements and retaining the character of individual settlements.</p> <p>Such green spaces are spaces that are specifically excluded from the list of principles as their undeveloped character contributes to creating the distinction between the built up area and the countryside.</p> <p>The Council is proposing to allocate land outside existing settlement boundaries through edge of settlement sites and urban</p>
Settlement boundary changes too definitive.	
Treat each situation on its merits and the arguments for and against revisions.	
Drawing settlement boundaries tightly as proposed, limit the potential for built-up areas to provide small scale 'edge of settlements /rounding off' development. Such development adds variety to the supply of housing stock.	
Warfield and Binfield and Winkfield and Ascot should remain distinct settlements	
Review historical village settlements and spaces between to delineate between new settlements	
As proposed, the principles for settlement boundaries will not prevent urban sprawl. Emphasis should be on qualitative development within existing settlements.	
In areas such as Amen Corner settlement boundary principles should have regard to wider objectives of land use delivery rather than just following landscape features.	
Village amenities inside settlements should not be built on	
Ancient boundaries and names should be kept as this reflects the history of the area	
Existing green space between settlements must be protected at all costs. They provide leisure activities, wildlife habitats, visual enhancement of the wider area and provide a green buffer between settlements.	
Areas in widespread recreational use by residents should be excluded from the settlement boundary	
Consider including playing fields or open space that are located on the edge of settlements	
Review should take into account the need to revise boundaries to include new urban extensions.	
Development of Area 4 is in conflict with para. 20	

<p>Include Institutional uses in the settlement e.g. Broadmoor, Wellington College.</p>	<p>extensions. Revised settlement boundaries for edge of settlement sites are proposed here. Concept plans have been produced for the urban extensions, however, at this stage there is insufficient detail upon which to base decisions about the extent of the built up area. Amended settlement boundaries for the urban extensions will be proposed through another DPD.</p> <p>A review of settlement boundaries will be carried out in relation to school sites and edge of settlement sites. The results of this review are due to be published in the SADPD Preferred Option.</p> <p>Wellington College is not considered to meet the criteria for being included within the defined settlement.</p>
<p>The following comments were received to this question but relate to issues considered elsewhere in this document:</p>	
<p>Direct development to brownfield sites</p>	<p>This issue is considered in the table in section Responses to Section 3 'Locational Principles and Constraints'</p>
<p>Include sites involving previously developed land which are appropriate for development</p>	
<p>Consider inclusion of Silverdene, Little Sandhurst and HFC, Cranbourne in settlement boundary</p>	<p>Silverdene, Little Sandhurst is not within a defined settlement and is not an edge of settlement site or urban extension. It does not meet any of the criteria set out in Policy CS2. HFC, Cranbourne is located in the Green Belt. Evidence from SHLAA suggests that there are sufficient sites within defined settlements, on the edge of settlements and as new urban extensions, without looking at Green Belt sites.</p>

Warfield Park Options

Option 1 - Extend the boundaries of the site to include any of the areas of land shown on the plan attached as Appendix 4 - Warfield Park Map.

Option 2 - Review the designation of the site aimed at protecting its existing character and appearance in the interests of intensification.

Option 3 - Retain the existing policy approach and boundaries.

Question 9

Which of the above approaches is the most appropriate for Warfield Park Mobile Home Site?

Table 15

No. of respondents: 140		
Options	Support - No. of responses	Support - Percentage of responses
Option 1	27	19%
Option 2	41	30%
Option 3	69	49%
Comment only	3	2%

Option 3 attracted the most support and this option is being taken forward through the Preferred Option.

Question 10

Is there an alternative approach that the Council should consider?

Table 16

No. of respondents: 50	
The following main issues were raised:	Response
Why is Warfield Mobile Home site being singled out for protection	Warfield Mobile Home Park is located in the countryside area south of Forest Road, east of Whitegrove. The 30 ha site is bounded by woodland to the north and south which has a
Do not allow any expansion of the site	

Lack of information given in document to be able to suggest an appropriate alternative	high amenity value and the mobile homes themselves are laid out in an attractive woodland setting.
Site is a good alternative to static housing but tenancy and size of dwelling should be considered	<p>The Bracknell Forest Borough Local Plan acknowledges the amenity value of the site. Saved Policy EN11 of the Bracknell Forest Borough Local Plan seeks to maintain the character of the site and ensure that the existing homes are retained in a secluded setting. The wooded character of the site and adjacent land are highlighted as contributing to preserving the narrow gap between Bracknell and the residential area along Chavey Down Road/Long Hill Road. The points highlighted in the Local Plan remain important today.</p> <p>The extension of the site to the east would protrude further into the countryside and the fragile gap between two settlements. It would also impact on Local Wildlife Sites. It would not meet any of the locational criteria set out in Policy CS2 and would lead to the loss of trees.</p> <p>The Council has decided that Option 3 is the preferred approach for the site, given the constraints that exist within the area.</p>
Protection of existing character and appearance of Park should be the priority of any expansion	
Long term, better use of public funds to plan to replace mobile homes with affordable housing at a higher density	
The same density and level of tree protection must be retained	
Provides a 'buffer' between Bracknell and Chavey Down	
Combine Options 1 & 2	
Encourage the owner to increase density of existing site Owner suggested additional 39 pitches could be accommodated	
Suggested extension may not be deliverable because of availability issues and landscape/ecology issues	The site owner submitted four areas for consideration through the Strategic Housing Land Availability Assessment.
Extend boundaries but omit area 243	<p>Since the consultation, the Council has been informed that area 241 (SHLAA Ref.) is no longer available for residential development.</p> <p>The remaining areas 247, 246 and 243 are located outside the defined settlement and would not adjoin a settlement boundary. The Council has decided that they do not meet the criteria for 'edge of settlement' sites.</p> <p>All the suggested areas will result in further encroachment of the countryside and there are no special circumstances that warrant allocation for this type of housing in the countryside. The nature of development proposed cannot be considered to be low cost housing.</p>
Extend boundaries but omit area 247.	
Extend boundaries to include areas 241, 243 & 247 only	
Extend boundaries to include 241 & 247 only	
Landowner indicates 25 new park homes could be accommodated on sites 243,245	
Provide plots in broad settlement areas	

	<p>Areas 246 and 247 also conflict with other policy objectives as both areas are designated as a Local Wildlife Site and a River Corridor Area. Loss of trees and habitat would result in harm to wildlife and habitats for which the sites are designated.</p> <p>For the above reason, the Council has decided not to propose that areas 243, 246 and 247 should form extensions to Warfield Park Mobile Home Park.</p>
Consider new small scale mobile home parks e.g converting existing farm buildings	Any sites must potentially meet the criteria in Locational Policy CS2 of the Core Strategy. The fact that a mobile home park is proposed does not warrant special consideration.
Ask Park residents	Wide spread publicity was given to the Site Allocations Participation Document during the consultation period which ran from February to April 2010 and a number of Park residents responded.

Employment Strategy

Our initial view on our employment strategy is therefore to:

- plan flexibly for sustainable economic growth;
- continue to promote the regeneration of Bracknell Town Centre with a significant component of employment development;
- retain the majority of the employment sites and premises for economic development, and;
- identify a limited number of sites which could change from employment to other uses without causing conflict or detracting from the integrity of the employment areas.

Question 11

Do you agree with the employment site strategy set out above?

Table 17

No. of respondents:119		
Option	No. of responses	Percentage of responses
Yes	80	67%

No	33	28%
Not indicated	6	5%

4.3 This shows a strong level of support for the initial employment strategy set out in the Participation Document with over two thirds respondents in agreement with it. This supports the use of this approach as the basis of the employment strategy, particularly as it relates to land allocations.

Table 18

The following additional comments were received:	
The following main issues were raised:	Response
Employment patterns will change over the plan period, changing the nature of demand for employment floorspace. The last bullet point should be strengthened to refer to 'appropriate' sites.	<p>The potential changes in working patterns are one of the reasons why it is proposed to plan flexibly for economic growth.</p> <p>It is agreed that the re-designation of sites from employment to housing should only take place if a site is considered suitable for residential development.</p>
The location of employment uses is critical when identifying future housing sites.	Access to employment opportunities will be an important consideration in the allocation of strategic housing sites. The locational criteria contained within Core Strategy Policy CS2 reflects this with priority being given to Bracknell Town Centre which is also a key employment location.
<p>Strongly disagree/disagree with 'sustainable economic growth' - should maintain current levels.</p> <p>Employment development should be focused elsewhere in the UK.</p>	National Planning Policy Statement 4 requires local planning authorities to set out a clear vision and strategy for their area which positively and pro-actively encourages sustainable economic growth. In Bracknell Forest, where there is an over-supply of office accommodation, this is likely to be achieved through redevelopment and regeneration of existing sites rather than by designating new areas – and this forms the basis of the Council's approach.
<p>Priority should be Bracknell Town Centre</p> <p>Focus on leisure/retail aspects of Town Centre development</p> <p>Need to redevelop the Town Centre in order to attract businesses.</p>	The regeneration of Bracknell Town Centre for a mix of uses including employment, retail, leisure and housing is a key Council priority. This is reflected in the adopted Core Strategy and will be supported by the Site Allocations DPD.

<p>Questions the validity of any strategy that was based on evidence prepared before the economic downturn/evidence does not always reflect reality.</p>	<p>The need for a robust strategy that can accommodate fluctuations in the economic cycle is reflected in the proposal that we should plan flexibly for sustainable economic growth. There will be a need to balance housing and employment as far as possible regardless of the economic climate at the time.</p>
<p>This is not a strategy and without more information on timescales and budgets is meaningless.</p>	<p>The timescale with regard to this plan is the period to 2026. It is not clear what information is being suggested on budgets. The purpose of the Site Allocations document in relation to employment is to define those areas that should be identified for employment use, including as part of appropriate mixed-use schemes. It is not therefore considered relevant to include budget information within such a planning strategy.</p>
<p>As there is an oversupply of offices/many empty offices why is there a need to allocate more land?</p> <p>No additional land should be identified - just recycle existing.</p> <p>Development should be redevelopment not new areas</p>	<p>It is not proposed to allocate any significant additional land for offices. This should enable needs to be met primarily through the redevelopment or re-use of existing employment land and buildings.</p> <p>Any additional allocations are only likely to be on a small scale to support proposed large housing developments and provide a mix of uses.</p>
<p>There seems to be no strategy covering how employment will be increased to cope with the additional residents.</p>	<p>The results of the Employment Land Review indicate that there is an oversupply of offices and this will be monitored, along with the supply of other employment land, to ensure that suitable sites and premises are available to provide for the additional jobs required. The situation will be regularly monitored to establish whether additional allocations are required. The Council is also involved in the preparation of a Local Economic Assessment which will inform the future economic strategy for the Borough.</p>
<p>Strategy should include finding occupiers for existing buildings before allowing new ones.</p>	<p>This would be outside the scope of the site allocations DPD.</p>
<p>Greater consideration should be given to the release of employment land/buildings to other uses, particularly housing.</p>	<p>Further consideration has been given to this aspect and the results of this are incorporated within the site allocation proposals and proposed changes to employment areas. The extent to which such sites can be re-allocated to other uses will depend to a large extent on the intentions and aspirations of the landowners. The Council can only allocate alternative uses to sites that are genuinely available for development for other purposes.</p>

	We also need to maintain an appropriate balance of housing and jobs to reduce the need to travel long distances to work.
No provision made for small and start up businesses - integrate with housing development.	The options did include one for mixed use redevelopment of Crowthorne Business Park to include some small and medium sized employment premises. Consideration will be given to the suitability of other allocations for an element of small scale employment and the Core Strategy Policies for Amen Corner and Warfield (Policies CS4 and CS5) include proposed employment.
Employment development should be concentrated in areas of good road access - west for M4 and south for M3.	Significant employment areas and sites are major destinations and origins for trips, especially at peak times. It is therefore important that they are located where they can be accessed by a variety of modes, not just by road. This is why Bracknell Town Centre continues to be seen as an important location for employment development. There are also significant issues with the capacity of the nearest junctions onto the M4 and M3 as referred to in the representations from the Highways Agency.
Approach supported provided contraction does not lead to fragmentation of employment sites.	Noted, and any changes to the employment areas should not detract from the integrity of those that remain.
Do not agree that all areas should necessarily be retained.	The role and function of the main employment areas is being reviewed as part of the process.
Employment land in flood zones 2 and 3 should remain in employment use.	In accordance with PPS25, most general employment uses would fall within the 'less vulnerable' uses classification and would therefore be acceptable with flood zones 2 and 3a but not zone 3b (functional floodplain).
Transport infrastructure/congestion is a reason businesses do not locate in Bracknell and needs to be given major consideration.	Transport infrastructure will be an important element of the Infrastructure Delivery Plan which supports the site allocations work.
Support a number of points made in the supporting text.	Noted
Concern that have become a commuter town.	The latest available work travel data (2001 census) indicates that the Borough has a roughly equal balance between out-commuting and in-commuting. It is desirable that this balance is maintained in order that there are sufficient jobs available locally to meet the needs of local people and support the local economy.

	Though it is acknowledged that while the workforce is in balance with the jobs in the Borough, there are significant in and out flows of commuters.
The following comments were made in response to this question but are covered in detail in another section.	
Concerned about the impact of development on Binfield.	Potential impacts of development on Binfield are covered in responses to Question 46 Broad Areas 4 and 5.
Government objective of sustainable development is not achievable.	This is outside the scope of the site allocations document.

Options for Employment

Option 1 - Maintain the existing employment areas as they are.

Option 2 - Reduce the size of the Eastern Employment Area by allowing other uses along the London Road (to focus employment on a core area west of Brants Bridge and north and south of Eastern Road).

Option 3 - Revise the northern boundary of the Cain Road/Amen Corner Business Park where it adjoins residential development to slightly reduce its size and focus on a core office area.

Option 4 - Release the Crowthorne Business Park for mixed use development, with an emphasis on housing but including some small and medium sized employment generating premises. This option is linked to the potential development of this site as part of 'Broad Area 3' (further details are in the Broad Area 3 profile in Section 7 of this document).

Option 5 - A combination of Options 2 to 4 above.

Question 12

What is the most appropriate approach for employment land within the employment site strategy referred to in Question 11?

Table 19

No. of respondents: 116		
Options	No. of responses	Percentage of responses
Option 1	24	21%
Option 2	3	3%

Option 3	5	4%
Option 4	21	18%
Option 5	57	50%
None indicated	1	1%
None of the options	5	3%

4.4 The most popular option was five, which was a combination of options 2-4 which between them proposed a number of changes to reduce the extent of existing employment areas and to release the Crowthorne Business Park for a mixed use development including a substantial housing element (Option 4). Just over one fifth of respondents selected Option 1 which was to make no changes to employment areas. The release of the Crowthorne Business Park as an individual option was supported by 21 respondents (18%). On the basis that changes to employment areas are the most preferred option and are also supported by many of the additional comments and comments made in relation to potential housing sites it is proposed to make the changes proposed in the options and consider whether there is any further scope for the change of use of employment land. It will be important to ensure that we maintain viable and attractive employment sites and that further opportunities to provide employment development are taken through the regeneration of Bracknell Town Centre.

Table 20

The following additional comments were received:	
The following main issues were raised:	Response
Fill existing empty spaces first or if not possible then recycle for another use.	It is not proposed to allocate significant additional land for offices. This should enable needs to be met primarily through the redevelopment or re-use of existing employment land and buildings.
Support the inclusion of affordable housing as part of mixed use development.	Affordable housing will be sought on all residential sites (including as part of mixed-use developments) that meet the criteria for provision.
Option 4 not supported due to possible impact on the TBHSPA /need to take account of surface water flooding.	The redevelopment of the Crowthorne Business Park and adjoining land site as a mixed use scheme would need to take account of surface water drainage issues and mitigate its impact on the SPA by providing SANGs.
A combination of options should be selected subject to specific matters including the impact on roads in Wokingham being overcome.	Noted. Highways impacts will be an important consideration in site allocations.
Need to ensure suitable office sites - key for Bracknell to become and remain a thriving location.	The most recent evidence points to a significant over-supply of office space for the plan period, the emphasis should therefore be on ensuring that

	existing sites provide suitable accommodation to meet modern requirements. This may be through redevelopment and regeneration schemes such as the Bracknell Town Centre Regeneration.
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Question 13

Is there an alternative approach that the Council should consider?

Table 21

No. of respondents: 42	
The following main issues were raised:	Response
No	Noted
Should also consider individual cases for business development.	Individual cases will be considered through the existing planning application process with proposals considered against the development plan and any other material considerations.
Focus on land not enclosed by residential development to avoid additional traffic impacts and protect character/review office buildings being in one area.	It is not proposed to allocate any significant additional land for offices. This should enable needs to be met primarily through the redevelopment or re-use of existing employment land and buildings. Any additional allocations are only likely to be on a small scale to support proposed large housing developments and provide a mix of uses.
Option 5 offers the greatest latitude/support option 5 while maintaining most of the existing employment areas.	Noted
Need to be flexible to accommodate changing demands after the recession.	This is the intention of the strategy.
Need to factor in the amount of vacant and old office space which should be replaced/filled before new sites released. No need to expand commercial sites as already over provided.	It is not proposed to allocate significant additional land for offices. This should enable needs to be met primarily through the redevelopment or re-use of existing employment land and buildings.

<p>Town centre regeneration is required to promote the Borough/attract businesses.</p>	<p>The regeneration of Bracknell Town Centre for a mix of uses including employment, retail, leisure and housing is a key Council priority. This is reflected in the adopted Core Strategy and will be supported by the Site Allocations DPD.</p>
<p>Consider converting vacant offices to housing.</p>	<p>Further consideration has been given to this aspect and the results of this are incorporated within the site allocation proposals and proposed changes to employment areas. This would enable the conversion of employment buildings to housing or the redevelopment of the sites for housing if conversion was not viable.</p> <p>The extent to which such sites can be re-allocated to other uses will depend to a large extent on the intentions and aspirations of the landowners. The Council can only allocate alternative uses to sites that are genuinely available for development for other purposes.</p> <p>We also need to maintain an appropriate balance of housing and jobs to reduce the need to travel long distances to work.</p>
<p>Concentrate employment areas, using land more effectively and therefore preserving open spaces.</p>	<p>It is not proposed to allocate significant additional land for offices. This should enable needs to be met primarily through the redevelopment or re-use of existing employment land and buildings. This should enable more effective use to be made of the existing sites.</p>
<p>Suggest a combination of options 2,3 and 4.</p>	<p>Noted - supports option 5</p>
<p>Expand existing business areas as required.</p>	<p>The results of the Employment Land Review indicate that there is an oversupply of offices and this will be monitored to ensure that suitable sites and premises are available to provide for the additional jobs required. The situation will be regularly monitored to establish whether additional allocations are required.</p>
<p>Employment development should be discouraged as it leads to increased demand for housing.</p>	<p>The objective is to achieve a balance between housing provision and employment</p>

<p>All options will lead to a feeling of being disjointed in terms of workplace sites.</p>	<p>Changes to employment sites will be proposed only where they do not affect the integrity of key employment areas. It is important that a variety of types and locations of employment sites is available, but in light of current over-supply of office space it is considered appropriate to make some changes.</p>
<p>Pursue options 2 and 4 but protect the Cain Road/Amen Corner Business Park boundaries to allow future expansion of the business occupancy.</p>	<p>Given the general over-supply of office space in the Borough it is considered appropriate to slightly reduce the extent of this employment area. This approach is supported by the Employment Land Review which indicates that an office core should be maintained here but that other land could be released for other uses.</p>
<p>Suggested boundary changes to Eastern Employment area, Cain Road Business Park and Crowthorne Business Park.</p>	<p>Noted</p>
<p>Introduce shops into Western Road areas.</p>	<p>Any retail proposals would need to be considered on their merits and against the guidance in PPS4. In particular it is important that retail proposals do not undermine the role of Bracknell Town Centre and its planned regeneration.</p>
<p>Allow affordable housing to be the only alternative to employment on existing sites.</p>	<p>It would not help to create sustainable, mixed communities if areas of just affordable housing were developed. It would also be unlikely to encourage such sites to come forward for housing as the viability would be reduced.</p>
<p>Concerned that there is no strategy as to how employment will be increased to provide for the new residents.</p>	<p>According to the most recent employment land review, there is sufficient land to more than meet the Borough's employment needs for the plan period in respect of offices. The planned developments will include new schools and other facilities which will in turn generate employment opportunities as will the planned regeneration of Bracknell Town Centre.</p>

Options for Employment Sites Outside Settlements

Option 1 - Give employment sites outside settlements and the Green Belt, a specific notation and policy to enable limited development to occur.

Option 2 - Designate other significant employment sites generating significant employment within the Green Belt as Major Developed Sites.

Question 14

Do you consider either of the above approaches is appropriate?

Table 22

No. of respondents: 91				
Options	Yes		No	
	No. of responses	Percentage of responses	No. of responses	Percentage of responses
Option 1	58	70%	25	30%
Option 2	16	22%	57	68%

4.5 This shows clear support for Option 1 which was that employment sites outside of settlement and outside of the Green Belt should be considered for a policy notation to enable limited development to take place.

4.6 Fewer responses were in favour of designating further Major Developed Sites in the Green Belt (16) with a larger number (58) responding 'no' to this option indicating a lack of support for this approach. Several respondents replied 'yes' to both options.

Question 15

Is there an alternative approach that the Council should consider?

Table 23

No. of respondents: 35	
The following main issues were raised:	Response
No	Noted

Alternative is to oppose further development on greenfield sites within national government constraints.	There is no identified need for significant new employment allocations on greenfield sites. The only exceptions to this are where small elements of employment may be appropriate as part of a mix of uses within major housing allocations. The issue is what approach should be taken with existing brownfield sites outside settlements.
Should protect the Green Belt from further development.	Protection of the Green Belt is a key Council planning objective, however, where there are existing major developed sites within the Green Belt, there is scope under national guidance to allow limited infilling or redevelopment where this would not have an adverse effect on the Green Belt. There is no scope for allowing significant new development in the Green Belt on undeveloped sites.
Might support one of the options if it was demonstrated that new sites must be identified to attract new employment.	Sites outside settlements are not seen as a suitable location for significant new employment development to attract workers. The intention is that where employment sites already exist we should enable them to carry out minor development to enable to remain in operation while adapting to changing operational and technical requirements.
Need to understand impact on wildlife and local residents.	These aspects would be fully considered through any planning application process.
Do not believe further land is required because of amount of empty employment space/use empty /underused sites first.	It is not proposed to allocate further land. This question relates to potential changes to the designation of existing established employment sites.
Should consider smaller starter units.	Opportunities will be sought within some of the urban extensions to provide small starter units in association with planned Local Centres - for example, land at Warfield. Also the Crowthorne Enterprise Centre is to be re-provided on the former TRL site.
Should concentrate development in existing employment areas/allow redevelopment of existing sites but with no growth in footprint or environmental impact.	Sites outside settlements are not seen as a suitable location for significant new employment development to attract workers. The intention is that where employment sites already exist we should enable them to carry out minor development to enable to remain in operation while adapting to changing operational and technical requirements.

Need to know more about the types of developments under discussion.	There are no particular developments being considered at present, rather it is a question
Land at Hewlett Packard's former recreation ground which has been identified for employment and the railway station at Amen Corner should be identified in the SADPD.	This aspect is covered in the Amen Corner Supplementary Planning Document. The SADPD will include the formal allocation of the Amen Corner Major Location for Growth. The proposal will not include reference to the railway station as it is unlikely that a station in this location would be practical or viable.
Broadmoor Hospital should retain its employment land use allocation but the potential alternative use of its surplus employment land should be extended.	The potential re-use of parts of the Broadmoor Hospital site is being considered through the SADPD, including land that will not be needed for the Hospital. It is not intended to remove its employment designation at this stage.
Both options will lead to development in open land. There is sufficient space within the settlement boundaries.	It is not the intention of either option to enable the development of open land outside existing sites. The options are put forward in order to enable occupiers of such sites to continue their activities and enable redevelopment of such sites where this would have no greater impact on the openness of the countryside and/or Green Belt than the existing development.
Land uses must provide services and employment to residents.	It is a policy objective to ensure that provision is made for services and facilities required by communities and that there is good access to employment opportunities within the Borough.
Current factories are adequate for at least 10 years - convert to current needs.	This is covered in the responses to Q12 and Q13
Supports the recognition of land uses outside the settlement boundary. There should be a specific policy for the RMAS that would permit development required for the ongoing defence use of the site.	It would be appropriate to consider a military designation for this site to enable operational requirements to be met, similar to policies adopted by other Council's whose areas contain large military establishments.
Option 1 is appropriate for schools but not for hospitals or training centres.	The rationale for this distinction is not clear as the impacts of these forms of development could be similar.
Reduce business rates to retain and attract businesses.	Changes to the business rates are outside the scope of planning policy.
These issues should be tackled jointly with adjacent Councils.	Adjacent councils are statutory consultees in the process of producing the SADPD.

<p>The most urgent need is for a hospital to serve the Bracknell/ Wokingham conurbations</p>	<p>Health service providers are being engaged as part of the SADPD process, particularly in relation to the Infrastructure</p>
<p>Query the use of 'limited' in option 1 - alternative wording suggested – “Option 1 - give employment sites outside settlements (including hospitals, schools and training facilities) a specific notation and policy to enable development to occur.”</p>	<p>The word limited is included in order to reflect that sites outside settlements are generally less accessible by a choice of modes of transport. Such sites are not therefore appropriate locations for significant additional employment development and would not accord with the locational principles set out in Core Strategy Policy CS2. There is also the need to protect land outside settlements, particularly from development that would adversely affect the character, appearance or function of the land as required by Core Strategy Policy CS9.</p>
<p>HFC Bank site should be identified as a Major Development Site.</p>	<p>The relatively small size of the site (6.8 hectares) and the fact that it contains a very limited number of buildings concentrated within a small part of the site indicate that its scale is not sufficient to warrant designation as a major developed site in the Green Belt under the provisions of Annex C to PPG2.</p>

Proposed Approaches for Retail Centre Boundaries

1 - The following centres have been found to comply with the guidance and no boundary changes are proposed:

- Bracknell town centre (*see below for proposed internal designations of primary frontage, secondary frontage and primary shopping area in Bracknell town centre*).
- Bullbrook
- Crown Wood
- Crowthorne Station
- Forest Park
- Harmans Water
- Martins Heron
- Owlsmoor
- Priestwood
- Sandhurst (east of Swan Lane)
- Whitegrove

2 - Boundary changes are proposed to the following centres and details of the proposed changes are shown on the maps at Appendix 1- Retail Boundary Maps

- Binfield
- Birch Hill
- College Town
- Crowthorne centre
- Easthampstead
- Great Hollands
- Sandhurst centre (Yorktown Road, west of Swan Lane)
- Wildridings

Survey work indicates that the following locations may not comply with the definition of centres in national guidance and it is proposed to review their role as part of the Development Management DPD along with a policy approach to retain important local services:

- Fernbank Road, Ascot
- New Road, Ascot
- Warren Row, Ascot
- Hanworth
- Old Mills Parade, Sandhurst.

Question 16

Do you agree with the above approaches in relation to Retail Centre boundaries?

Table 24

No. of respondents: 68				
Comment only	3			
Centre	Yes		No	
	Number	Percentage	Number	Percentage
Bracknell town centre	56	93%	4	7%
Bullbrook	50	89%	6	11%
Crown Wood	51	89%	6	11%
Crowthorne Station	48	89%	6	11%
Forest Park	50	88%	7	12%
Harmans Water	53	93%	4	7%
Martins Heron	49	88%	7	12%
Owlsmoor	48	91%	5	9%
Priestwood	50	93%	4	7%
Sandhurst (east of Swan Lane)	46	87%	7	13%
Whitegrove	47	85%	8	15%
Binfield	38	63%	22	37%
Birch Hill	38	76%	12	24%
College Town	39	76%	11	24%
Crowthorne Centre	36	72%	14	28%
Easthampstead	38	79%	10	21%
Great Hollands	42	82%	9	18%
Sandhurst centre (Yorktown Rd, west of Swan Lane)	39	78%	11	22%
Wildridings	38	75%	13	25%
NB Not all respondents commented on each element of the proposed approach therefore percentages shown are relative for each centre rather than based on the total number of respondents.				

Question 17

Do you have any comments to make about any of the boundary changes suggested in Appendix 1- Retail Boundary Maps

Table 25

No. of respondents: 24		
Boundary Map:	Comments made	Response
General:	No problem with boundaries so long as they don't encroach onto green areas.	Noted
	Parade in New Road has not been viable for some years.	The role of New Road, Ascot will be reviewed as part of the Development Management DPD.
	The approach to retail boundaries seems flawed as the new homes will need some local shops and should not therefore look to reduce boundaries.	If the boundaries are drawn too widely then the centres identity and focus will become diluted. New local centres are proposed in connection with certain urban extensions e.g. Land at Warfield and Land at TRL, Crowthorne.
	Insufficient infrastructure.	An Infrastructure Delivery Plan will support the Site Allocation DPD.
	Has retail need associated with new development in the Borough and elsewhere been considered - may have an impact on town centre boundaries?	<p>Accessibility to local services such as local shopping facilities is one of number of criteria that have been used to assess the suitability of the proposed urban extensions.</p> <p>The strategy and development proposals in the Core Strategy and SADPD have been based on the Council's continuing commitment to the regeneration of Bracknell Town Centre. The boundaries reflect the current situation.</p>

	Support retail being maintained in Bracknell and Crowthorne town centres in order to maximise travel options.	<p>PPS1 national guidance promotes the principles of sustainable development. Core Strategy Policy CS1 identifies a number of principles to help achieve this including ensuring the efficient use of land, buildings and infrastructure. Policy CS2 sets out the priority sequence for the location of future development. The focus for future growth in the Borough is Bracknell's urban area. This approach will help to support the regeneration of Bracknell Town Centre and the development of a transport system that gives goods access to services and encompasses a choice of modes.</p> <p>The Council also acknowledges the importance of other local centres such as Crowthorne which is a healthy shopping centre, that has a local catchment which is served by a variety of public transport options.</p>
Map 13 - Bracknell Town Centre	Need urgent redevelopment of the Town Centre.	Despite the current economic climate, the Council remains committed to the regeneration of BTC and recognises its key role in supporting the strategy and development proposals in the LDF. The outline permission for redevelopment of BTC remains in place and the Council has recently agreed to extend the life of the permission for a further 3 years.
	Given the economic conditions redevelopment of BTC is unlikely to happen in the near future. Unlikely to meet the need from the increased housing numbers.	
	BTC cannot support the extent of secondary coverage indicated. A more compact town centre would be more attractive. Multi storey car parks should be removed.	The retail boundaries reflect the current situation, the Town Centre has a current permission for its comprehensive redevelopment.

	Do not support allocating the Peel Centre as secondary frontage - is an edge of centre site.	Under PPS4 the Peel Centre falls under the definition of Edge-of-Centre location as it is closely related physically to the Primary Shopping Area (within 300m walking distance). The boundary Map will be amended to reflect this.
	Need to allow flexibility to accommodate changes as regeneration takes place.	The Town Centre boundary does not prejudice the regeneration of Bracknell Town Centre.
Map 14 - Crowthorne Centre		No change to retail boundary required.
Map 15 - Sandhurst Centre (West of Swan Lane)		No change to retail boundary required.
Map 16 - Binfield	Should be left as a country village. Further retail development is not necessary.	There are minor changes to the boundary of Binfield Centre which are required to follow a consistent approach across the centres. They will not affect the role or function of the centre.
	Village should not suffer any changes.	
Map 17 - Birch Hill		No change to retail boundary required.
Map 18 - Forest Park		No change to retail boundary required.
Map 19 - Great Hollands		No change to retail boundary required.
Map 20 - Harmanswater		No change to retail boundary required.
Map 21 - Martin's Heron		No change to retail boundary required.
Map 22 - Whitegrove	In view of proposed growth there should be a review as to whether there is a need to change/and/or enlarge this centre.	Improvements or enlargements to this centre will be determined through the Warfield SPD and subsequent DPDs.
Map 23 - Bullbrook		No change to retail boundary required.

Map 24 - College Town	The extension should only include the public house building to protect landscape and ecological value.	For consistency all premises have been included with their land as the land supports the function of the building.
Map 25 - Crownwood		No change to retail boundary required.
Map 26 - Crowthorne Station	Would like further explanation as to why the suggested areas are included so that Wokingham can consider if they should make changes to the part of Dukes Ride within their Borough.	No changes have been made to boundary of Crowthorne Station as it is considered that the boundary defined in the Local Plan accurately reflects current circumstances.
Map 27 - Easthampstead		No change to retail boundary required.
Map 28 - Owlsmoor		No change to retail boundary required.
Map 29 - Priestwood		No change to retail boundary required.
Map 30 - Sandhurst (East of Swan Lane)		No change to retail boundary required.
Map 31 - Wildridings		No change to retail boundary required.

Question 18

Is there an alternative approach that the Council should consider?

Table 26

No. of respondents: 18	
The following main issues were raised:	Response
Premature to make assessments ahead of Bracknell Town Centre regeneration.	Council remains committed to the regeneration of BTC and recognises its key role in supporting the strategy and and development

Bracknell Town Centre should be the focus/priority and the villages left alone.	<p>proposals in the LDF. The outline permission for redevelopment of BTC remains in place and and the Council recently agreed to extend the life of the permission for a further 3 years.</p> <p>The outline permission for the redevelopment of the Town Centre is for a mix of uses including new housing.</p> <p>The Council acknowledges the role of other local centres which cater for the the day to day needs of the local population. Existing development plan policies which safeguard the role of these centres will continue to apply. The changes the Council is proposing in the SADPD will ensure that the centres are more closely aligned with appropriate land uses as defined in national guidance. These changes will require relevant changes to the proposals map and will be set out in the SADPD Preferred Option. Residential proposals will be encouraged on appropriate town centre sites.</p>
Primary aim should be the modernisation of existing retail areas.	
Primary shopping areas needs to be smaller, brighter and more accessible.	
Most important issue is that Bracknell Town Centre is failing - unless this is resolved it will undermine any strategy. Retail proposals are likely to take longer to implement than envisaged.	
Encourage use of the town centres for retail and housing.	
Retail boundary for Binfield needs to be sensitively extended not limited.	A piece of highway verge on Benetfeld Road, adjacent to Foxely Court has been removed. This land does not accommodate any town centre uses and does not function as part of the centre.
Crowthorne centre should include units in the High Street, Church Street and Dukes Ride.	The Centre has been extended to include the Iron Duke pub at the Southern end of the High Street, and a block of housing and commercial premises at 22-72 High Street. These are directly connected and can function as part of the centre. 69-77 Church Road has been demolished with no detail of what is to go in their place, this leaves 63 and 67 as two isolated A3 units. Neither unit functions affectively as part of the centre in their peripheral location. Their inclusion within the Centre boundary is no longer justified.
Changing boundaries is a waste of money.	<p>The boundaries are being changed to reflect both the current situation and to comply with national policy.</p> <p>Additional retail space will be considered on a case by case basis.</p>
New retail space should only be considered if existing is full.	

Should ensure at least basic shopping needs are in walking distance of each community.	Under PPS4 small parades of shops purely of neighbourhood significance are not regarded as centres. Small parades are therefore not identified.
Restructure infrastructure needs around re-planning of housing prior to 1920, use apartments to increase usage.	Noted

Proposed Approaches for Bracknell Town Centre

1 - Keep the existing town centre boundary but change the wording of “retail area”, to “primary shopping area” and “defined frontage” to “primary frontage”.

2 - Slightly reduce the extent of primary frontage to accord with the government guidance and remove an area where there are in fact no shops. Define secondary frontages, again to reflect current guidance.

3 - Extend secondary frontages further than the previous “retail area” designation to pick up some retail and service (A class) units that were previously omitted.

4 - Show the Peel Centre as a secondary frontage rather than part of the primary shopping area. It is presently designated as part of the “retail area” but that classification no longer exists in government guidance. Classify the Peel Centre as an edge of centre location under current guidance as it is some 280m walking distance from the primary shopping area and identification of a secondary frontage would therefore be appropriate.

Question 19

Do you agree with the above proposed approaches for changes to Bracknell Town Centre?

Table 27

No. of respondents: 60				
Option	Yes		No	
	Number	Percentage	Number	Percentage
Option 1	46	92%	4	8%
Option 2	38	80%	10	20%
Option 3	30	67%	16	33%
Option 4	39	76%	13	24%

NB Not all respondents commented on each option therefore percentages shown are relative to each option rather than the total number of responses.

Table 28

The following comments were also received:	
Comments	
Keep existing Town Centre boundary but change 'retail area' to 'primary shopping area' and defined frontage ' to 'primary frontage'.	
Slightly reduce the primary frontage to remove area with no shops.	
Redefine secondary frontages - should not include the Peel Centre/ question the basis for extending the secondary frontage.	
Classify the Peel Centre as edge of centre - should be reserved for retail warehouse uses.	

Question 20

With reference to the Bracknell Town Centre Map in Appendix 1- Retail Boundary Maps, do you have any comments on the proposed changes?

Table 29

No. of respondents: 24	
The following main issues were raised:	Response
Bracknell Town Centre should be demolished and a more integrated mixed use approach adopted.	There is a current application for the regeneration of Bracknell Town Centre.
The Peel Centre should be classified as primary shopping area/frontage.	Under PPS4 the Peel Centre falls under the definition of an Edge-of-Centre location as it is closely related to the Primary Shopping Area within a 300m walking distance. As the Peel Centre is not immediately adjoining the Primary shopping area the Peel Centre does not fall within the definition of primary shopping frontage.
Peel Centre could be seen as secondary but works either way.	
Object to the identification of the Peel Centre as secondary shopping frontage.	
Provide better links between the town centre and Peel Centre.	Physical links between the Peel Centre are unsatisfactory. The Ring and Market Street act as a physical constraint. The need for better links is being considered as part of plan to redevelop the Town Centre.
This is essential to improve the current area.	
Regeneration should continue to be the priority/ improvements required.	

Need to ensure sufficient community facilities.	Where appropriate new developments will provide community facilities.
All options show a lack of vision. Need shops but also integrated with housing/restaurants/leisure facilities.	PPS4 sets out a definition of town centres. Proposals should comply with this definition. It encourages mixed use development including non retail uses.
Should ensure improvements to the centre to defend against out of town development pressures.	The sequential approach to site selection will be applied as set out in PPS4.
The 'town centre' boundary seems fine.	The boundaries are being changed to reflect both the current situation and to comply with national policy.
The primary shopping area must be the focus of all new retail development. Retail development outside this must be subject to the sequential test.	Sequential assessments will be required in line with PPS 4.

Question 21

Is there an alternative approach that the Council should consider for Bracknell Town Centre?

Table 30

No. of respondents: 26	
The following main issues were raised:	Response
Options seem to involve cosmetic changes, therefore best omitted.	The changes proposed are to bring the designation in line with current national policy.
All sounds fine - should do it/get on with it.	Noted, the regeneration plans are subject to review in order to assess whether a more flexible approach is required to enable regeneration to proceed.
Questions whether current redevelopment scheme is viable and whether a more modest plan is more likely to succeed.	
Additional housing.	The approved regeneration scheme for the Town Centre provides additional housing within the Town Centre. This will help the Town Centre to have more vitality.

Explain changes and their implications more clearly.	The rationale for the boundary delineation is set out in the Preferred Options Background Paper
Regeneration should be a priority - needs strong supply of retail, restaurants and improved leisure facilities.	An appropriate mix of uses is an important element of the Town Centre proposals.
Any change to designation must support the redevelopment objectives for the town centre.	Agreed
Town Centre should be demolished and made into an enclosed shopping centre.	There is an extant outline planning permission for the redevelopment of the Town Centre.
Peel centre improving so may not be secondary frontage - also is not far from town centre compared with distance between shops in Reading town centre.	Under PPS4 the Peel Centre falls under the definition of Edge-of-Centre location as it is closely related physically to the Primary Shopping Area (within 300m walking distance). The Boundary Map will be amended to reflect this.
Change terminology and slightly reduce the extent of the primary frontage to exclude area where no shops.	Under PPS4 primary frontage can include non retail uses, but will include a high proportion of retail uses.
Remove secondary shopping frontages where there is limited potential for retail.	Secondary frontages provide for opportunities for diversity of uses, which support the function of the Primary shopping area.
Classify the Peel Centre as an edge of centre location.	Under PPS4 the Peel Centre falls under the definition of Edge-of-Centre location as it is closely related physically to the Primary Shopping Area (within 300m walking distance). The Boundary Map will be amended to reflect this.

Proposed approaches for Crowthorne Centre

The designated “retail area”, “retail core area” and “defined frontages” in Crowthorne have also been reviewed and the following changes are proposed.

- 1 - Change “Retail core area” designation to “primary frontage” and extend it to better accord with the government definition by including the Lidl store site.
- 2 - Exclude land between Waterloo Road and the fire station, which does not have enough shops (A1 Use) to accord with the government guidance for this classification.
- 3 - Define secondary frontage and define the primary shopping area more tightly than the previous “retail area” to accord with government guidance.

Question 22

Do you agree with the above proposed approaches for changes to Crowthorne Centre?

Table 31

No. of respondents: 35				
Options	Yes		No	
	No. of responses	Percentage of responses	No. of responses	Percentage of responses
Option 1	29	91%	3	9%
Option 2	20	65%	9	35%
Option 3	25	84%	5	16%

4.7 The majority of respondents agreed with the proposed approaches for change; although the most support was received for Option 1.

Question 23

With reference to the Crowthorne Centre Map in Appendix 1- Retail Boundary Maps do you have any comments on the proposed changes?

Table 32

No. of respondents: 11	
The following main issues were raised:	Response
Leave well alone	The Iron Duke Pub and 22-72 High Street have been included in the Centre boundary, both can function as part of the centre and are directly connected.
Development should be limited to sites which can provide facilities of use to the village.	
Need to integrate retail boundaries and housing numbers.	
Will agree with residents views.	

Question 24

Is there an alternative approach that the Council should consider for Crowthorne Centre?

Table 33

No. of respondents: 8	
The following main issues were raised:	Response
Leave it as it is.	The proposed changes to the boundary of Crowthorne are to ensure it is more compliant with current government guidance in PPS4 and reflects the current situation.

Options for Infrastructure

Option 1 - Prioritise the most important forms of infrastructure and adopt a flexible approach to other elements based on site viability.

Option 2 - Set rigid infrastructure requirements that may make some sites unviable, particularly under current market conditions.

Question 25

Which of the above approaches do you think is the most appropriate?

Table 34

No. of respondents: 116		
Options	No. of responses	Percentage of responses
Option 1	45	40%
Option 2	53	46%

Table 35

The following main issues were also raised:	Response
The inclusion of the section on infrastructure is welcomed.	There is a separate Infrastructure Delivery Plan which will support the Site Allocations DPD. This will outline the infrastructure requirements in more detail.
Suggest that an additional bullet point be added to para 4.47 relating to Utilities including water and waste water infrastructure.	Utilities, water and waste water infrastructure will be covered in the Infrastructure Delivery Plan.
In relation to sewage infrastructure developers must demonstrate that adequate capacity exists both on and off site. Appropriate studies may be required.	
Due to the presence of relevant infrastructure, Thames Water's preferred location for future development is to the north of Bracknell. Some growth could also be accommodated to the south east of Bracknell.	This will be taken into account along with other relevant information for the preferred options SADPD.
The following general comments on infrastructure were received:	
Query whether thought has been given to increasing the number of school places.	Supporting the Site Allocations Development Plan Document an Infrastructure Delivery Plan has been produced. This document identifies current shortfalls in infrastructure across the borough and identifies the infrastructure required to support the proposed growth. This covers a range of of infrastructure, physical, social and green and has involved consultation with both internal and external infrastructure providers.
Query whether consideration has been given to infrastructure such as fire control, hospital provision, water supply, sewage and public transport.	
Infrastructure can already barely cope and further development will only increase this problem. Need to concentrate on getting this right.	
Concerned that the proposed infrastructure at Jennetts Park has not yet been built.	Due to the economic downturn the building rate at Jennetts Park decreased and the triggers were not met as originally projected. The infrastructure for Jennetts Park will be provided in line with the Section 106 Legal Agreement that was entered into as part of the planning application.
Concerned that there are no mitigation measures outlined to help reduce the impact on the strategic road network. A phasing and implementation plan is required which	Infrastructure requirements will be set out in the Infrastructure Delivery Plan. This will cover both the local and Strategic road network.

The following main issues were also raised:	Response
ensures that development comes forward with infrastructure to ensure no detrimental impact on the SRN.	
Recognise need for development but it must be accompanied by road improvements.	Improvements to the road network, that will be required as a result of the new development, will be identified through the Infrastructure Delivery Plan.
Lack of consideration for existing residents - new development will make it more difficult to use local services. Residents will have no option but to move.	

Education

Options for School Sites

Option 1 - Keep the existing OSPV notation.

Option 2 - Move the existing OSPV boundary so that it is further from school buildings to allow some development to take place. (Playing fields are protected under other legislation).

Option 3 - Remove the OSPV notation.

Option 4 - Replace the OSPV notation with an alternative notation, that would allow education needs to be fulfilled, but ensure proper consideration is given to the amenity value of the land.

Question 26

Which of the above approaches do you think is the most appropriate way forward?

Table 36

No. of respondents: 87		
Options	No. of responses	Percentage of responses
Option 1	39	45%
Option 2	20	23%
Option 3	3	3%
Option 4	24	28%
Comment only	1	-

Option 1 was the most popular, with the majority of respondents supporting retention of the existing OSPV notation. The Council recognises the value of OSPV which is addressed in Policy CS8 of the Core Strategy. However, the identification of OSPV on the Proposals Map is inconsistent which results in confusion in application of policy. The preferred option is to remove the notation from the Proposals Map - this does not mean that Policy CS8 will no longer apply. It will be applied to all sites that fall within the definition of OSPV given in the Core Strategy.

Table 37

The following comments were also raised in relation to the options	
Option 1	Buildings should not be extended to the detriment of recreation/sporting facilities.

The following comments were also raised in relation to the options	
Option 2	N/A
Option 3	Risk of land being sold off for development. Risk of loss of sports facilities and open space for children.
Option 4	Object to OSPV notation on school sites, as operational concerns result in limited public access. Option 4 should go further and override any other countryside policies that wash over institutional sites that at present lie outside existing settlements. In respect of established institutions, the starting point should be a presumption in favour of development unless there are overriding environmental considerations that militate against.

Question 27

Is there an alternative approach that the Council should consider?

Table 38

No. of respondents: 30	
The following issues were raised: (NB a number of points were made in response to the options in Q26, and are included within Q26).	Response
Teachers and Governing bodies should be allowed to decide how best to use land for benefit of pupils.	The Council is aware that some planning policies are restrictive if for example schools require extensions for operational reasons and/or to expand their capacity. However, consideration needs to be given to environmental issues as well as operational needs.
Educational needs of additional development should be met by providing new schools on new sites, rather than extending existing schools/do not allow contributions instead of actual buildings.	The Council has a statutory duty to provide sufficient school places, either through providing new schools or extending existing schools.
Focus development in areas where there are school places available rather than build in areas with insufficient places.	Many of the Borough's existing schools are near capacity with or without new development and the Council's School Places Plan 2010 to 2015 sets out proposals for meeting demand. The Council needs to provide the right number of places in the right locations.

<p>Extend existing schools rather than build new schools in areas which do not have the infrastructure to support them.</p>	<p>and this will be done by expanding certain schools where possible. It is not practical to provide a new school where a certain threshold is reached.</p>
<p>Add additional floors to existing school building to prevent the need to build new schools and building on OSPV.</p>	<p>Obligations in S106 Agreements are used to secure a contribution from developers where there is no spare capacity. Contributions may be financial or in the form of land. All requirements must be in accordance with CPO 05/05 on planning obligations. This includes the need for requirements to be directly, fairly and reasonably related to the scale of development proposed.</p>
<p>Consider dual use of school playing fields/sports facilities to enable local community to use out of school time.</p>	<p>Security issues mean that public access has to be restricted to school playing fields and sports facilities.</p>
<p>Do not allow further housing development/population increase. The issue of how additional educational needs would be met would not arise.</p>	<p>The Council is proposing to remove the existing Core Space of Public Value notation from the proposals map. OSPV is defined in paragraph 99 of the Core Strategy and comprises active OSPV (e.g sports pitches and areas) and passive OSPV (e.g natural and semi-natural open space). The notation on the Bracknell Forest Proposals Map alerts potential applicants to the need to consider Policy CS8 - Recreation and Culture, but the application of the notation on the proposals map is not comprehensive. Policy CS8 is a borough wide policy which is triggered when a site includes any of the features specified in the definition of 'recreation facilities' irrespective of whether the notation is shown on the Proposals Map. This is causing confusion and it is for this reason that the Council is proposing to remove the CS8 notation from the Proposals Map. However, the requirements of Policy CS8 will continue to apply to all sites that include features specified in the definition.</p>
<p>A number of points were raised, which are dealt with elsewhere in the SADPD Participation responses:</p> <ul style="list-style-type: none"> • Redevelop industrial areas that are underused (Q34). • Direct development to other parts of the country where there is more land available for housing and associated needs such as schools. • Oppose further development of greenfield sites. 	<p>See xxxxxx</p>

Question 28

Should the Council also consider applying these options to private schools?

Table 39

No. of respondents: 61		
Option	No. of responses	Percentage of responses
Yes	42	69%
No	18	30%
Comment only	1	1%

The majority of respondents supported applying the options proposed in question 26 to private schools. The response to that question resulted in support for the retention of OSPV. The Preferred Option is to remove the notation from the Proposals Map but to continue to apply Policy CS8.

Options for Schools outside the settlement boundary and outside the Green Belt

Option 1 - Retain existing designations.

Option 2 - Create a new policy designation to allow limited extensions, infilling and alteration to Local Authority Schools subject to other planning consideration.

Question 29

Which of the above approaches do you think is the most appropriate way forward?

Table 40

No. of respondents: 79		
Options	No. of responses	Percentage of responses
Option 1	29	36%
Option 2	48	60%
Comment only	2	1%

4.8 The option of creating a new designation received the greatest support. Any new designation would need to include criteria that restricted extensions and infilling in view of the 'countryside' location. As a result there may not be a great deal of benefit in placing a further policy designation on the site. The most important factor is to justify proposals.

Table 41

The following issues were raised in relation to the options in Q29:	
Option 1	None
Option 2	<p>Option 2 additional provision: where additional sites exist close to an existing school, consider splitting combined infant /junior schools across the two sites.</p> <p>Option 2 should read "create a new policy designation to allow local authority and private schools (or education establishments), together with other institutional uses appropriate extension, infilling and alteration (without being unacceptable in principle)."</p>

Question 30

Is there an alternative approach that the Council should consider?

Table 42

No. of respondents: 20	
The following issues were raised: (NB a number of points were made in response to the options in Q29, and are included within Q29).	
Development proposed by schools must be subject to the usual planning regulations.	Applications relating to schools are treated in the same way as applications for other proposals.
Any alterations to schools and surrounding must not be within the Green Belt.	Proposals relating to schools in the Green Belt would be assessed against Green Belt policies.
Where houses have been built resulting in higher numbers than anticipated, Council should question original & future assumptions to ensure that developers provide the services (including schools), not at the expense of existing communities.	It is very difficult to predict the number of children that are likely to live in new developments and require school places. The Council relies on studies of recent developments to assess future requirements. Developers have to contribute to the provision of new school places (S106 Agreements) where there is no spare capacity.

Developers should be made to pay for new schools rather than expanding existing. Current schools should not be overstretched.	The provision of a new school is not practical unless a particular threshold is met.
All extensions and alterations should be multi-storey.	
A number of points were raised, which are dealt with elsewhere in the SADPD Participation responses: <ul style="list-style-type: none"> • Re-develop existing industrial areas that are underused - Q34. • New schools are required as existing are overstretched. • Future education provision likely to be shared (LA schools, faith schools, run/financed by public/private sector). Overarching principles should be consistent across all of these schools & follow local/sustainable practices. 	

Question 31

Should the Council also consider applying these options to private schools?

Table 43

No. of respondents: 60		
Option	No. of responses	Percentage of responses
Yes	43	72%
No	16	27%
Comment only	1	1%

The majority of respondents to question 31 (74%) answered that the Council should also consider applying these options to private schools. A review of the schools within the Borough, has identified several school sites (including private schools) currently located outside of the settlement boundary. These are listed, together with rationale in the table below, as to whether to include them within the settlement boundary. Maps indicating changes will be included within the Preferred Option consultation.

5 Responses to Section 5 'Locations for Housing Development'

Bracknell Town Centre

Bracknell Town Centre Housing - Options

Option 1 Allocate additional new homes to the circa 1,000 already with planning permission.

Option 2 Allocate just the circa 1,000 new homes already with planning permission.

Option 3 Allocate less than the circa 1,000 already with planning permission.

Question 32

Which of the above approaches do you think is the more appropriate way forward for housing development within Bracknell Town Centre?

Table 44

No. of respondents: 296		
Options	No. of responses	Percentage of responses
Option 1	217	73%
Option 2	55	19%
Option 3	21	7%
Comment only	3	1%

5.1 The majority of respondents supported the option to allocate additional homes to the town centre (option1). This has been considered but there is considerable uncertainty about the deliverability of additional housing in this location. It is recognised that the town centre is the most sustainable location for housing in the Borough and it is therefore proposed to retain inclusion of 1,000 new homes within the SADPD. An opportunity to review the feasibility of allocating more homes to the town centre will come with the review of the Core Strategy.

Table 45

Written responses were received on the following issues:	
Comment	Response

Option 1:	
Increase density proportionate to the South East Plan requirements/increase densities in the town centre.	South East Plan has been revoked.
Should be more proactive in planning for a significant amount of new homes in the town centre - would reduce congestion and bring life / investment back into the town centre.	There are already 1,000 new homes with outline consent in the Town Centre. There is a need to ensure a mix of provision to meet all types of housing need.
Need to get moving on the Town Centre and provide a place where people want to go. Should not be building all these new homes without an improved town centre.	Regeneration of Bracknell Town Centre remains a key objective for the Council and work is continuing in order to bring it forward despite the difficult economic climate. The housing figures include 1,000 new homes to be built in the town centre, but we still lack an adequate supply of housing land. Other developments outside the town centre will come forward and it is important that we plan properly for these and ensure that they are located and designed to support the regeneration of the town centre and its ongoing vitality.
Look for alternative uses for vacant buildings first/use vacant employment land/buildings.	Opportunities to re-use employment and other sites within urban areas have been sought as a priority in accordance with Core Strategy Policy CS2
Believe Town Centre redevelopment would be hastened if more homes were allocated.	There are already 1,000 new homes with outline consent in the Town Centre, we need to ensure a mix of provision to meet all types of housing need. The scheme must be deliverable.
There is scope for more homes as part of the regeneration/all new homes should go in the town centre.	
More homes in the town centre is a better option than impacting on villages/greenfield sites.	
Support concentration in the Town Centre and older housing areas.	
Doesn't support option 1 - in-fill in Bracknell itself if needed.	A number of sites have been identified within Bracknell urban area outside the Town Centre which will make an important contribution to meeting housing needs.
All development should be prioritised on brownfield land in existing urban areas.	This approach is part of the Council's strategy as set out in Core Strategy Policy CS2. However

	there are not sufficient brownfield sites available within urban areas to meet the Borough's development needs
Option 2:	
Given uncertainty that current permission will be implemented, consider it unwise to place further uncertainty on the town centre.	Noted, though action is being taken to bring forward the town centre regeneration.
Type of housing likely to be built may not meet the housing need.	The town centre remains a sustainable location for housing, but will not meet all needs and a mix of site types is proposed within the Preferred Option

Question 33

Is there an alternative approach that the Council should consider?

Table 46

No. of respondents: 131	
The following main issues were raised:	Response
There should be no new housing development in the area.	The town centre remains a sustainable location for housing which will support its regeneration and vitality, especially outside of shopping/working hours.
As many houses as possible should go into the town centre. Look to expand the town centre by 3000 new homes. New housing in the town centre will reduce congestion and bring life back into it.	The town centre remains a sustainable location for housing, but will not meet all needs and a mix of site types is proposed within the Preferred Option
Concern that market will not provide this many high density units and should therefore take the opportunity to review and possibly reduce the housing numbers in the town centre - will need to re-plan for these elsewhere.	The town centre remains a sustainable location for housing which will support its regeneration and vitality, especially outside of shopping/working hours. Market conditions are likely to change over the plan period to 2026.

<p>Do not support above 1,000 homes in the town centre/not sufficient demand/space for 1,000 units.</p>	
<p>Town centre should be regenerated before any more new building.</p> <p>Only when the potential of the town centre has been explored fully should other sites be considered.</p> <p>No new permissions should be given until regeneration has started.</p> <p>Concentrate on regenerating the core.</p> <p>Concerned about lack of progress on the town centre regeneration.</p> <p>Concern about the current state of the town centre which will be passed on to future generations.</p>	<p>Regeneration of Bracknell Town Centre remains a key objective for the Council and work is continuing in order to bring it forward despite the difficult economic climate. The housing figures include 1,000 new homes to be built in the town centre, but we still lack an adequate supply of housing land. Other developments outside the town centre will come forward and it is important that we plan properly for these and ensure that they are located and designed to support the regeneration of the town centre and its ongoing vitality.</p>
<p>Make better use of brownfield sites.</p>	<p>This approach is part of the Council's strategy as set out in Core Strategy Policy CS2. However there are not sufficient brownfield sites available within urban areas to meet the Borough's development needs</p>
<p>Consider changing industrial/employment areas/empty office buildings to mixed use/residential e.g. 3M.</p>	<p>The Council has investigated the potential for under-used employment sites to be used for housing and have identified some in the SADPD preferred option such as the Crowthorne BusinessPark and changes to the Eastern Industrial Area in Bracknell. There are a number of reasons why some such sites have not been identified including:</p> <ul style="list-style-type: none"> • Sites that are important parts of existing employment areas • Sites that are poorly located for residential use • Sites that are within areas liable to flood • Sites whose owners are not interested in using them for housing <p>It is important that some employment land is retained in order to maintain the balance between the numbers of people in the Borough in work and the employment opportunities available.</p>

Limited space in the town centre does not lend itself to significant levels of housing.	The town centre remains a sustainable location for housing, but will not meet all needs and a mix of site types is proposed within the Preferred Option
Warden controlled housing is most appropriate in the town centre/low cost housing is appropriate/ affordable/private apartments are appropriate.	These are some of the types of housing that could be appropriate in the town centre and it will be important to achieve a mix of housing types and tenures to create sustainable mixed communities.
Consents should not be renewed unless there is a prospect of them being implemented.	Regeneration of Bracknell Town Centre remains a key objective for the Council and work is continuing in order to bring it forward despite the difficult economic climate.
Concerned as to who would be attracted to live in the proposed town centre houses.	Town centres are a highly sustainable location for housing as they provide access to a range of services and facilities without the need to travel far.
Opportunities just beyond the town centre boundary for residential.	The Strategic Housing Land Availability Assessment has identified sites within the urban area and outside of the town centre as part of the search for available sites.
The Council should be more robust about its housing sites than is suggested in Table 5.	Revised housing tables are provided in the Preferred Option taking account of further work on the availability of sites.
Should build what is appropriate without feeling over populated and which is in keeping with the design/meet local needs not to attract from elsewhere.	The housing targets have been reduced in the Preferred Option down to a figure that was agreed by the Council as appropriate to meet local needs at the time the South East Plan was being prepared.
Traffic should be allowed to go through the town centre to liven it up.	This is not part of the Town Centre proposals and for many a traffic-free town centre environment is seen as an advantage.
Town centre is the most sustainable location/appropriate location for development. Support new housing and mixed uses in the town centre as it reduces the need to travel, also reduces travel on the SRN.	Noted; and this approach is supported by Core Strategy Policy CS2.
New homes should be spread across the Borough in smaller pockets to minimise the impact on particular areas.	The preferred option includes a range of large and medium sites and an allowance for smaller sites that will come forward. Over-reliance on

	small sites would, however, make it difficult to secure the facilities and infrastructure required to create sustainable communities.
Need a more even distribution of property across the Town Centre.	The Town Centre is an appropriate location for relatively high density development subject to the need to create and maintain an attractive environment with appropriate green spaces. There are also a number of small scale historic buildings whose settings should be respected. This means that a mix of development densities and scales will be required across the town centre.
Enlarge the Town Centre to include Arlington Square, London Road offices and the Peel centre for more residential. Extend the town centre into Old Bracknell to include land south of the railway station. Other areas suggested such as Birds Hill or Drift Road.	The Town Centre needs to be defined in accordance with national guidance in PPS4 and some changes are proposed to achieve this, including removal of the Peel Centre from the town centre. There is a need to maintain viable retail and employment facilities and sites in the Borough to maintain a balance between jobs and homes and ensure adequate retail facilities are available to reduce the need to travel long distances.
Force people to lease rather than to buy.	This is not within the scope of planning.
Convert areas above shops for housing.	Opportunities are being sought to introduce housing in appropriate town centre locations, including through the regeneration proposals.
High quality residential that would attract professionals close to public transport and new town centre amenities should be provided. Should incorporate a mix of housing within the redevelopment. New dwellings should be attractive enough for medium term family or couple investment.	It will be important to achieve a mix of housing types and tenures to create sustainable mixed communities.
Should consider complete demolition and seek ideas for apartments, shops and leisure facilities.	Significant redevelopment is proposed through the Bracknell Town Centre Regeneration proposals.
Funds should be put into improving the town centre and youth facilities.	Regeneration of Bracknell Town Centre remains a key objective for the Council and work is continuing in order to bring it forward despite the difficult economic climate. The Council will seek appropriate youth facilities

	and improvements to existing facilities as part of the infrastructure requirements for planned new development.
Need to ensure sufficient space for SUDS and green infrastructure/protect open space.	Noted. This will form part of the planning for the town centre and the infrastructure delivery plan.
Town centre must be improved to attract employers to empty offices.	Noted. Regeneration of Bracknell Town Centre remains a key objective for the Council and work is continuing in order to bring it forward despite the difficult economic climate.
Other Comments - made in response to this question but relevant to other questions:	
No more houses in Winkfield Row	Refer to responses to question 46
Change the arc to ensure Binfield remains a village	Refer to responses to questions 44, 45 and 46
The northern arc would have an adverse impact on local identify, infrastructure, open space and leisure and recreational facilities.	See responses to questions 44 & 45
Concentrate on northern arc not other areas.	See responses to questions 44 & 45
Should challenge government on the number of houses required.	This has been superseded with the revocation of the South East Plan and we are now using the lower, locally derived, Core Strategy number for the preferred option.
Greenfield /open space sites should be protected.	These are the last in the priority sequence of sites for allocation in accordance with Core Strategy Policy CS2, but there are insufficient alternative sites available to meet all our needs.
Needs more time to give a considered answer/more knowledge.	Further consultation will take place with more detailed proposals and background information being available at the preferred option and later stages
Concern about impact of trips from proposed new dwellings on the SRN.	Developers will be required to make contributions towards capacity improvements on the Strategic Highways Network in accordance with more detailed advice from the Highways Agency as it emerges (such as contributions towards a scheme for junction 10 on the M4).

<p>Sites in flood zone 2 should be considered for allocation, where mitigation can be provided and where can help to meet housing and particularly affordable housing, needs.</p>	<p>Allocations need to be made in accordance with the national guidance on flood risk.</p>
<p>Need to plan positively for the growing elderly population.</p>	<p>Noted. This will be a consideration when we come to provide detailed guidance on the appropriate mix and form of development on allocated sites.</p>
<p>Concern at impact of development in the northern arc on congestion, pollution and loss of leisure facilities.</p>	<p>See responses to questions 44 & 45</p>

Previously Developed Land within Defined Settlements

Previously Developed Land Within Settlements - Options

Increasing the Potential

Option 1 Take a more pro-active approach to regeneration, possibly by engaging specialist regeneration consultants to look at the scope for regenerating Bracknell's neighbourhoods.

Option 2 Identify more employment land as having potential for housing than is suggested in the 'Development Needs - Employment' Section of the SADPD participation document.

Option 3 - Rely on the current list of possible sites in Appendix 2 - Sites for Potential Allocation - PDL and Buildings in Defined Settlements of the SADPD Participation Document.

Question 34

What is the most appropriate approach to increase housing potential on previously developed land within settlements is the most appropriate?

Table 47

No. of respondents: 291		
Options	No. of responses	Percentage of responses
Option 1	100	34%
Option 2	159	55%
Option 3	22	8%
Comment only	10	3%

5.2 Most people supported option 2, to allocate more employment land for housing.

Question 35

Is there an alternative approach that the Council should consider?

Table 48

No. of respondents: 91

The following main issues were raised:	Response
No	<p>It is apparent that there is insufficient suitable land available in the Town Centre to meet the adopted Core Strategy housing requirement and the Council therefore needs to look beyond the Town Centre, even to meet the reduced housing target in the Core Strategy (reduced from the South East Plan target).</p> <p>Further work is being undertaken to assess the potential for new residential development to be provided from existing employment sites, but the Council has limited powers to enforce a change of use of established sites. Some of the employment areas referred to have already been submitted through SHLAA or benefit from a planning permission (3M building is in Bracknell Town Centre which is included within the outline planning permission relating to Bracknell Town Centre Regeneration, application 07/00623/OUT, and TRL is SHLAA ref 33).</p> <p>The use of greenfield sites within urban areas, followed by urban extensions to provide additional housing follows the development principles set out in the Council's adopted Core Strategy (Policy CS2).</p> <p>Other than sites within Broad Areas or possible rounding off sites, the Council does not need to consider other land outside of settlements or land within the Green Belt for allocation.</p>
Develop/regenerate the Town Centre before consider new development.	
Consider brownfield sites only.	
Should focus on industrial sites/more rigorous consideration should be given to potential of employment land to meet housing needs given the most recent Employment Land Review identifies oversupply of offices/Vacant office blocks in Western, Eastern and Southern Industrial Estates, TRL, Arlington Square & 3M building.	
Rely on the suggested sites in Appendix 2, plus other sites suggested by consultees.	
Don't reduce shops in existing neighbourhoods	
Involve neighbourhood communities in identifying the housing potential on previously developed land.	
Royal Land/Crown Land should be considered for housing and not accepted as being sacrosanct.	
Use larger properties with large gardens and develop these into smaller family dwellings.	
Do not repeat Jennetts Park.	
Encourage Government departments to relocate to Bracknell.	
Expand Jennetts Park.	
Refuse to provide the number of houses requested/no more new homes.	
Combination of regeneration and redevelopment.	
Object to housing development on school sites.	
Regenerate/redevelop rather than building on recreational land.	

Consider more apartments/maisonettes.	
Do not consider residential land as brownfield.	
Should not consider employment for housing, a wealthy balance must be maintained.	
Should consider previously developed sites outside the settlement with good public transport links. Transport is a key element of sustainability.	
Should be proposing smaller developments.	
Build closer to town centre.	
Find a complete area for a new town so it can be built on properly.	
<p>Other comments made which are applicable to other questions in the document:</p> <ul style="list-style-type: none"> • Suggested site for redevelopment: Silverdene, Ambarrow Lane, Crowthorne (Q39) • Difficult to understand document/terminology/too technical for "lay person" to understand (How to get involved section) • Resuggested sites at Bay Drive and Lower Broadmoor Road (see Q39). • Traffic impact resulting from proposals. 	<p>For individual suggested sites, see Officer response to Q39.</p> <p>Transport modelling work is being carried out to establish the capacity of the highway network and any improvements required to accommodate the projected growth. This will include consideration of highway safety issues.</p> <p>One of the criteria for taking sites forward is the extent to which they relate to Bracknell (being the Borough's most sustainable settlement in terms of services and facilities) The intention is to allocate those sites that best support the regeneration of the town centre and can most readily provide access to Bracknell Town Centre by non-car modes.</p> <p>Access to, and capacity of the M4 junction 10 is being explored with the Highway Agency and a mechanism to enable any necessary junction improvements is likely to be part of the Infrastructure Delivery Plan that will accompany the Site Allocations DPD.</p>

Previously Developed Land Within Settlements - Options

Density

Option 1 - Use our design policies and local character assessments to guide densities.

Option 2 - Develop locally specific density policies that seek to maximise densities in particular locations.

Option 3 - Apply a minimum density of 30dph on all new residential developments.

Question 36

Which is the most appropriate approach for density of housing development in existing settlements ?

Table 49

No. of respondents: 203		
Options	No. of responses	Percentage of responses
Option 1	121	60%
Option 2	56	28%
Option 3	24	12%

Question 37

Is there an alternative approach that the Council should consider?

Table 50

No. of respondents: 69	
The following main issues were raised:	Response
No	In relation to use of employment land, also see issues raised/response to Q34. Further work is being undertaken to assess the potential for new residential development to
Involve local communities.	
Need to improve local areas and not detract from them.	

Should focus on industrial sites/employment areas.	<p>be provided from existing employment sites, but the Council has limited powers to enforce a change of use of established sites.</p> <p>In order to help preserve the identify of an area, it was envisaged that the areas of open space required as part of any new development on Broad Areas (including land required to mitigate impacts on the Special Protection Area) would be used to maintain undeveloped gaps between settlements. It will be important that, whatever scale of development is proposed, high standards of design are achieved and that the character of an area is respected and preserved (though not necessarily replicated) through new development proposals.</p> <p>The selection of sites and the layout of any proposed development will be influenced by landscape quality assessment work carried out on behalf of the Council.</p> <p>Regard will be had to national planning policies in the consideration of sites.</p> <p>Detailed rationale for inclusion/exclusion of sites within urban areas will be contained within the Council's Preferred Options Background Paper, which will be a supporting document to the Preferred Options Consultation.</p>
Density should reflect the local character/ landscape/ infrastructure/ density/ design/ local character area assessments are vital.	
Don't repeat Jennett's Park (overdeveloped/overcrowded/too restrictive).	
Reduce densities.	
Have regard to National Policy/PPS3.	
Preserve green space/gaps/landscape features/recreational land.	
Develop/regenerate the Town Centre before consider new development/build higher density in Town Centre.	
Oppose additional growth/area too densely populated already.	
Combination of Options 1 and 2.	
Do not build terraced houses.	
Need to plan and build integrated communities for residents of all ages.	
How justify additional housing when Staff College and Jennet's Park and not yet been fully built out?	
Delete Option 3.	
Spread development across the Borough.	
Redevelop old housing stock.	
Provide incentives for single people in larger houses to move to smaller ones to free up the capacity.	
New Settlements.	
Build on brownfield sites.	
Need to have 2 parking spaces minimum per household.	
Comments made which are applicable to other questions in the document:	<p>See How to get involved section.</p> <p>See responses to Q46, Areas 4 and 5</p>

<ul style="list-style-type: none">• Difficult to understand document/terminology/too technical for "lay person" to understand• Impact upon Binfield	
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Question 38

Do you have any views on the suitability, availability and achievability of any of the sites identified in Appendix 2 - Sites for Potential Allocation - PDL and Buildings in Defined Settlements in the SADPD Participation Document. (Please indicate SHLAA reference number)

Table 51

No. of respondents: 97		Response
SHLAA Reference	The following main issues were raised:	
10: 125-131 Dukes Ride	Development has previously been refused.	Since the consultation on the Participation Document, the Coalition Government has reissued Planning Policy Statement 3 (Housing), and back gardens are no longer classified as previously development land, and also deletes the indicative national minimum density of 30 dwellings per hectare. These changes will not significantly affect the allocation of garden land sites within the Strategic Housing Land Availability Assessment (SHLAA), nor result in significantly lower densities being proposed for the sites identified at the Participation Document Stage. However, the new definition of back garden land will mean that a number of the sites previously listed within Appendix 2 will now have to be
	Good area for further housing.	
	There are no bus services that stop in Waterloo Rd and therefore there is no frequent and regular bus service close to this site.	
	The TPOs on the site are not mentioned but have been referenced by Inspectors on previous appeal decisions.	
	Do not agree that inclusion of this (and other sites) as previous schemes were over development is acceptable. Inspectors decisions have shown that other factors such as impact on neighbouring properties that are relevant. 15 dwellings would not be able to be accommodated so as to overcome previous Inspectors concerns and would strongly urge that this site is removed.	
	Consider that neighbours should have been notified before this site included and urge that it is removed.	

	Keep - may be biodiversity opportunity at rear.	reclassified as 'other land within the defined settlement', and effectively form part of the list of sites previously included within Appendix 3.
15: Adastron House, Crowthorne Rd	Keep	The change to the classification of back gardens does not preclude development from taking place or allocations from taking place, as the land is within the defined settlement boundary.
32: 104-116 College Road	Good area for further housing. Remove - Partially within flood zones 3 and 2 and within 8m of watercourse.	The Council has undertaken further work regarding the availability of sites, if it is confirmed that sites are no longer available, they will not be included within the Preferred Option.
46: Garth Hill School, Sandy Lane	Sandy lane is not a suitable access road for a development and is barely able to cope with existing school traffic. Disagree - all land should be used for the school. Keep.	A number of comments have been made regarding the fact that previous applications on the site have been refused, and therefore why are they included. The fact that there has been a refusal does not preclude a site from being considered for allocation (the Council's SHLAA methodology sets out that applications for residential development that have been refused, are sources which can be considered in determining sites with housing potential). It should be noted that the previous planning history has been taken in to account.
68: 24-30 Sandhurst Road	Development has previously been refused. Good area for further housing. Keep.	Transport modelling work is being carried out to establish the capacity of the highway network and any improvements required to accommodate the projected growth. This will include consideration of highway safety issues.
95: Land at Battle Bridge House, Warfield House, Forest Road	Would cause traffic problems for Warfield village/Forest Road. Do not build, keep the Green Belt, at risk from flooding. Need to consider this site in relation to the urban extension and improvements to A3095 as may not be available for housing development. River in proximity but Flood Zone 1 and not on site. Contamination possible from garage.	

<p>106: Peacock Bungalow, Peacock Lane</p>	<p>Do not agree with this site. Suitable for infilling. Disagree - enough houses in Jennetts Park. Keep.</p>	<p>An important part of the Site Allocations DPD will be the production of an Infrastructure Delivery Plan to identify existing infrastructure capacity and any deficits. It will also identify, as far as possible, the infrastructure requirements arising from the potential development and how and when any gaps in capacity will be met. It is known that a new secondary school will be required in the north of the Borough and a site is being sought through the Site Allocations DPD. The provision of infrastructure will be properly related to any planned development through physical provision or the collection and allocation of contributions from developers. Statutory infrastructure providers such as water, sewerage and energy providers are being engaged with as part of the Infrastructure Delivery Plan preparation.</p>
<p>107: Hillcrest, Sundial & Popeswood Garage, London Road</p>	<p>Do not agree with this site. If solely housing would remove potential local employment and add to pressure on local roads. Binfield does not have the infrastructure to cope with additional development. Keep - contamination may be present.</p>	<p>In relation to flooding issues, measures will be included with any development proposals to control run-off from any new development and ensure that run-off from the sites is properly controlled through the use of sustainable urban drainage systems (SUDS). The Environment Agency have been, and will continue to be, consulted on the site allocations proposals and any requirements for groundwater protection will be incorporated in development proposals. The selection of sites and the disposition of development on selected sites will be informed by a Strategic Flood Risk Assessment being prepared for the Council.</p>
<p>108: Westwinds, Newlands & Homeleigh, Wokingham Road</p>	<p>Keep.</p>	<p>In relation to flooding issues, measures will be included with any development proposals to control run-off from any new development and ensure that run-off from the sites is properly controlled through the use of sustainable urban drainage systems (SUDS). The Environment Agency have been, and will continue to be, consulted on the site allocations proposals and any requirements for groundwater protection will be incorporated in development proposals. The selection of sites and the disposition of development on selected sites will be informed by a Strategic Flood Risk Assessment being prepared for the Council.</p>
<p>113: Land at School Hill, Crowthorne</p>	<p>Revised scheme being prepared for this site. Good area for further housing. Keep - appear to be no direct environmental constraints on School Hill.</p>	<p>In relation to flooding issues, measures will be included with any development proposals to control run-off from any new development and ensure that run-off from the sites is properly controlled through the use of sustainable urban drainage systems (SUDS). The Environment Agency have been, and will continue to be, consulted on the site allocations proposals and any requirements for groundwater protection will be incorporated in development proposals. The selection of sites and the disposition of development on selected sites will be informed by a Strategic Flood Risk Assessment being prepared for the Council.</p>
<p>123: Farley Hall, London Road</p>	<p>See no reason why this should not be redeveloped. Do not agree with this site. These homes would have no immediate local facilities.</p>	<p>In relation to flooding issues, measures will be included with any development proposals to control run-off from any new development and ensure that run-off from the sites is properly controlled through the use of sustainable urban drainage systems (SUDS). The Environment Agency have been, and will continue to be, consulted on the site allocations proposals and any requirements for groundwater protection will be incorporated in development proposals. The selection of sites and the disposition of development on selected sites will be informed by a Strategic Flood Risk Assessment being prepared for the Council.</p>

	<p>Now in full use so is not available.</p> <p>Additional traffic onto London Rd will be challenging.</p> <p>Disagree that this is appropriate.</p> <p>Keep - but may be biodiversity constraints</p> <p>Sensitive conversion into flats and residential use of the office buildings would be tolerable.</p>	<p>Further work will also be undertaken in relation to the implications of the sites in relation to trees and biodiversity.</p> <p>Detailed rationale for inclusion/exclusion of sites within urban areas will be contained within the Council's Preferred Options Background Paper, which will be a supporting document to the Preferred Options Consultation.</p>
<p>131: 1-11 Windlesham Road</p>	<p>Retain trees to the boundaries.</p> <p>Remove - will fail sequentially - within 8m of a watercourse and in flood zones 2 and 3.</p>	
<p>137: Sandbanks, Longhill Road</p>	<p>Unsuitable because of leachate from London Rd tip means special flooring required. Also concerned about the impact of traffic on Martins heron roundabout, Forest Park and the NDR.</p> <p>In combination with rat running and poorly maintained roads this area cannot support further development without destroying amenity, character, safety and wildlife.</p> <p>Site is suitable, available and achievable.</p> <p>Oppose infilling which will increase pressure on local infrastructure and services.</p> <p>Keep.</p> <p>Keep.</p>	
<p>144: Floringham Lodge, Downshire Way</p>	<p>Keep.</p>	

146: 44-54 Kings Road	Keep.	
154: Humphries Yard, Bagshot Road	Concerned about increased traffic, access difficulties and congestion. Also impact on character if flats are proposed. Keep - but contamination may be present.	
215: Commercial Centre, Bracknell Lane West	Keep - but contamination may be present.	
223: 90-94 Yorktown Road	Good area for further housing. Keep - but drain at back of site may present biodiversity issue.	
227: 1-14 Wokingham Road	Most of site is suitable but part close to flood zones - may have to reduce no. Of dwellings.	
228: Albert Road car park	Good area for further housing. Will be needed as parking to support additional users of the town centre. Disagree as is a fairly well used town centre car park. Keep - contamination a possibility.	
230: Hyperion to Resource	Good area for further housing. Keep - contamination may be present.	

House, Old Bracknell Lane West		
232: 48-52 Dukes Ride	Development has previously been refused. Good area for further housing. Keep.	
249: Wick Hill Centre, Sandy Lane	Disagree - should continue to be an education centre. Keep - no significant issues.	
286: Iron Duke, Waterloo Place	Surprised the Council are promoting redevelopment of locally important historic buildings. Good area for further housing. Keep - possibility of some contamination.	
General Comments	No Not familiar with the sites but clearly green spaces need to be avoided, including large gardens. Make more use of brownfield sites/resist the loss of greenfield. Most of these areas would be appropriate/in accordance with objectives. By reducing density use identified sites to prevent further expansion. No but wary about filling in of sites where have sight of some fields or trees. In no case is there proposals for upgrading infrastructure.	

<p>Seems reasonable/suitable and achievable.</p>	
<p>Need to have green separation between developments.</p>	
<p>Any use of previously developed land for high density housing is unacceptable. Plans should wait until the outcome of the election is known.</p>	
<p>Densities proposed for Crowthorne sites are unrealistic and should be based on locally specific densities. Should not use non existent bus services to support development and insufficient note of the status of trees on sites has been considered.</p>	
<p>Does not agree with including small sites in a strategic document.</p>	
<p>No evidence the owners will support redevelopment.</p>	
<p>Many of the sites suggested are home to rare and endangered species.</p>	
<p>Employment land and retail should be considered before these locations.</p>	
<p>Those sites most centrally located in Bracknell and Crowthorne would be most suitable e.g. Sites 10, 46, 113, 154, 215, 227, 228, 249 and 286.</p>	
<p>It is better to have more smaller developments on brownfield sites than larger developments.</p>	
<p>Cannot comment as no detailed maps.</p>	
<p>Build at 3 storeys and create green roofs. Need to ensure create habitats for bees.</p>	
<p>The DPD has failed to consider whether the sites identified can provide sufficient affordable housing.</p>	
<p>No comments on sites subject to any harmful impacts upon the infrastructure being addressed.</p>	

	<p>Some sites that have been identified are only category c for availability. If there is some doubt over the delivery of these sites they should be discounted and if necessary identified as reserve sites. Have discounted a number of sites in this way and produced revised schedule.</p> <p>Have not reviewed the sites in detail but question whether there is some doubt over their deliverability as they are not expected to deliver housing in the first 5 years.</p> <p>All sites have potential so long as no historically valuable buildings are lost.</p> <p>Development will have a harmful effect on the area changing the character due to tree loss. Gap policy vital.</p> <p>Integrating additional housing within settlements will lesson the effect.</p> <p>Oppose infilling which will increase pressure on local services/all unsuitable.</p> <p>Employment or retail sites should be considered first.</p>	
<p>Comments on Broad Locations/Other Sites:</p>	<p>Land to the south west of Crowthorne is a more sustainable location than land to the north west of Sandhurst.</p> <p>Sites at east and west Binfield and north Warfield would be very detrimental to the community and quality of life.</p> <p>Do not agree with developing SHLAA sites 9, 20, 24, 28, 29, 64, 90, 93, 98, 99, 128, 194, 197 and 256 due to the loss of recreational activities as Blue Mountain Golf Course , impact on local roads, congestion , loss of open spaces, countryside and wildlife.</p> <p>SHLAA site 76 forms part of Broadmoor Masterplan. Subject to SAP and playing field issues, a planning application is anticipated in 2011.</p>	<p>See responses to Question 46 and Preferred Options Background Paper.</p>

	<p>SHLAA sites 99,98, 90, 20, 91, 92, 64, 28, 29 and 24 are all open spaces and provide an essential break in identity which would be lost.</p> <p>Site 77 is a good area for further housing.</p> <p>No 8 is prone to flooding.</p> <p>4,5,6 and 7 eat into the historic sites of Warfield and Binfield.</p> <p>Concern at development on Area 5/traffic/loss of recreational facilities/loss of Binfields character/loss of Local gap/contrary to Core Strategy policies.</p>	
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Question 39

Can you think of any other previously developed sites within the defined settlements that are suitable for housing development? (Please give full address and map where possible)

Table 52

No. of respondents: 51	
The following main issues were raised:	Response
No	<p>A number of sites have been suggested which are already included with the Strategic Housing Land Availability Assessment (SHLAA), or benefit from an existing planning permission/Supplementary Planning Document, which are set out below:</p> <ul style="list-style-type: none"> • Wick Hill Centre (SHLAA ref 249) • Garth Hill School (SHLAA ref 46) • 3M building and market in Bracknell Town Centre (this site is already included within the outline planning permission relating to Bracknell Town Centre regeneration, application 07/00623/OUT) • Hewlett Packard Site, Cain Road (SHLAA ref 194) • TRL site (SHLAA ref 33) • Amen Corner (Supplementary Planning Document relating to this area adopted March 2010) • Jennetts Park (benefits from outline planning application 623523 (98/00288/OUT) and subsequent reserved matters applications on individual land parcels) • Bay Drive (SHLAA ref 17) • Broadmoor (SHLAA ref 257) • Field bound by Harvest Ride/Binfield Road/Manor Close/Quelm Park (SHLAA refs 14 & 272). This forms part of the CS5 for mixed use development on land north of Warfield (previously referred to as Land North of Whitegrove and Quelm Park, Parish of Warfield). • White Cairn, Dukes Ride (SHLAA ref 34) • Lower Broadmoor Road/South Meadow (SHLAA ref 205). This is a site excluded
Wick Hill Centre (ref 249) and Garth Hill School (ref 46) lend themselves to significantly more development.	
Challenge SPA protection - protected species are abundant in other areas.	
Build a bypass between M3 and M4 but keep it clear of Bracknell.	
3M building and areas around the market.	
Hewlett Packard Island, Cain Road.	
TRL/Crowthorne Business Park	
Amen Corner	
Jennetts Park	
Approach to Crowthorne	
Bay Road	
Broadmoor	
Field bound by Harvest Ride/Binfield Road/Manor Close/Quelm Park	
Land bound by Harvest Ride/Shorland Oaks/Warfield Road	
Owlsmoor	
White Cairn, Dukes Ride, Crowthorne	
Duke's Ride (Wellington College), Crowthorne	
Lower Broadmoor Road/South Meadow	

Land south of Bracknell railway station	from SHLAA as it is within 400m of the SPA.
Birds Hill, Drift Road, Binfield	<ul style="list-style-type: none"> • Land south of Bracknell railway station (SHLAA ref 215)
Silverdene, Ambarrow Lane, Sandhurst (suggested through Q 35)	<ul style="list-style-type: none"> • Silverdene, Ambarrow Lane (SHLAA ref 267)
	<p>Other Suggested Sites:</p> <ul style="list-style-type: none"> • Approach to Crowthorne - no specific site provided. The main approach roads to Crowthorne (i.e. Crowthorne Road and Bracknell Road) are within 400m of and would involvement encroachment into the Thames Basin Heaths Special Protection Area, and therefore would not be appropriate for residential development. In terms of development along Dukes Ride, sites that have been submitted through the Strategic Housing Land Availability Assessment are being considered, and rationale for their inclusion/exclusion will provided in a Preferred Options Background Paper (to support the Preferred Options Consultation). In relation to Old Wokingham Road, only the eastern side is located within the Borough, and this site has been identified as a possible urban extension (see Question 46). • Land bound by Harvest Ride/Shorland Oaks/Warfield Road. This is covenanted land (known as Priory Lane Copse), as part of the open space requirements associated with the Whitegrove development, and therefore, would not be released for additional housing. • Dukes Ride, Wellington College (now given SHLAA ref 302). • Owlsmoor. Further urban extensions to Owlsmoor to provide residential development would not be appropriate as this would involve development within 400m of and encroachment into the Thames Basin Heaths Special Protection Area, and also development upon Sites of Special Scientific Interest. • Birds Hill, Drift Road. This particular area is located outside of the Borough within the Royal Borough of Windsor and Maidenhead. In any event, the parts of

	<p>Drift Road that are located within the Borough are located in the Green Belt. The Council will not be amending the Green Belt (which would require a review of the Core Strategy), and therefore this land would not be allocated for housing.</p>
<p>A number of points were raised, which are dealt with elsewhere in the SADPD Participation responses:</p> <ul style="list-style-type: none"> • Bracknell Town Centre should include more housing - Q32 • Redevelopment of offices/industrial areas - Q34 • Regenerate/renewal of existing neighbourhoods i.e. Great Hollands - Q34. • Insufficient knowledge to be able to respond - dealt with in section 3 of response document. 	<p>See responses to relevant questions listed.</p>

Other Land within Defined Settlements

Other Land within Defined Settlements - Options

Option 1 Reduce the amount of open space sought within new developments and promote the development of open space in built up areas.

Option 2 Reduce the amount of open space sought within new developments but protect existing open spaces in built up areas.

Option 3 Continue with our current standard of provision of open space and protect existing open spaces in built up areas.

Question 40

Which of the above approaches for other land within defined settlements is most appropriate?

Table 53

No. of respondents: 191		
Options	No. of responses	Percentage of responses
Option 1	22	12%
Option 2	26	14%
Option 3	142	74%
Comment only	1	

Table 54

The following issues were raised in relation to the options (also see responses to Q 41):	
Option 1	N/A
Option 2	Open space provides a current network of green infrastructure. Reducing open space within the current built locations may well also be contrary to policy on the Special Protection Areas and the requirement to then provide additional SANGS.
Option 3	If the original design and layout of the New Town, Option 3 should be the preferred solution, as existing open spaces within the planned New Town structure should not be sacrificed for additional housing.

The following issues were raised in relation to the options (also see responses to Q 41):

	Open spaces can make a significant contribution to the biodiversity in urban areas. Furthermore, open spaces within settlements can play an important part in helping reduce recreational pressure on the sensitive designated sites.
	Option 3 is preferred: as the CLG Consultation Draft PPS, Planning for a Natural and Healthy Environment, identifies that: open space more generally, whether part of a green infrastructure network or not, can serve as a vital focal point for community activities, and PPG17 states that existing open space, sports and recreational buildings and land should not be built on unless an assessment has been undertaken which has clearly shown the open space or the buildings and land to be surplus to requirements. A cautious approach to the consideration of such sites for residential development should be employed given the obstacle provided by PPG17 and the need to consider the objectives of Draft PPS Planning for a Natural and Healthy Environment.
	Providing that these are not Brown Field sites.

Question 41

Is there an alternative approach that the Council should consider?

Table 55

No. of respondents: 70	
The following main issues were raised: (NB: a number of the points raised relate to the options in Q40).	Response
No	As a result of the sites put forward through the Strategic Housing Land Availability Assessment, there are insufficient sites located on brown field land to meet the Council's housing requirements. Therefore the Council has to consider green field land for future development, which may include (if appropriate) development on sites which are currently designated as Open Space of Public Value, or provide a recreational facility. However, it should be noted that opportunities will be sought to create new informal leisure / exercise opportunities through the provision of informal public open space.
Use brownfield sites only and protect green field.	
Increase the amount of space in built up areas.	
Applying new town open space standards is at odds with current need to make better use of land.	
Will be possible to create attractive neighbours with lesser open space through use of urban design.	

Reduce open space in current and future settlements to increase residential capacity.	<p>Any planned development within the Broad Areas will be required to be accompanied by extensive areas of open space, including Suitable Alternative Natural Green Space (SANGS) required to mitigate any impacts on the Special Protection Area to the south of the Borough. The Council's policy remains that SANGS land will not be double counted towards the passive open space requirements (see Council's Avoidance and Mitigation Strategy). For smaller sites, there will be a requirement to provide mitigation in accordance with the Council's Limiting the Impact of Development Supplementary Planning Document (July 2007).</p> <p>In order to help preserve the identify of sites, areas of open space will be required as part of the development of Broad Areas in order to maintain an undeveloped gap between existing areas.</p> <p>The selection of sites and the layout of any proposed development (particularly in relation to the Broad Areas) will be influenced by landscape quality assessment work carried out on behalf of the Council. Account will also be taken of ecological assessments carried out on all the potential sites.</p> <p>The majority of respondents to question 40 (75%) selected "Continue with our current standard of provision of open space and protect existing open spaces in built up areas" as the best approach for the Borough. At present, it has been decided to keep the existing open space standards, and these will continue to apply within the Borough. These could be reviewed at a future stage through Development Management Polices (although work on this document will not take place until after the examination of the Site Allocations DPD).</p> <p>Jennetts Park has outline permission (623523 (98/00288/OUT))and an associated Master Plan for a set number of dwellings. The adopted Core Strategy contains a policy (CS4) setting out the number of units for Amen Corner, and subsequently a Supplementary Planning Document with illustrative Master</p>
Protect existing recreational and open space in built up areas.	
Provide more allotment space.	
The council should seek financial contributions in lieu of open space to enable them to acquire a large accessible open space to meet strategic need rather than smaller parcels of land which do not provide useful open space for the population.	
Still available land within Jennetts Park development that could be used.	
Develop Amen Corner.	
Need to retain biodiversity by maintaining wildlife corridors of mature trees and hedgerows/protect the environment.	
Open space should reflect Natural England's ANGST standards in terms of accessible natural green space and access to nature.	
Need to consider SPA mitigation and SANGS.	
The Council needs to bring in line it's policy to provide open space in addition to SANGS in line with Natural England, which is that providing open space meets SANGS criteria, the same land can serve both purposes. The Council would improve efficient use of housing land by doing this.	
Maintain open space/gaps between existing towns and villages.	
Build smaller housing units so there is more space.	
Provide open space where there are existing watercourses and drainage ditches, will ensure flow routes are not obstructed, keeping low flood risk and provide wildlife/amenity value.	

	<p>Plan has been adopted (March 2010). The Council is not reviewing the Core Strategy, nor will it be reviewing existing planning permissions, therefore the number of residential units on these sites will not be altered.</p> <p>Rationale for selection of individual sites/broad areas will be set out in a Preferred Options Background Paper, which will be provided as a supporting document to the Preferred Options Consultation.</p>
<p>A number of points were raised, which are dealt with elsewhere in the SADPD Participation responses:</p> <ul style="list-style-type: none"> • Build on TRL in Crowthorne - Q46. • Increase the number of homes planned for Bracknell Town Centre - Q32. • Build on employment land - Q34. • Redevelop old council stock - Q34. • Build more higher density housing - Q36. • Loss of gap between Binfield, Wokingham and Bracknell - Q46. • Don't building in Warfield - Q46 • Don't build homes on Winkfield Triangle and Mushroom Castle - Q46 and Appendix 5. • Do not increase the population/build more houses • Would be counter productive to remove Bracknell Football and Cricket clubs in search of better facilities elsewhere - Q42. 	<p>See responses to relevant questions listed.</p>

Question 42

Do you have any views on the suitability, availability and achievability of any of the sites identified in Appendix 3 - Sites for Potential Allocation - Other Land within Defined Settlements in the Participation Document? (Please indicate SHLAA reference number)

Table 56

No. of respondents:76		Response
SHLAA Reference	The following main issues were raised:	
17: Bay Drive	Development must positively regenerate the area and fit in with the houses nearby.	Since the consultation on the Participation Document , the Coalition Government has reissued Planning Policy Statement 3 (Housing), and back gardens are no longer classified as previously development land, and also deletes the indicative national minimum density of 30 dwellings per hectare. These changes will not significantly affect the allocation of garden land sites within the Strategic Housing Land Availability Assessment (SHLAA), nor result in significantly lower densities being proposed for the sites identified at the Participation Document Stage. However, the new definition of back garden land will mean that a number of the sites previously listed within Appendix 2 will now have to be reclassified as 'other land within the defined settlement', and effectively form part of list of sites previously included within Appendix 3.
	Needs to be redeveloped - empty houses are an eyesore and attract crime.	
	Object to this site - is in an area of high flood risk.	
	Needs to be sequentially acceptable in respect of flood risk otherwise remove.	
	Do not agree - exercise is good for health and behaviour.	
	Alternative land and funds to redevelop should be provided.	
	Do not think that it is good to build on areas of land that are used for recreation.	
Should use alternative sites - retain recreational areas .		
19: Football Ground, Larges Lane	Should not be considered unless being replaced.	

	<p>Provides a green break in the urban environment.</p> <p>Would make sense if they were given new facilities on the periphery of the Borough.</p> <p>Prospect of this site being redeveloped is subject to a replacement site being available. Unless this is the case this site should not form part of the housing land supply.</p> <p>Not thriving - could be moved to Warfield.</p> <p>Site is available and suitable for 195 units at 130dph.</p> <p>Keep.</p> <p>Keep.</p>	<p>The Council has undertaken further work regarding the availability of sites, if it is confirmed that sites are no longer available, they will not be included within the Preferred Option.</p> <p>Comments have been made regarding loss of recreational facilities. Opportunities will be sought to create new informal leisure / exercise opportunities through the provision of informal public open space and natural greenspace as mitigation for any impacts on the Special Protection Area to the south of the Borough.</p>
<p>36: Land at Opladen Way</p> <p>76: Land S of Cricket Field Grove</p>	<p>Site forms part of the master plan redevelopment for Broadmoor and is subject to the need for replacement of the playing field and SPA mitigation. Subject to these a planning application is likely mid 2011.</p> <p>Should use alternative sites - retain recreational areas</p> <p>Disappointing that recreational grounds are under threat.</p> <p>Keep</p> <p>Remove site is entirely within flood zone 3.</p>	<p>Transport modelling work is being carried out to establish the capacity of the highway network and any improvements required to accommodate the projected growth. This will include consideration of highway safety issues.</p> <p>An important part of the Site Allocations DPD will be the production of an Infrastructure Delivery Plan to identify existing infrastructure capacity and any deficits. It will also identify, as far as possible, the infrastructure requirements arising from the potential development and how and when any gaps in capacity will be met. It is known that a new secondary school will be required in the north of the Borough and a site is being sought through the Site Allocations DPD. The provision of infrastructure will be properly related to any planned development through physical provision or the collection and allocation of contributions from developers. Statutory infrastructure</p>
<p>190: Land at Florence Road</p> <p>194: Land N of Cain Road</p>	<p>Further development will increase traffic around Binfield and change the character of the area. Need to recognise that Binfield is a separate community and should not join to Bracknell.</p>	

	<p>Think that it would be better to develop this site than the west and east of Binfield sites.</p> <p>Not suitable for housing as it is close to the centre of the village and will reduce the historical feel of the village and restrict access to the countryside.</p> <p>Binfield does not have the road and school infrastructure to cope with more development.</p> <p>Makes more sense than any other Binfield development.</p> <p>Should be part of either Amen Corner School or a park.</p> <p>Possible presence of culverts but otherwise few constraints.</p> <p>Do not agree - exercise is good for health and behaviour.</p> <p>Alternative land and funds to redevelop should be provided.</p> <p>Do not think that it is good to build on areas of land that are used for recreation.</p> <p>Should use alternative sites - retain recreational areas.</p> <p>Should not be considered unless being replaced.</p> <p>Provides a green break in the urban environment.</p> <p>Disappointing that recreational grounds are under threat.</p> <p>Would make sense if they were given new facilities on the periphery of the Borough.</p>	<p>providers such as water, sewerage and energy providers are being engaged with as part of the Infrastructure Delivery Plan preparation.</p> <p>In relation to flooding issues, measures will be included with any development proposals to control run-off from any new development and ensure that run-off from the sites is properly controlled through the use of sustainable urban drainage systems (SUDS). The Environment Agency have been, and will continue to be, consulted on the site allocations proposals and any requirements for groundwater protection will be incorporated in development proposals. The selection of sites and the disposition of development on selected sites will be informed by a Strategic Flood Risk Assessment being prepared for the Council.</p> <p>Further work will also be undertaken in relation to the implications of the sites for trees and biodiversity.</p> <p>Detailed rationale for inclusion/exclusion of sites within urban areas will be contained within the Council's Preferred Options Background Paper, which will be a supporting document to the Preferred Options Consultation.</p>
<p>216: Bracknell Cricket Ground, Larges Lane</p>		

	<p>Prospect of this site being redeveloped is subject to a replacement site being available. Unless this is the case this site should not form part of the housing land supply.</p> <p>Not thriving - could be moved to Warfield.</p> <p>Keep.</p>	
<p>238: Land adj Red Tile Cottage, London Road</p>	<p>Keep.</p>	
<p>A number of general comments were received to this question:</p>	<p>Not acceptable to use green space between towns.</p> <p>Unfamiliar with sites so cannot comment - but does not mean would support development on them.</p> <p>None of them should be used unless they are brownfield sites/object to use of greenfield sites.</p> <p>No comments</p> <p>Improve roads to north of Bracknell.</p> <p>Would not like to see increased housing development in Binfield.</p> <p>No but could lead to loss of amenity and quality of environment in a number of areas.</p> <p>Employment land and or retail open spaces should be considered before these locations.</p> <p>The Borough has other areas more suitable to greater growth, sustainability and value for development.</p>	

	Should be discussion with Crowthorne Parish Council before any decision is reached.	
	Would be concerned at loss of public amenities unless they were re-sited.	
	Don't need further development in the area.	
	Would prefer to see infilling in Bracknell itself and may be in Broadmoor.	
	Village boundaries should remain and parks and amenities should not be used for housing	
	Council must demonstrate that measures are in place to avoid and/or mitigate the likely impacts on the SPA. Support progression of the Avoidance and Mitigation Strategy SPD as a priority.	
	Would like to see further evidence on the suitability, availability and achievability of these sites in relation to providing adequate affordable housing.	
	The availability of other sites in this category for housing development is considered to be doubtful and would anticipate the capacity of this source to be substantially reduced.	
	No comments subject to the harmful impacts upon the infrastructure of Wokingham Borough Council being addressed.	
	Town centre sites could deliver a higher sustainable housing density than an equivalent area of land on the edge of Bracknell.	

Question 43

Can you think of any other land within the defined settlements that are suitable for housing development? *(Please give full address and map where where possible)*

Table 57

No. of respondents: 45	
The following issues were raised:	Officer Response
<p>Cross-referenced answers to other questions</p> <ul style="list-style-type: none"> • TRL/Crowthorne Business Park, Crowthorne • Jennetts Park • Amen Corner • Broadmoor • Open land between Crowthorne and Great Hollands • Carnation Hall/Mushroom Castle • Bay Drive • Lower Broadmoor/South Meadow • Crown land • Westley Mill area 	<p>A number of sites have been suggested which are already included within the Strategic Housing Land Availability Assessment (SHLAA), or benefit from an existing planning permission/Supplementary Planning Document, which are set out below:</p> <ul style="list-style-type: none"> • TRL site/Crowthorne Business Park (SHLAA ref 33) • Broadmoor (SHLAA ref 257) • Mushroom Castle (SHLAA ref 251) • Bay Drive (SHLAA ref 17) • Lower Broadmoor Road/South Meadow (SHLAA ref 205) • Jennetts Park (benefits from outline planning application 623523 (98/00288/OUT) and subsequent reserved matters applications on individual land parcels) • Amen Corner (Supplementary Planning Document relating to this area adopted March 2010) <p>Other suggested sites:</p> <ul style="list-style-type: none"> • Crown land - this is not available for residential redevelopment. Any loss of loss of Crown land would also need to be re-provided. • Open Land between Crowthorne and Great Hollands - Some of this land formed part of the larger Broad Area 2. The Council is no longer considering land to the north of Nine Mile Ride as an urban extension, and the Broad Area will be reduced in size as part of the Preferred Option to TRL, a brownfield site. The remainder of the land between

	<p>Crowthorne and Great Hollands is outside of the defined settlement, and therefore would not be allocated for housing.</p> <ul style="list-style-type: none"> • Westley Mill Area - The area (within the Binfield parish) is located in the Green Belt. The Council will not be amending the Green Belt (which would require a review of the Core Strategy), and therefore this land would not be allocated for housing.
<p>A number of points were raised, which are dealt with elsewhere in the SADPD Participation responses:</p> <ul style="list-style-type: none"> • Redevelopment of offices/industrial areas, i.e. Arlington Square, London Road, Eastern Industrial Estate, Southern Industrial Estate - Q34 • Should be building elsewhere within the country • Binfield Areas, including land north of Tilehurst Lane - Q46 areas 4 and 5 • Concentrate new development to the south east of Bracknell - Q45 • Make use of existing brown field sites - Q34 and Q36 • Insufficient knowledge to be able to respond - dealt with in section 3 of response document. 	<p>See responses to the relevant questions listed.</p>

Broad Areas - Strategic Option

Option 1 - Concentrate new housing development within a planned arc of development to the north of Bracknell based in Locations 4, 5 and 6 in Appendix 6 of the Participation Document and the major development areas identified in the Core Strategy.

Option 2 - Spread development more evenly across the Borough with priorities based on the relative merits of individual sites.

Question 44

Which of the above is the most appropriate strategic option for housing development.

Table 58

No. of respondents: 713		
Options	No. of responses	Percentage of responses
Option 1	399	56%
Option 2	310	43%
Comment only	4	1%

Table 59 Issues Raised

The following main issues were raised in relation to the options Also see responses to Q45 and Q46 (in relation to specific Broad Areas):		Response
Option 1	<p>Support for northern arc</p> <ul style="list-style-type: none"> • Complements major allocation in the Core Strategy • Most sustainable and achievable approach • More likely to achieve necessary major infrastructure. 	<p>In light of the lower number of units being planned following the revocation of the South East Plan, it is not proposed to pursue the concept of a 'Northern Arc' of development.</p>
Option 2	<ul style="list-style-type: none"> • Do not support concept of 'Northern Arc'. • Concerned that too much pressure will be put on a single location, therefore should spread development, and distribute it more evenly across the Borough. • Need to protect the countryside/green spaces/gaps/green belt/respect the local character. • Impact upon local infrastructure. • Reference to impact upon local character, loss of green belt/countryside, impact upon infrastructure, road 	<p>In light of the lower number of units being planned following the revocation of the South East Plan, it is not proposed to pursue the concept of a 'Northern Arc' of development.</p> <p>In relation to Broad Areas, responses to the issues are covered in the issued raised and responses to the 8 Broad Areas in relation to Question 46 below.</p> <p>In order to help preserve the identify of an area, it was envisaged that the areas of open space required as part of any new development on Broad Areas (including land required to mitigate impacts on the Special Protection Area) would be used to maintain undeveloped gaps between settlements. It will be important that, whatever scale of development is proposed, high standards of design are achieved and that the character of an area is respected and preserved (though not necessarily replicated) through new</p>

The following main issues were raised in relation to the options Also see responses to Q45 and Q46 (in relation to specific Broad Areas):		Response
	<p>congestion, loss of sporting facilities (in relation to proposed Broad Areas).</p> <ul style="list-style-type: none"> • Should look at office space and vacant land. • Redevelop Town Centre. 	<p>development proposals. The selection of sites and the layout of any proposed development will be influenced by landscape quality assessment work carried out on behalf of the Council.</p> <p>An important part of the Site Allocations DPD will be the production of an Infrastructure Delivery Plan to identify existing infrastructure capacity and any deficits. Statutory infrastructure providers such as water, sewerage and energy providers are being engaged with as part of the Infrastructure Delivery Plan preparation.</p> <p>In relation to use of employment land, also see issues raised/response to Question 34. Further work is being undertaken to assess the potential for new residential development to be provided from existing employment sites, but the Council has limited powers to enforce a change of use of established sites.</p>

Question 45

Are there other strategic options for the broad areas that should be tested?

Table 60

No. of respondents: 216	
The following main issues were raised:	Response
Object to Broad areas 4-6/concept of northern arc.	<p>In light of the lower number of units being planned following the revocation of the South East Plan, it is not proposed to pursue the concept of a 'Northern Arc' of development.</p> <p>For comments made specifically in relation to areas 4-6 (character, infrastructure, transport, wildlife etc), see response to Question 46.</p>

<p>Suggested strategic options:</p> <ul style="list-style-type: none"> • Locate development within 2km of railway stations so people can walk to train stations. • Sustainable urban extensions. • Follow same style as new town neighbourhoods. • Concentrate development in areas 1-3. • North East - areas 6-8. • Divide development between northern arc & Crowthorne • South of Bracknell - designation of the Special Protection Area should be challenged. 	<p>Consideration and rationale in relation to the various Broad Areas will be set out in a Preferred Options Background Paper. All potential development areas are being individually appraised and tested against sustainability criteria and the Core Strategy objectives, through a Sustainability Appraisal.</p> <p>The Thames Basin Heaths Special Protection Area was classified on 9th March 2005 under the EC Birds Directive. The site is designated because it provides habitat for three internationally endangered species of bird, namely the Woodlark, Nightjar and Dartford Warbler. It is not feasible to challenge this designation, and opportunities will be sought to create new informal leisure / exercise opportunities through the provision of informal public open space and natural green space as mitigation for any impacts on the Special Protection Area to the south of the Borough.</p>
<p>Other suggested specific sites:</p> <ul style="list-style-type: none"> • Use Crown Land. • North of Hayley Green/South of Bracknell Road B3022. • Amen Corner. • Jennett's Park. • Extension of Warren housing area east of Bracknell. • Forest Park south of Bracknell. • South west of Easthampstead Park. • Park View Farm. • TRL • Land north of Westmorland Drive to round off the northern arc to the boundary of Warfield Park. • Moss End Garden Centre. • HFC bank site. 	<p>A number of sites have been suggested which are already included with the Strategic Housing Land Availability Assessment (SHLAA), or benefit from an existing planning permission/Supplementary Planning Document, which are set out below:</p> <ul style="list-style-type: none"> • North of Hayley Green/South of Bracknell Road B3022. (Part of SHLAA ref 54 East). • Amen Corner (Supplementary Planning Document relating to this area adopted March 2010). • Jennetts Park (benefits from outline planning application 623523 (98/00288/OUT) and subsequent reserved matters applications on individual land parcels). • Extension of 'The Warren', east of Bracknell (SHLAA ref 49 - part of former Broad Area 8, and SHLAA ref 44). • South west of Easthampstead Park (exact site unclear, but part of this land contains SHLAA refs 130 and 297). • Park View Farm, Old Wokingham Road (now given SHLAA ref 297). • TRL site (SHLAA ref 33, Part of Broad Area 3)

	<ul style="list-style-type: none"> • Land north of Westmorland Drive to round off the northern arc to the boundary of Warfield Park (Part of SHLAA ref 54 East). • Moss End Farm, Warfield (SHLAA ref 161). • HFC bank site (SHLAA ref 285). <p>Other sites:</p> <ul style="list-style-type: none"> • Crown Land - this is not available for residential redevelopment. Any loss of loss of Crownland would also need to be re-provided. • Forest Park, south of Bracknell - this is Crown Land, see above.
<p>The majority of the issues raised in response to this question related to other questions within the document, rather than suggestions for other strategic options that should be tested, in particular in relation to development within Broad areas. Some of the main points raised are listed below:</p> <ul style="list-style-type: none"> • Should not accept the housing numbers set out in the South East Plan/by Government. • Suitability of Broad Areas (does not include the number of people who commented on 'northern arc') <ul style="list-style-type: none"> • Impact upon Sandhurst/Area 1 • Impact upon Crowthorne/Areas 2 & 3 • Impact upon Binfield/Areas 4 & 5 • Impact upon Winkfield/Area 7 • Priority should be given to development of the major locations for growth identified in the Core Strategy. • Need to protect the countryside/green spaces/gaps/green belt/respect the local character. • Poor infrastructure/transport links/lack of capacity in schools/flooding issues. • All development should be within the defined settlement. • Spread the development across the Borough. • Need to collaborate across Borough boundaries, with Wokingham. • Redevelop employment land. • Build at lower densities. 	<p>The Coalition Government has revoked the South East Plan. Therefore, the Council is working to a housing figure of 10,780 over the plan period to 2026 - the housing number submitted to the Regional Planning Board during the preparation of the South East Plan (Option 1 figures). The Option 1 figure is very close to the figure in the adopted Core Strategy. Policy CS15 contains a figure of 11,139. The extra 359 represents the carry over a shortfall in the previous plan period, which GOSE subsequently advised did not need to be included as part of the allowance.</p> <p>In relation to Broad Areas, responses to the issues are already covered in the issued raised and responses to the 8 Broad Areas in relation to Q46.</p> <p>The use of urban extensions to provide additional housing follows the development principles set out in the Council's adopted Core Strategy (Policy CS2). All the potential broad areas for development identified in the options consultation avoid the use of Green Belt land.</p> <p>In order to help preserve the identify of an area, it was envisaged that the areas of open space required as part of any new development on Broad Areas (including land required to mitigate impacts on the Special Protection Area) would be used to maintain an undeveloped gaps between settlements. It will be important that, whatever scale of development is proposed, high standards of</p>

<ul style="list-style-type: none"> • Take account of local demography. • Redevelop brownfield sites. • Issues regarding usability of web site/difficult to understand the document. • No 	<p>design are achieved and that the character of an area is respected and preserved (though not necessarily replicated) through new development proposals. The selection of sites and the layout of any proposed development will be influenced by landscape quality assessment work carried out on behalf of the Council.</p> <p>In relation to use of employment land, also see issues raised/response to Q34. Further work is being undertaken to assess the potential for new residential development to be provided from existing employment sites, but the Council has limited powers to enforce a change of use of established sites.</p> <p>An important part of the Site Allocations DPD will be the production of an Infrastructure Delivery Plan to identify existing infrastructure capacity and any deficits. Statutory infrastructure providers such as water, sewerage and energy providers are being engaged with as part of the Infrastructure Delivery Plan preparation. In relation to flood issues, the selection of sites and the disposition of development on selected sites will be informed by a Strategic Flood Risk Assessment being prepared for the Council.</p> <p>In relation to highway issues, transport modelling work is being carried out to establish the capacity of the highway network and any improvements required to accommodate the projected growth. This will include consideration of highway safety issues.</p> <p>Regular liaison takes place between Wokingham and Bracknell Forest planners in relation to significant development proposals close to the Borough boundaries.</p>
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Question 46 - Suitability of the 8 potential Broad Areas

5.3 This section sets out the key issues that were raised in relation to each of the Broad Areas. These have been summarised in relation the 'low' and 'high' reasons for each Broad Area. There is a separate table summarising the key issues raised by Statutory Consultees in relation to Question 46. The detailed rationale for inclusion/exclusion of a Broad Area within the Preferred Option will be set out in the Council's Preferred Options Background Paper.

5.4 In summarising the key issues for this question, a number of points were raised which relate to other questions within the Participation Document, for example the initial Sustainability Appraisals. The points raised have been summarised in relation to the relevant question (in the case of Sustainability Appraisals, this relates to Questions 49 and 50).

Question 46

Bearing in mind the information in the Initial SA of Broad Areas, the Profiles of Broad Areas and the site capacities in the table above, please indicate how suitable you think the identified broad areas are and the reasons for your views.

Broad Areas	Suitability for Development			Reasons for Scoring
	High	Medium	Low	
1. South West Sandhurst				
2. Broadmoor				
3. North East Crowthorne				
4. West Binfield				
5. East Binfield				
6. North Warfield				
7. Chavey Down Long Hill Road				
8. East Bracknell				

Broad Area 1 - South West Sandhurst

Table 61

Main Issues Raised	Response
(NB: a petition containing 85 signatures was also received, objecting to Broad Area 1, however, no reasons for objecting were given).	
Low Ratings: 175 (37%)	

Main Issues Raised	Response
<p>Character</p> <ul style="list-style-type: none"> • New development would impact the area which has it's own separate identity and should be preserved and not merged into a 'greater Bracknell'. • Loss of community/village identity. • Impact upon character. • Would not represent any community benefit to existing population. • Development in this location would be isolated (and remote from Bracknell), and would need to be self sufficient to meet needs, integration with existing community would be difficult to achieve. • Should focus on previously developed land rather than a Greenfield site such as this • Area acts as a 'gap' to contain the sprawl between Blackwater Valley towards Yateley & Crowthorne. • Effect upon setting and heritage of Listed Buildings and Conservation Areas. 	<p>Concern was expressed about the impact of the scale of development outlined in the option consultation on the integrity and character of the area. It is important, however, a community's development needs are met if it is to be sustainable.</p> <p>In order to help preserve the identity of Sandhurst it was envisaged that the areas of open space required as part of any new development (including land required to mitigate impacts on the Special Protection Area) would be used to maintain an undeveloped gap between Sandhurst and the surrounding area.</p> <p>It will be important that, whatever scale of development is proposed, high standards of design are achieved and that the character of Sandhurst is respected and preserved (though not necessarily replicated) through new development proposals.</p> <p>It will be important that listed buildings are retained through any development proposal and that the settings of any listed buildings are properly respected by new development proposals including highways.</p>
<p>Transport</p> <ul style="list-style-type: none"> • Area already suffers from large volumes of traffic. • Increased traffic congestion and implications for road safety. • Existing local road network is not suited to this scale of development (lack of capacity, narrow, single lane in places, blind bends and local constraints i.e. low railway bridge) • Roads would need to be upgraded. • Poor access points/junctions onto existing road network (dangerous). • Poor bus services/public transport – infrequent services and poor links to railway stations (also poor rail services and parking at stations locally). 	<p>Transport modelling work is being carried out to establish the capacity of the highway network and any improvements required to accommodate the projected growth. This will include consideration of highway safety issues.</p> <p>One of the criteria for taking sites forward is the extent to which they relate to Bracknell (being the Borough's most sustainable settlement in terms of services and facilities) The intention is to allocate those sites that best support the regeneration of the town centre and can most readily provide access to Bracknell Town Centre by non-car modes.</p> <p>Access to, and capacity of the M4 junction 10 is being explored with the Highway Agency and a mechanism to enable any necessary</p>

Main Issues Raised	Response
<ul style="list-style-type: none"> Poor pedestrian and cycle links (no footpaths or cycle routes). Impact upon adjoining Boroughs, Wokingham & Hart. (Need to take to WBC plans for Arborfield Garrison & South Wokingham - cumulative impacts on road infrastructure). 	<p>junction improvements is likely to be part of the Infrastructure Delivery Plan that will accompany the Site Allocations DPD.</p>
<p>Infrastructure</p> <ul style="list-style-type: none"> Pressure on local facilities. Poor infrastructure links in relation to schools, dentists & GPs (may be unable to absorb further development). Poor access to facilities (i.e. shops, doctors, no Post Office in Little Sandhurst). Lack of spare capacity in primary schools. Nearest secondary school would be Yateley, rather than Sandhurst School. No capacity for new schools. No local employment facilities. Too high density to allow space for necessary infrastructure. Would need high density to provide infrastructure. 	<p>An important part of the Site Allocations DPD will be the production of an Infrastructure Delivery Plan to identify existing infrastructure capacity and any deficits. It will also identify, as far as possible, the infrastructure requirements arising from the potential development and how and when any gaps in capacity will be met.</p> <p>It is known that a new secondary school will be required in the north of the Borough and a site is being sought through the Site Allocations DPD.</p> <p>The provision of infrastructure will be properly related to any planned development through physical provision or the collection and allocation of contributions from developers. Statutory infrastructure providers such as water, sewerage and energy providers are being engaged with as part of the Infrastructure Delivery Plan preparation.</p> <p>The Council cannot enforce where people work, but by providing housing close to significant employment areas the opportunity can at least be created for people to live close to where they work.</p>
<p>Landscape/Ecology</p> <ul style="list-style-type: none"> Loss of habitat and impact on wildlife (i.e. deer, badgers, foxes, pheasants, dragonflies, damselflies, Pipistrelle and Daubenton's bats, hedgehogs, birds – hobbies, redwings, fieldfares, red kites, buzzards). Impact upon Biodiversity Action Plan (BAP) Priority Habitats (lowland beech and yew woodlands). 	<p>Any planned development will be required to be accompanied by extensive areas of open space, including natural greenspace required to mitigate any impacts on the Special Protection Area to the south of the Borough.</p> <p>The selection of sites and the layout of any proposed development will be influenced by landscape quality assessment work carried out on behalf of the Council.</p>

Main Issues Raised	Response
<ul style="list-style-type: none"> • Impact upon adjoining Ancient Woodland. • Within 5km of Thames Basins Heaths Special Protection Area buffer zone. • Site of special landscape importance. • Impact upon outstanding natural beauty. • Area of Special Landscape Importance: important landscape setting to the Blackwater Valley. • Impact upon Sites of Special Scientific Interest, Local Wildlife Sites, Ambarrow Nature Reserve, Moor Green Lake, Wellington College Bog, Yateley Lakes/Gravel Pits, Horse Shoe Lake and Edgbarrow Woods. • Impact upon local conservation areas. • Impact upon The Ridges and Ambarrow Hill National Trust land. • Impact upon Blackwater Valley Biodiversity Opportunity Area. • Part of Blackwater Valley and Three Castles Walk. • Impact on trees subject to Tree Preservation Orders. • Loss of local landmark: Ambarrow Farm, large Victorian farmhouse in open landscape. • Loss of views to the Church. • 	<p>Account will also be taken of ecological assessments carried out on all the potential sites.</p>
<p>Leisure/Amenity</p> <ul style="list-style-type: none"> • Loss of countryside (and associated recreational opportunities). • Effect of development on public rights of way 	<p>Any planned development will be required to be accompanied by extensive areas of open space, including natural greenspace required to mitigate any impacts on the Special Protection Area to the south of the Borough.</p>
<p>Drainage/Flood Risk</p> <ul style="list-style-type: none"> • Flood risk & surface water runoff (the land is an existing bog and a stream runs through the centre, poor drainage) • Impact on water supply. • Impact on sewage system. • Increase in groundwater contamination from landfill. 	<p>Measures will be included with any development proposals to control run-off from any new development and ensure that run-off from the sites is properly controlled through the use of sustainable urban drainage systems (SUDS).</p> <p>The Environment Agency have been, and will continue to be, consulted on the site allocations proposals and any requirements for groundwater protection will be incorporated in development proposals.</p>

Main Issues Raised	Response
	The selection of sites and the disposition of development on selected sites will be informed by a Strategic Flood Risk Assessment being prepared for the Council.
<p>Other Issues</p> <ul style="list-style-type: none"> • Outside settlement boundary. • Small site: amount of housing vs. environmental impact is a poor trade off. • Increase in noise, pollution and waste associated with new development. • Increased crime. • Scale of new development not suitable. • Conflict with local, regional and national policies. • Would undermine the opportunity to promote a coherent and sustainable urban extension to north west Bracknell. • There are historic landfills close to the site. • Electricity pylons run across the site. • Devaluation of properties. • Contrary to historic planning decision for refused residential schemes. • Implications for minerals, requires further investigation to avoid sterilisation. • Need to consider additional demand for graves and cremation plots. 	<p>In light of the lower number of units being planned following the revocation of the South East Plan, it is not proposed to pursue the concept of a 'Northern Arc' of development.</p> <p>The use of urban extensions to provide additional housing rather than a new settlement follows the development principles set out in the Council's adopted Core Strategy (Policy CS2).</p>
High Ratings: 190 (40%)	
<p>Character</p> <ul style="list-style-type: none"> • Less rural, therefore impact would be less. • No Green Belt border. • Already an estate development. 	
<p>Transport</p> <ul style="list-style-type: none"> • Easier access to motorways and more centres of employment. • Good transport links. • Proximity to trains /existing bus & cycle routes. 	<p>Comments noted.</p> <p>Transport modelling work is being carried out to establish the capacity of the highway network and any improvements required to accommodate the projected growth. This will include consideration of highway safety issues.</p>

Main Issues Raised	Response
<p>Infrastructure</p> <ul style="list-style-type: none"> • Has the infrastructure to support further development. • Schools in area have capacity. • Access to hospital services. 	<p>An important part of the Site Allocations DPD will be the production of an Infrastructure Delivery Plan to identify existing infrastructure capacity and any deficits. It will also identify, as far as possible, the infrastructure requirements arising from the potential development and how and when any gaps in capacity will be met.</p>
<p>Landscape/Ecology</p> <ul style="list-style-type: none"> • Landscape less valuable than other areas. 	<p>The selection of sites and the layout of any proposed development will be influenced by landscape quality assessment work carried out on behalf of the Council.</p>
<p>Leisure/Amenity</p> <ul style="list-style-type: none"> • Access to recreational facilities i.e. The Look Out. • Lower housing density, therefore maintain some open space. 	<p>Opportunities will be sought to create new informal leisure / exercise opportunities through the provision of informal public open space and natural greenspace as mitigation for any impacts on the Special Protection Area to the south of the Borough.</p>
<p>Other Issues</p> <ul style="list-style-type: none"> • Agree with reasons in table 7. • Constraints i.e flooding, TPO could be preserved & be a feature of the development. 	

Broad Area 2 - Broadmoor

Table 62

Main Issues Raised	Response
<p>(This does not include Statutory Consultee comments which are summarised in a separate section).</p>	
<p>Low Ratings: 65 (16%)</p>	
<p>Character</p> <ul style="list-style-type: none"> • New development would impact the area which has it's own separate identity and should be preserved and not merged into a 'greater Bracknell'. • Remote from Bracknell. 	<p>Concern was expressed about the impact of the scale of development outlined in the option consultation on the integrity and character of the area. It is important, however, a community's development needs are met if it is to be sustainable.</p>

Main Issues Raised	Response
<ul style="list-style-type: none"> • Need to preserve gap between villages/towns. • Listed Buildings act as constraint. 	<p>In order to help preserve the identity of Crowthorne, it was envisaged that the areas of open space required as part of any new development (including land required to mitigate impacts on the Special Protection Area) would be used to maintain an undeveloped gap between Crowthorne and the surrounding area.</p> <p>It will be important that, whatever scale of development is proposed, high standards of design are achieved and that the character of Crowthorne is respected and preserved (though not necessarily replicated) through new development proposals.</p> <p>It will be important that listed buildings are retained through any development proposal and that the settings of any listed buildings are properly respected by new development proposals including highways.</p>
<p>Transport</p> <ul style="list-style-type: none"> • Poor bus services/public transport – infrequent services and poor links to railway stations (also poor rail services locally). • Area already suffers from large volumes of traffic. • Increased traffic congestion. • Poor access points. 	<p>Transport modelling work is being carried out to establish the capacity of the highway network and any improvements required to accommodate the projected growth. This will include consideration of highway safety issues.</p> <p>One of the criteria for taking sites forward is the extent to which they relate to Bracknell (being the Borough’s most sustainable settlement in terms of services and facilities). The intention is to allocate those sites that best support the regeneration of the town centre and can most readily provide access to Bracknell Town Centre by non-car modes.</p> <p>Access to, and capacity of the M4 junction 10 is being explored with the Highway Agency and a mechanism to enable any necessary junction improvements is likely to be part of the Infrastructure Delivery Plan that will accompany the Site Allocations DPD.</p>

Main Issues Raised	Response
<p>Infrastructure</p> <ul style="list-style-type: none"> • No capacity for new schools. • Pressure on local facilities. 	<p>An important part of the Site Allocations DPD will be the production of an Infrastructure Delivery Plan to identify existing infrastructure capacity and any deficits. It will also identify, as far as possible, the infrastructure requirements arising from the potential development and how and when any gaps in capacity will be met.</p> <p>It is known that a new secondary school will be required in the north of the Borough and a site is being sought through the Site Allocations DPD.</p> <p>The provision of infrastructure will be properly related to any planned development through physical provision or the collection and allocation of contributions from developers. Statutory infrastructure providers such as water, sewerage and energy providers are being engaged with as part of the Infrastructure Delivery Plan preparation.</p>
<p>Landscape/Ecology</p> <ul style="list-style-type: none"> • Impact upon wildlife. • Landscape constraints. • Within Thames Basin Heaths Special Protection Area buffer zone and part within 400m (associated impact of cat predation, fire and fly tipping etc). • Impact upon Local Wildlife Sites. • Impact upon Sites of Special Scientific Interest (Sandhurst to Owlsmoor Heaths and Bogs, Broadmoor to Bagshot Woods and Heaths, and Swinley Park and Brick Pits). • Loss of habitat and impact upon wildlife. • Parkland setting for Broadmoor/historic landscape. • Topography – undulating. 	<p>Any planned development will be required to be accompanied by extensive areas of open space, including natural green space required to mitigate any impacts on the Special Protection Area to the south of the Borough.</p> <p>The selection of sites and the layout of any proposed development will be influenced by landscape quality assessment work carried out on behalf of the Council.</p> <p>Account will also be taken of ecological assessments carried out on all the potential sites.</p>
<p>Leisure/Amenity</p> <ul style="list-style-type: none"> • Loss of Open Space of Public Value. • Effect of development on public rights of way. 	<p>Opportunities will be sought to create new informal leisure / exercise opportunities through the provision of informal public</p>

Main Issues Raised	Response
	open space and natural greenspace as mitigation for any impacts on the Special Protection Area to the south of the Borough.
<p>Other Issues</p> <ul style="list-style-type: none"> • Amount of development likely to be achieved on this site would be modest in terms of requirement for c. 4000 dwellings. • Security issues relating to existing hospital. • Scale of new development not suitable. • Would undermine the opportunity to promote a coherent and sustainable urban extension to north west of Bracknell. • Viability issues associated within relocating the existing hospital. • Contrary to national policies. • Poor ground conditions – expensive to redevelop. 	<p>In light of the lower number of units being planned following the revocation of the South East Plan, it is not proposed to pursue the concept of a ‘Northern Arc’ of development.</p> <p>The use of urban extensions to provide additional housing rather than a new settlement follows the development principles set out in the Council’s adopted Core Strategy (Policy CS2).</p>
High Ratings: 239 (60%)	
<p>Transport</p> <ul style="list-style-type: none"> • Easier access to motorways and more centres of employment. • Good transport links. • Proximity to trains /existing bus & cycle routes. 	<p>Comments noted.</p> <p>Transport modelling work is being carried out to establish the capacity of the highway network and any improvements required to accommodate the projected growth. This will include consideration of highway safety issues.</p>
<p>Infrastructure</p> <ul style="list-style-type: none"> • Schools in area have capacity. • Has the infrastructure to support further development. • Access to existing local facilities – shops & schools. 	<p>An important part of the Site Allocations DPD will be the production of an Infrastructure Delivery Plan to identify existing infrastructure capacity and any deficits. It will also identify, as far as possible, the infrastructure requirements arising from the potential development and how and when any gaps in capacity will be met.</p>
<p>Landscape/Ecology</p> <ul style="list-style-type: none"> • Landscape less valuable than other areas. 	<p>The selection of sites and the layout of any proposed development will be influenced by landscape quality assessment work carried out on behalf of the Council.</p>

Main Issues Raised	Response
<p>Leisure/Amenity</p> <ul style="list-style-type: none"> • Lower housing density, therefore maintain some open space. • Access to recreational facilities i.e. The Look Out. 	<p>Opportunities will be sought to create new informal leisure / exercise opportunities through the provision of informal public open space and natural greenspace as mitigation for any impacts on the Special Protection Area to the south of the Borough.</p>
<p>Other Issues</p> <ul style="list-style-type: none"> • Would utilise a Brownfield site (with derelict offices)/previously developed land. • Agree with reasons in table 7. • Would provide a small number of housing. • Partly within settlement boundary. • Strong links to Crowthorne. • Likely to be available in the short-term. 	<p>It is considered that the site has some development potential, particularly given that the site is part 'brownfield'.</p> <p>Land availability will be important in decision making.</p>

Broad Area 3 - TRL

Table 63

Main Issues Raised	Response
Low Ratings: 61 (15%)	
<p>Character</p> <ul style="list-style-type: none"> • New development would impact the area which has it's own separate identity and should be preserved and not merged into a 'greater Bracknell'. • Strategic gap between Crowthorne & Bracknell. • Remote from Crowthorne Village and Bracknell Town. 	<p>In order to help preserve the identity of Crowthorne it was envisaged that the areas of open space required as part of any new development (including land required to mitigate impacts on the Special Protection Area) would be used to maintain an undeveloped gap between Crowthorne and Bracknell (also having regard to a previous appeal decision).</p> <p>It will be important that, whatever scale of development is proposed, high standards of design are achieved and that the character of Crowthorne is respected and preserved (though not necessarily replicated) through new development proposals</p>
<p>Transport</p> <ul style="list-style-type: none"> • Poor bus services/public transport – infrequent services and poor links to 	<p>Transport modelling work is being carried out to establish the capacity of the highway network and any improvements required to</p>

Main Issues Raised	Response
<p>railway stations (also poor rail services and parking at stations locally).</p> <ul style="list-style-type: none"> • Impact upon existing road network and junctions. • Existing local road network not suited to development (capacity). 	<p>accommodate the projected growth. This will include consideration of highway safety issues.</p> <p>One of the criteria for taking sites forward is the extent to which they relate to Bracknell (being the Borough's most sustainable settlement in terms of services and facilities) The intention is to allocate those sites that best support the regeneration of the town centre and can most readily provide access to Bracknell Town Centre by non-car modes.</p> <p>Access to, and capacity of the M4 junction 10 is being explored with the Highway Agency and a mechanism to enable any necessary junction improvements is likely to be part of the Infrastructure Delivery Plan that will accompany the Site Allocations DPD.</p>
<p>Infrastructure</p> <ul style="list-style-type: none"> • No capacity for new schools. • Lack of capacity in schools. • Infrastructure problems. • Pressure on local facilities. 	<p>An important part of the Site Allocations DPD will be the production of an Infrastructure Delivery Plan to identify existing infrastructure capacity and any deficits. It will also identify, as far as possible, the infrastructure requirements arising from the potential development and how and when any gaps in capacity will be met.</p> <p>It is known that a new secondary school will be required in the north of the Borough and a site is being sought through the Site Allocations DPD.</p> <p>The provision of infrastructure will be properly related to any planned development through physical provision or the collection and allocation of contributions from developers. Statutory infrastructure providers such as water, sewerage and energy providers are being engaged with as part of the Infrastructure Delivery Plan preparation.</p>
<p>Landscape/Ecology</p> <ul style="list-style-type: none"> • Loss of trees. • Within Thames Basins Heaths Special Protection Area buffer zone & part within 	<p>Any planned development will be required to be accompanied by extensive areas of open space, including natural green space required to mitigate any impacts on the Special Protection Area to the south of the Borough.</p>

Main Issues Raised	Response
<p>400m (associated impact of cat predation, fire and fly tipping etc).</p> <ul style="list-style-type: none"> Impact upon Sites of Special Scientific Interest (Sandhurst to Owlsmoor Heaths and Bogs, Broadmoor to Bagshot Woods and Heaths, and Swinley Park and Brick Pits). Would undermine the opportunity to promote a coherent and sustainable urban extension to north west Bracknell. Landscape constraints. 	<p>The selection of sites and the layout of any proposed development will be influenced by landscape quality assessment work carried out on behalf of the Council.</p> <p>Account will also be taken of ecological assessments carried out on all the potential sites.</p> <p>In light of the lower number of units being planned following the revocation of the South East Plan, it is not proposed to pursue the concept of a 'Northern Arc' of development.</p>
<p>Other Issues</p> <ul style="list-style-type: none"> Lack of direct linkage to existing settlement. Scale of new development not suitable. Previous scheme dismissed on appeal. Little consideration of integration with Old Wokingham Road and need for links between the two to ensure one community. 	<p>Regular liaison takes place between Wokingham and Bracknell Forest planners in relation to significant development proposals close to the Borough boundaries.</p>
<p>High Ratings: 210 (53%)</p>	
<p>Character</p> <ul style="list-style-type: none"> Would utilise a Brownfield site/previously developed land. Could still retain 'green boundaries' on 2 sides of the development. Less rural, therefore impact would be less. Won't affect local communities of Crowthorne as separated from it by SPA. 	<p>It is considered that the site has some development potential, particularly given that it is a 'brownfield site'. However, regard will need to be had to the areas of open space required as part of any new development (including land required to mitigate impacts on the Special Protection Area), which would be used to maintain an undeveloped gap between Crowthorne and other areas. It will also be important that, whatever scale of development is proposed, high standards of design are achieved and that the character of Crowthorne is respected and preserved (though not necessarily replicated) through new development proposals.</p>
<p>Transport</p> <ul style="list-style-type: none"> Easier access to motorways and more centres of employment. Well served by local road network. Good transport links. 	<p>Comments noted.</p> <p>Transport modelling work is being carried out to establish the capacity of the highway network and any improvements required to</p>

Main Issues Raised	Response
<ul style="list-style-type: none"> • Good pedestrian and cycle links (and additional routes could be easily formed). • Proximity to trains /existing bus & cycle routes. 	<p>accommodate the projected growth. This will include consideration of highway safety issues.</p>
<p>Infrastructure</p> <ul style="list-style-type: none"> • Schools in area have capacity. • Has the infrastructure to support further development. • Access to existing local facilities – shops & schools. • Access to recreational facilities i.e. The Look Out. 	<p>An important part of the Site Allocations DPD will be the production of an Infrastructure Delivery Plan to identify existing infrastructure capacity and any deficits. It will also identify, as far as possible, the infrastructure requirements arising from the potential development and how and when any gaps in capacity will be met.</p>
<p>Landscape/Ecology</p> <ul style="list-style-type: none"> • Least impact upon wildlife. • Landscape less valuable than other areas. 	<p>The selection of sites and the layout of any proposed development will be influenced by landscape quality assessment, and ecological assessment work carried out on behalf of the Council.</p>
<p>Leisure/Amenity</p> <ul style="list-style-type: none"> • Would not be a loss of public open space as land as always been private and not open to the public. • Lower housing density, therefore maintain some open space. 	<p>Opportunities will be sought to create new informal leisure / exercise opportunities through the provision of informal public open space and natural greenspace as mitigation for any impacts on the Special Protection Area to the south of the Borough.</p>
<p>Other Issues</p> <ul style="list-style-type: none"> • Would create new housing in an area which does not already have tight boundary. • Would address deprivation in Crowthorne & Great Hollands. • Would act as an extension to Great Hollands. • Close to an employment centre. • TRL site is deliverable as within a single ownership, and available. 	
<p>A number of points have been raised in response to Question 46 in relation to the initial Sustainability Appraisal. These are addressed in relation to Questions 49 and 50.</p>	

Broad Area 4 - West Binfield

Table 64

Main Issues Raised	Response
Low Ratings: 526 (54%)	
<p>Character</p> <ul style="list-style-type: none"> • Will harm village character of Binfield • Will adversely affect community spirit / identity • Development would have a negative impact on areas of historic interest • Would result in coalescence of Bracknell, Binfield and Wokingham / loss of important gap • Development would increase urban sprawl and confirm Bracknell's lack cohesive development. • Density of housing, if similar to Jennetts Park would be overdevelopment • Disproportionate increase in population (over 400% increase in population of Binfield from broad areas 4 & 5) • Listed buildings within the area will be lost • Loss of village identity/increase in population will result in increased crime, litter, vandalism and anti-social behaviour • Proximity to the development areas within Wokingham • Changes to road infrastructure would adversely affect listed buildings • Popes Manor is an important landmark for literary reasons • Development of broad areas 4, 5 and 6 would be the first step in Bracknell Forest becoming part of Greater Reading • Development would be contrary to the recommendations of the Character Area Assessment study carried out in July 2009 for Binfield Popeswood • Options 4 & 5 are the only ones that merge a village town into the neighbouring towns and are therefore inappropriate • Development would undermine separation policies in Wokingham. 	<p>Much concern was expressed about the impact of the scale of development outlined in the option consultation on the integrity and character of Binfield as a distinct village and community. It is important, however, that a community's development needs are met if it is to be sustainable.</p> <p>In order to help preserve the identify of Binfield it was envisaged that the areas of open space required as part of any new development (including land required to mitigate impacts on the Special Protection Area) would be used to maintain an undeveloped gap between Binfield and Bracknell and Binfield and Wokingham.</p> <p>It will be important that, whatever scale of development is proposed, high standards of design are achieved and that the character of Binfield is respected and preserved (though not necessarily replicated) through new development proposals.</p> <p>It will be important that listed buildings are retained through any development proposal and that the settings of any listed buildings are properly respected by new development proposals including highways.</p>

Main Issues Raised	Response
<ul style="list-style-type: none"> Conflicts with Core Strategy Policy CP9 which seeks to protect gaps between settlements. Binfield would become a bleak housing zone in a degenerating new town 	
<p>Transport</p> <ul style="list-style-type: none"> Road network unsuitable for more housing / would cause unacceptable congestion Poor access to centre of settlement resulting in increased traffic Poor access to public transport / very poor bus service / no nearby rail station Development would lead to car-borne commuting in conflict with government commitment of carbon emissions Road capacity is limited by the width of the bridge on Forest Road A329M and Coppid Beech and Twin Bridges roundabouts could not cope with additional traffic. Traffic in Foxley Lane is already dangerous during working hours A329M / M4 Junction 10 slip roads could not cope with additional traffic Concern about the impact on the SRN. Mitigation measures would be required and further details on the evidence base to identify this impact and the mitigation measures is sought or this site could be unsound. Problems on the existing road network at the junction of St Mark's Road and Popeswood Road at peak times would be worsened Concern about the impact of construction traffic. Currently need a car to access services - development would increase car usage Concern at capacity of Coppid Beech roundabout if development took place. Local roads are already hazardous. 	<p>Transport modelling work is being carried out to establish the capacity of the highway network and any improvements required to accommodate the projected growth. This will include consideration of highway safety issues.</p> <p>One of the criteria for taking sites forward is the extent to which they relate to Bracknell (being the Borough's most sustainable settlement in terms of services and facilities) The intention is to allocate those sites that best support the regeneration of the town centre and can most readily provide access to Bracknell Town Centre by non-car modes.</p> <p>Access to, and capacity of the M4 junction 10 is being explored with the Highway Agency and a mechanism to enable any necessary junction improvements is likely to be part of the Infrastructure Delivery Plan that will accompany the Site Allocations DPD.</p>
<p>Infrastructure</p> <ul style="list-style-type: none"> Local infrastructure could not support this level of housing (schools, shops, 	<p>An important part of the Site Allocations DPD will be the production of an Infrastructure Delivery Plan to identify existing infrastructure capacity and any deficits. It will also identify,</p>

Main Issues Raised	Response
<p>leisure, medical provision, community facilities)</p> <ul style="list-style-type: none"> • There is inconsistency in the SA about secondary school capacity – same issue would arise at Broad Area 4 as for Broad Area 5 • Primary school already overcrowded and cannot expand any more • Concern that infrastructure promised on previous developments has not been delivered (e.g. schools). • Village can't cope with a secondary school. 	<p>as far as possible, the infrastructure requirements arising from the potential development and how and when any gaps in capacity will be met.</p> <p>It is known that a new secondary school will be required in the north of the Borough and a site is being sought through the Site Allocations DPD.</p> <p>The provision of infrastructure will be properly related to any planned development through physical provision or the collection and allocation of contributions from developers. Statutory infrastructure providers such as water, sewerage and energy providers are being engaged with as part of the Infrastructure Delivery Plan preparation.</p>
<p>Landscape/Ecology</p> <ul style="list-style-type: none"> • Broad areas 4 & 5 provide the only countryside left in the north of Bracknell • Development would have a negative impact on green space / rural character • Development would have a negative impact on wildlife areas and areas of scientific interest (wildlife includes deer, heron, badgers, foxes, birds, grass snakes) • Development would have a negative impact on plant life (species include bluebells, orchids) • Development would result in loss of valuable trees and ancient forest • Particular concern about the impact on badger setts. • Broad Area 4 has views of St Paul's church in Wokingham • This area is beautiful agricultural land and rich forestry • Impact on views from Popeswood. • Must be able to demonstrate appropriate mitigation in relation to the likely impacts on the SPA. 	<p>There are other areas of countryside in the north of the Borough including areas of Green Belt which enjoy a high level of protection from development. Any planned development will be required to be accompanied by extensive areas of open space, including natural greenspace required to mitigate any impacts on the Special Protection Area to the south of the Borough.</p> <p>The selection of sites and the layout of any proposed development will be influenced by landscape quality assessment work carried out on behalf of the Council.</p> <p>Account will also be taken of ecological assessments carried out on all the potential sites.</p>
<p>Leisure/Amenity</p> <ul style="list-style-type: none"> • Country walks and bridleways would be lost 	<p>The retention of any existing public rights of way will be sought through any development proposals. Opportunities will be sought to</p>

Main Issues Raised	Response
<ul style="list-style-type: none"> • Area is important for leisure / exercise; development would therefore result in a loss of leisure / community facilities • Loss of Pope's Meadow would have a big impact on people who use it 	<p>create new informal leisure / exercise opportunities through the provision of informal public open space and natural greenspace as mitigation for any impacts on the Special Protection Area to the south of the Borough.</p> <p>The retention of Pope's Meadow will be sought through any development proposals and was excluded from the broad area shown in the options consultation.</p>
<p>Drainage/Flood Risk</p> <ul style="list-style-type: none"> • Building on large areas of green land would worsen drainage • Ground water source protection zone is a constraint • Binfield is underlain by clay which has impact on surface water flooding • Development will increase flood risk. 	<p>Measures will be included with any development proposals to control run-off from any new development and ensure that run-off from the sites is properly controlled through the use of sustainable urban drainage systems (SUDS).</p> <p>The Environment Agency have been, and will continue to be, consulted on the site allocations proposals and any requirements for groundwater protection will be incorporated in development proposals.</p> <p>The selection of sites and the disposition of development on selected sites will be informed by a Strategic Flood Risk Assessment being prepared for the Council.</p>
<p>Air Quality</p> <ul style="list-style-type: none"> • Additional cars would cause pollution • Nitrogen levels will increase 	<p>Impacts on air quality will be considered, but it is not considered that the level of development proposed will cause significant deterioration beyond normally accepted standards.</p>
<p>Other Issues</p> <ul style="list-style-type: none"> • Local employers are laying people off so no benefit in developing housing close to them • More effort should be made to regenerate Bracknell town centre / provide additional housing within Bracknell • Binfield should not be included as it is to be in a separate parliamentary constituency (Windsor & Maidenhead) • Use should be made of vacant offices in Bracknell 	

Main Issues Raised	Response
<ul style="list-style-type: none"> • Development would have an adverse impact on house values • Bracknell's town centre and other infrastructure require improvement before any further housing is developed • For this amount of housing it would be better to build a new town or village further afield to preserve existing communities • The fact that there is employment at Amen Corner does not mean that new residents will work there • Need to protect agricultural land for food. • If to be any development it should be substantially less than that proposed. • Development will undermine the original concept of the New Town. • Strategic sites should be brought forward through a review of the Core Strategy. • Proposals are an inappropriate form of development within the Green belt. • Development would be acceptable on parts of the West Binfield site (west of Murrell Hill and north of the Coppid Beech Hotel). • Proposal is contrary to other Council Plans and Policies 	
High Ratings: 354 (36%)	
<p>Character</p> <ul style="list-style-type: none"> • Adjacent to recent extension to Bracknell and a logical extension. • Minimal change of character and loss of amenity • Would create a large amount of housing in an area that does not already form a tight boundary • Area is newer and offers a blank canvas • West Binfield next to the A329 is already ruined so is suitable for development • Well related to existing settlement 	<p>It is considered that the site has some development potential, particularly in relation to the southern part of the site which could link with the already identified Amen Corner development to create a sustainable urban extension to Bracknell.</p>
Transport	Comments are noted

Main Issues Raised	Response
<ul style="list-style-type: none"> • Has good access from the Northern Distributor Road • Proximity/ease of access to motorways and A roads 	
<p>Infrastructure</p> <ul style="list-style-type: none"> • Could provide densities required for funding via Section 106 for the community • An agglomeration of sites in this area would enable the provision of appropriate infrastructure with economies of scale • Proposed scale of development could provide significant new and improved social and physical infrastructure for Binfield • There are sufficient large supermarkets to satisfy demand from new residents • Building onto existing communities with existing facility infrastructure comes at a lower cost to the community overall • Sites 4,5 and 6 would abut the already proposed developments in the Core Strategy and best provide for necessary infrastructure, particularly a secondary school to serve the northern parishes • It is essential that all planned infrastructure is delivered • Infrastructure already in place • Suggests reduced residential capacity of 1,250 dwellings for North West Bracknell/South West Binfield but include a secondary school, settlement separation, and SANG land. 	<p>An important part of the Site Allocations DPD will be the production of an Infrastructure Delivery Plan to identify existing infrastructure capacity and any deficits. It will also identify, as far as possible, the infrastructure requirements arising from the potential development and how and when any gaps in capacity will be met.</p> <p>In light of the lower number of units being planned following the revocation of the South East Plan, it is not proposed to pursue the concept of a 'Northern Arc' of development.</p>
<p>Landscape/Ecology</p> <ul style="list-style-type: none"> • Development would have limited impact on wider landscape • Existing woodland and parkland could be retained with development • Popes Meadow could be retained 	<p>Opportunities will be sought to create new informal leisure / exercise opportunities through the provision of informal public open space and natural greenspace as mitigation for any impacts on the Special Protection Area to the south of the Borough.</p> <p>The retention of Pope's Meadow will be sought through any development proposals and was excluded from the broad area shown in the options consultation.</p>

Main Issues Raised	Response
	The selection of sites and the layout of any proposed development will be influenced by landscape quality assessment work carried out on behalf of the Council.
<p>Drainage/Flood Risk</p> <ul style="list-style-type: none"> • Site susceptible to surface water flooding. 	Measures will be included with any development proposals to control run-off from any new development and ensure that run-off from the sites is properly controlled through the use of sustainable urban drainage systems (SUDS)
<p>Other Issues</p> <ul style="list-style-type: none"> • Use of Broad Areas 4,5 & 6 would support sub-regional role of Bracknell in SE Plan Policy WCBV1 • Broad Areas 4, 5 & 6 are well located in relation to employment opportunities in Bracknell town centre and other employment areas in Bracknell • Broad Areas 4,5 & 6 are well located to take advantage of other services and community facilities in Bracknell town centre • Broad Areas 4, 5 & 6 provide a natural fill-in between the major development locations identified in the Core Strategy (CS4 & CS5) • Could provide compact and comprehensive urban extension • Individual sites within the cluster should be appraised individually to determine their potential • Land in the north-east of the Broad Area could provide a development of up to 80 homes well integrated with the existing settlement • Some individual sites within the cluster could still be allocated even if the wider urban extension was not allocated • Acts as extension to Amen Corner 	

Main Issues Raised	Response
<ul style="list-style-type: none"> • Development to the north and north-west of Bracknell would create more sustainable self-contained communities • Majority of the site is within a single land ownership and is available now for development. 	

Broad Area 5 - East Binfield

Table 65

Main Issues Raised	Response
Low Ratings: 527 (55%)	
<p>Character</p> <ul style="list-style-type: none"> • Will harm village character of Binfield • Will adversely affect community spirit / identity / quality of life • Binfield would become a bleak housing zone in a degenerating new town • Development would have a negative impact on green space / rural character • Blue Mountain golf course and surrounding fields are important source of visual amenity /leisure facility and provide a clear distinction between Bracknell and Binfield • Would result in coalescence of Bracknell, Binfield and Wokingham • Development would increase urban sprawl and confirm Bracknell's lack of cohesive development. • Part of site is constrained by historic park and garden designation • Listed buildings within the area will be lost • Development of Broad Areas 4, 5 and 6 would be the first step in Bracknell Forest becoming part of Greater Reading • Development would be contrary to the recommendations of the Character Area Assessment study carried out in July 2009 for Binfield • Conflict with Core Strategy Gap policy CS9 	<p>Much concern was expressed about the impact of the scale of development outlined in the option consultation on the integrity and character of Binfield as a distinct village and community. It is important, however, that a community's development needs are met if it is to be sustainable.</p> <p>In order to help preserve the identify of Binfield it was envisaged that the areas of open space required as part of any new development (including land required to mitigate impacts on the Special Protection Area) would be used to maintain an undeveloped gap between Binfield and Bracknell and Wokingham.</p> <p>It will be important that, whatever scale of development is proposed, high standards of design are achieved and that the character of Binfield is respected and preserved (though not necessarily replicated) through new development proposals.</p> <p>It will be important that listed buildings are retained through any development proposal and that the settings of any listed buildings are properly respected by new development proposals including highways.</p>

Main Issues Raised	Response
Low Ratings: 527 (55%)	
<p>Transport</p> <ul style="list-style-type: none"> • Road network unsuitable for more housing / would cause unacceptable congestion • Poor access to centre of settlement resulting in increased traffic • Poor access to public transport / very poor bus service / no nearby rail station • Development would lead to car-borne commuting/travel in conflict with government commitment of carbon emissions • Development will increase congestion in the village. • Road capacity is limited by the width of the bridge on Forest Road • A329M and Coppid Beech and Twin Bridges roundabouts could not cope with additional traffic. • Density of housing, if similar to Jennetts Park would be over development • A329M / M4 Junct 10 slip roads could not cope with additional traffic • Local roads are already hazardous. • Problems on the existing road network at the junction of St Mark's Road and Popeswood Road at peak times would be worsened • Concern on the impact on capacity at Coppid Beech roundabout if committed developments go ahead. • Concern about impact of construction traffic. • Currently need a car to access services/poor bus services – development will increase car usage. • Concerned about traffic generation and road safety in Emmets Park. • Concern about the potential impact on the SRN. Further details of the evidence of the likely traffic impacts and the proposed mitigation measures are sought or the site may be found unsound. 	<p>Transport modelling work is being carried out to establish the capacity of the highway network and any improvements required to accommodate the projected growth. This will include consideration of highway safety issues.</p> <p>One of the criteria for taking sites forward is the extent to which they relate to Bracknell (being the Borough's most sustainable settlement in terms of services and facilities) The intention is to allocate those sites that best support the regeneration of the town centre and can most readily provide access to Bracknell Town Centre by non-car modes.</p> <p>Access to, and capacity of the M4 junction 10 is being explored with the Highway Agency and a mechanism to enable any necessary junction improvements is likely to be part of the Infrastructure Delivery Plan that will accompany the Site Allocations DPD.</p>

Main Issues Raised	Response
Low Ratings: 527 (55%)	
<p>Infrastructure</p> <ul style="list-style-type: none"> • Local infrastructure could not support this level of housing (schools, shops, leisure, medical provision, utilities) • Existing lack of facilities such as shops / secondary schools /health infrastructure. • Primary school already overcrowded and cannot expand any more • Concern that infrastructure promised on previous developments has not been delivered (e.g. schools). • Village can't cope with a secondary school. • Concern regarding distance to healthcare facilities (hospital) 	<p>An important part of the Site Allocations DPD will be the production of an Infrastructure Delivery Plan to identify existing infrastructure capacity and any deficits. It will also identify, as far as possible, the infrastructure requirements arising from the potential development and how and when any gaps in capacity will be met.</p> <p>It is known that a new secondary school will be required in the north of the Borough and a site is being sought through the Site Allocations DPD.</p> <p>The provision of infrastructure will be properly related to any planned development through physical provision or the collection and allocation of contributions from developers. Statutory infrastructure providers such as water, sewerage and energy providers are being engaged with as part of the Infrastructure Delivery Plan preparation.</p>
<p>Landscape/Ecology</p> <ul style="list-style-type: none"> • The site would be an infill area and its development would conflict with policy to protect existing character and appearance of the area • Development would have a negative impact on wildlife areas and areas of scientific interest (wildlife includes deer, heron, badgers, foxes, birds, hare, water vole, bats, reptiles and insects) • Development would result in loss of valuable trees and ancient forest • Sites 4 & 5 provide the only countryside left in the north of Bracknell • The northern part of the broad area adjoins tree preservation orders • Proposals are an inappropriate form of development in the Green Belt. • Must be able to demonstrate appropriate mitigation in relation to the likely impacts on the SPA. 	<p>There are other areas of countryside in the north of the Borough including areas of green belt which enjoy a high level of protection from development. Any planned development will be required to be accompanied by extensive areas of open space, including natural greenspace required to mitigate any impacts on the Special Protection Area to the south of the Borough.</p> <p>The selection of sites and the layout of any proposed development will be influenced by landscape quality assessment work carried out on behalf of the Council. Account will also be taken of ecological assessments carried out on all the potential sites.</p> <p>All the potential broad areas for development identified in the options consultation avoid the use of Green Belt land.</p>

Main Issues Raised	Response
Low Ratings: 527 (55%)	
<ul style="list-style-type: none"> Particular concern about the impact on badger setts. Loss of countryside would not be environmentally friendly 	
<p>Leisure/Amenity</p> <ul style="list-style-type: none"> Use of golf course in conflict with Council policy to maintain and improve built and natural environment Development on golf course in conflict with Council policy to protect recreational facilities from development pressures (CS8) Country walks and bridleways would be lost Blue Mountain golf course and surrounding fields are important source of visual amenity /leisure facility and provide a clear distinction between Bracknell and Binfield Loss of conference centre, banqueting and function facility and associated jobs Loss of garden centre which provides a leisure facility Loss of community facilities Coffee shop in garden centre is a valuable meeting point 	<p>The retention of any existing public rights of way will be sought through any development proposals. Opportunities will be sought to create new informal leisure / exercise opportunities through the provision of informal public open space and natural greenspace as mitigation for any impacts on the Special Protection Area to the south of the Borough.</p> <p>Add in something re. Loss of golf course & facilities</p>
<p>Drainage/Flood Risk</p> <ul style="list-style-type: none"> Building on large areas of green land would worsen drainage/surface water flooding Groundwater contamination protection 	<p>Measures will be included with any development proposals to control run-off from any new development and ensure that run-off from the sites is properly controlled through the use of sustainable urban drainage systems (SUDS).</p> <p>The Environment Agency have been, and will continue to be, consulted on the site allocations proposals and any requirements for groundwater protection will be incorporated in development proposals.</p> <p>The selection of sites and the disposition of development on selected sites will be informed by a Strategic Flood Risk Assessment being prepared for the Council.</p>

Main Issues Raised	Response
Low Ratings: 527 (55%)	
<p>Air Quality</p> <ul style="list-style-type: none"> • Additional cars would cause pollution/increase nitrogen levels 	<p>Impacts on air quality will be considered, but it is not considered that the level of development proposed will cause significant deterioration beyond normally accepted standards.</p>
<p>Other Issues</p> <ul style="list-style-type: none"> • SA argument on employment is incongruous • Local employers are laying people off so no benefit in developing housing close to them • Disproportionate increase in population (over 400% increase in population of Binfield from broad areas 4 & 5) • The basis for the developable area figures is not clear • More effort should be made to regenerate Bracknell town centre / provide additional housing within Bracknell • Binfield should not be included as it is to be in a separate parliamentary constituency (Windsor & Maidenhead) • Impact on horse-riding and local stables businesses • Use should be made of vacant offices in Bracknell • Binfield is underlain by clay which has impact on surface water flooding • Golf course was provided as a requirement of the Temple Park development • Binfield has a good mix of household types which would change dramatically with new housing • Development would have an adverse impact on house values • Bracknell's town centre and other infrastructure require improvement before any further housing is developed • For this amount of housing it would be better to build a new town or village further afield to preserve existing communities 	<p>The site is relatively close to some significant employment opportunities and development of the southern part in particular could form an urban extension to Bracknell while maintaining a gap between Bracknell and Binfield village.</p> <p>Opportunities will be sought to provide housing in Bracknell Town Centre as part of its regeneration and the housing numbers include an allowance for this. However, it is apparent that there is insufficient suitable land available in the town centre to meet the adopted Core Strategy housing requirement and the Council therefore needs to look beyond the town centre, even to meet the reduced housing target in the Core Strategy (reduced from the South East Plan target).</p> <p>Further work is being undertaken to assess the potential for new residential development to be provided from existing employment sites, but the Council has limited powers to enforce a change of use of established sites.</p> <p>The use of urban extensions to provide additional housing rather than a new settlement follows the development principles set out in the Council's adopted Core Strategy (Policy CS2).</p> <p>The Council cannot enforce where people work, but by providing housing close to significant employment areas the opportunity can at least be created for people to live close to where they work.</p> <p>All the potential broad areas for development identified in the options consultation avoid the use of Green Belt land.</p>

Main Issues Raised	Response
Low Ratings: 527 (55%)	
<ul style="list-style-type: none"> • Options 4 & 5 are the only ones that merge a village town into the neighbouring towns and are therefore inappropriate • The fact that there is employment at Amen Corner does not mean that new residents will work there • Should develop on poor land rather than agricultural areas. • Need to challenge the Government's housing figures. • Increased population will lead to problems of crime, rubbish, unemployment, overcrowding, pollution and recession. • Loss of golf course will impact on health. • Development will undermine the original concept of the New Town. • Strategic sites should be brought forward through a review of the Core Strategy. • Do not agree that there would be any benefits to Priestwood and Garth. • Proposal is contrary to other Council Plans and Policies. 	
High Ratings: 340 (36%)	
<p>Character</p> <ul style="list-style-type: none"> • Adjacent to recent extension to Bracknell and a logical extension. • Minimal change of character and loss of amenity • Would create a large amount of housing in an area that does not already form a tight boundary • Area is newer and offers a blank canvas • Adjacent to recent extension to Bracknell and a logical extension. 	
<p>Transport</p> <ul style="list-style-type: none"> • Has good access from the Northern Distributor Road 	Comments noted.
<p>Infrastructure</p>	An important part of the Site Allocations DPD will be the production of an Infrastructure Delivery Plan to identify existing infrastructure

Main Issues Raised	Response
Low Ratings: 527 (55%)	
<ul style="list-style-type: none"> • Could provide densities required for funding infrastructure via Section 106 for the community • Proximity/ease of access to motorways and A roads • An agglomeration of sites in this area would enable the provision of appropriate infrastructure with economies of scale • Infrastructure already in place / cost would be minimal • There are sufficient large supermarkets to satisfy demand from new residents • Building onto existing communities with existing facility infrastructure comes at a lower cost to the community overall • Sites 4,5 and 6 would abut the already proposed developments in the Core Strategy and best provide for necessary infrastructure, particularly a secondary school to serve the northern parishes • It is essential that all planned infrastructure is delivered • Together with approved development sites, sites 4,5 and 6 form a natural 'focused region able to provide integrated infrastructure. 	<p>capacity and any deficits. It will also identify, as far as possible, the infrastructure requirements arising from the potential development and how and when any gaps in capacity will be met.</p> <p>In light of the lower number of units being planned following the revocation of the South East Plan, it is not proposed to pursue the concept of a 'Northern Arc' of development.</p>
<p>Other Issues</p> <ul style="list-style-type: none"> • Use of Broad Areas 4,5 & 6 would support sub-regional role of Bracknell in SE Plan Policy WCBV1 • Broad Areas 4, 5 & 6 are well located in relation to employment opportunities in Bracknell town centre and other employment areas in Bracknell • Broad Areas 4,5 & 6 are well located to take advantage of other services and community facilities in Bracknell town centre • Broad Areas 4, 5 & 6 provide a natural fill-in between the major development locations identified in the Core Strategy (CS4 & CS5) Broad areas 4, 5 & 6 are already defined as settlement areas • Proximity to centres of growth 	<p>Comments in relation to Broad Areas 4, 5 and 6 are noted, though in light of the lower number of units being planned following the revocation of the South East Plan, it is not proposed to pursue the concept of a 'Northern Arc' of development.</p> <p>All potential development areas are being individually appraised and tested against sustainability criteria and the Core Strategy objectives.</p> <p>Where entire broad areas are not allocated for development, the potential of smaller parts of those areas to provide housing will be considered.</p> <p>Land availability will be important in decision making.</p>

Main Issues Raised	Response
Low Ratings: 527 (55%)	
<ul style="list-style-type: none"> • Garden centre is a brownfield site with landscaped boundaries • Broad Area 5 is already surrounded to the north, south, south-east and west by development 	

Broad Area 6 - North Warfield

Table 66

Main Issues Raised	Response
Low Ratings: 317 (42%)	
<p>Character</p> <ul style="list-style-type: none"> • Impact on rural character of area • Preserve village character of locality • Preserve community identity/individuality of settlements • Will result in coalescence of settlements. • Area cannot take more development and will ruin the area • Preserves open space around • Adds to overdevelopment in Northern Arc • Greenfield site • People move to Bracknell because of the surrounding open spaces. It will soon become a suburb of Reading • Depriving future generations of the countryside is a crime. • Outside of/remote from a defined settlement • Will be absorbed into Greater Bracknell 	<p>Concern was expressed about the impact of the scale of development outlined in the option consultation on the integrity and character of the area, particularly the possible Northern Arc Concept. In light of the lower number of units being planned following the revocation of the South East Plan, it is not proposed to pursue the concept of a 'Northern Arc' of development. It is important, however, that a community's development needs are met if it is to be sustainable.</p> <p>In order to help preserve the character and identify of the area, it was envisaged that the areas of open space required as part of any new development (including land required to mitigate impacts on the Special Protection Area) would be used to maintain an undeveloped gap, to avoid coalescence of settlements.</p> <p>It will be important that, whatever scale of development is proposed, high standards of design are achieved and that the character of the area is respected and preserved (though not necessarily replicated) through new development proposals.</p>
<p>Transport</p> <ul style="list-style-type: none"> • Road network unsuitable for more housing 	<p>Transport modelling work is being carried out to establish the capacity of the highway network and any improvements required to</p>

Main Issues Raised	Response
<ul style="list-style-type: none"> • Increased traffic congestion – especially when combined with Amen Corner and Warfield developments • Increased noise and pollution from traffic • Decrease in road safety • Access inadequate • Lack of public transport • The existing road condition is too poor to cope. • M4 is at full capacity/rat run between M3 and M4 • Inadequate parking standards will be set • Unsustainable level of new traffic • The need for quiet roads to ride horses / loss of businesses for horses. • It is the wrong location as most people will work in London so need to be close to the M3. 	<p>accommodate the projected growth. This will include consideration of highway safety issues.</p> <p>One of the criteria for taking sites forward is the extent to which they relate to Bracknell (being the Borough’s most sustainable settlement in terms of services and facilities). The intention is to allocate those sites that best support the regeneration of the town centre and can most readily provide access to Bracknell Town Centre by non-car modes.</p> <p>Access to, and capacity of the M4 junction 10 is being explored with the Highway Agency and a mechanism to enable any necessary junction improvements is likely to be part of the Infrastructure Delivery Plan that will accompany the Site Allocations DPD.</p>
<p>Infrastructure</p> <ul style="list-style-type: none"> • Promised infrastructure doesn’t materialise • Lack of capacity at primary and secondary schools • Heavy burden on health facilities • Loss of amenities • Poor provision of/negative impact on social, physical and environmental infrastructure • Shops restaurants and retailers are already at full capacity. • It is strange the Council will make money from this development • No capacity to accommodate the development at the sewage works. 	<p>An important part of the Site Allocations DPD will be the production of an Infrastructure Delivery Plan to identify existing infrastructure capacity and any deficits. It will also identify, as far as possible, the infrastructure requirements arising from the potential development and how and when any gaps in capacity will be met.</p> <p>It is known that a new secondary school will be required in the north of the Borough and a site is being sought through the Site Allocations DPD.</p> <p>The provision of infrastructure will be properly related to any planned development through physical provision or the collection and allocation of contributions from developers. Statutory infrastructure providers such as water, sewerage and energy providers are being engaged with as part of the Infrastructure Delivery Plan preparation.</p>
<p>Landscape/Ecology</p> <ul style="list-style-type: none"> • Landscape constraint / river corridor • Loss /need for protection of biodiversity /wildlife • Borders on to Green Belt 	<p>There are other areas of countryside in the north of the Borough including areas of green belt which enjoy a high level of protection from development. Any planned development will be required to be accompanied by extensive</p>

Main Issues Raised	Response
<ul style="list-style-type: none"> • Beautiful open space/countryside/trees/landscape would be lost • Unacceptable development in the Green Belt. • Once built on the countryside will be lost forever. • Current semi rural character contributes to well-being • Loss of agricultural land. • It will cause an unacceptable environmental impact. 	<p>areas of open space, including natural greenspace required to mitigate any impacts on the Special Protection Area to the south of the Borough.</p> <p>The selection of sites and the layout of any proposed development will be influenced by landscape quality assessment work carried out on behalf of the Council. Account will also be taken of ecological assessments carried out on all the potential sites.</p> <p>All the potential broad areas for development identified in the options consultation avoid the use of Green Belt land.</p>
<p>Leisure/Amenity</p> <ul style="list-style-type: none"> • Loss of open space of public value • Any new open space will not be as good a quality as existing open areas. 	<p>Opportunities will be sought to create new informal leisure / exercise opportunities through the provision of informal public open space and natural greenspace as mitigation for any impacts on the Special Protection Area to the south of the Borough.</p>
<p>Drainage/Flood Risk</p> <ul style="list-style-type: none"> • Flood risk and drainage issues - flooding along The Cut is significant more or less every other year 	<p>Measures will be included with any development proposals to control run-off from any new development and ensure that run-off from the sites is properly controlled through the use of sustainable urban drainage systems (SUDS).</p> <p>The Environment Agency have been, and will continue to be, consulted on the site allocations proposals and any requirements for groundwater protection will be incorporated in development proposals.</p> <p>The selection of sites and the disposition of development on selected sites will be informed by a Strategic Flood Risk Assessment being prepared for the Council.</p>
<p>Other Issues</p> <ul style="list-style-type: none"> • Site appraisal contains misleading suppositions • Result of balancing the pros and cons of the Sustainability Appraisal • Results of weighting and scoring each site 	<p>All potential development areas are being individually appraised and tested against sustainability criteria and the Core Strategy objectives.</p> <p>Land availability will be important in decision making.</p>

Main Issues Raised	Response
<ul style="list-style-type: none"> • Broad areas contain sites not included in the SHLAA which puts a risk on soundness if areas not deliverable. • Warfield has taken the brunt of development over the last 17 years, time to look elsewhere • There is insufficient land to accommodate the amount of development proposed. • Regenerate Bracknell town centre for housing first • Should develop brownfield /low density/ commercial sites first • Distribute new development evenly around the borough rather than concentrate it • Concentrate instead on urban infill • Proposals will be irrelevant because of political changes. • Increased crime • Decrease in house values • Landfill constraints • Need to be mindful of adapting to climate change • It will result in another Tesco's • The only space left will be owned by Sheiks • Adverse impact on quality of life /health. • Will result in increased urban clutter from signs • Risk of increased crime. • Conflict with planning policies. • Overdevelopment leads to unhappiness and violence. • Loss of value on homes. • It will cause a knock on effect of people not wanting to live/work in the area anymore. • Hope the decision is not 'fait au complis' [sic] • It will cause disruption for local residents. • No existing residents want this development. 	<p>Opportunities will be sought to provide housing in Bracknell Town Centre as part of its regeneration and the housing numbers include an allowance for this. However, it is apparent that there is insufficient suitable land available in the town centre to meet the adopted Core Strategy housing requirement and the Council therefore needs to look beyond the town centre, even to meet the housing target in the Core Strategy (reduced from the South East Plan target).</p> <p>The use of urban extensions to provide additional housing rather than a new settlement follows the development principles set out in the Council's adopted Core Strategy (Policy CS2).</p> <p>Further work is being undertaken to assess the potential for new residential development to be provided from existing employment sites, but the Council has limited powers to enforce a change of use of established sites.</p>
<p>High Ratings: 332 (44%)</p>	

Main Issues Raised	Response
<p>Character</p> <ul style="list-style-type: none"> • Adjacent to planned housing extension (Warfield SPD) causing minimal change of character or loss of amenity. • Part of an area which presently does not form a tight boundary. • New area offers a blank canvas. • Add in other nearby sites to this Broad Area. • Do not promote any development other than in Northern Arc until Northern Arc is exhausted. • Containing development in clearly defined area to prevent sprawl. 	<p>In light of the lower number of units being planned following the revocation of the South East Plan, it is not proposed to pursue the concept of a 'Northern Arc' of development.</p> <p>If this site were taken forward, it could be considered together with the Warfield Supplementary Planning Document.</p>
<p>Transport</p> <ul style="list-style-type: none"> • Near to town centre with its employment and transport links. • Suitable area for commuting. • Can provide effective public transport improvements. 	<p>Comments noted.</p>
<p>Infrastructure</p> <ul style="list-style-type: none"> • Cost effective provision of new infrastructure. • Good infrastructure provision in place or committed. • Concentrated development allows for appropriate infrastructure to be provided at the time and in the place of development. • It would improve local facilities and infrastructure. 	<p>An important part of the Site Allocations DPD will be the production of an Infrastructure Delivery Plan to identify existing infrastructure capacity and any deficits. It will also identify, as far as possible, the infrastructure requirements arising from the potential development and how and when any gaps in capacity will be met.</p>
<p>Leisure/Amenity</p> <ul style="list-style-type: none"> • It will improve access to open space and create new open space areas. 	<p>Comments noted.</p>
<p>Drainage/Flood Risk</p> <ul style="list-style-type: none"> • Low flood risk. 	<p>The selection of sites and the disposition of development on selected sites will be informed by a Strategic Flood Risk Assessment being prepared for the Council.</p>
<p>Other Issues</p> <ul style="list-style-type: none"> • Fits with Core Strategy. • It is centrally located within the Northern Arc. • It is a logical and sustainable location. 	<p>In light of the lower number of units being planned following the revocation of the South East Plan, it is not proposed to pursue the concept of a 'Northern Arc' of development.</p>

Main Issues Raised	Response
<ul style="list-style-type: none"> • Promoted to protect other areas. • Concentrated development combined with the regeneration of Bracknell town centre is the correct solution. • Will provide a comprehensive mixed use development consistent with national policy. • Provides a critical mass for housing development. • It would be viable and deliverable. • The area is not affected by any major constraints. • Could use same principles as Warfield SPD site. • Provides an opportunity to take advantage of natural and other features by incorporating them. • There will be no open space of public value lost. • Can provide protection for listed buildings. • Unlikely to be minerals constraint. • Mitigation of landfill is not a constraint. • There is no ground water source protection zone constraint. 	<p>If this site were taken forward, it could be considered together with the Warfield Supplementary Planning Document.</p> <p>Comments regarding constraints are noted and will also be considered through the Sustainability Appraisal.</p>

Broad Area 7 - Land to the east of Chavey Down Road and west of Locks Ride/Braziers Lane, Winkfield

(Referred to in the February 2010 Participation Document as Chavey Down, Long Hill Road)

Table 67

Main Issues Raised	Response
Low Ratings: 288 (58%)	
<p>Character</p> <ul style="list-style-type: none"> • Listed Buildings act as constraint. • Will not be deliverable due to the costs of infrastructure required • Scale of new development is excessive compared with existing settlement. • Area north of Forest Road would protrude into the countryside. • Impact on OSPV. • Close to Character Areas. 	<p>Concern was expressed about the impact of the scale of development outlined in the option consultation on the integrity and character of the area. It is important, however, that a community's development needs are met if it is to be sustainable.</p> <p>In order to help preserve the identity of Winkfield it was envisaged that the areas of open space required as part of any new development (including land required to mitigate impacts on the Special Protection</p>

Main Issues Raised	Response
<ul style="list-style-type: none"> • Loss of countryside and associated recreational opportunities. • Impact on Conservation Area. • Impact on Green Belt. • Loss of community/local identity. • Would prejudice gap between larger settlements. • Should focus on previously developed land rather than a greenfield site such as this. 	<p>Area) would be used to maintain an undeveloped gap between Winkfield and the surrounding area.</p> <p>It will be important that, whatever scale of development is proposed, high standards of design are achieved and that the character of Winkfield is respected and preserved (though not necessarily replicated) through new development proposals.</p> <p>It will be important that listed buildings are retained through any development proposal and that the settings of any listed buildings are properly respected by new development proposals including highways.</p>
<p>Transport</p> <ul style="list-style-type: none"> • Existing local road network is not suited to this scale of development. • Poor access to strategic road network. • Poor bus services. • Area already suffers from large volumes of traffic due to school and 'rat running'. • Poor links with Bracknell Town Centre and other large centres. • Increase in traffic would lead to safety issues and increase in pollution. • Poor pedestrian and cycle facilities. 	<p>Transport modelling work is being carried out to establish the capacity of the highway network and any improvements required to accommodate the projected growth. This will include consideration of highway safety issues.</p> <p>One of the criteria for taking sites forward is the extent to which they relate to Bracknell (being the Borough's most sustainable settlement in terms of services and facilities) The intention is to allocate those sites that best support the regeneration of the town centre and can most readily provide access to Bracknell Town Centre by non-car modes.</p> <p>Access to, and capacity of the M4 junction 10 is being explored with the Highway Agency and a mechanism to enable any necessary junction improvements is likely to be part of the Infrastructure Delivery Plan that will accompany the Site Allocations DPD.</p>
<p>Infrastructure</p> <ul style="list-style-type: none"> • Lack of shops and local amenities • Lack of spare capacity in primary and secondary schools. • Lack of spare capacity in secondary schools. 	<p>An important part of the Site Allocations DPD will be the production of an Infrastructure Delivery Plan to identify existing infrastructure capacity and any deficits. It will also identify, as far as possible, the infrastructure requirements arising from the potential development and how and when any gaps in capacity will be met.</p>

Main Issues Raised	Response
<ul style="list-style-type: none"> • Impact on water supply. • Inability of health facilities to absorb further development – doctors surgeries and hospitals. 	<p>It is known that a new secondary school will be required in the north of the Borough and a site is being sought through the Site Allocations DPD.</p> <p>The provision of infrastructure will be properly related to any planned development through physical provision or the collection and allocation of contributions from developers. Statutory infrastructure providers such as water, sewerage and energy providers are being engaged with as part of the Infrastructure Delivery Plan preparation.</p>
<p>Landscape/Ecology</p> <ul style="list-style-type: none"> • Loss of woodland/trees. • Impact on trees subject to TPO's. • Within SPA buffer zone. • Outside settlement boundary. • Contrary to Core Strategy Policy CS9. • Lowest CS2 rating. • Detrimental impact on woodland. • Area has already suffered from large scale development. • Impact on wildlife (deer, birds, bats) and adjacent protected sites 	<p>Any planned development will be required to be accompanied by extensive areas of open space, including natural greenspace required to mitigate any impacts on the Special Protection Area to the south of the Borough.</p> <p>The selection of sites and the layout of any proposed development will be influenced by landscape quality assessment work carried out on behalf of the Council.</p> <p>Account will also be taken of ecological assessments carried out on all the potential sites.</p>
<p>Leisure/Amenity</p> <ul style="list-style-type: none"> • Loss of recreation ground. 	
<p>Drainage/Flood Risk</p> <ul style="list-style-type: none"> • Within groundwater source protection zone • Risk of flooding due to increased surface water run off and adjacent water course • Existing sewage system is already cracked and inadequate • Poor Drainage. 	<p>Measures will be included with any development proposals to control run-off from any new development and ensure that run-off from the sites is properly controlled through the use of sustainable urban drainage systems (SUDS).</p> <p>The Environment Agency have been, and will continue to be, consulted on the site allocations proposals and any requirements for groundwater protection will be incorporated in development proposals.</p> <p>The selection of sites and the disposition of development on selected sites will be informed by a Strategic Flood Risk Assessment being prepared for the Council.</p>

Main Issues Raised	Response
<p>Other Issues</p> <ul style="list-style-type: none"> • Noise and pollution. • Owners of land within Broad Area are working in partnership so that development can be delivered during Plan period. • Increase in local population would result in higher levels of crime and a need for more police • Pit shafts and contaminated land • Area has already suffered from large scale development that is poorly integrated with the character of the area e.g. Carnation Nurseries site • Should focus on previously developed land rather than an actively used greenfield site such as this • Nothing has changed since the area was previously dismissed by an Inspector as unacceptable for development (Bracknell Forest Local Plan). • Decrease in property values • No mention of North Sea gas pipeline through Swamp Woods from Longhill. • Would undermine the opportunity that exists to promote a coherent and sustainable urban extension to the north and north west of Bracknell. 	
High Ratings: 57 (18%)	
<p>Character</p> <ul style="list-style-type: none"> • Large areas of countryside would remain in this part of the Borough. • Development would be fairly well contained. • Would enhance the character of Chavey Down. • Existing trees will screen the site. 	
<p>Transport</p> <ul style="list-style-type: none"> • Development would have less pressure on road infrastructure than in other locations due to location in relation to a range of centres. 	
<p>Infrastructure</p>	

Main Issues Raised	Response
<ul style="list-style-type: none"> Existing local facilities – shops and school. 	
<p>Other Issues</p> <ul style="list-style-type: none"> Owners of land within Broad Area are working in partnership so that development can be delivered during Plan period Past planning history means that ground work has already been done. 	

Broad Area 8 - Land to the east of New Forest Ride/Longhill Road and west of Swinley Road, Winkfield

(Referred to in the February 2010 Participation Document as East Bracknell)

Table 68

Main Issues Raised	Response
Low Ratings: 432 (71%)	
<p>Character</p> <ul style="list-style-type: none"> Impact on Green Belt. Impact on SPA. Loss of Crown Land. Need to replace equivalent amount of Crown Land elsewhere. Loss of green buffer between existing development (land acts as a gap between Bracknell and Ascot). Need green areas such as this near large urban areas. Impact upon character: site adjoins an Area of Special Housing Character. Impact on character of Chavey Down. Loss of community identity. Area has already suffered from large scale development. Brownfield sites should be developed before considering Greenfield sites such as this. Contrary to Core Strategy Policy CS9. Has lowest CS2 rating. 	<p>Concern was expressed about the impact of the development outlined in the option consultation on local character and community. It is important, however, that a community's development needs are met if it is to be sustainable.</p> <p>It was envisaged that the areas of open space required as part of any new development (including land required to mitigate impacts on the Special Protection Area) would be used to maintain an undeveloped gap between Ascot and Bracknell.</p> <p>It will be important that, whatever scale of development is proposed, high standards of design are achieved and that the character of area is respected and preserved (though not necessarily replicated) through new development proposals.</p> <p>The use of urban extensions to provide additional housing rather than a new settlement follows the development principles set out in the Council's adopted Core Strategy (Policy CS2).</p>

Main Issues Raised	Response
	<p>All the potential broad areas for development identified in the options consultation avoid the use of Green Belt land.</p>
<p>Transport</p> <ul style="list-style-type: none"> • Poor bus services. • Poor train service - overcrowded • Will accentuate traffic and parking problems in the area. • Inadequate access to the site. • Increased usage of Martin's Heron Station – will increase commuter parking and inconvenience to local residents. • Inadequate road network/capacity. 	<p>Transport modelling work is being carried out to establish the capacity of the highway network and any improvements required to accommodate the projected growth. This will include consideration of highway safety issues.</p> <p>One of the criteria for taking sites forward is the extent to which they relate to Bracknell (being the Borough's most sustainable settlement in terms of services and facilities) The intention is to allocate those sites that best support the regeneration of the town centre and can most readily provide access to Bracknell Town Centre by non-car modes.</p> <p>Access to, and capacity of the M4 junction 10 is being explored with the Highway Agency and a mechanism to enable any necessary junction improvements is likely to be part of the Infrastructure Delivery Plan that will accompany the Site Allocations DPD.</p>
<p>Infrastructure</p> <ul style="list-style-type: none"> • Lack of existing facilities, and increased pressure upon existing (retail, schools, doctors, dentists, schools and leisure). • Will not be deliverable due to the costs of infrastructure required. • Lack of capacity in schools. 	<p>An important part of the Site Allocations DPD will be the production of an Infrastructure Delivery Plan to identify existing infrastructure capacity and any deficits. It will also identify, as far as possible, the infrastructure requirements arising from the potential development and how and when any gaps in capacity will be met.</p> <p>It is known that a new secondary school will be required in the north of the Borough and a site is being sought through the Site Allocations DPD.</p> <p>The provision of infrastructure will be properly related to any planned development through physical provision or the collection and allocation of contributions from developers. Statutory infrastructure providers such as</p>

Main Issues Raised	Response
	water, sewerage and energy providers are being engaged with as part of the Infrastructure Delivery Plan preparation.
<p>Landscape/Ecology</p> <ul style="list-style-type: none"> • Loss of woodland/protected trees. • Impact upon Sites of Special Scientific Interest : Swinley Park & Englemere Pond. • Loss of wildlife habitats and wildlife - stag beetles, deer, birds (Hobby, Nightjar and Woodcock), fungi. • Adjacent to protected nature sites e.g. Englemere Pond. • Impact on important flora e.g. bog asphodel, white sedge, pendulous flowered hellebore. • Includes important wet and dry heathland. 	<p>There are other areas of countryside in the north of the Borough including areas of Green Belt which enjoy a high level of protection from development. Any planned development will be required to be accompanied by extensive areas of open space, including natural greenspace required to mitigate any impacts on the Special Protection Area to the south of the Borough.</p> <p>The selection of sites and the layout of any proposed development will be influenced by landscape quality assessment work carried out on behalf of the Council. Account will also be taken of ecological assessments carried out on all the potential sites.</p>
<p>Leisure/Amenity</p> <ul style="list-style-type: none"> • Loss of recreational facilities. 	
<p>Drainage/Flood Risk</p> <ul style="list-style-type: none"> • Poor drainage. • Sewage system unable to cope with further development. • Flood risk (adjacent to flood zone 3). 	<p>Measures will be included with any development proposals to control run-off from any new development and ensure that run-off from the sites is properly controlled through the use of sustainable urban drainage systems (SUDS).</p> <p>The Environment Agency have been, and will continue to be, consulted on the site allocations proposals and any requirements for groundwater protection will be incorporated in development proposals.</p> <p>The selection of sites and the disposition of development on selected sites will be informed by a Strategic Flood Risk Assessment being prepared for the Council.</p>
<p>Air Quality</p> <ul style="list-style-type: none"> • Air pollution arising from increased traffic. 	<p>Impacts on air quality will be considered, but it is not considered that the level of development proposed will cause significant deterioration beyond normally accepted standards.</p>

Main Issues Raised	Response
<p>Other Issues</p> <ul style="list-style-type: none"> • Would undermine the opportunity that exists to promote a coherent and sustainable urban extension to the north and north west of Bracknell. • Buried gas and water mains. • Noise and pollution. • Transco site could pose a risk to new residential properties (incidents in past with gas escapes). • Will merge existing area to Ascot. • No employment opportunities. • Within a minerals consultation area. • Will accentuate issues of anti social behaviour around the station. • Contaminated land (chemicals) – implications for health and cost of remediation. • Increase in local population will result in higher levels of crime and a need for more police. 	
High Ratings: 95 (16%)	
<p>Transport</p> <ul style="list-style-type: none"> • Good links to road, rail and cycle network. 	
<p>Infrastructure</p> <ul style="list-style-type: none"> • Close to shops. 	
<p>Landscape/Ecology</p> <ul style="list-style-type: none"> • Although involves loss of trees, pines have low biodiversity interest. • Landscape is of lower value. 	
<p>Other Issues</p> <ul style="list-style-type: none"> • Close to local employment areas and transport hubs that gives access to other concentrations of employment e.g. Reading, London. • Well located in relation to Bracknell town centre. • Railway line forms a natural boundary to the south to prevent further development. • Logical extension of Martins Heron and its community. • Better balance of pros than cons. 	

Main Issues Raised	Response
<ul style="list-style-type: none"> • Should be a priority as part previously developed land. • Any development would still be surrounded by space. • National Grid wish site 204 to be treated as a rounding off site as many of the identified constraints do not apply to this part of the Broad Area. It also has a good relationship with Martins Heron Train Station and Bracknell Town Centre. The site is deliverable. 	

Statutory Consultee Responses

5.5 The issues raised by statutory consultees are addressed through the Council's responses set out in the previous tables and/or are specifically referenced in the Preferred Options Background Paper. The table below therefore summarises the issues raised by the statutory consultees but does not repeat the Council's response to these.

Table 69 Statutory Consultees Responses

Consultee	Main issues raised
Bracknell Forest Parish Councils	
Binfield	<p>Object to the 3 areas within the 'Northern Arc' (i.e. areas 4, 5 and 6):</p> <ul style="list-style-type: none"> Development will impact upon the unique parish community. (Amen Corner development will already create a parish with 3 distinct elements). Infrastructure will be inadequate to support development. Road congestion will be worsened. Would be contrary to recently adopted Character Area Assessment which seeks to retain gaps either side of Binfield to maintain a rural setting. Locations of development would increase dependency on car use as public transport is insufficient. Loss of well used local facilities (Blue Mountain Golf Course and Wyevale Garden Centre). Loss of Open Space of Public Value.
Bracknell	Returned a "no comment" response to the document as it was felt the all answers were too guided to have an acceptable answer.
Crowthorne	No specific comments on Broad Areas. Although rated Area 2 as "medium" priority and Area 3 as "low".

Consultee	Main issues raised
Sandhurst	<p>Object to areas 1 and 2:</p> <p>Would merge existing settlement of Sandhurst with Crowthorne to north and Yateley to west.</p> <p>Would be contrary to Bracknell Forest Borough Local Plan Policy EN8 which states countryside should be protected for its own sake.</p> <p>Would be contrary to Core Strategy Policy CS9 which states countryside should be protected for its own sake, and protect land outside settlement from development that would adversely affect the character, appearance or function of the land.</p> <p>Would be contrary to Core Strategy Policy CS7, which states the Council will seek to protect landscape and its features.</p> <p>Site 1 has poor infrastructure, limited road access, and A321 will not cope with increase in traffic, nor will infrastructure within Crowthorne, Sandhurst or Yateley.</p> <p>Site 1 will exacerbate flooding within the area, and potential for polluted run-off to end up in rivers or lakes</p> <p>Site 1 is within an Area of Special Landscape Importance.</p> <p>Both sites are surrounded by Wildlife Heritage Sites and Special Protection Areas.</p> <p>Both sites lack sustainability attributes such as bus, rail, cycle routes, shops and community facilities within easy walking distance.</p>
Warfield	<p>Following rating, based on their own analysis and weighting of criteria according to provision versus protection:</p> <p>Area 1 – high</p> <p>Area 2 – high</p> <p>Area 3 – medium</p> <p>Area 4 – medium</p> <p>Area 5 – medium</p> <p>Area 6 – low</p> <p>Area 7 – low</p> <p>Area 8 - low</p>
Winkfield	<p>Comments as follows:</p> <p>Area 1 - Low Priority: Would need too high a density of housing to allow space for necessary infrastructure.</p>

Consultee	Main issues raised
	<p>Areas 2 & 3 - High Priority: much of the infrastructure is already in place (schools, employment, bus routes, near to major roads etc).</p> <p>Areas 4, 5 & 6: High Priority: areas already abut planned development (Warfield SPD). The areas together would bring all the necessary infrastructure together (infrastructure and facilities promised in plans need to be actually delivered). Using “Northern Arc” at least one secondary school would be built enabling children living in Binfield, Warfield and Winkfield easier access to a secondary school.</p> <p>Areas 7 & 8 – Low Priority: these areas rank low against policy CS2 for sustainability. Infrastructure needed in order to take an increase of 3100 dwellings would not be viable in terms of amount of land available. Broad Area 8 is Crown Land and an equivalent area would need to be found by the Crown adjacent to the Great Park to replace what is lost. Any schools built would be of no benefit to Binfield.</p>
Adjacent County Councils	
Surrey County	No concerns.
Hampshire County	<p>There are minerals and waste operations currently operational 5km to the south of BFC’s boundary:</p> <ul style="list-style-type: none"> HR032 – Blackbushe Metals HR038 – Chandlers Farm HR040 – Eversley Common Quarry HR085 – Eversley Haulage Park HR037 – River Valley Lake HR034 – Starhill Sawmills <p>Concerns regarding Broad Areas 1, 2 and 3 and impact upon Hampshire’s road network, impact upon already congested routes, and likely impact to the A30, A327, B3272 and other routes in the vicinity of Blackwater and Yateley. Would like to see the impact on Hampshire’s roads fully considered through a Transport Assessment and measures identified as far as possible to mitigate additional trip movements, and improvements accessibility by non-car transport modes.</p>
Joint Strategic Planning Unit for Berkshire	No response received.
Adjacent Local Authorities	

Consultee	Main issues raised
Hart	<p>Objection to Broad Area 1:</p> <p>Impact upon Hart’s road network, particularly from traffic heading south from the site through Yateley.</p> <p>Hart has a preliminary Transport Assessment as part of evidence base for Local Development Framework which concludes without new development, there would be widespread traffic congestion within Hart to 2026. B3272 Reading Road through Yateley has been identified as one location with capacity difficulties.</p> <p>If minded to allocate development on this site, any Transport Assessment must identify full impact and mitigation measures.</p> <p>Development of the Broad area should be restricted to the south east portion to round off the existing settlement rather than extend into the countryside.</p>
Royal Borough of Windsor & Maidenhead (RBWM)	<p>Concern regarding “Northern Arc” (Broad Areas 4-6) and Areas 7 & 8:</p> <p>Potential impact on existing roads.</p> <p>Lack of information to assess the impact upon the wider highway network</p> <p>Both Bracknell and RBWM have transport model, and would convey a desire to work together to demonstrate impact of the proposed sites.</p>
Surrey Heath	No response received.
Wokingham	<p>Comments as follows:</p> <p>Area 1 – Medium Priority: Bracknell Forest Employment study indicates a significant number of people travel from Sandhurst/Crowthorne Area into Wokingham Borough. No information supplied to demonstrate that existing transport infrastructure within Wokingham Borough could accommodate any associated increase.</p> <p>Area 2 – Medium Priority: Bracknell Forest Employment study indicates a significant number of people travel from Sandhurst/Crowthorne Area into Wokingham Borough. No information supplied to demonstrate that existing transport infrastructure within Wokingham Borough could accommodate any associated increase.</p> <p>Area 3 – Low Priority: Bracknell Forest Employment study indicates a significant number of people travel from Sandhurst/Crowthorne Area into Wokingham Borough. No information supplied to demonstrate that existing transport infrastructure within Wokingham Borough could accommodate any associated increase.</p> <p>Area 4 - Low Priority:</p>

Consultee	Main issues raised
	<p>Development would undermine important cross-boundary issue of maintaining the separation of Binfield/Bracknell into Wokingham. Bracknell Forest Employment study indicates a significant number of people travel from Sandhurst/Crowthorne Area into Wokingham Borough. No information supplied to demonstrate that existing transport infrastructure within Wokingham Borough could accommodate any associated increase, particularly Coppid Beech roundabout.</p> <p>Would need to consider if Suitable Alternative Natural Green Space to mitigate residential development upon the Thames Basin Heaths Special Protection Area could be delivered when it extends into administrative area of Wokingham Borough.</p> <p>As part of examination of Wokingham Borough Council Core Strategy, Inspector did not consider that land west of this broad area (Airtrack) was appropriate for major development.</p> <p>Area 5 – Medium Priority: Bracknell Forest Employment study indicates a significant number of people travel from Sandhurst/Crowthorne Area into Wokingham Borough. No information supplied to demonstrate that existing transport infrastructure within Wokingham Borough could accommodate any associated increase, particularly Coppid Beech roundabout.</p> <p>Areas 6, 7 and 8 - High Priority: Development unlikely to be harmful to application of Core Strategy Policy CS9.</p>
Adjacent Parish Councils	
Blackwater & Hawley (Hart)	No response received.
Yateley (Hants)	No response received.
Bray (RBWM)	No response received.
Old Windsor (RBWM)	No response received.
Shottesbrooke (RBWM)	No response received.

Consultee	Main issues raised
Sunningdale (RBWM)	No response received.
Sunninghill & Ascot (RBWM)	No response received.
Waltham St Lawrence(RBWM)	No response received.
White Waltham (RBWM)	No response received.
Lightwater (Surrey Heath)	No response received.
Windlesham (Surrey Heath)	No response received.
Chobham (Surrey Heath)	No response received.
Finchampstead (Wokingham)	<p>Object to Broad Area 1:</p> <ul style="list-style-type: none"> Development site is a green field site. Site is of Special Landscape Importance. Site overlooks Blackwater Valley recreational area, Horse Shoe Lakes and adjoining Moore Green Lakes Nature Reserve, and should be retained as green space door benefit of Sandhurst residents and wider area. Site has a flood risk Site falls within Thames Basin Heaths Special Protection Area. Road infrastructure inadequate to support additional traffic. Would have an adverse impact on Finchampstead Roads and schools. Does not take account of major developments planned by Wokingham Borough Council (Arborfield Garrison and South Wokingham).
Hurst (Wokingham)	No response received.
Wokingham Without (Wokingham)	<p>Object to Broad Area 3:</p> <ul style="list-style-type: none"> As close to Wokingham Borough boundary, needs to take account of Wokingham's adopted Core Strategy policies. Areas on the perimeter of the proposed site are prone to flooding (particularly along Old Wokingham Road). Currently forms an integral part of the gap between Crowthorne/Bracknell and Bracknell/Wokingham Without. Increased traffic (concerns expressed during TRL appeal). Impact of traffic (environmental effect) on Heathlake Site of Special Scientific Interest, Woodland and a pond at Pinewood Centre (which Parish Council is seeking designation as a Local Nature reserve).

Consultee	Main issues raised
	Impact upon schools which are already oversubscribed. Increased burden on existing overstretched resources.
WokinghamTown (Wokingham)	Concerns regarding Broad Area 4 (and Amen Corner) and lack of provision for Suitable Alternative Natural Green Space.
Other Statutory Consultees	
Regional Planning Body – (GOSE)	<p>Found the document well produced with extensive use of maps and straight forward questions.</p> <p>General comments relating to Broad Areas</p> <p>(NB: GOSE comments cannot be site specific given the Secretary of State’s roles and responsibilities, it would not be appropriate for GOSE to comment on the merits or otherwise of particular schemes or proposals):</p> <p>Need future consideration of neighbouring out of Borough development.</p> <p>Need to consider retail need associated with new development within the borough and competition from new schemes outside of the Borough.</p> <p>Housing densities need to be consistent with paras. 46 and 47 of PPS3 (though a range of densities could be considered across the different sites).</p> <p>Where Suitable Natural Green Space is required to mitigate effect of new development (upon Special Protection Areas), need to be satisfied that given need for new infrastructure services and affordable housing, that the proposed densities are both appropriate and deliverable.</p>
The Coal Authority	“No specific comments to make on the document at this stage”.
Environment Agency	<p>General comments:</p> <p>Sites greater than 1ha will require a full drainage strategy at application stage and other appropriate investigation where required.</p> <p>There are occasions where drainage ditches or watercourses have been culverted. Where these exist, care should be taken not to increase the runoff, as they may not be sized to accommodate additional flow.</p> <p>EA have a general presumption against culverting and seek to deculvert wherever possible. Increasing flow in this watercourses are likely to result in flood which may back up behind the culvert.</p>

Consultee	Main issues raised
	<p>The presence of several drainage ditches on a Greenfield site may indicate that there is a notable amount of surface water runoff already occurring. Therefore, when developing sites with a drainage ditch, development should be set back from the watercourse to allow them space to flood. Sustainable Urban Drainage Systems should be used wherever possible on all sites.</p> <p>Area 1:</p> <p>A number of watercourses flow through the site, surface water flooding may be an issue. Site is within Flood Zone 1 on fluvial flood maps. There is an important green network of watercourses linking the River Blackwater and smaller streams to Ambarrow Woods, therefore green strips of infrastructure should be developed. Buffer zones to watercourses, deculverting if watercourses and appropriate green infrastructure will be constraints to housing numbers that may be achieved. With appropriate mitigation, site is developable.</p> <p>Area 2:</p> <p>Special Protection Area presents a significant concern. There are a number of watercourses within the surface water associated surface water flood risk. Most of the site is within Flood Zone 1 on fluvial flood maps. River corridor lies within the Special Protection Area. Proximity of Special Protection Area and need to provide Suitable Alternative Natural Green Space may present a biodiversity and flood risk (drainage) opportunity if integration was well achieved. Need to ensure surface water run off does not increase (site drainages into Sandhurst, so any increase is likely to increase surface water flooding in Sandhurst itself). Environment Agency's previous objections were overcome when a scheme went to appeal on the site (<i>Officer note: relates to TRL</i>), would suggest that environmental mitigation in respect of Environment Agency remit is achievable on this site.</p> <p>Area 3:</p> <p>Not significantly different to Broad Area 2.</p>

Consultee	Main issues raised
	<p>Site has a number of watercourses and drains present on the site. Appears to be free of landfill, but land contamination may be present due to previous uses.</p> <p>Area 4:</p> <p>Area is susceptible to surface water flooding, possibly due to predominant clay geology of the site. Clay geology provides a degree of protection to underlying aquifer, therefore, the Source Protection Zone should be viewed as indicative of the underlying aquifer. A direct pathway to the groundwater where the Source Protection Zone is located is unlikely. There is potential for shallow groundwater where permeable geology lies above the London Clay.</p> <p>Area 5:</p> <p>In environmental terms, very similar to Broad Area 4. Main difference is more watercourses cross the site, and a greater proportion of the site is shown at risk of surface water flooding. Shallow groundwater is a possibility. Should be suitable as long as appropriate green infrastructure and buffer zones are maintained, and deculverting of watercourses occurs. Green infrastructure adjacent to The Cut will be required.</p> <p>Area 6:</p> <p>Site contains The Cut watercourse and associated flood zones. Surface water flooding extends beyond the indicative Flood Zone 2 of the site. Site is predominantly clay, which refers groundwater protection a low constraint. Clay geology will mean more space is required to control surface water runoff. Buffer zones will be required adjacent to The Cut. Environment Agency records note that an historic landfill site, Priors Pitt, is located in the extreme east of the site. Need to ensure northern portion of this site does not become cut off from remainder of site during flood events. Therefore, should avoid locating key services in the northern portion of the site.</p>

Consultee	Main issues raised
	<p>Area 7</p> <p>The Cut runs across northern boundary. Site is underlain by clay. Surface water flooding likely to and shown to affect the site. Some small watercourses are present, but are fewer compared to other sites. Physical limits of the site does not contain much river corridor.</p> <p>Area 8:</p> <p>Site contains some small watercourses south of London Road, important that appropriate space is left for these. Area drains towards The Warren (located southwest of site). The watercourse is culverted, and if surface water runoff is increased, there will be additional flow entering the culvert. Unlikely that the culvert has sufficient capacity to accommodate extra flow, could result in flooding in existing Warren development. Very important that the maximum uses of Sustainable Urban Drainage are used in the area, and surface water runoff rates are reduced to Greenfield. Although culvert in question is located in existing development, may be advisable to de-culvert the water course if possible.</p>
English Heritage	<p>Comments mainly relate to initial sustainability appraisal, but are specific to Broad Areas:</p> <p>Broad Area 1: St Michael’s Church (Grade II*) just outside the boundary, consideration needs to pick up the potential for adverse impact on its setting.</p> <p>Broad Area 2: all assessments of this area need to consider the potential implications of not only the assets themselves (Listed Building and Registered Park & Garden), but their setting. In this case, there us a particularly significant relationship between extensive kitchen gardens, forming part of the registered historic park and garden and the listed hospital buildings.</p> <p>Broad Area 3: Importance of setting in relation to Grade II Windy Ridge is recognised.</p> <p>Broad Area 4: Para.120 of CS refers to the great importance that the Council attaches to the open land separating settlements as a means of maintaining individual settlement identify and para. 123 refers to the landscape appraisal carried out to assist in defining gaps where policy CS9 applies. Broad Area 4 appears to severely test these principles.</p>

Consultee	Main issues raised
	<p>Broad Area 5: Para.120 of CS refers to the great importance that the Council attaches to the open land separating settlements as a means of maintaining individual settlement identify and para. 123 refers to the landscape appraisal carried out to assist in defining gaps where policy CS9 applies. Broad Area 4 appears to severely test these principles. Need to take account of Grade II* Newbold College Registered Historic Park and Garden (formerly Moor Close), or the fact that the Park and Garden is at risk (this is included in the 2009 Heritage at Risk Register as a case study), needs to identify that Newbold College is listed as Grade II.</p> <p>Broad Area 6: would reduce the separation between Bracknell and a smaller settlements, albeit not within a defined gap.</p> <p>Broad Area 7: Need to refer to impact upon setting of Conservation Area and listed buildings. Potential for impact upon the setting of Grade II* Ascot Place Registered Historic Park and Garden to east needs to be referred to.</p>
Natural England	<p>Pleased to see Thames Basins Heaths Special Protection Area is taken into account as a constraint for Broad Areas. Mitigation measures will need to match what has already been agreed with the Thames Basin Heaths Delivery Framework (Feb 2009), South East Plan Policy NRM9 (May 2009) and Bracknell's Core Strategy. Careful consideration of the Special Protection Area mitigation will be required in later iterations of the document. Bracknell Forest already has an Interim Avoidance and Mitigation Strategy, each of the SANGS within this have agreed capacities and mitigation for net increases in residential developments.</p>
Secretary of State for Transport	No response received.
Highways Agency	<p>An additional 1,641 dwellings will be required further to agreed 11,139. Would appear that these would be developed as urban extensions, although there is no mention of where dwellings would be concentrated. The Highways Agency require clarification on planned location for dwellings.</p> <p>Some concern regarding location of Broad Areas 1 and 2 (South West Sandhurst and Broadmoor)) and potential effect on Junction 3 of the M3.</p> <p>Concern regarding Broad Areas 4 and 5 (East and West Binfield), which have not been included within the Core Strategy. Concern that a further 3,200 dwellings would be</p>

Consultee	Main issues raised
	<p>built in close proximity to A329(M), and no mitigation measures have been detailed to help reduce the impact upon the Strategic Road Network (SRN).</p> <p>“Northern Arc” option (Broad areas 4, 5 and 6) – As a worst case scenario a maximum of 7,729 dwellings could be located in close proximity to the SRN.</p> <p>Concern regarding possible cumulative impact upon SRN if Broad Areas 2, 3, 6, 7 and 8 are brought forward together.</p> <p>Further information required on mitigation for sites to ensure impact upon SRN is kept to a minimum (in accordance with para. 4.45 of PPS12).</p>
Police Authority – Thames Valley Police	No response received.
South East England Development Agency (SEEDA)	No response received.
(South East England Partnership Board (SEEPB)	No specific comments made in relation to potential Broad Areas.
Telecomms: T-Mobile; Orange; 3; O2; Vodafone	No responses received.
Primary Care Trust - Berkshire	No response received.
Electricity – Scottish & Southern	No response received.
Gas – British Gas	No response received.
Sewerage Undertaker – Thames Water	<p>Important to consider capacity of water and sewerage infrastructure provision for new development proposals (para 4.9 of PPS12).</p> <p>Thames Water’s largest Sewage Treatment Works (STW's) in Bracknell area are Bracknell and Ascot, which are most suitable to accommodate future growth requirements as put forward in the South East Plan. These STW’s will require upgraded in the future (3-5 years for STW upgrades).</p> <p>Therefore, would prefer development to take place in Bracknell Forest in the areas that drain to these STW’s (Bracknell STW is located to the north of the Town, and Ascot STW is located to the south east of Bracknell).</p>

Consultee	Main issues raised
Water Undertakers – Three Valleys; South East Water	No responses received.

Principles for Assessing Rounding Off Sites

Question 47

Do you agree with the following principles for assessing rounding off sites?

Table 70

No. of respondents: 206		
Principles for assessing rounding off sites	Agree	Dis-agree
Whether their development would harm the physical or visual character of the settlement	188 (96%)	7 (4%)
Whether the relationship between the settlement and the surrounding countryside or other nearby settlements would be harmed	191 (96%)	8 (4%)
Sustainability of any proposed sites	168 (89%)	21 (11%)
Comment only	4	-

5.6 The majority of residents agreed with the proposed principles for assessing rounding off sites, and these will be taken forward/used to assess sites in the Site Allocations Preferred Options document.

Question 48

Looking at question 47 above, should we adopt a different approach to the allocation of rounding off sites?

Table 71

No. of respondents: 69	
The following main issues were raised	Response
Question the need for a rounding off policy	Impact upon Infrastructure will be considered alongside sites that have been identified within Urban Areas as part of an Infrastructure Delivery Plan to identify existing infrastructure

Disagree with principles because the statements are not quantifiable	capacity and any deficits (which will be an important part of the Site Allocations DPD). It will also identify, as far as possible, the infrastructure requirements arising from the potential development and how and when any gaps in capacity will be met.
Additional principle required to consider impact on 'gaps' and wildlife corridors, existing infrastructure and community	Biodiversity matters are being considered in relation to rounding-off sites and urban sites identified through the Strategic Housing Land Availability Assessment.
Densities must consistent with adjoining development	Densities have been taken into consideration for rounding-off and urban sites identified through the Strategic Housing Land Availability Assessment.
Rounding off sites should also be based on their suitability, availability and achievability	Land availability will be an important consideration in making decisions about where to allocate land for housing.
Support for further rounding off sites	The "rounding off" criteria set out in the SADPD Participation Document will be expanded, to form a more comprehensive set of criteria for assessing the edge of settlement locations.
A number of comments were made in response to this question that related to the suitability of the rounding-off sites listed in Appendix 5. These have been summarised under 'Response to Appendices'.	Detailed rationale for inclusion/exclusion of sites as rounding-off sites will be contained within the Council's Preferred Options Background Paper.

6 Responses to Section 6 'Initial SA of Broad Areas'

Question 49

Do you have any comments on the initial Sustainability Appraisal findings?

6.1 The table below indicates some of the Sustainability Appraisal points raised in response to Question 49. The issues should also be read in conjunction with the responses to Question 50 and Appendix 6 (detailed tables in relation to Initial Sustainability Appraisal of Broad Areas).

Table 72

No. of respondents: 138	
The following main issues were raised:	Response
General	

<p>Character</p> <ul style="list-style-type: none"> • Impact upon neighbourhoods is a criteria/constraint that should apply to all sites. • No comment has been made to the impact upon rural areas and the Green Belt. • Might be useful to include total site developable as a percentage of the total site available. • Does not take account of the impact upon the existing character/community/local people. 	<p>The SA of the Issues and Options will take into account the character and appearance of the area with an aim to retain the distinctiveness of existing communities.</p> <p>If sites are within rural areas then this will be taken into consideration. However there are no sites within the Green Belt.</p> <p>During the SA process a percentage of the site that can be developed may be given for example if trees and habitat restrict development in anyway.</p>
<p>Transport</p> <ul style="list-style-type: none"> • Sustainability issues are tarnished by labour planning policies: unrealistic to expect people to walk or cycle up to 5km to nearest train station. • High car ownership area - standards of 1.5 parking spaces per dwelling result in overspill on roads. • Need to consider current public transport links. • Does not see how SADPD can be considered in isolation of a road/traffic plan. • How will SADPD/LTP3 be put together in parallel? • Access to cycle routes seems an odd consideration (surely only a matter of painting a few lines on a pavement?). • No mention of impact upon strategic road network (how will A329(M) and M4 junction 10, London Road, Wokingham Road and Temple Road accommodate enormous increases in traffic?). • Why mention 'good access to bus services' when routes are flexible and can be withdrawn at any time? • Need to take account of the impact upon the local road network/congestion impact that the development would have. 	<p>Travel distance will be a consideration of the SA process along with current public transport provisions.</p> <p>On-site parking will be determined at the master planning stage and not at the Issue and Options and Preferred Options stage. The Local Planning Authority have adopted Parking Standards that will be applied later on in any master planning work that is carried out.</p> <p>Transport modelling work is being carried out to establish the capacity of the highway network and any improvements required to accommodate the projected growth. This will include consideration of highway safety issues.</p> <p>Both the SADPD and LTP3 will inform each other. SEA/SA of both use the same criteria and baseline evidence that is available.</p> <p>Access to, and capacity of the M4 junction 10 is being explored with the Highway Agency and a mechanism to enable any necessary junction improvements is likely to be part of the Infrastructure Delivery Plan that will accompany the Site Allocations DPD.</p> <p>SA of Issues and Options work will take into account the location of bus routes alongside the frequency of the services. However we can only make an assessment of the information available at the time.</p>

<p>Infrastructure</p> <ul style="list-style-type: none"> • Why mention good/easy access to schools, when they are oversubscribed/have no availability? • Do not understand how access to education can be good when document also states schools in the area do not have sufficient capacity. • Walking distances to areas of employment etc are misleading and hard to believe a new population would walk, most people take the car. • Need to see infrastructure proposals before site selection. • Infrastructure will be vital. • Chicken & egg situation: it is impossible to tell if a site will be viable until you know the infrastructure needed to support it. On the other hand, won't know whether or where you will need the infrastructure until the sites have been determined, therefore difficult to comment/assess viability. 	<p>Part of the SA/SEA work is to assess proximity to existing educational facilities with another part assessing what the existing capacity is. If schools have no capacity then this will have to be addressed.</p> <p>An assessment of acceptable walking distances will be taken into account. The aim is to encourage alternative modes of getting to places for example on foot or by bike.</p> <p>An important part of the Site Allocations DPD will be the production of an Infrastructure Delivery Plan to identify existing infrastructure capacity and any deficits. It will also identify, as far as possible, the infrastructure requirements arising from the potential development and how and when any gaps in capacity will be met.</p>
<p>Landscape/Ecology</p> <ul style="list-style-type: none"> • Land within SPA buffer zone should be prohibited, therefore areas within SPA should be excluded. The same applies to Conservation Areas and Listed Buildings. • Need to have the extended Phase 1 Habitat information (this was envisaged in the SA scoping report that this would be carried out to assess ecological baseline, but is not yet available), difficult to assess the sites without this information. (Concerned if this is left until submission draft, hopes there will be a further opportunity to comment on the information). • Who decides that an area has a landscape sensitivity and adjacent to an Area of Special Housing Character? 	<p>The Thames Basin Heath has been taken into consideration when assessing SA/SEA Biodiversity and Recreational criteria and will continue to be the case. Although development is not permitted on the SPA, within the 2km buffer and outside 400m from the site development with suitable mitigation is allowed in principle. This mitigation will be assessed at the master planning stage.</p> <p>Phase 1 Habitat Surveys are to be carried out and will influence SA work at the preferred option stage.</p> <p>Landscape Assessment work has been carried out by the Council's preferred Landscape Consultant and forms baseline evidence.</p> <p>Character Areas SPD has recently been adopted and forms additional baseline evidence.</p>

<p>Drainage/Flood Risk</p> <ul style="list-style-type: none"> • Water run off for sites near flood zones is important (could request s.106 that rainwater harvesting technology is used to minimise runoff). • Should not be considering building on land that is designated within a flood risk zone. 	<p>Sustainable construction including Sustainable Urban Drainage (SUDs) will be a consideration at the master planning and planning application stage.</p> <p>The Council has a Strategic Flood Risk Assessment (SFRA). This has been consulted on when assessing site locations. The SFRA is currently being updated to take into account climate change. This updated document will influence any worked carried out at the Preferred Option stage.</p>
<p>Other Issues</p> <ul style="list-style-type: none"> • Generally agree/they are fair and reasonable/very comprehensive review of all aspects of the proposed development. • None of the sites are right for development. • Agree with the cons, so why develop more of Bracknell/cons should be sufficient reason not to develop/it is obvious the cons outweigh the pros. • Requires more study and information. • Errors bring the credibility of the document into question and raise issues regarding the knowledge of staff compiling the documents. • Delivery of housing is not mentioned in relation to every area (why is it missing from areas 1, 2 and 3?). • Why is it necessary to refer to 'delivery of housing' as a 'pro' (that is the purpose of the SADPD document). • Does not appear to be consistency in definitions in Table 7 (i.e. Area 1 lists TPO as a con, but not in Area 7). • Reference to "Northern Arc": Evidence appears to be skewed to produce a conclusion to match a preconceived notion, not defensible. • Can new housing address employment, income & health deprivation? • Surprised health care has required little comment within the report, particularly in relation to Primary Care services. /Surprised why references to discussions 	<p>Sites have been assessed to see how sustainable they are given the baseline evidence available at the time. There may be other reasons why a site may not be considered acceptable for development for example viability.</p> <p>The Council have to find sites to meet the the adopted Core Strategy housing target. The Council needs to look beyond the Town Centre and other urban areas to provide sites to accommodate the need.</p> <p>Further background work for example, transport modelling, infrastructure work and habitat surveys are being compiled and will feed into the process.</p> <p>All areas in the Issues and Options paper mention how many houses the site could take in terms of density. These numbers are then assessed as to how each site would contribute towards meeting the housing need. Housing need forms the first of the 24 SA objectives.</p> <p>It is noted that TPOs at Area 7 may not have been listed as a con. This will be taken into account when appraising the Issues and Options and Preferred Options work.</p> <p>SA/SEA work is carried out by someone independent from the Local Plans Team. The appraisal is carried out using baseline evidence that is available at the time. The appraisal results feed into the formation of the Issues and Options and Preferred Options work.</p>

<p>with local PCTs have not been referred to in the consultation document.</p> <ul style="list-style-type: none"> • Use of jargon is inaccessible to members of the public (e.g. 'Within 5km of SPA buffer', 'not within an AQMA'). • Weighting of points is not indicated (i.e. loss of greenfield site should be highly weighted compared to cycle network). /SA findings should be prioritised/weighted. • Lack of emphasis on the importance of quality of life. • Little guidance on the content and structure of sustainability and land appraisal matrices. Should also look at PPS1 (para. 16) in relation to social integration and accessibility, and locational criteria in paras. 31 and 32 of PPG3 (acknowledged that PPG3 now superseded, but still provides useful guidance). 	<p>New housing can address employment, income & health and any known deprivation concerns through the overall design of the development and its proximity to for example employment sites and health facilities.</p> <p>The Primary Care Trusts are aware of our ongoing Site Allocation work. It is their responsibility to react to the increase in population and location of that increase. We have and will continue to assess the sites proximity to existing health care facilities.</p> <p>Abbreviations should be either explained in the main body of the report or in a Glossary. This absence has been noted.</p> <p>Once a site has been scored against the equally weighted 24 sustainability objectives a methodology of weighting certain objectives against each other will be developed and used. This will be explained in the Draft SA/SEA report which will go out to consultation alongside the Preferred Option document.</p> <p>The Sustainability Appraisal process seeks to assess plans and documents against the perceived quality of life. No one individual objective seeks to assess someones quality of life.</p> <p>Background evidence will be made available at the draft consultation stage.</p>
Broad Area 1 - SW Sandhurst	
<ul style="list-style-type: none"> • Area does not have a bus route. • Poor access to site/insufficient road network. • Not suitable for cyclists and limited footpaths. • More work is needed in terms of a Transport Plan. • Whilst site is within walking distance of a railway station, this serves Reading/Guildford. Would need to change trains to travel to Bracknell or commute to London, unlikely that this 	<p>The site is considered to be badly served by Public Transport, relatively remote and lacking in pedestrian and cycle provision. This will be considered in the appraisal work and a view as to the preferred mode of transport will then be taken.</p> <p>Transport modelling will take into account how development of such sites will affect the surrounding highway network. The findings will feed into the SA work.</p>

<p>would provide a reasonable alternative for many journeys.</p> <ul style="list-style-type: none"> • Cons should list 'potential reliance on car'. • Heading under 'travel choice' should be expanded to include "and avoid rat running through existing streets". • Modest settlement lacks major employment opportunity and public transport infrastructure. • Disagrees site has good access to employment. Nearest employment areas Vulcan Way/Lakeside are small in comparison to employment areas in Bracknell and other defined employment areas. • Should acknowledge that as site is 8km from Bracknell Town Centre, future residents more likely to look to Yateley, Camberley, Wokingham and Farnborough to meet their employment/retail/leisure needs. • Do not agree with access to education, schools are oversubscribed. • Believes reference to Bracknell and Wokingham College being within 1km to be incorrect. • Need to mention site has electricity pylons running through it. • Need to mention the site is a historic landfill. • Poor local facilities (i.e. doctors). • Need to refer to flooding and poor drainage. • Air quality and increased pollution. • Need to refer to increased sewerage, this can't be accommodated in existing facilities. • Area of Special Landscape Importance is an enduring designation contained in the current Local Plan and should be afforded significant weight. • Disagree with statement that site could make a positive contribution to the community of Little Sandhurst if the mix of uses is met, as this is speculative and not based on any firm evidence. 	<p>An assessment as to where employment sites are in relation to the site will be made and will feed into the SA process.</p> <p>The distance from Bracknell Town Centre has been noted and will be taken into consideration.</p> <p>There is a difference between access to schools and site capacity. A site may be within close proximity of a school which has to be acknowledged. However the school may not have capacity and that will be acknowledged where necessary.</p> <p>Bracknell and Wokingham College is not 1km from the site. This has been noted and will be addressed accordingly in any further work.</p> <p>The location of electricity pylons is not a consideration at this stage and is something that would be looked at later on in the process for example and masterplanning work.</p> <p>The comment that part of the site is historic landfill has been investigated and it is acknowledged that a strip of land on the western part of the site is within the buffer of a landfill site (Mill Lane, Sandhurst).</p> <p>There is a difference between a health facility being poor and there being poor access to health facilities. Access to health facilities will be considered and reported in the Draft SA report. It is the role of the Primary Care Trust to respond to development proposals.</p> <p>Flooding is a consideration. The Council's Strategic Flood Risk Assessment will be used to assess the site. Details will be presented in the Draft SA.</p> <p>All sites will provide a level of air pollution. However as it stands there are no designed Air Quality Management Areas in the Borough. Although some are being considered.</p>
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	<p>Sewage requirements will be addressed in the Infrastructure Delivery Plan that will form additional baseline evidence. However more detailed assessment won't be made until the preferred option stage.</p> <p>The Area of Special Landscape Importance is a major constraint to development and has been considered as such.</p> <p>The site could make some positive contributions to existing communities for example development can encourage improved public transport. It is acknowledged that this would depend upon many factors and therefore may not be the case.</p>
Broad Area 2 - Broadmoor	
<ul style="list-style-type: none"> • Insufficient road network/increased traffic/congestion. • Modest settlement lacks major employment opportunity and public transport infrastructure. • Local secondary school is oversubscribed. • Should look at impact upon local wildlife. • Poor local facilities (i.e. doctors). • Need to refer to it being costly to move hospital. • The site is within 400m of the SPA. Wording should be clarified to recognise that within the 400m exclusion zone mitigation is unlikely to protect the SPA from the impacts of development and therefore development should not be permitted. 	<p>Transport modelling is to be carried out and the findings will be used as evidence.</p> <p>What employment uses the site already has along with what the site could provide is a consideration on the SA.</p> <p>School capacity will be a consideration of the SA process.</p> <p>SA objective 13 requires that Biodiversity be a consideration when assessing sites. This will be set out in the draft SA report.</p> <p>There is a difference between a health facility being poor and there being poor access to health facilities. Access to health facilities will be considered and reported in the Draft SA report.</p> <p>The Primary Care Trusts are aware of our ongoing Site Allocation work. It is their responsibility to react to the increase in population and location of that increase. We have assessed the sites proximity to existing health care facilities.</p> <p>This site may have areas that fall within the 400m SPA exclusion zone where residential development is not considered acceptable. However if this site is taken forward development could be excluded from this area.</p>

Broad Area 3 - NE Crowthorne	
<ul style="list-style-type: none"> • Modest settlement lacks major employment opportunity and public transport infrastructure. • More detail required in respect of negative aspects. • Some of the negative aspects for Broad Area 3 do not apply to part of the site that is located north of Nine Mile Ride. • Cons should include loss of strategic gap between Crowthorne and Bracknell. • Should refer to impact upon wildlife. • Should refer to the risk of flooding. 	<p>Transport modelling is to be done and the findings will be used as evidence.</p> <p>What employment uses the site already has along with what the site could provide is a consideration on the SA.</p> <p>The negative aspects raised were listed as a result of the information available at the time. Further background studies will feed into the process could provide further detail if relevant.</p> <p>Broad Area 3 was assessed as one site and that is why any negative impacts that may arise will cover the whole broad area.</p> <p>The potential loss of a strategic gap would depend on the location of the development. It is possible that development could maintain a gap, hence this is not listed as a con.</p> <p>SA objective 13 requires that Biodiversity be a consideration when assessing sites. This will be set out in the draft SA report.</p> <p>Flooding is a consideration. The Council's Strategic Flood Risk Assessment will be used to assess the site. Details will be presented in the Draft SA.</p>
Broad Area 4 - West Binfield	
<ul style="list-style-type: none"> • The cycle network referred to does not exist/is poor. • No good bus service in Binfield, services are poor and infrequent. • Insufficient train network. • Reliance on cars would be definite, not "potential". • Needs to refer to insufficient road network. • No mention of building additional railway halt at Amen Corner. • Need to refer to poor access to the site. • Do not agree with access to education, primary and secondary schools are oversubscribed. 	<p>There are cycle routes along Wokingham Road that connect the site with Bracknell and this will be considered in any future SA work.</p> <p>The no. 53 and 153 bus services connect with Bracknell Town Centre. The service runs every 30mins. There is also a 2 hourly service (152) between Bracknell and Wokingham which could be improved.</p> <p>The train network between Reading and Waterloo provides a frequent service.</p> <p>With there being a cycle link with the town centre and an adequate public transport service development of this site would not</p>

<ul style="list-style-type: none"> • How can pro column state 'good access to education' whilst the con column states 'insufficient capacity at primary and secondary schools'? • Needs to refer to insufficient services & increased pressure on these services i.e. Doctors. • Biodiversity is an integral part of sustainability, no mention of impact upon countryside, open space, wildlife or its habitats. • "Adjacent to two local wildlife sites" is not clear enough to the Public. • Need to mention badger setts (i.e. Temple Copse) • Need to mention wildlife potential of Blackman's Copse and Pocket Copse. • Need to refer to loss of Open Space of Public Value. • Need to consider loss of village identity as well as loss of green space. • No mention of conflict with gap policy. • Need to mention flood risk/land drainage issues. (High water table, do not agree with the lack of flood risk). • Unclear why there should be a benefit to the wider Binfield area in a community CHP. • Should look at available employment within the Borough. • What is the concern regarding nitrogen oxide levels? • Need to consider noise and air quality and pollution. • More detail required in respect of negative aspects. • Agree with the cons listed. • More cons than pros therefore area should not be developed. • Why is it necessary to refer to 'delivery of housing' as a 'pro' (that is the purpose of the SADPD document). • Pros seem to be a reflection of current nature of the village, not the state after development. • The statement that ancient woodlands would "ideally be preserved" needs to be firmed up - PPS9 states that LPAs 	<p>necessarily encourage a reliance upon cars. However this will be a consideration in any future SA work.</p> <p>There is no certainty that a railway station will go ahead at Amen Corner and the assessment of sites for allocation will not be based on any assumption that it will as the business and operational case for a new station is uncertain.</p> <p>Transport modelling work is being carried out to establish the capacity of the highway network and any improvements required to accommodate the projected growth. This will include consideration of highway safety issues.</p> <p>Access to essential services is and will continue to be a consideration of the SA process.</p> <p>There is a difference between access to schools and school capacity. Both are addressed in the Draft SA.</p> <p>Three Local Wildlife Sites present on site, two of which are ancient woodlands. These have and will be taken into consideration. A Landscape Survey of all sites will also be a consideration.</p> <p>There are no known badger setts on this site. A phase 1 habitat survey is being carried out and this will feed into future SA work.</p> <p>SA objective 7 seeks 'to create and sustain vibrant and locally distinctive Communities'. This has and will continue to be a consideration.</p> <p>SA objective 2 seeks 'to reduce the risk of flooding and harm to people, property and the environment.' The site is not located within an Environment Agency or Strategic Flood Risk Assessment flood zone. Any on-site drainage issues can be assessed at the master planning stage including the implementation of SUDs.</p>
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<p>should not grant planning permission for development that would result in the loss or deterioration of ancient woodland unless the exception test can be satisfied.</p>	<p>A Combined Heat and Power Plant (CHP) could be linked into and provide heat and/or power elsewhere in Binfield. This should always be a consideration.</p> <p>The Employment Land Review forms another layer to the baseline evidence. Both existing and the potential for more employment uses is a consideration and will influence the Draft SA.</p> <p>Any development will result in some level of noise and air pollution. There are currently no designated Air Quality Management Areas (AQMA) in the Borough. Although there are some being considered.</p> <p>With there being more baseline evidence available this should provide the detail needed at the Draft SA stage.</p> <p>There may be more cons than pros. However in the Issues and Option paper they were given equal weight. One con may be weighted higher than another and therefore influences the over scoring of a site. Methodology on weighting objectives will be present in the Draft SA.</p> <p>SA objective 1 seeks 'to meet local housing needs by ensuring that everyone has the opportunity to live in a decent, sustainably constructed and affordable home'. If a site can deliver the requirements of SA objective 1 then this should be scored as a positive impact. How significant the impact is based on a site by site assessment.</p> <p>The SA assessment will look at both what is existing and what may take place if development was to go ahead.</p> <p>Bracknell Forest Council would seek to preserve ancient woodland and would not allow development to threaten its existence.</p>
<p>Broad Area 5 - East Binfield</p>	

<ul style="list-style-type: none"> • The cycle network referred to does not exist/is poor. • No good bus service in Binfield, services are poor and infrequent. • Insufficient train network. • Reliance on cars would be definite, not "potential". • Needs to refer to insufficient road network. • No mention of building additional railway halt at Amen Corner. • Need to refer to poor access to the site. • Do not agree with access to education, primary and secondary schools are oversubscribed. • Needs to refer to insufficient services and increased pressure on these services i.e. Doctors. • Biodiversity is an integral part of sustainability, no mention of impact upon countryside , open space, wildlife or its habitats. • Need to mention badger setts. • "Adjacent to two local wildlife sites" is not clear enough to the Public. • Need to consider ancient landscape (copses are of historic value). • Loss of Open Space of Public Value & recreational facilities (Blue Mountain Golf Club). • Need to refer to loss of Open Space of Public Value and recreational facilities as a con (and consider a replacement leisure facility). • Need to consider loss of village identity as well as loss of green space. • No mention of conflict with gap policy. • Need to add loss of buffer between Bracknell, Binfield and northern villages as a con. • Need to refer to loss of visual separation between Bracknell and Binfield. • Need to mention flood risk/land drainage issues. • High water table, do not agree with the lack of flood risk, flood risk should be considered. • Need to consider increased surface runoff. 	<p>There is an adequate cycle route connecting the majority of the site with Bracknell Town Centre. This will be a consideration in any future SA work.</p> <p>The bus service is considered to be poor as it does not connect with the Town Centre any more frequently than every 2 hours (although the loop service connects the site with the Binfield Local Centre). This will be a consideration in any future SA work.</p> <p>The train network is not considered insufficient; however public transport from the site to the railway station may not be considered adequate. This will be a consideration in any future SA work.</p> <p>Reliance on cars is a consideration of the SA process and will remain to be the case.</p> <p>Transport modelling work is being carried out to establish the capacity of the highway network and any improvements required to accommodate the projected growth. This will include consideration of highway safety issues.</p> <p>There is no certainty that a railway station will go ahead at Amen Corner and the assessment of sites for allocation will not be based on any assumption that it will as the business and operational case for a new station is uncertain.</p> <p>There is a difference between access to schools and school capacity. Both are assessed in SA work.</p> <p>Infrastructure work is being carried out and will feed into the evidence base work and therefore the draft SA.</p> <p>The potential effects upon biodiversity have and will continue to be assessed. SA objective 13 requires biodiversity to be assessed. There are no known badger sets on site. There are no Local Wildlife Sites on site, however there are two adjacent. One along the north eastern edge of the site and one on an adjoining site at Popes Meadow. There is a small LWS on site north of Binfield Hall.</p>
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<ul style="list-style-type: none"> • Unclear why there should be a benefit to the wider Binfield area in a community CHP. • Should look at available employment within the Borough. • Need to consider air quality/pollution. • More detail required in respect of negative aspects. • Agree with the cons listed. • Why is it necessary to refer to 'delivery of housing' as a 'pro' (that is the purpose of the SADPD document). • Pros seem to be a reflection of current nature of the village, not the state after development. • Unclear how development would help employment income and health deprivation in Garth and Priestwood. • More cons than pros therefore area should not be developed. • The description of Broad Area 5 is wrong. <i>(Officer note: this was corrected in the errata).</i> 	<p>A landscape assessment of the site has been carried out and will feed into the baseline evidence. The assessment will take into account the existing golf course and any other on site landscape features. The assessment will provide the SA will an idea of how sensitive a site may be to development.</p> <p>Consideration will be given to retaining the distinctiveness of existing communities as this a requirement of one of the SA objectives. This will involve the assessment buffer areas etc..</p> <p>SA objective 2 seeks 'to reduce the risk of flooding and harm to people, property and the environment.' The site is not located within an Environment Agency or Strategic Flood Risk Assessment flood zone. Any on-site drainage issues can be assessed at the master planning stage including the implementation of SUDs.</p> <p>A Combined Heat and Power Plant (CHP) could be linked into and provide heath and/or power elsewhere in Binfield.</p> <p>The Employment Land Review forms another layer to the baseline evidence. Both existing and the potential for more employment uses is considered and will influence the Draft SA.</p> <p>Any development will result in some level of noise and air pollution. There are currently no designated Air Quality Management Areas (AQMA) in the Borough (although there are some proposed which are awaiting authorisation by DEFRA).</p> <p>With there being more baseline evidence available this should provide the detail needed at the Draft SA stage.</p> <p>SA objective 1 seeks 'to meet local housing needs by ensuring that everyone has the opportunity to live in a decent, sustainably constructed and affordable home'. If a site can deliver the requirements of SA objective 1 then this should be scored as a positive impact. How significant the impact is based on a site by site assessment.</p>
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	<p>New housing can address employment, income & health and any known deprivation concerns through the overall design of the development and its proximity to for example employment sites and health facilities.</p> <p>The SA assessment will look at both what is existing and what may take place if development occurs.</p> <p>There may be more cons than pros. However in the Issues and Option paper they were given equal weight. One con may be weighted higher than other ans therefore influenced the over scoring of a site. Methodology on weighting certain objectives will be present in the Draft SA.</p>
<p>Broad Area 6 - North Warfield</p>	
<ul style="list-style-type: none"> • No access to good bus service. • Needs to refer to insufficient road network/congestion. • Will be reliance upon car. • Need to take account of impact upon wildlife (bird life, deer, foxes, bats etc). • Biodiversity is an integral part of sustainability, no mention of impact upon countryside, open space, wildlife or its habitats. • Do not agree that landscape is relatively less sensitive. • More housing will make flood risk worse. • Flooding should be a larger con to consider • Why is it necessary to refer to 'delivery of housing' as a 'pro' (that is the purpose of the SADPD document). • More cons than pros therefore area should not be developed. • Since Warfield is under populated compared with other proposed extensions, is the number of respondents for this area likely to be much less than others. Is this taken account of in the scoring? • All the cons listed can be dealt with through developing the area in a 	<p>The lack of public transport provisions has been noted and will feed into the SA work. However the site can be assessed alongside the Warfield site that has been allocated in the Core Strategy.</p> <p>There could be a reliance upon the car and this will be take into consideration.</p> <p>Transport modelling work is being carried out to establish the capacity of the highway network and any improvements required to accommodate the projected growth. This will include consideration of highway safety issues.</p> <p>The potential effects upon biodiversity have and will continue to be assessed. SA objective 13 requires biodiversity to be assessed. Phase 1 Habitat Survey work will be carried out and will therefore feed into the SA assessment process.</p> <p>A landscape assessment of the site has been carried out and will feed into the baseline evidence. The assessment will provide the SA with an idea of how sensitive a site may be to development. Features such as Listed Buildings and protected trees are also taken</p>

<p>sustainable way in tandem with adjacent areas i.e. Warfield SPD and areas 4 and 5 to form a sustainable urban extension.</p>	<p>into consideration. When making an assessment against SA objective - Countryside and Historic.</p> <p>SA objective 2 seeks 'to reduce the risk of flooding and harm to people, property and the environment.' The site is not located within an Environment Agency or Strategic Flood Risk Assessment flood zone. Any on-site drainage issues can be assessed at the master planning stage including the implementation of SUDs.</p> <p>The issue of flooding may become a higher weighted objective later on in the SA process. However for the purposes of the initial SA work the 24 SA objectives were equally weighted.</p> <p>SA objective 1 seeks 'to meet local housing needs by ensuring that everyone has the opportunity to live in a decent, sustainably constructed and affordable home'. If a site can deliver the requirements of SA objective 1 then this should be scored as a positive impact. How significant the impact is based on a site by site assessment.</p> <p>There may be more cons than pros. However in the Issues and Option paper they were given equal weight. One con may be weighted higher than other and therefore influences the over scoring of a site. Methodology on weighting certain objectives will be present in the Draft SA.</p>
<p>Broad Area 7 - Chavey Down/Winkfield</p>	
<ul style="list-style-type: none"> • Reference to 'good access to 3 bus services' is misleading, services are limited in scope and frequency (bus service (162) only runs from 10-2, not a useful service for workers or school children). • Do not agree with access to education, primary school (St Marys) is oversubscribed. • No existing amenities in the area (shops, pubs, cafés, doctors, dentists etc). 	<p>For the purpose of the initial SA the current services were noted. Further work has been carried out on how frequent and how viable certain bus routes are. This work will feed into the SA assessment process.</p> <p>There is a difference between access to schools and school capacity. Both are addressed in the Draft SA.</p>

<ul style="list-style-type: none"> • Recent Tree Preservation Orders in the area should be taken into account (Long Hill Road), and listed in the 'cons'. • Need to refer to impact upon wildlife i.e. Deer and foxes. • No mention of flooding or sewage problems in the area. • No mention of potential archaeological finds. • No mention of contaminated land, brick works, pits and shafts. • Englemere Pond is referred to as being near Area 7, it is actually near Area 8. • All the cons listed can be dealt with i.e. capacity at local schools could be increased, impact upon SPA could be mitigated, could provide a mixed use development etc. • More cons than pros therefore area should not be developed. • Area misnamed. 	<p>It has been noted that the site is relatively isolated. An assessment of access to essential facilities will feed into the ongoing SA assessment.</p> <p>Landscape features such as TPO'd trees have and will continue to be taken into account when assessing a sites landscape sensitivity.</p> <p>The potential effects upon biodiversity have and will continue to be assessed. SA objective 13 requires biodiversity to be assessed.</p> <p>SA objective 2 seeks 'to reduce the risk of flooding and harm to people, property and the environment.' The site is not located within an Environment Agency or Strategic Flood Risk Assessment flood zone; however there are some important drainage ditches. Any on-site drainage issues can be assessed at the master planning stage including the implementation of SUDs.</p> <p>There is the potential for archaeological finds. This has been taken into account when appraising the site.</p> <p>It has been confirmed by the Council's Environmental Health section that the site could be affected by the brickworks site in terms of land contamination. However the recommendation is for Gas Monitoring. This will be acknowledged in the sites appraisal.</p> <p>It is true that some of the cons listed in the Issues and Options document can be overcome. However further detail and/or work maybe required.</p> <p>There may be more cons than pros. However in the Issues and Option paper they were given equal weight. One con may be weighted higher than another and therefore influences the overall scoring of a site. Methodology on weighting certain objectives will be present in the Draft SA.</p> <p>It is acknowledged that the site name may be different to what local people believe the name to be. However this is not relevant to the SA assessment process.</p>
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Broad Area 8 - East Bracknell	
<ul style="list-style-type: none"> No access to a good bus service. No mention of public footpath on area 125. No mention of Englemere Pond SSSI being nearby. No mention of contaminated land from London Road tip. 	<p>The site is considered to have a reasonably poor bus service and this will be considered in future SA work.</p> <p>A Public Right of Way does clip the northern edge of the site north of London Road.</p> <p>Englemere Pond SSSI does abut the eastern part of the site.</p> <p>Contaminated land from the old London Road tip will be taken into consideration in future SA work.</p>

Question 50

Are there any other issues that should be included within the Sustainability Appraisal?

6.2 The issues raised in the table below should also be read in conjunction with the responses to Question 49. Responses to this question also contained other issues to be included within the Sustainability Appraisal.

Table 73

No. of respondents: 78	
The following main issues were raised:	Response
<p>Character</p> <ul style="list-style-type: none"> Impact upon the character of existing settlements i.e. Binfield and Winkfield will cease to be villages and will lose their identity/community. Sufficient weight should be given to the traditional existing character of each core community within the Borough. Need to consider loss of gap/buffer between settlements (i.e. Between Binfield/Bracknell, Binfield/Wokingham and Crowthorne/Bracknell). Need to take account of impact upon existing residents and communities. 	<p>Consideration has and will be given to the effect development may have on the distinctiveness of existing communities this includes the character and appearance of an area.</p> <p>SA objective 7 (To create and sustain vibrant and locally distinctive Communities) seeks to achieve this.</p>
<p>Transport</p>	<p>Transport modelling work is being carried out to establish the capacity of the highway network and any</p>

<ul style="list-style-type: none"> • Impact upon roads and strategic road network/infrastructure i.e. increased traffic and congestion. • Needs to be produced alongside a Transport Plan. • Vulnerable road users i.e. Horse riders. • Consideration of transport links in respect of buses and trains. • Additional rail halt at Amen Corner. • Need to consider capacity of existing trains services. • More consideration for pollution and air quality (in particular in relation to increased traffic). 	<p>improvements required to accommodate the projected growth. This will include consideration of highway safety issues and will feed into the SA process.</p> <p>Consideration has and will be given to both buses and trains and their proximity to sites.</p> <p>There is no certainty that a railway station will go ahead at Amen Corner and the assessment of sites for allocation will not be based on any assumption that it will as the business and operational case for a new station is uncertain.</p> <p>What capacity existing trains have is out of the Borough Council's control and therefore not something for the SA to consider apart from the proximity of sites to railway halts.</p> <p>There are two areas in Borough that are being considered by DEFRA as Air Quality Management Areas (AQMA). If these area come forward as AQMA then any impacts development may have on these areas will be a material consideration. If the areas are confirmed during the site allocations process then they will form additional evidence for the SA.</p>
<p>Infrastructure</p> <ul style="list-style-type: none"> • Impact upon existing facilities i.e. Doctors and hospitals. • Need to refer to existing limited shopping facilities (e.g. Binfield). • Availability of existing community services in particular health care needs. • Impact upon existing schools. • Need to look at effect on utilities, water provision, sewage disposal, waste etc • Need to take account of the cost and disruption of excavating existing roads to install and extend services. • Need to consider feasibility of necessary infrastructure. 	<p>The Primary Care Trusts are aware of our ongoing Site Allocation work. It is their responsibility to react to the increase in population and location of that increase. We have assessed the sites proximity to existing health care facilities.</p> <p>Existing community facilities will be taken into account when appraising sites.</p> <p>An infrastructure delivery plan is being compiled that will feed into the SA work and the formation of the preferred</p>

	options document. This will include the capacity of schools and water supply and waste water facilities.
<p>Landscape/Ecology</p> <ul style="list-style-type: none"> • Needs to consider new Tree Preservation Orders (TPO 1041 at Warfield Park, and TPO 773, 1025 and 1041 at Area 8 Longhill Road). • Improved understanding of the current green infrastructure network and biodiversity networks within the Borough (to inform objective 13)/needs to include Green Infrastructure. • Need to consider impact upon biodiversity. • Need more information regarding impact upon biodiversity (barn owls, red kites & migratory birds i.e. Field fare, resident kingfisher population; loss of trees - impact upon birds, deer, fox, and pheasants). • Need to take account of other protected species not just Special Protection Area i.e. Great Crested Newts and Bats. • Site Allocations Development Plan Document needs to include a Habitats Regulations Assessment; document needs to comply with Conservation of Habitats and Species Regulations 2010. Additional dwellings to be included within the DPD were not assessed as part of the Habitat Regulations for the Core Strategy. • Appropriate Assessment is necessary as the Council's screening assessment of the Core Strategy concluded that the increased housing allocated under the South East Plan is likely to have a significant effect on the Thames Basin Heaths Special Protection Area (both alone and in combination with other plans and programmes). • No acknowledgement that avoidance and mitigation measures may be necessary in the 5-7km zone. • Needs to be recognition of Biodiversity Opportunity Areas. • Need to consider the wider Blackwater Valley context (Broad Area 1), no mention is made of the Blackwater Valley Biodiversity Opportunity Area, Eversley Lakes, Yateley Lakes Sites of Interest for Nature conservation (Hampshire) 	<p>Background work on Tree Preservation Orders is being carried out and will feed into the SA process. TPO'd trees have already been taken into consideration but further work by our Tree Team will give us an up to date picture.</p> <p>The potential effects upon biodiversity have and will continue to be assessed. SA objective 13 requires biodiversity to be assessed. Phase 1 Habitat Survey work will be carried out and will therefore feed into the SA assessment process. This will show how sensitive a site maybe to development. The Phase 1 Habitat survey will identify protected species and habitat and will influence the SA outcome.</p> <p>An Appropriate Assessment (AA) will accompany the Site Allocations Preferred Option Consultation Document. The AA is otherwise known as the Habitats Regulations Assessment.</p> <p>The Appropriate Assessment of the preferred options sites will be provided and updated where necessary. This is however independent of the SA. There maybe some bespoke avoidance and mitigation measures required outside of the 5km. However all the sites fall within 5km of the Thames Basin Heath SPA. Biodiversity Opportunity Areas (BOA) are acknowledged and will be considered in any SA work.</p> <p>Biodiversity Opportunity Areas outside of the Borough will be taken into consideration if they are located close to any of the that are close to sites has and will be taken into consideration at the draft SA stage. Of these areas Blackwater Valley is one of them as it is close to Site 1.</p>

<p>or Moor Green Lakes Nature Reserve (Wokingham).</p>	
<p>Leisure/Amenity</p> <ul style="list-style-type: none"> • Need to consider loss of Blue Mountain golf course, which is a major facility in the Borough. • Protection of open land that is used for leisure and recreation. • Need to take account of impact upon the Blackwater Valley Footpath network. 	<p>Consideration will be given to the potential loss of a golf course facility in the Draft SA.</p> <p>Public rights of way are a consideration of the process.</p>
<p>Drainage/Flood Risk</p> <ul style="list-style-type: none"> • High water table (Binfield). • More consideration to drainage. • Impact upon existing sewage systems/capacity. • Water quality needs careful consideration in relation to river basin management plans should be identified as part of an infrastructure study. • Further assessment of flood risk is required (to inform objective 2). 	<p>Sustainable construction including Sustainable Urban Drainage (SUDs) will be a consideration at the master planning and planning application stage.</p> <p>The Council has a Strategic Flood Risk Assessment (SFRA) that has been consulted when looking at site locations. The SFRA is currently being updated to take into account climate change. This updated document will influence any worked carried out at the Preferred Option stage.</p> <p>The location of Groundwater Protection Areas has been taken into account when assessing sites. This will influence.</p>
<p>Other Issues</p> <ul style="list-style-type: none"> • Need to consider the cumulative effect of all the proposed housing. • Need to take account of the loss of the current land use. • Need to consider the mental and physical well being provided by green spaces which are within easy reach of Bracknell centre and other residential areas. • Where will the people work who will be living in all the additional housing? • Need to take account of the recession - houses not selling. Records are not up to date. 	<p>To meet the housing need in the Borough not all the sites shown at the Initial Options stage would have to be implemented all together. Therefore a cumulative effect would not need to be considered.</p> <p>Any loss in land use for example employment land would be taken into consideration.</p> <p>There is work being carried out on Green Infrastructure that will feed into the SA process.</p> <p>It is not known where the additional residents will be working. However it is the aim of the Council to maintain and/or improve the employment opportunities for the Borough alongside</p>

	<p>maintaining economic growth. Therefore it is hoped that there will be employment opportunities within the Borough.</p> <p>Whilst it is hoped that the current adverse market conditions will not be sustained, the Site Allocations document needs to plan for housing needs up to 2026. Due to the time scales involved in releasing sites for development, it is not practical to wait until existing sites are completed/the homes sold before looking for new sites.</p>
<p>Other issues raised (which are considered under other relevant questions):</p> <ul style="list-style-type: none"> • Why thinking about this level of development when improvements to Bracknell Town Centre have not yet been completed? • Regenerate existing urban areas. • Build houses elsewhere or development existing land on brownfield sites. • Use derelict/empty offices. • A new business park is planned at Amen Corner, this land could be better used for housing since some of these offices may never be occupied. • Do we need more housing? Already have two major housing developments in Bracknell, and all these houses are not even sold yet (Jennetts Park & Harmanswater), surely the number of homes already undertaken exceeds other neighbouring Councils? (<i>Officer note: believe reference to Harmanswater relates to Staff College</i>). 	<p>The regeneration of the Town Centre has been given outline planning permission, the implementation of which has been affected by the recession. However there are now discussions taking place and revised schemes being assessed that will take a phased approach to the Town Centre regeneration forward. There is still a need to allocate sites for housing and associated uses within the Borough - to this end the Council is looking at potential rounding off sites.</p> <p>The findings of the Employment Land Review conclude that the existing office floorspace can meet the employments needs of the Borough to 2026 through redevelopment and reuse. Separate sites therefore need to be allocated to meet the housing needs of the Borough.</p> <p>The Core Strategy sets out the number of homes which are needed in the Borough, and requires allocation of additional sites over and above those at Jennetts Park and the Staff College. Due to the time scales involved in releasing sites for development, it is not practical to wait until existing sites are completed/the homes sold before looking for new sites.</p>

Question 51

Are there any other issues that we should be looking at in the Site Allocations Development Plan Document?

6.3 A number of issues were raised in response to this question which are addressed elsewhere within this document (in various tables) and/or in the Preferred Options Background Paper. The table below therefore summarises these issues but does not repeat the responses found elsewhere.

6.4 In addition to the comments below, a comment was also made that specific sites should be identified in the Site Allocations DPD for provision of housing for the elderly. It is recognised by the Council that the elderly population of the Borough is expected to increase over the plan period and Core Strategy Policy CS16 requires that a variety of housing types are planned for in the Borough. However it is not considered appropriate to allocate a site specifically for housing for the elderly; rather this may come forward as part of the masterplanning for the Broad Areas. In any event, for reasons explained in the Preferred Options Background Paper the site being promoted for elderly persons housing has not been considered appropriate for development.

Table 74

No. of respondents: 72
The following main issues were raised:
<ul style="list-style-type: none">• Only brownfield sites should be considered for development / brownfield sites should be prioritised• Impacts of development on schools, health facilities, wildlife, roads and other infrastructure need to be considered• Impact on existing communities / character and identity of villages• The document itself, the meetings and the questionnaire only serve to show that the Council has engaged in public consultation. Response rates will be low.• Need to reconsider the need for housing / there is no need for housing at all as existing new developments aren't selling• The document does not consider the environmental impacts of the proposed development• Consideration needs to be given to the cumulative impact of sites if they are developed together e.g. Binfield and Warfield• Local employment is needed to support the volume of new housing• Disperse development across the Borough to spread the burden of development• Maintain the Green Belt and green gaps between settlements, particularly Binfield and Wokingham and Bracknell• Flood risk needs to be considered / the risk of flooding will increase with more development• Regeneration of the town centre should be prioritised• Specific comments were also made in respect of SHLAA sites and the Broad Areas for growth

7 Responses to Section 7 'Profiles of Broad Areas'

7.1 All the responses to the issues raised in this section were addressed under Question 48 in 5 'Responses to Section 5 'Locations for Housing Development"' and Question 49 in 6 'Responses to Section 6 'Initial SA of Broad Areas'".

8 Responses to Appendices

Table 75

Total no. of respondents: 4	
The following main issues were raised:	Response
<p>Appendix 1-5</p> <ul style="list-style-type: none"> BBONT oppose any sites whose development would result in significant harm to a site designated for its nature conservation value, or to protected or priority habitats or species 	Noted.
<p>Appendix 4</p> <ul style="list-style-type: none"> Sites 241 & 247 best suited in terms of flood risk as they are located in Flood Zone 1 Potential flood risk to sites 243 & 246 due to presence of small watercourses 	Since the consultation the Council has been informed that area 241 (SHLAA Ref.) is no longer available, and for a variety of reasons (see the responses to Question 9 and the Preferred Options Background paper) the Council has decided not to allocate areas 243, 246 and 247.
<p>Appendix 5</p> <ul style="list-style-type: none"> Request for additional rounding off site on land west of White Cairn, Dukes Ride, Crowthorne (now given SHLAA reference 302). Support for Site 251, expansion of existing settlement, boundary woodland protected. Re Site 34 - Presence of drainage ditch must be taken into account and the significant belt of trees and woodland bordering the site. Re Site 207 - Part of site Flood Zone 2 and 3 requires assessment. Specific objection to the inclusion of this site because, isolated from local services, and employment opportunities and poor relationship to Bracknell Town Centre. 	Detailed rationale for inclusion/exclusion of sites as rounding-off sites will be contained within the Council's Preferred Options Background Paper, which will be a supporting document to the Preferred Options Consultation.

<ul style="list-style-type: none"> • Re Site 251 - Specific objection to the inclusion of this site in relation to traffic impact and loss of wildlife & amenity, proximity to local services, facilities and employment opportunities, poorly served by public transport, loss of local paths. • Sites 165 & 207 do not meet criteria for rounding off, poorly located to local services, employment opportunities and poorly served by public transport. • SHLAA Site 70, The Rough, New Road, Ascot, is suggested as an additional rounding off site. • Site 165 may support habitats of local ecological value. • Site 207 -existing trees must be protected. • Site 204 suggested as a rounding off site. • Site 165 & 207 would invite further ribbon development along Forest Road. • SHLAA Site 3, Land adjoining 86, Locks Ride, Winkfield and SHLAA Site 204, Land at Bog lane, Martins Heron are promoted as additional rounding off sites. • Land at Whitehouse Farm, Foxley Lane (SHLAA ref 239) promoted as a rounding off site. 	
<p>Appendix 6</p> <p>All issues raised in response to Appendix 6 are considered in the summaries and responses to Questions 49 and 50.</p>	
<p>Appendix 7</p> <p>See above comments in relation to SHLAA sites.</p>	

Appendix 1: Summary of Issues raised at Exhibitions

The Council's response to the issues raised below are addressed through other responses to questions through this document, and also in the Preferred Options Background Paper. The Council's detailed responses are therefore not set out in the table below, although it provides a summary of the feedback received/issues raised.

Table 76

Exhibition	Main Issues Raised:
<p>Thurs 4th March Sandhurst Library</p>	<ul style="list-style-type: none"> • Primary and Secondary educational provision; • Levels of Affordable Housing provision in the new housing; • The local and strategic road network – the local roads are already congested and more development will add to this problem.
<p>Sat 6th March Sainsbury's Bracknell</p>	<ul style="list-style-type: none"> • Not enough local hospitals in the area. • When will the redevelopment of Bracknell Town Centre take place – need to have an update to date Town Centre (vacant shops & rents too high)? • When will the school at Jennett's Park open? • Glad to see more housing being planned, hard to find housing that is 'affordable'. • Insufficient parking in new developments. • New housing not reaching Level 3 of Code for Sustainable Homes (<i>Officer Note: this query related to Jennett's Park, which was granted permission prior to the Core Strategy being adopted ref. policies CS10/CS12</i>). • Too expensive to build to code level. • Should look to review the Green Belt. • Unaware of the area covered by Amen Corner SPD, despite this being in Core Strategy (adopted Feb 2008). • Queries regarding timings for Site Allocations/Warfield SPD, & trajectories for housing within Town Centre. • Would the housing number change if the Conservatives entered power?
<p>Tues 9th March Warfield Parish Council</p>	<ul style="list-style-type: none"> • Urgently need more information on disposition of land uses within area covered by SPD. Uncertainty is blighting existing properties (explained there will be a consultation taking place in relation Warfield SPD over Summer 2010). • Some were unaware of the area covered by Warfield SPD, despite this being in Core Strategy (adopted Feb 2008). • Shouldn't be allowing anymore development for environmental reasons. • Supporting infrastructure is critical – esp schools.

Exhibition	Main Issues Raised:
	<ul style="list-style-type: none"> • WarfieldPark Mobile Home Site – concerned about potential loss of trees. • Insufficient parking in recent new developments. • Concerned about high densities. • Concerned about traffic, local roads congested and concerns re. possible access points into new development within Warfield in relation to Harvest Ride. • Need good bus links to Bracknell and nearby railway stations. • Need more parking at railway stations, esp Martins Heron. • Concerned about flooding and knock on impact of allowing more development on the flooding of existing development. • Should be knocking down existing empty office blocks in Bracknell and using those sites for housing. • Concerned about timing of development. • Documents hard to find on web site. • Affordable housing, social housing and small housing units will degrade area and lead to ‘social problems’ • Concern for loss of defining landscape features i.e. trees, Larks Hill orchard. • Would the housing number change if the Conservatives entered power? • The buses will only be filled by people with free passes. • Got to have a new town centre – when will redevelopment take place? Will it take place before Warfield SPD - needs to be in place before then? • Why does Bracknell need more housing in the Borough? Existing housing sites are not being built out (i.e. Jennett's Park). • Should be planning for more development within Bracknell Town Centre. • Glad to see new housing is not proposed in the Green Belt. • Concerned re. consultation – no press advert and not everyone in the Borough has been individually notified (<i>Officer Note: this is not a statutory requirement for this stage of consultation, but information was provided in libraries, Parish/Town Councils, press releases & exhibitions, and ‘Town & Country’ – the Borough magazine</i>). • Queries regarding timings for Site Allocations, Warfield SPD and trajectories for housing within Warfield SPD area and Town Centre. • Mitigation of SPA. • Don't want to see new development – this area has seen enough development already. • Main SADPD document difficult to understand/lengthy – welcomed ‘Growing Places’ leaflet which explained matters. • Affordable Housing.

Exhibition	Main Issues Raised:
	<ul style="list-style-type: none"> • There is no bus link between Quelm Park and Bracknell Town Centre, the current bus only connects Wokingham and Winkfield, east and west. • Local roads simply can't cope with any more development. • Trains are too expensive, no incentive to get people out of cars. • The bridge near Wyevale on Forest Road will not be able to cope with the scale of traffic. • The buses will only be filled by people with free passes.
<p>Sat 13th March</p> <p>Winkfield Parish Council</p>	<ul style="list-style-type: none"> • Web links don't work. • Information hard to find. • Document confusing. • Too much cross referring to other documents (hard to find these). • Maps hard to understand/not big enough. • Public meeting requested • Broad Area 8 is misleading – this is labelled 'Chavey Down Long Hill Road'. The development is not at Long Hill Road, but at Locks Ride & Winkfield Row, and the map should be relabelled to reflect this. • Questionnaire is lengthy – will put some people off making comments. • Not enough copies of maps at exhibition. • Hard for people to comment on options, when not all evidence/background studies have been undertaken. • Before plan for more housing, need to understand what impact the numbers will have on local roads and traffic. • Concern about how vehicular access would be achieved to Mushroom Castle 'rounding off site'. • Need new/improved bus routes for new housing. • Need to look at cross-boundary issues – especially traffic. Roads already badly congested. • New development needs to provide infrastructure/local facilities – especially schools and road improvements/new roads. • Bracknell needs a new hospital before plan for more houses. • Bracknell doesn't need more housing. The Council should have argued more strongly against the increased numbers in the South East Plan. • Will housing numbers change if Conservatives get elected? • Will any of the 8 Broad Areas not required for the 4,000 houses be allocated as long-term reserve sites? • Dangerous to identify more sites than required due to long term consequences. • What will happen to the London Road tip if Area 8 is allocated?

Exhibition	Main Issues Raised:
	<ul style="list-style-type: none"> • Some sites put forward in SHLAA (which are within the Broad Areas) are included without the owners being aware – they should have been notified. • Additional sites to SHLAA sites are included in Broad Areas and individual properties are shown to be included – owners of these sites have not been specially notified/been made of the proposals by the Council. • Wish to know more about ownership/control of land within Broad Areas • How likely is it that Area 7 will be allocated? • Will there be social/affordable housing? How much and where will it be located? • What are timescales for SADPD? • What will the phasing be for the new housing? • Where will new travelling population sites site, and are any sites being put forward? • What will be happening in Warfield (SPD area)? • Existing development/community have limited/inadequate infrastructure – this will need to be improved. • What will happen to existing recreation ground/OSPV area within Area 7? • Why does Broadmoor, which appears to be a larger area than many of the other Broad Areas have a much lower number of potential housing? • What will happen within the Broad Areas if they are allocated/how will they be planned out? • New housing will mean that our school will be demolished • Concerned about loss of fields and impact on surrounding countryside. Value the rural nature of the area.
<p>Tues 16th March Sandhurst Town Council</p>	<ul style="list-style-type: none"> • Need to plan infrastructure – especially schools, roads and local doctors. Local roads congested, schools at capacity and long waiting lists for doctors.
<p>Thurs 18th March Crowthorne Parish Council</p>	<ul style="list-style-type: none"> • New sports facilities/swimming pool will need to be provided or upgrade/refurbish existing. • Not enough consultation has taken place in relation to the document. • Concerns that neighbours adjoining SHLAA sites have not been notified. • Concerned that owners of properties within SHLAA sites are not aware that their properties have been put forward for development, and that sites are being promoted by developers without their knowledge. • SHLAA sites have been included when there is a previous history relating to refusals – these sites should not be included.

Exhibition	Main Issues Raised:
	<ul style="list-style-type: none"> • New development will need to take account of cross boundary issues with Wokingham – new development planned in both Boroughs close to boundary between the two authorities (particularly in relation to highways/traffic matters). • New developments will need to plan for infrastructure – especially schools and doctors. • New developments will need to safeguard flood areas – particularly Area 1 (SW Sandhurst) & Area 6 (North Warfield). • What is timescale for document, will there be any further consultations taking place? • Will things change if a different party get elected?
<p>Sat 20 March</p> <p>Brownlow Hall, Newell Green</p>	<ul style="list-style-type: none"> • Should be saying No to any further development • Council should be seeking a Judicial Review • Will the Council use its CPO powers? • The Broad Area includes land that floods • Do not wish Jennetts Park to be replicated (anti social behaviour issues, promised facilities that may not be delivered) • Traffic, especially along Forest Road • Land ownership issues • Loss of countryside • Ecological implications • Need a better Town Centre to support this new development • Why aren't we proposing to re-allocate land occupied by empty office blocks • Unacceptable impact on existing properties • Poor level of information being supplied and some of the maps are incorrect • Uncertainty is blighting the area – should have better idea of distribution of uses within the site at this stage • Concerned about trees • Flooding • Where are the school sites? • Council should have better knowledge of landowners and their intentions at this stage • Council should be purchasing blighted properties • Will have unacceptable impact on existing properties • Cabbage Hill must be kept free of development • Transport links critical • How will parking be dealt with?
<p>Thurs 25th March</p> <p>Bracknell Town Council</p>	<ul style="list-style-type: none"> • Lack of detail with regard to Warfield CS5 site • Concern about future of Cabbage Hill and Larks Copse • Who is going to compensate for reduction in house values in the vicinity • Development at Binfield will result in loss of Binfield Village, will become part of Bracknell

Exhibition	Main Issues Raised:
	<ul style="list-style-type: none"> • Wokingham strategic housing areas should be mapped alongside Binfield Broad Areas, to show the full development implications for the area • Interest in who put forward the sites in Binfield • Timescales for the development of Warfield and the Broad Areas discussed and question raised as to why Warfield was being progressed in isolation rather in tandem with say Broad Area 6 • It was suggested that the Northern Arc was the Council's 'preferred' option • Political implications of forthcoming general election if Conservatives get in • Implications of political administrative boundary changes, Binfield now falls within RBWM.
<p>Sat 27th March</p> <p>Crowthorne Baptist Church</p>	<ul style="list-style-type: none"> • Traffic already very bad • Impact on SPA of TRL and Broadmoor sites • Why doesn't Council say no to more housing • Already very difficult to pull out onto Old Wokingham Road • Crowthorne is growing too much and losing its village character – especially with the recent three storey developments. • Crowthorne High Street is very congested • SW Sandhurst is too remote and poorly accessed to be suitable for development • SW Sandhurst is not on a bus route – bridge restricts bus access. Reference in SA work is incorrect • Land at SW Sandhurst is very wet – drain runs through the site and development would result in surface water run off • Impact on adjacent Nature Reserve and wildlife • Medical facilities and shops in Sandhurst are inadequate • Yorktown Road is already very congested and roads out towards Yateley are affected by flooding • The A321 is dangerous as it is narrow with difficult bends • People who live in Sandhurst relate to facilities to the south – what are the Council doing to facilitate and accept this direction of flow • Development should go around Bracknell • Very hard to get a doctors appointment at the moment - more people will make it worse • Sites are too remote from existing hospitals • What highways improvements are planned for Old Wokingham Road • Rackstraw Rd / bypass Road should be made dual-carriageway. • There needs to be a new access onto the Crowthorne By-Pass if development is to occur at Broadmoor

Exhibition	Main Issues Raised:
	<ul style="list-style-type: none"> • What sort of housing would be developed? • Sandhurst residents have not had proper opportunity to respond as Town and Country was received towards the end of the consultation and after the Sandhurst exhibitions
<p>Wed 31st March Binfield Parish Council</p>	<ul style="list-style-type: none"> • 12,000 houses by 2026 may not be needed – delays in building out Jennett’s Park etc. indicate that this number is too large. • The Council should have challenged the Government about the housing requirement given to the area. • If allocate site 5 will join Binfield village to Bracknell and then it will no longer be a village but part of Bracknell. It will lose its village character and identity and the current strength of the community. This will be even more so if site 4 is also allocated. Also concern that site 4 is very close to areas that Wokingham Borough Council is allocating. • Site 5 is contrary to the Character Area Assessments that refers to a gap between Binfield and Bracknell. • Concerned about inadequate infrastructure, and even if planned whether it will actually be delivered (cite planned school at Jennet’s Park not yet built). • Infrastructure is often delivered too late in the day. • Concerned about capacity of schools • Local roads are already congested and Forest Road in particular will be unable to cope with the extra traffic that will be generated. • What happens if the owner(s) of some of the land in the sites do not want to sell for development – will you use CPO powers? • New 25 year lease just signed on the Golf Course at Blue Mountain so it is not a realistic option • Concerned about potential flooding and run off • Would there be affordable housing? • Why aren’t we promoting the redevelopment of empty office blocks in Bracknell for housing? • Promised a new Town Centre that has never happened • Public transport – bus and train – is poor • Area 8 – concerned about the Tip and adjacent land being developed due to contamination • Area 7/8 – concerned about loss of countryside and impact on rural character of the wider area. • Warfield SPD area – Cabbage Hill must not be built upon • Concerns over the quality of housing, given the recession and Government targets – developers should employ someone like Kevin McCloud. • Will the water and sewerage companies be able to cope? • Have all the site land owners given consent for redevelopment?

Exhibition	Main Issues Raised:
<p>Thurs 1st April</p> <p>Tesco, Martin's Heron</p>	<ul style="list-style-type: none"> • Why are the Council doing all this work before an election – the housing won't be needed then • How will sewerage companies cope • What about existing residents and infrastructure requirements • health provision in the borough – the local hospitals are difficult to get to by bus and parking is awful • Flooding problems with site 8 • Why do we have to have more homes • The infrastructure wont be provided • Education – concerns over the provision of both primary and secondary schools • Concerns over the changing of catchments for schools means that children have to travel a long way to school. • Who makes the decision about what sites go forward • When if ever will the Town Centre happen • Part of Site 8 is a former tip how can this be built on • Is the Council going to put more housing in urban extensions rather than the sites identified within the settlements • Roads are already busy and congested • Is there going to be any new major road routes • Site 7 concern over the loss of open green space • Why cant infrastructure be provided in terms of time after commencement of development why is it linked to no. of house provided – can this be changed especially in relation to primary schools • Site 8 Gas works the Fire Service have been called out numerous times to this due to leaks are the Fire Service happy with land adjacent to being built on for housing with these safety risks.
<p>Tues 6th April</p> <p>Binfield Library</p>	<ul style="list-style-type: none"> • Do not need 12,000 houses by 2026 – delays in building out Jennett's Park etc. indicate that this number is too large. • Want to know how the Government calculated the final numbers. • What will happen if there's a change of government? • Strong objections to developing site 4 and/or 5 for housing – ridiculous scale compared with the existing village. Will join Binfield with Bracknell and Wokingham. Need to maintain gaps and have more regard to the scale of development in Wokingham. • Binfield will lose its individual character and become part of a large suburban sprawl. • Binfield does not have sufficient services and infrastructure to cope with extra housing – primary school is full up, roads can't cope as already congested and single file traffic at bridge on Forest Road by Binfield Manor causes congestion and is

Exhibition	Main Issues Raised:
	<p>dangerous – several accidents. Forest Road cannot easily be widened as constrained by existing development.</p> <ul style="list-style-type: none"> • Promises to provide infrastructure such as schools etc. do not often materialise. • Should build more houses on existing brownfield sites, including sites of empty office blocks and in the town centre – e.g. where derelict Winchester House is. • Bracknell Town Centre must be redeveloped – why is it taking so long? • There aren't sufficient jobs for the extra people sites 4 and 5 would accommodate – where are all these people going to work? • Most households now have 2 or 3 cars. Need to provide sufficient parking in new developments. • Archaeology - there are remains of a Saxon settlement on Blue Mountain golf course. These need to be preserved and protected. • Sewerage and water supplies already have capacity problems and cannot take more new housing. • Land in site 4 is often wet – could result in surface water drainage problems and displacement of this effect elsewhere. • Public transport is poor – no railway station in Binfield and buses inadequate. • Suspicious that the 'northern arc' is a foregone conclusion. • Inadequate health facilities and no hospital nearby. • Unacceptable loss of countryside • Sites provide habitats for wildlife (frogs on site 4) – what will happen to the woodland and protected areas. • Questionnaire is not user friendly – difficult, tedious and time consuming. Will put people off – is this to discourage people from giving their views? Should have been published in sections relating to issues. • Questionnaire is badly worded and does not allow people to express their views. • Library is not a suitable venue for exhibition for so many people – insufficient space and poor layout. • Problems with opening documents on the consultation portal and the way the whole process is set up. • Shouldn't be so reliant on Internet. • Poor publicity given to the consultation (should have notified people on the Council Tax invoice). Dates of exhibitions in Binfield are unacceptable – too late in the process and don't include a Saturday.

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Nepali

यस प्रचारको सक्षेपं वा सार निचोड चाहिं दिइने छ ठूलो अक्षरमा, ब्रेल वा क्यासेट सून्नको लागी । अरु भाषाको नक्कल पनि हासिल गर्न सकिने छ । कृपया सम्पर्क गनुहोला ०१३४४ ३५२००० ।

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SADPD Preferred Option Background Paper

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1 Introduction

1.1 Introduction

This Document

1.1.1 The purpose of this document is to set out the reasoning behind the policy designations and site allocations in the Site Allocations Development Plan Document (SADPD) Preferred Option. It forms a background paper to the Preferred Option and covers the topics in a similar order to the Preferred Option consultation document. The SADPD will form part of the Local Development Framework for Bracknell Forest along with the adopted Core Strategy, saved local plan policies and a range of adopted Supplementary Planning Documents.

1.1.2 As the major allocations are for new homes, the document inevitably focuses on housing and the infrastructure that goes with it. The search for housing sites has involved the review of other issues such as the need for employment land and the designation of existing employment sites. There is also a section on retail to reflect changes in national policy and support the regeneration of the Town Centre. It includes consideration of Core Strategy Policy CS8 Recreation and Culture and changes to the Open Space of Public Value (OSPV) designation on the Proposals Map.

1.2 Supporting Documents

Supporting Evidence Studies

1.2.1 A number of other supporting documents have been taken into consideration in preparing this Background Paper. The table below sets out the title of the document, a summary of what it contains, the author and date it was prepared:

Table 1 List and summary of supporting evidence.

Document Title	Author	Date Prepared	Summary of Document
Appropriate Assessment	BFC	September 2010	<p>To assess the impact of the SADPD on the Thames Basin Heaths Special Protection Area has been considered in the Habitats Regulations Appropriate Assessment – Site Allocations DPD – September 2010.</p> <p>It is for the competent authority (Bracknell Forest Council) to consider the likely and reasonably foreseeable effects and to ascertain that the plan will not have an adverse effect on the integrity of the site before it may be adopted.</p> <p>The Appropriate Assessment has therefore been produced in accordance Regulation 61 of the Habitats Regulations which assesses the possible effects of the various proposals in the</p>

Document Title	Author	Date Prepared	Summary of Document
			Site Allocations DPD on, or potentially affecting any Natura 2000 Sites (i.e. the Thames Basin Heaths Special Protection Area).
Archaeological Site Assessments	Berkshire Archaeology	March 2010	Provides an assessment of the 8 Broad Areas identified at the Issues and Options (SADPD Participation) stage. Sets out archaeological elements that are present, or likely to be present and recommends a further programme of assessment to be undertaken.
Character Areas Assessment SPD	BFC	March 2010	Outlines what the Council considers to define the character of distinct areas of the Borough, and to provide an interpretation of policy within the Core Strategy DPD. The document looks at: landscape setting; town scape and built form; vegetation and hard landscaping; boundary treatments and general street scenes; and recommendations to inform future change. The areas covered by the document relates to : Binfield Village; Bracknell (defined areas); Chavey Down and surrounding areas; Crowthorne (defined areas); Sandhurst (defined areas); and villages to the north of Bracknell. The document seeks to establish what it is about these areas that are distinctive and positive in character.
Employment Land Review (ELR)	Roger Tym & Partners/Vail Williams	December 2009	The objectives of the study are to understand market areas and segments in the Borough; to provide an understanding of the existing employment land supply in the Borough; to provide an assessment of the future demand for employment (types and locations) in the Borough; to assess the suitability of individual sites, whether existing or proposed for future employment uses; and to inform the allocation of, and detailed policy approach to, employment development through the Local Development Framework process.
Infrastructure Delivery Plan (IDP)	BFC	October 2010	The IDP sets out the infrastructure needs for the development areas identified in the SADPD to make new growth sustainable, including the urban extensions, edge of settlement sites and those within existing settlements. The IDP sets out the mitigation strategy for new development, gives an indication of costs, phasing and dependencies. The IDP covers infrastructure

Document Title	Author	Date Prepared	Summary of Document
			<p>from both internal and external providers and covers a wide range of physical, social and green infrastructure.</p> <p>The majority of the information contained within the IDP is for the urban extensions as the majority of the smaller sites will be subject to the requirements set out in Limiting the Impact of Development SPD. Affordable housing requirements are set out in Supplementary Planning Guidance.</p> <p>Although the IDP will be associated with the SADPD it will also have a life of its own outside of the SADPD and will be a 'live' document so it can be updated and amended as necessary and as requirements change over time.</p> <p>The IDP contains relevant capacity work (in service areas where deemed necessary), to identify any shortfalls in capacity in existing infrastructure provision in the Borough.</p>
Landscape Capacity Study	Kirkham Landscape Planning Ltd	April 2010	<p>Sets out the Landscape Capacity of the 8 Broad Area identified at the Issues and Options (SADPD Participation) stage. Divides each of the areas into landscape categories, describes the key features and assesses them in terms of their landscape capacity (low capacity being little scope for change due to a high landscape sensitivity and high capacity being more scope for change due to a low landscape sensitivity). Builds on the Landscape Analysis of Sites Allocations and an Assessment of Gaps/Green Wedges (Entec, June 2006). The Entec study formed a supporting document to the Core Strategy.</p>
Masterplanning Support	Urban Initiatives	October 2010	<p>Study provides an appraisal of the 8 Broad Areas identified at the Issues and Options (SADPD Participation) Stage. Recommends options and concept plans for the 4 urban extension Preferred Option sites. A concept plan is also included for land at Warfield (Core Strategy Policy CS5)</p>
Phase 1 Ecological Survey	John Wenman	June 2010	<p>Provides an assessment of the habitats and protected species within the 8 Broad Areas identified at the Issues and Options (SADPD</p>

Document Title	Author	Date Prepared	Summary of Document
	Ecological Consultancy		Participation) Stage (with the exception of Broad Area 2 - Broadmoor and the land to the south of Nine Mile Ride within Broad Area 3 - these are covered by other evidence submitted in connection with a planning application and pre-application discussions). Sets out survey finds and recommends further survey work to be undertaken in the form of a Phase 2 Ecological Survey.
Retail Study	GVA Grimley	May 2008	Undertakes a review the current and projected retail catchment areas of Bracknell town centre and other main retail centres in the Borough; assesses the need, scope and capacity for further comparison and convenience goods floorspace at 2011 and 2016, with an indicative suggestion of figures up to 2026; identifies any shortfalls in the existing retail offer of the Borough and suggest how they could be remedied; and in light of the capacity and need identified, assess the resultant diversion of expenditure (and expenditure growth) from other centres, and hence the retail impact on those centres.
Strategic Flood Risk Assessment (SFRA)	Halcrow Group Ltd	August 2010	Updates the SFRA had been previously carried out by Entec in August 2006 (in support of the Core Strategy). The SFRA is carried out in accordance with Planning Policy Statement 25 (PPS25): <i>Development and Flood Risk</i> (March 2010). The document sets out the flood risk for the Borough. In general the risk of flooding is low. Recommends that given the large proportion of the Borough within Flood Zone 1, it is that the allocation of new development should avoid encroaching on the floodplain. Where development within Flood Zones 2, 3a and 3b is unavoidable the sequential approach of PPS25 must be followed. The document also assesses the 8 Broad Areas identified at the Issues and Options (SADPD Participation) Stage: only two area (East Binfield and North Warfield) are located within Flood Zones 2 to 3b. For these Broad Areas it is recommended that either the land be left in its natural state, or land uses such as parks or playing fields be allocated here as these can be allowed to flood, thus avoiding the loss of floodplain area.

Document Title	Author	Date Prepared	Summary of Document
			However, this should not reduce the importance of flood risk in the planning process. The impact of climate change on fluvial flooding and rainfall runoff should be a high priority in development planning. Concluded that based on the Borough's future development needs and the proposed development sites, it was found there is sufficient land in Zone 1 to preclude the need to direct strategic new development to any of the higher risk flood zones.
Strategic Housing Land Availability Assessment (SHLAA)	BFC	February 2010	Identifies sites with potential for housing; assess their housing potential; and assess when they are likely to be developed. It covers the period April 2009 to March 2024 broken down into three 5 year time bands (2009-2014; 2014-2019 and 2019-2024). The objective of the document is also to inform subsequent allocation of sites in the SADPD, and to inform the plan, monitor and manage approach to provision of housing land and the Council's assessment of a five year supply of deliverable sites as required by PPS3.
Strategic Housing Land Availability Assessment Monitoring Report	BFC	Add date	Updates the SHLAA covering the period April 2010 - March 2025. The three 5 year time bands have been updated to reflect data collected as a result of the commitments process and other information received about sites. The time bands are: 2010-2015; 2015-2020; and 2020-2025.
Strategic Housing Market Assessment (Draft) (SHMA)	DTZ	July 2010	Purpose of document is to develop a better understanding about how the housing market operates and in particular the relationship between housing demand and economic drivers; to understand the needs of the whole community and the likely demand and need for different tenures and types of housing and to develop an evidence based around housing needs and to achieve buy in within and between local authorities as well as with other partners e.g. developers and to use this to develop policies on affordable housing in particular.
Draft Sustainability Appraisal (SA)	BFC	October	An essential consideration when drawing up planning documents is their effect on the environment and people's quality of life, both

Document Title	Author	Date Prepared	Summary of Document
			<p>now and in the future. To help address this, Sustainability Appraisals and Strategic Environmental Assessments are carried out alongside the preparation of these plans to make sure social, environmental and economic issues are taken into account at every stage so that sustainable development is delivered on the ground. It also appraises the different options that are put forward.</p>
<p>Transport and Accessibility Assessment</p>	<p>WSP and BFC</p>	<p>June 2010</p>	<p>The Council with its consultants WSP, has completed a Transport and Accessibility Assessment of the eight potential Broad Area options to deliver the Council's housing allocation in the emerging Site Allocation Development Plan Document. It is an early desk top consideration of the Broad Area options against the existing transport situation with known planned improvements to the highways network. It is consistent with earlier transport assessment work associated in support of the Council's Core Strategy Development Plan Document called the Local Development Framework Site Assessment Study – Final Report (August 2006) by WSP.</p> <p>The boundaries of the eight Broad Area options were broadly similar to those in the 2006 study but the level of development considered has changed. Further changes to the road network have also been made or will be made which therefore requires an updated assessment based on the eight Broad Area options. The new assessment, as in the 2006 study, scores and ranks the Broad Area options in terms of their development suitability in sustainable transport terms.</p> <p>This assessment provides a desk top and scores each Broad Area option against a number of criteria:</p> <ul style="list-style-type: none"> • Congestion – the proximity of each Broad Area option to identified congestion hotspots. • Road improvements – whether each Broad Area option passed through a known planned improvement on route to Bracknell town centre.

Document Title	Author	Date Prepared	Summary of Document
			<ul style="list-style-type: none"> • Road Safety through cycling and pedestrian provision – whether each Broad Area option was within, adjacent to or not near the existing pedestrian and cycle network. • Accessibility – each Broad Area option against: <ul style="list-style-type: none"> • Access by foot to local centres. • Physical barriers prevent accessibility. • Access to the Bracknell town centre • Access to external centres. • Public Transport – each Broad Area against : <ul style="list-style-type: none"> • Public transport access to the town centre. • The potential for public transport improvements. • Local Transport Plan public transport improvements. • The proximity to rail stations. • The proximity to long distance routes. <p>Further detailed work through detailed modelling will be undertaken as the Site Allocations DPD is developed further which will look at improvements the preferred options for development could deliver.</p>

1.2.2 The supporting evidence papers referred to in the table above will be available to download on our Portal Consultation Pages to support the consultation on the Preferred Option (<http://consult.bracknell-forest.gov.uk/portal>). A full reference of the above documents and others referred to in this Background Paper are listed in 'References'.

1.3 The Planning Policy Framework

1.3.1 Following the government's announcement of the revocation of Regional Spatial Strategies, it published interim advice for local planning authorities. This made it clear that in the absence of the regional tier, the development plan will comprise national planning policy and adopted Development Plan Documents (DPDs) and any saved policies. This section summarises the components of this framework that are relevant to the SADPD.

National Planning Policy

1.3.2 The SADPD needs to comply with national guidance. In July 2010, the Government confirmed that all planning policy statements will continue to apply with the exception of references to Regional Spatial Strategies, until they are replaced by a new national planning framework. The **main** documents that are relevant to SADPD are briefly referred to below.

1.3.3 Planning Policy Statement 1 (PPS1) (Delivering Sustainable Development) refers to the need to bring forward sufficient land of a suitable quality in appropriate locations to meet needs whilst taking into account issues such as accessibility and sustainable transport needs, and the provision of essential infrastructure.

1.3.4 Planning Policy Statement 3 (PPS3) (Housing) requires local planning authorities to ensure that sufficient, good quality, new homes are provided, including an appropriate mix of housing and adequate levels of affordable housing. The Government's aim is that everyone should have the opportunity to live in a decent home, in locations that reduce the need to travel. To help achieve this, the Government says we need to set out a strategy for the planned location of new housing which contributes to the achievement of sustainable development, and options for accommodating new housing growth, taking into account opportunities for, and constraints on, development. Options can include expansion of existing settlements through urban extensions. PPS3 highlights a range of issues that should be considered in identifying suitable housing sites, including some that have locational implications.

- The contribution to be made to cutting carbon emissions.
- Accessibility of proposed development to existing local community facilities, infrastructure and services, including public transport. The location of housing should facilitate the creation of communities of sufficient size and mix to justify the development of, and sustain, community facilities, infrastructure and services.
- The need to develop mixed, sustainable communities.

1.3.5 PPS3 makes it clear that the priority for development should be previously developed land, in particular vacant and derelict sites and buildings (para. 36). However PPS3 adds that, in considering such sites, Local Planning Authorities need to consider sustainability issues as not all previously developed sites will be suitable for housing. In June 2010, the Government announced that the definition of previously developed land set out in Annex B to PPS3 was no longer to include private residential gardens.

1.3.6 PPS3 also refers to the need to use land efficiently and refers to density in this context and the need to link the density of development to the accessibility of areas. The only change made by Government in relation to density is the deletion of the national indicative minimum density of 30 dwellings per hectare.

1.3.7 Planning Policy Statement 4 (PPS4) (Planning for Sustainable Economic Growth) reiterates the need to provide more sustainable patterns of development and directs economic growth and various uses that are defined as main town centre uses such as offices to existing centres in the first instance.

Local Planning Policy

1.3.8 For Bracknell Forest, the development plan now includes the saved policies in the Bracknell Forest Borough Local Plan (adopted January 2002) and the Core Strategy which was adopted in 2008 (before the revoked Regional Spatial Strategy [South East Plan] was approved in May 2009).

1.3.9 The Core Strategy includes a vision which can be summarised as follows:

- The Borough will continue to grow in a planned, sustainable manner.

- New development will occur in sustainable locations and take account of local character, quality of life and accessibility by all modes of transport.
- New development will be located within settlements and, where appropriate, through planned extensions to settlements.
- New communities will be provided with necessary physical and social infrastructure and mixed uses which may include employment, leisure and community facilities.
- The Borough will continue to develop as a business centre with businesses making more efficient use of land.
- New employment will be focused on Bracknell Town Centre.
- Bracknell Town Centre will be regenerated through partnership working and will provide a mix of homes, shops, jobs and other opportunities and improved accessibility by public transport.
- Access to Bracknell will be improved, including by rail through the Airtrack proposals.
- Smaller centres will be maintained and enhanced to serve local communities.
- New development will be 'design-led' to provide safe and attractive environments.
- Environmental quality will be improved, the Green Belt boundary preserved and areas of natural and historic interest protected and enhanced.
- The integrity of the Thames Basin Heaths Special Protection Area will be maintained.

1.3.10 Policy CS1 of the Core Strategy identifies a number of principles to help achieve sustainable development, these include ensuring the efficient use of land, buildings and infrastructure. Policy CS2 sets out the priority sequence for sites for future development. This is as follows:

1. Bracknell Town Centre.
2. Previously developed land and buildings in defined settlements.
3. Other land within defined settlements where this does not conflict with other policies.
4. Extensions to defined settlements with good public transport links to the rest of the urban area or with firm proposals to provide such links.

1.3.11 The effect of the Government announcement relating to private residential gardens means that this category of land moves down the priority sequence from the second to the third location of search.

1.3.12 Policy CS3 deals with Bracknell Town Centre and the need for mixed use development that serves the needs of residents and workers in the Borough.

1.3.13 Policy CS15 sets out the housing provision for the period 2006 - 2026. A figure of 11,139 net dwellings is referred to, but, this included a shortfall of 359 dwellings from a previous plan period that the Government subsequently confirmed, need not be included. The requirement is therefore 10,780 net new dwellings. The policy breaks down delivery into four phases, giving an average number of dwellings for each phase.

1.3.14 Policy CS18 deals with travelling populations and sets out criteria for assessing applications where there is an identified need for pitches.

1.3.15 Policies CS19 and CS20 deal with employment development which includes uses within Use Classes B1, B2 and B8. The policies aim to focus employment development in Bracknell Town Centre and the defined employment areas. Even within these area, large scale applications and their implications will be examined closely by reviewing information provided through an Employment Impact Statement.

Consequences of revoking the Regional Spatial Strategy (South East Plan)

1.3.16 The South East Plan will no longer form part of the development plan for Bracknell Forest, once revoked. For the sake of clarity, the following list highlights some of the policies that no longer need to be applied.

- Bracknell Forest being part of the Western Corridor and Blackwater Valley (WCBV) sub-region and being covered by a sub-regional strategy.
- Bracknell being defined as a sub-regional hub and therefore a focus for transport investment and development.
- A housing target for the Borough of 12,780 additional homes to be provided between 2006 and 2026.
- A proportion of an interim job target assigned to the WCBV for the period 2006 - 2026.

2 Housing

2.1 Background to Housing Numbers

Housing target for Bracknell Forest

2.1.1 The Council has an adopted Core Strategy (February 2008). Policy CS15 of the Core Strategy sets out that over the plan period 2006 - 2026 the Council will make provision for 11,139 new dwellings (net). This figure includes a carry over of 359 units from a shortfall during the previous plan period (pre-2006). Subsequent advice from the Government Office for the South East (GOSE) was that no allowance needs to be made for the shortfall. Removing this allowance reduces the housing requirement from 11,139 to 10,780. Further references in this document to the Core Strategy housing requirement therefore means a target for the plan period of 10,780 dwellings.

2.1.2 Following adoption of the Core Strategy, the Regional Spatial Strategy for the South East, the South East Plan (SEP) was published in May 2009. This set a requirement of 12,780 new dwellings (net) for Bracknell Forest, an increase of 2,000 homes over the plan period up to 2026 over the Core Strategy target. At that time, the Core Strategy policy for location of development was considered flexible enough to accommodate the additional housing requirement without a need for review.

2.1.3 In May 2010, the Secretary of State for Communities and Local Government (CLG) announced his intention to abolish Regional Spatial Strategies (RSSs). In July 2010, a Parliamentary Statement (CLG letter dated 6 July 2010) was issued confirming the revocation of Regional Strategies with immediate effect. Although the SEP housing requirement formed the basis of the consultation carried out earlier this year (SADPD Public Participation Document), it is no longer appropriate to use it as a basis for planning future development.

2.1.4 The letter announcing the revocation of Regional Strategies, was accompanied by advice setting out immediate issues arising from this change. This set out that the revocation of RSSs is not a signal for local authorities to stop making plans for their areas, and that Local Planning Authorities (LPAs) should continue to develop Local Development Frameworks (LDF) Core Strategies and other DPDs (such as Site Allocations).

2.1.5 The guidance also set out that LPAs will be responsible for establishing local housing provision in their area, and some authorities may decide to retain their existing housing targets that were set out in the revoked RSSs. The advice acknowledges that it is important for the planning process to be transparent and for people to be able to understand why decisions have been taken. It states that Local Authorities should continue to collect and use reliable information to justify their housing supply policies and defend them during the examination process. The letter also advised that RSS targets can be replaced with the numbers agreed by the local authorities for the submission to the Regional Planning Board during the preparation of the SEP (the 'Option 1' figures). In addition, the advice is clear that Local Authorities should continue to have a five year land supply of deliverable sites.

2.1.6 The advice also confirmed that adopted DPDs and saved policies will continue to provide the statutory planning framework. For Bracknell Forest this means that the Core Strategy remains part of the Development Plan including Policy CS15 as described at paragraph 2.1

above. Based on this government advice, the figure in the adopted Core Strategy adjusted for the carry over from the previous plan period (giving 10,780) is the housing target for Bracknell Forest.

2.1.7 There are a number of reasons why we need to continue to plan for housing including:

- To support Council policy of a plan-led approach to development rather than reacting to developers' proposals;
- We don't have 5 year supply against the Core Strategy target;
- To meet the community's social and economic aspirations;
- To accommodate the needs of new households in the Borough ;
- Because the population is ageing, and most older people prefer to stay in their own homes ;
- In response to a continuing decrease in the average size of households due to high levels of divorce and separation and people generally living longer ;
- To provide homes that are affordable to a wide range of people ;
- To support the regeneration of Bracknell town centre ;
- To provide a balance of housing mix and workforce to support a strong local economy; and,
- To help deliver improvements to health and wellbeing through improved housing quality and choice .

Origins of the 10,780 housing allocation

2.1.8 The situation in Bracknell Forest is unusual in that the Core Strategy contains housing numbers based on a draft version of the RSS that had a lower housing target than the final approved version. This figure was justified on the the evidence available at that stage of the RSS preparation. A Housing Supply Background Paper (October 2006) was produced to support the Submission Core Strategy Development Plan Document. The Inspector's Report into the submission Core Strategy (November 2007) found Policy CS15 in relation to Overall Housing Provision to be soundly based and fully justified.

2.1.9 The draft South East Plan leading to the submission and an Examination in Public was prepared by the South East England Regional Assembly (SEERA). This later become part of the South East England Partnership Board (SEEPB).

2.1.10 The Draft South East Plan (Part 1 – Core Regional Policies, July 2005) set out the overall level of housing provision in the region at 28,900 new dwellings per annum 2006-2026. SEERA set a figure for the Berkshire area of 4,560 for the Western Corridor and Blackwater Valley, and 2,620 houses per annum to be shared between the six Berkshire Unitary Authorities (Bracknell, Reading, Royal Borough of Windsor and Maidenhead, Slough, West Berkshire and Wokingham). This was the same as that required by the last Regional Planning Guidance (*Regional Planning Guidance for the South East – RPG9 – March 2001*). This was agreed at the SEERA Planning Committee of 23 June 2005.

2.1.11 A guidance note on preparing District Level Housing Numbers was produced by DTZ (on behalf of SEERA) in May 2005 and set out how housing levels would be derived, based on:

- an assessment of identified commitments;

- an assessment of urban potential to 2016; an assessment of urban potential beyond 2016; and,
- the approach to defining the preferred spatial approach and the implications for district level distribution.

2.1.12 This was followed up by a District Level Housing Distribution Process Appraisal in February 2006 (DTZ on behalf of SEERA). The appendices to the Process Appraisal (Appendix A, pages 11 and 12) sets out the rationale for the approach taken at the sub-region/district level. For the Western Corridor & Blackwater Valley, Berkshire Section, this states that:

- The approach was largely been based on the Structure Plan (July 2005).
- The supply/potential work carried out for this was similar and rigorous;
- The most recent housing allocation was also the same so it was not felt necessary to repeat work;
- Alternative spatial options were developed for consultation.

Appendix B (page 20) sets out the methodology:

- Approach to estimating existing commitments: annual survey of commitments;
- Approach to estimating urban potential to 2016: Berkshire urban potential study and monitoring reports;
- Approach to estimating urban potential to 2016-2026: Rolled forward from period 2006-2011/12.

2.1.13 The district level housing distribution was agreed in the form of a revised Policy H1 at the SEERA Planning Committee of 1 February 2006, which then formed the basis of the Draft Plan for Submission in March 2006 (the 'Option 1' figures):

Policy H1 – Housing Distribution

Bracknell: 539 dwellings per annum (annual average).

Total average (2006-2026) – 10,780

2.1.14 Following the Examination in Public of the SEP (during November 2006-March 2007), a report of Panel was issued in August 2007. Volume 1 of the report considered that the draft SEP was not consistent with expectations of achieving c.3% Gross Value Added (GVA) growth (para. 6.19). It also considered (para 7.79) that the draft plan's housing provision of 89,520 (4,476 dwellings per annum [dpa]) was significantly too low for the Western Corridor Blackwater Valley, because economic and demographic factors were given insufficient weight, whilst too much weight was given to avoiding greenfield development, including adjustments to the Green Belt, and therefore suggested an additional 904 dpa to be provided on top of the Draft Plan of 4,476 dpa (table 7.1).

2.1.15 A 10% increase in housing was proposed for the region overall. Para 7.79 of the Panel Report sets out the sub-regional analysis in relation to Western Corridor and Blackwater Valley. The Panel considered the draft Plan's allocation of 4,476 dpa to be significantly too low because it:

- Represented a reduction on the Regional Planning Guidance levels of 7%;
- Did not allow for natural change, only a notional allowance to meet a backlog of unmet need, if recent out migration continued;

- Proposed a figure which was more than the Government's 2004-based projections by c.18%, but only as the figure incorporates a continuation of recent out-migration trends (2004 figures about 6% higher than 2003);
- Gave insufficient weight to the economy and risked prejudicing the achievement of the regional Gross Value Added target.
- Considerable misalignment of forecast number of jobs and expected labour supply, concentrated in the Berkshire part of the sub-region;
- Identified that 5 out of 13 districts had housing levels which could be met through nothing more than urban potential;
- Recognised the importance of environmental designations, including SPA, SACs etc;
- Gave adequate weight to infrastructure and recognised widespread effects of congestion on the transport network.

2.1.16 In July 2008, the Government Office for the South East (GOSE) published the Secretary of State's proposed changes. This amended Policies H1 and WCBV3 to increase Bracknell's Housing requirement by 2,000 to 12,780 (to accord with Panel recommendations). These figures subsequently formed part of the South East Plan published in May 2009.

2.1.17 The DTZ reports prepared on behalf of SEERA (referred to above), make reference to the Berkshire Structure Plan 2005.

2.1.18 The advice referred to in paragraph 2.4 and 2.5 above, referred to supplementing the justification for 'Option 1' figures with more recent information, as appropriate.

2.1.19 The Draft South East Plan was submitted to Government on 31st March 2006. The 2006 based Office for National Statistics (ONS) mid-year population statistics estimate the population of Bracknell Forest as having been 111,800 (21% 'children', 65% 'working age' and 14% 'older people') at that stage. The latest mid-year population estimates are the 2009 based ONS estimates published in June 2010. They estimate the population of Bracknell Forest to have been 115,100 in 2009 (20% 'children', 65% 'working age' and 15% 'older people'). The population is therefore estimated to have increased by 2.9% since 2006.

2.1.20 The latest national statistics on household projections to 2031 were published in March 2009. The figures are based on the 2006-based population projections and replace the 2004-based household projections. The household projections are produced by applying projected household formation rates to the population projections published by the Office for National Statistics. The assumptions underlying national household and population projections are demographic trend based. They do not attempt to predict the impact that future government policies, changing economic circumstances or other factors might have on demographic behaviour.

2.1.21 The 2006-based household projections suggest that there will be 57,000 households in Bracknell Forest by 2026, compared with 46,000 in 2006, in other words an increase of 11,000 households. Within this overall figure, it is estimated that there will be an increase of 2,000 couple households (60% growth in cohabiting couples and 5% decline in married couples) between 2006 and 2026 which reflects national trends, due to increased divorce rates and delayed marriages. The projections also suggest that there will be an increase of 9,000 single households which is a 69% increase over the period. **The projected 11,000 increase in the number of households from 2006 to 2026 fits very well with the Core Strategy based housing target of 10,780 being used for the SADPD.**

2.1.22 An objective of the Core Strategy is to plan for a balance of housing and employment growth. The 2001 Census provides the most recent data on labour market balance and this is presented in the table below.

Table 2 Labour Market Figures

Number of working residents	60,093
Number of workplace jobs	62,004
Number of residents who work in the area	30,833
Number of residents who work outside the area	29,260

2.1.23 The data shows that the number of working residents and number of workplace jobs was virtually in balance at 2001. Although around half the resident workforce commuted out of Bracknell Forest to work, the data does show that there is the opportunity to live and work in the Borough.

2.1.24 Recent economic forecasts have been produced by Cambridge Econometrics that show that there will be a growth in jobs in Bracknell Forest over the Plan period. It is estimated that there were 74,700 jobs in Bracknell Forest in 2006 and that this will increase to 83,400 in 2026. This represents an increase of 8,700 jobs. Although unemployment in Bracknell Forest has increased recently due to adverse economic conditions, unemployment is generally low. If the number of jobs increases significantly more than the local labour force, an imbalance would be created between jobs and the labour force. This could lead to staff shortages, rising labour costs and more and longer journeys to work. The future of the economy in the South East could however be influenced by Government policy as there have been references to the need to share new business and opportunities more evenly between the regions.

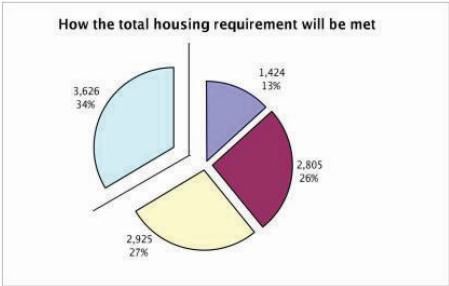
How will the housing requirement be met?

2.1.25 The figure below shows how the 10,780 requirement will be achieved. Two tables and pie charts are included, the first showing what we have already done in the form of completions that have already occurred since 2006 and existing commitments (including sites agreed in principle) on large and medium sites. The second shows possible future allocations in terms of the number of homes planned within existing settlements, small sites on the edge of settlements, urban extensions to Bracknell and other larger settlements and an allowance for completions on small sites:

Figure 1 Chart to show how the housing requirement will be met.

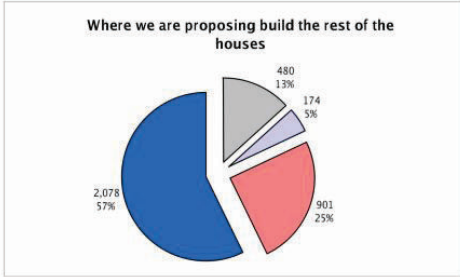
HOW WILL THE HOUSING REQUIREMENTS BE MET?

1,424	Homes completed between 2006 and 2010
2,805	Homes with planning permission, including 1,000 in Bracknell Town Centre (excludes small sites comprising 102 units, & site at Ethyl comprising 178 units)
2,925	Homes planned at Amen Corner and at Warfield
3,626	Remaining to be found
10,780	Total



Where we are proposing to build the rest

480	Small windfall allowance (30 units per year 2011-2026)
174	Homes on small sites on the edge of settlements
901	Homes on land in existing settlements (Previously Developed Land & Other)
2,078	Homes on extensions to Bracknell or other larger settlements.
Total	Homes on possible sites
3,633	



2.2 Site Selection Methodology

Site Selection Methodology

2.2.1 The following paragraphs set out the approach taken to assessing sites and choosing those which should progress to the next stage of the process, namely the Preferred Option. It is important to develop a methodology in order to ensure that all sites are assessed in a consistent manner taking account of national and local policies. The methodology will also be used to assess any other potential sites brought unexpectedly to the Council's attention during the progression of the DPD. The approach has involved a 2 stage process, as set out below. Stage 2 has been split, to relate to a) urban extensions; and b) sites in existing settlements and edge of settlement sites.

Stage 1

2.2.2 PPS3 requires local planning authorities to produce Strategic Housing Land Availability Assessments (SHLAAs). They are a key part of the evidence base when dealing with the future supply of housing land. The Council commenced work on its SHLAA in 2007 and published a draft of stages 1-5 of the methodology in February 2008, in parallel with an Issues and Options Consultation on the Development Management Housing and Commercial Policies and Sites DPD.

2.2.3 The final version of SHLAA took into account comments made during the February – March 2008 consultation and used a base date of March 2009. It was published in February 2010, at the Issues and Options consultation stage of the Site Allocations DPD. Whilst the submission of sites has been welcomed throughout the process, the Council actively called for sites through both consultations. Information submitted as a result of the consultation during February - April 2010 was incorporated in a SHLAA update based at March 2010.

2.2.4 The SHLAA seeks to identify all sites with a capacity for 10 or more net dwellings. It excludes sites which fall within the following designations which represent intrinsic constraints that cannot be readily overcome:

- Thames Basin Heaths Special Protection Area (SPA),
- Sites within 400m of the Thames Basin Heaths SPA,
- Sites of Special Scientific Interest,
- Special Areas of Conservation and
- Flood Zone 3.

2.2.5 The over arching objective of the Council's Core Strategy is the achievement of sustainable development. The location of future development plays a significant role in helping to meet that objective. Although a number of constraints, such as those referred to above, influence the location of development, the Core Strategy sets out a sequence of locations to follow in looking for sites for future development (Policy CS2). This is:

- Bracknell Town Centre
- Previously developed land and buildings in defined settlements
- Other land within defined settlements where this does not conflict with other policies
- Extensions to defined settlements with good public transport links to the rest of the urban area or with firm proposals to provide such links

2.2.6 The Core Strategy Vision tends to focus growth on Bracknell in order to support the regeneration of Bracknell Town Centre and the development of a transport system that gives good access to services and encompasses a choice of modes. It has therefore been necessary to look carefully at all possible extensions to the existing settlement of Bracknell. However, policy does not exclude the need to consider extensions to other settlements, subject to sustainability considerations.

2.2.7 The locational principles were used as the basis for categorising the SHLAA sites. It was then possible to identify all sites in a particular category of location and calculate the capacity of those sites. The results of this work showed that there was insufficient capacity within existing settlements and that there was a need to look at possible extensions to settlements. Sites that adjoined existing settlements were identified together with clusters of sites that were close to the limit of existing settlements. This resulted in a list of possible edge of settlement sites and more extensive Broad Areas. In the interests of pursuing a comprehensive

approach to development, the Broad Areas included some land that had not been submitted through SHLAA. The Options Consultation in February – April 2010 was used to try and establish whether or not other land might be made available.

2.2.8 The process of categorising sites also included distinguishing between sites that were in the countryside and those that were in the Green Belt. This helped establish that there was sufficient land available on sites outside the Green Belt to meet the requirement. Consequently, it is not intended to review Green Belt boundaries at this stage. This is in line with Policy CS9 which seeks to maintain the Green Belt boundary in the Borough and recent (July 2010) Government guidance.

2.2.9 The steps taken within Stage 1 resulted in a list of possible sites/Broad Areas for allocation for future development. These sites were included in the Options Consultation in February – April 2010. A range of sites and locations were put forward to show the options that were available for accommodating future development needs.

2.2.10 Stage 1 represented an initial sieving exercise, with the aim of dismissing sites that were subject to significant constraints to development and those that did not conform with the locational principles set out in the Core Strategy. Stage 2 refined this approach by giving detailed consideration to the strengths and weaknesses of individual sites.

Stage 2a - Urban Extensions

2.2.11 The aim of this stage was to appraise all Broad Areas identified as suitable under Stage 1 against a number of detailed site specific criteria that relate to issues that are identified in the 'Vision' for the Borough and supported by spatial objectives. In line with national policy, it was also critical to consider whether or not sites are deliverable and developable. This encompasses looking at the availability of the land. In looking at the criteria it was necessary to highlight constraints and consider whether or not any possible adverse impact could be mitigated.

2.2.12 Site selection is not a precise science and at this stage it has been decided not to measure the performance of each site in numerical terms or to weight any specific criteria.

2.2.13 Some of the criteria identified are also dealt with through the Sustainability Assessment/Strategic Environmental Assessment (SA/SEA). However, the latter gives a broader view of performance against a series of social, economic and environmental objectives. The results of the SA/SEA are therefore considered as part of the overall appraisal.

2.2.14 The information about the performance of a site against the listed criteria has been collected from a variety of sources including responses from consultations and other technical work. It also takes into account the planning policy context. The conclusions of these sources have been pulled together in tables to display as concisely as possible, the main strengths and weaknesses of each site that have been used as a basis for selecting and rejecting options.

Table 3 Criteria and basis of information used to assess Broad Areas.

Criteria	Prime national policy	Prime local policy	Technical study
Impact on landscape character and setting of the settlement including consideration of gaps	Planning Policy Statement 7: Sustainable Development in Rural Areas	Core Strategy Policies CS7 & CS9 BFBLP Policies EN1, EN10 & EN14 Character Area Assessments SPD	Landscape Capacity Study
Impact on character of settlement	Planning Policy Statement 3: Housing	Policy CS7 Character Area Assessments SPD	Masterplanning Support
Impact on historic environment (Historic Park & Gardens, Listed Buildings, Conservation Areas, archaeology)	Planning Policy Statement 5: Planning for the Historic Environment	Policy CS7 BFBLP Policies EN6, EN7, EN12 Character Area Assessments SPD	Archaeological Site Assessments Landscape Capacity Study
Impact on biodiversity	Planning Policy Statement 9: Biodiversity and Geological Conservation	Policy CS7 BFBLP Policies EN3, EN4, EN6 & EN14 Biodiversity Action Plan	Phase 1 Ecological Surveys
Impact on SPA	The Conservation of Habitats and Species Regulations 2010 (SI No. 2010/490)	Policy CS14 Limiting the Impact of Development SPD	Appropriate Assessment
Impact on resources (previously developed land/greenfield, agricultural land classification, flood issues, minerals)	Planning Policy Statement 7: Sustainable Development in Rural Areas	Policy CS1	SFRA

Criteria	Prime national policy	Prime local policy	Technical study
	Planning Policy Statement 25: Development and Flood Risk		
Accessibility	Planning Policy Guidance Note 13	Core Strategy Policies CS1, CS17, CS23 & CS24 Local Transport Plan	Transport and Accessibility Assessment
Impact on Infrastructure and capacity to improve infrastructure	Circular 05/05: Planning Obligations	Core Strategy Policies CS6 & CS8 BFBLP Policy R4 Limiting the Impact of Development SPD	Infrastructure Delivery Plan
Potential to build a sustainable community including helping to meet local housing needs and wider community benefits	Planning Policy Statement 1: Delivering Sustainable Development Planning Policy Statement 3: Housing	Core Strategy Policies CS2, CS16 & CS17 BFBLP Policy H8	Masterplanning work Draft SHMA ELR
Availability	Planning Policy Statement 3: Housing		SHLAA Responses to SADPD Participation.
Draft Sustainability Appraisal	Planning Policy Statement 12		Draft Sustainability Appraisal
Overall conclusion			

Stage 2b - Sites in existing settlements and small edge of settlement sites

2.2.15 The methodology for sites in existing settlements and small edge of settlement sites follows Stage 1 regarding the identification of sites, and the general approach relating to Stage 2a (urban extensions). Some of the technical studies that have been prepared relate to the 8 former Broad Areas. However, it has been possible to extract information that relates to some of the edge of settlement sites that sat within the original Broad Areas. A few of the technical studies are of general application, for example, SHLAA, SHMA and the ELR. In addition, assessments have used the Character Areas Assessment SPD and constraints and policies identified in Development Plan Documents and on the Proposals Map. An expansion of the methodology to deal with small edge of settlement locations is set out in the section 2.5 'Small edge of settlement sites'.

2.2.16 The consideration of sites also follows the SHLAA methodology. Density multipliers to produce an initial yield were based on the following assumptions:

- 30dph - applied as a minimum in rural areas
- 35-40dph - applied in suburban locations
- 40-45dph - applied in urban locations
- 50+dph - applied where higher density may be achieved such as town centre locations and around public transport nodes

2.2.17 It is important to note that where density multipliers were used to calculate an initial yield, account was then taken of whether or not the yield (or developable site area) needed to be modified to take account of the following:

- Appropriate dwelling type
- Constraining factors such as trees, flood zones and 400m buffer to the SPA
- Character of the surrounding area
- Planning history on the site or nearby sites

2.2.18 A further factor then taken into account related to assessing the potential of land within sites to be devoted to support other uses, such as recreational open space, roads and landscaping. The following net developable areas and site area thresholds were applied to the sites, after taking account of any reductions required for example flooding. If a reduction in the developable site area was required, the capacity of the site was calculated on the remaining net area:

- Gross site area less than 1ha - 100 of site area
- Gross site area between 1ha and 2 ha - 90% net developable area
- Gross site area between 2ha and 5ha - 70% net developable area
- Gross site area more than 5ha - 65% of net developable area

2.2.19 Finally, all figures referred to relate to net number of units for the site. If existing dwellings would require demolition to make way for redevelopment, the existing number of units was taken off the gross figure for the site, and the remaining figure (the net number of dwellings), was taken as the capacity for the site.

2.2.20 Following consultation on the Issues and Options (SADPD Participation) stage, owners of SHLAA sites/property relating to Previously Developed Land and Other Land within defined settlements (identified in Appendices 2 and 3 of the SADPD Participation Document) were contacted to establish whether or not the sites were still available for development. If a site was confirmed as unavailable, or partial responses received, it has not been considered for allocation. This has informed the SHLAA monitoring report which will be published alongside the Preferred Option consultation.

2.3 Sites not considered through the Site Allocations Development Plan Document

2.3.1 There are a number of sites that are not considered for allocation through the SADPD, for example: are outside of a defined settlement and do not form one of the larger urban extensions or a small edge of settlement site; are no longer available; would be available outside of the plan period (up to 2026); or are now considered to be a small site. A list of sites not considered for allocation is set out below:

Sites outside defined settlements

2.3.2 SHLAA has been used to identify sufficient sites within defined settlements, on the edge of settlements and through urban extensions to sustainable settlements. Therefore, the Council will not be pursuing other sites within 'countryside' areas or any sites in the Green Belt. Therefore, the following sites identified through the SHLAA will not be considered any further for housing through the SADPD. Table 4 includes those that were originally included within the Broad Areas (see reasoning in Broad Area justification), were included in a list of 'rounding-off' sites (see reasoning in 2.5 'Small edge of settlement sites' justification), or related to Warfield Park Mobile Home Site (see reasoning in 2.3.2 'Warfield Park' justification):

Table 4 SHLAA sites outside Defined Settlements that are no longer being pursued by the Council

SHLAA Ref.	Site Address
9	Scotland House, Forest Road, Newell Green, Warfield
28	Land south of Foxley Lane and west of Murrell Hill Lane, Binfield
30	Land adjoining Church Road, High Street, Sandhurst
54 East	Land at Hayley Green and Chavey Down, Winkfield and Warfield
64	Land north of Newhurst Gardens, Warfield
78	Land at the Brackens and Pinewood Lodge, Swinley Road/London Road junction, Winkfield
85	Winsdene, Forest Road, Warfield
90	Land on corner of Tilehurst Lane/Church Lane, Binfield
91	Land north of Herschel Grange, off Gibbins Lane, Warfield
92	Land adjacent to Newell Hall, Warfield Street, Warfield

SHLAA Ref.	Site Address
99	Wyevale Garden Centre, Binfield
125	Land east of Longhill Road, Winkfield
128	Scotlands Farm, Forest Road, Newell Green, Warfield
130	The Hideout, Old Wokingham Road, Bracknell
165 (part of 54E)	Land south of The Limes, Forest Road, Warfield
197	Land at Popes Manor, Murrell Hill Lane, Binfield
204	Land at Bog Lane
207 (part of 54E)	Land at North Lodge Farm, Forest Road, Hayley Green, Warfield
239	Land at Whitehouse Farm Cottages, Foxley Lane, Binfield
243	Longcroft and Whitegates, Longhill Road, Warfield
246	Land east of Warfield Park (land at Chavey Down Farm), Warfield
247	Land NE of Warfield Park, Warfield
251	White Gates, Mushroom Castle, Winkfield
252 (part of 54E)	Land to rear of the Cricketers Public House, off Forest Road/Cricketers Lane, Warfield
256	Land at Steeple View, Gibbins Lane, Warfield
262 (part of 54E)	Land west of Chavey Down Road, Winkfield
267	Land at Silverdene, Ambarrow Lane, Crowthorne
273	Land at Cabbage Hill Lane, Binfield
287	Land between Wokingham Road and Ambarrow Lane, Sandhurst
288	Land at Somerton Farm, Forest Road, Winkfield
291	Row Farm, Winkfield Row, Winkfield
292 (inc 5, 221 & 274)	Land at Chavey Down Road, Winkfield
294	Land adjacent to Ryslip Kennels, Church Lane, Binfield
295	Brooklyn and Pavilion House, Forest Road, Newell Green, Warfield
297	Parkview Farm, Old Wokingham Road, Bracknell

SHLAA Ref.	Site Address
301	Seven Acre Farm, Old Wokingham Road, Bracknell
302	Land adjacent to Dukes Ride, Crowthorne
303	Pinewood Park, Old Wokingham Road, Bracknell
307	Nike Lane, West Bracknell

2.3.3 Sites outside defined settlements, and within the Green Belt:

Table 5 SHLAA sites within the Green Belt

SHLAA Ref.	Site Address
2	Land west of Prince Albert Drive, Winkfield
3	Land adjoining 86 Locks Ride, Winkfield
70	Land at Forest Road/New Toad (The Rough), Ascot
74	Lavender Park Golf Course, Swinley Road, Ascot
77	Land adjoining Elm Lodge/Garden Cottage, North Street, Winkfield
79	Land at North Street, Winkfield
80	Land at corner of Winkfield Lane and Crouch Lane, behind Berks Equitation Centre/Old Dairy Farm, Winkfield
81	Land between Winkfield Lane and Crouch Lane (inc. Barton Lodge Farm), Winkfield
82	Barton Lodge, Drift Road/Winkfield Plain, Winkfield
89	Land off Forest Road, opposite Ascot Stud Farm, North Ascot
94	Swinley Edge, Coronation Road, Ascot
96	Land at White House Farm, North Street, Winkfield (Square Plot)
97	Land at White House Farm, North Street, Winkfield (Rectangle Plot)
135 (inc 201 & 203)	Land between North Street and Hatchet Lane, Winkfield
161	Moss End Farm
163	Land at Goaters Hill Cottage, Asher Drive
209	Part of Major Developed Site at Jealott's Hill, Warfield

SHLAA Ref.	Site Address
210	Land east of Maidenhead Road, Warfield
211	Land west of Maidenhead Road, Warfield
285	HFC Bank, Winkfield
299	Handpost Farm, Bracknell Road, Warfield

Sites beyond the Plan Period

2.3.4 Additionally, there are a number of sites included in SHLAA, that may be developable over a longer time period than being considered here (i.e. post 2026). Consequently, they are not being considered for allocation through the SADPD:

Table 6 SHLAA sites outside of the plan period.

SHLAA Ref.	Site Address
10	125-131 Dukes Ride, Crowthorne
32	104-116 College Road, Sandhurst
102	Green Acres, Warfield
105	The Haven, Four Oaks and Lyton, Wokingham Road, Bracknell
107	Hillcrest, Sundial and Popeswood Garage, London Road, Binfield
108	Westwinds, Newlands and Homeleigh, Wokingham Road, Bracknell
124	The Western Centre, land between Western Road/Downmill Road, Bracknell
134	Land at Roebuck Estate
143	Powell Duffryn House, land on London Road, Bracknell
144	Floringham Lodge, Downshire Way, Bracknell
146	44-54 Kings Road, Crowthorne
148	Ambulance Station, Downshire Way, Bracknell
152	Land at Wildridings Road, Bracknell
154	Humphries Yard, Bagshot Road, Bracknell
155	Cressex Lodge, Terrace Road South, Binfield
158	Corner of High Street and Lower Braodmoor Road, Crowthorne

SHLAA Ref.	Site Address
169	Great Hollands Square Neighbourhood Centre
172	Birch Hill Neighbourhood Centre
173	Harmans Water Neighbourhood Centre
190	Land at Florence Road, Sandhurst
216	Bracknell Cricket Ground, Larges Lane, Bracknell
223	90-94 Yorktown Road, Sandhurst
227	1-14 Wokingham Road, Bracknell
232	48-52 Dukes Ride, Crowthorne
255	Sandhurst Industrial Estate

Sites Within Defined Employment Areas

2.3.5 Sites within employment areas.

2.3.6 DATA AVAILABLE AT A LATER DATE

Sites No Longer Available

2.3.7 As a result of the Council undertaking further work to establish if sites are available (in particular in relation to sites within urban areas), it has become apparent that a number of sites are either not available in their entirety (which renders the remainder of the site too small to include in SHLAA), or they have been confirmed as not available. If a site is no longer available, it does not form part of the sites listed in SHLAA and therefore would not be considered through SADPD. However, as some of the sites were previously listed within the Site Allocations Participation Document (Appendices 2 and 3), for completeness, the sites which are no longer available are listed in the table below:

Table 7 SHLAA sites no longer available for housing development.

SHLAA Ref	Site Address
31	Swan Lane Sewage Treatment Works, Swan Lane, Sandhurst
43	Easthampstead Sewage Treatment Works, Old Wokingham Road, Bracknell
44	Whitmoor Bog Sewage Treatment Works, Winkfield
49	Land east of New Forest Ride, Winkfield
131	1-11 Windlesham Road, Bracknell
230	Hyperion to Proton (Resource House), Old Bracknell Lane West, Bracknell

SHLAA Ref	Site Address
249	Wick Hill Centre, Sandy Lane, Bracknell

Small Sites

2.3.8 There are also a number of sites, which following further assessment were not considered to be capable of accommodating a minimum of 10 units (net). These sites are considered as 'small sites' and are no longer included in SHLAA, for completeness, a list of sites that formed part of the SHLAA (baseline March 2009, published February 2010) are listed below:

Table 8 List of Small Sites (no longer part of SHLAA)

SHLAA Ref	Site Address
238	Land adjacent to Red Tile Cottage, London Road, Bracknell

Commitments

2.3.9 There are also a number of sites which no longer need to be considered for allocation as during the the period March 2009-March 2010, they have now become commitments, for completeness, these sites are listed below:

Table 9

SHLAA Ref	Site Address
191	Reeds Hill Farm, Reeds Hill, Bracknell
304	Brockhill House, Winkfield Row, Winkfield

2.3.1 Gypsies, Travellers & Travelling Showpeople

2.3.1.1 Gypsies and travellers

2.3.1.2 In 2006, Tribal carried out a Gypsy and Traveller Accommodation Needs Assessment for the Thames Valley Region on behalf of Association of Councils of the Thames Valley Region (September 2006). This assessment suggested an indicative need for a further three permanent pitches in the Borough during the period 2006 – 2011 in addition to the existing 13 pitches on the Council's managed site

2.3.1.3 It was decided to undertake a single issue review of Gypsy and Traveller accommodation needs through a partial review of the South East Plan. A consultation was undertaken between September and November 2008 - Partial Review of the Draft South East Plan Somewhere to Live: Planning for Gypsies, Travellers and Travelling people in the South East Consultation September – November 2008

2.3.1.4 This consultation included four options for Gypsy and Traveller site provision for the period 2006 - 2016.

- **Option A:** New spaces should ALL be provided as close as possible to where Gypsies and Travellers currently live. This may mean some council areas have no spaces.
- **Option B:** New spaces should ALL be in the same general area where Gypsies and Travellers currently live. Neighbouring councils would share the duty for providing new spaces but some council areas would have none.
- **Option C:** HALF the new spaces should be in the same general areas where Gypsies and Travellers currently live. The other half would be spread across the region to make sure that all areas provide some spaces.
- **Option D** MOST (75%) new spaces should be in the same general areas where Gypsies and Travellers currently live. A quarter would be spread across the region to make sure that all areas provide some spaces.

2.3.1.5 Gypsy and Traveller residential pitch options 2006-2016

Table 10

	Option A	Option B	Option C	Option D
Bracknell Forest	6	17	14	16

2.3.1.6 Travelling Showpeople residential plot options 2006-2016

Table 11

	Option A (Need as arises)	42 Families Allocation by C/D approach	Option C 50% pooled plus share of 42	Option D 25% pooled plus share of 42
Bracknell Forest	1	0	2	2

2.3.1.7 The Berkshire Unitary Authorities prepared a response to the consultation as a united, smaller group (i.e. not as ACTVAR) The Berkshire Unitary Authorities' response was considered, and determined, by Leaders/Chief Executives and they favoured Option B which proposed 17 new Gypsy and Traveller pitches for the Borough.

2.3.1.8 In January 2009 SEERA Regional Planning Committee indicated that Option D was its preference for Gypsy and Traveller site provision at Borough/District level. Berkshire Leaders/Chief Executives were advised by an Officer Working Group not to oppose Option D. The Full Regional Assembly selected a preferred option for submission to Government. Public consultation on the preferred option ran until 1 September 2009. It agreed to submit the Partial Review to Government at its meeting on 4 March 2009.

- Examination February 2010

2.3.1.9 The Panel Report was due to be published during Summer 2010 but this did not happen due to the change in Government following General Election in May 2010. On 6th July 2010, the Government announced its decision to revoke Regional Spatial Strategies. The announcement was accompanied by guidance on how to deal with certain issues that might arise as a result of the decision. This included a paragraph on how do we determine the level of provision for travellers' sites. This made it clear that such decisions should be taken locally, reflecting local need and historic demand - a top down approach was unacceptable. It referred to Gypsy and Traveller Accommodation Assessments (GTAAs) and suggested that these assessments might form a good starting point but that local authorities are not bound by them. The Government announced its intention to review relevant regulations and guidance.

2.3.1.10 The Panel Report was subsequently the subject of a Freedom of Information request to the Planning Inspectorate from one of the Gypsy groups (Friends, Families and Travellers and Traveller Law Reform Project). The Panel Report had not been completed, but the Planning Inspectorate decided to release the report as requested. A copy of the report has been posted on the Planning Inspectorate website (<http://www.planning-inspectorate.gov.uk/pins/rss/index.htm>) but the posting makes it clear that the Report does not form any formal part of the planning system.

2.3.1.11 In August 2010, the Secretary of State for Communities and Local Government made a further announcement on the topic in a statement entitled 'Time for a fair deal for the travelling and settled community'. This stated that the Government intends to revoke Planning Circulars (*Circular 01/06: Planning for Gypsy and Traveller sites* and *Circular 04/07: Planning for Gypsy and Traveller sites*) on travellers. A reason given was that they undermined community cohesion by creating a perception amongst many people of 'different' planning rules for the travelling community and for the settled community. The Circulars are to be replaced with light-touch guidance outlining councils' statutory obligations and further advice on a future approach will be included in the forthcoming Localism Bill.

2.3.1.12 In the meantime, the Council has been working on the basis of continuing to meet the requirement put forward at the Examination which was an additional 15 pitches in the Borough between 2006 and 2016. Since 2006, planning permission has been granted for 12 additional pitches. Since 2006, permission has been granted for a further 4 pitches on a temporary/personal or personal basis. There is a possibility that these could be converted to permanent or non personal permissions through appropriate planning applications. Other planning applications involving additional pitches are currently under consideration. It is therefore clear that the target is likely to be met by dealing with the issue through the planning application process and applying Core Strategy Policy CS18: Travelling Populations which sets out a number of criteria that must be met. It is not therefore considered necessary to deal with the issue through the Site Allocations Development Plan Document as no additional allocations are required.

2.3.2 Warfield Park

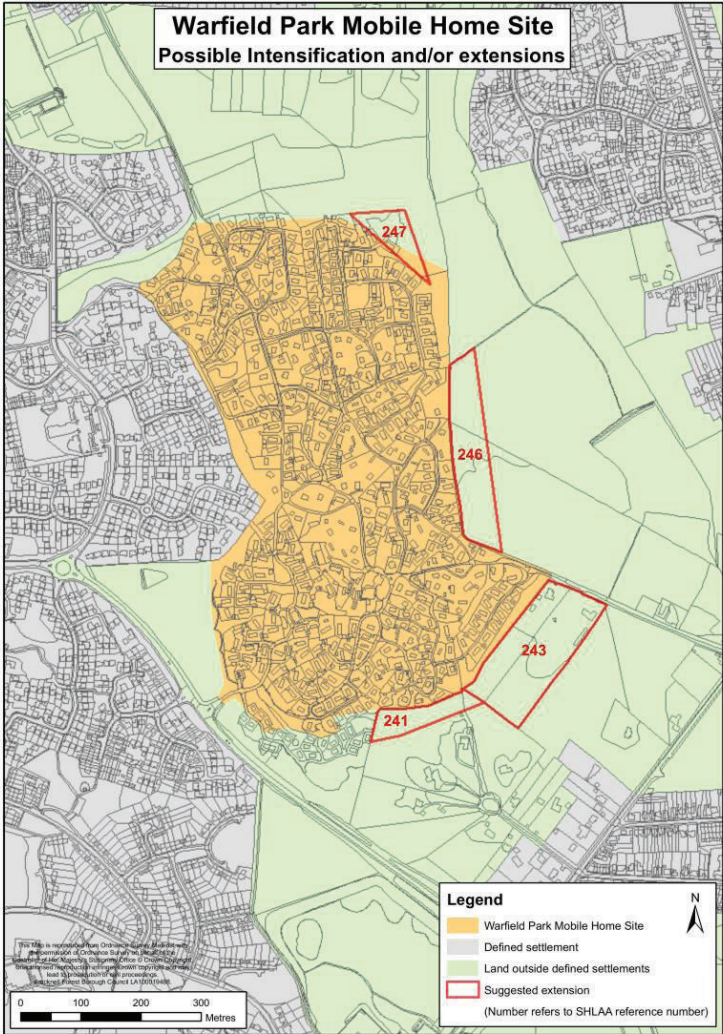
Warfield Park Mobile Home site currently covers approximately 30ha of land in the countryside to the east of Whitegrove and south of Forest Road, and is the largest mobile home site in the Borough. To the north and west of the site are areas of woodland of considerable amenity value. This land also helps to separate the settlements of Bracknell from Chavey Down (Long Hill Road).

The existing mobile homes are laid out in an attractive woodland setting, the overall density of development being relatively low at around 11 dwellings per hectare. Bracknell Forest Borough Local Plan Policy EN11 seeks to protect the character of the site. The site owners wish to intensify its use, improve facilities and possibly extend the site.

A number of sites around the Mobile Home Site have been promoted through the SHLAA, and at the SADPD Participation Stage, 3 options were put forward for views:

- Option 1 - extend the boundaries of the site to include any of the areas shown on the map below (attached to Appendix 4 of the Participation Document)

Picture 1 Warfield Park Map



- Option 2 - review the designation of the site aimed at protecting its existing character and appearance in the interest of intensification
- Option 3 - retain the existing policy approach and boundaries.

50% of those who responded (141 respondents) selected Option 3; 29% Option 2; and 19% Option 1.

The Council has decided that Option 3 is the best approach for the site, given existing policy constraints. The rationale for selecting this option in relation to each of the parcels of land proposed for inclusion is set out in the table below:

Table 12 Rationale for Warfield Mobile Homes Park Sites

SHLAA Ref	Address	Availability	Capacity	Assessment
241	Tara & Gimfel, Birch Lane	No longer available	n/a	No longer available, therefore does not need to be considered further.
243 (inc 245)	Longcroft & Whitegates, off Long Hill Road	Available. SHLAA form September 2010	Developer suggested capacity: 25 SHLAA capacity: 14	The site is currently located outside of a defined settlement, and would not adjoin a settlement boundary. The proposal would not accord with the criteria for edge of settlement locations as set out in 2.5 'Small edge of settlement sites'. The site (2.5ha) would result in further encroachment into the countryside. The site does not represent a special circumstance that warrants additional allocation of housing within the countryside, i.e. does not provide for example for low-cost housing. Encroachment into the countryside and loss of woodland, would also affect the amenity value of the area, and so would not conform with the objectives of Policy EN11 (relating to Warfield Park Mobile Home Site). DO NOT ALLOCATE
246	Chavey Down Farm	Available. SHLAA form September 2010	Developer suggested capacity: 42 SHLAA capacity: 10	NB: the site is now a different shape and larger size to that previously identified at the Participation Stage. The site is currently located outside of a defined settlement, and would not adjoin a settlement boundary. The proposal would not accord with the criteria for edge of settlement locations as set out in 2.5 'Small edge of settlement sites'. The site (4.6ha) would result in further encroachment into the countryside. The site does not represent a special circumstance that warrants additional allocation of housing within the countryside, i.e. does not provide for example for low-cost housing. Extension of the Mobile Home Park into this location would also conflict with other policy objectives, as this area is also designated as a Local Wildlife Site and River Corridor Area. Loss of trees and habitat would not only impact upon the character of the area, but could result in harm to wildlife and habitats for which the sites were

SHLAA Ref	Address	Availability	Capacity	Assessment
				designated, and therefore be contrary to Policies EN4 and EN14 of the Bracknell Forest Borough Local Plan. Encroachment into the countryside and loss of woodland, would also affect the amenity value of the area, and so would not conform with the objectives of Policy EN11 (relating to Warfield Park Mobile Home Site). DO NOT ALLOCATE
247	Warfield Park	Available. SHLAA form September 2010	Developer suggested capacity: 21 SHLAA capacity: 10	The site is currently located outside of a defined settlement, and would not adjoin a settlement boundary. The proposal would not accord with the criteria for edge of settlement locations as set out in 2.5 'Small edge of settlement sites'. The site (1.8ha) would result in further encroachment into the countryside. The site does not represent a special circumstance that warrants additional allocation of housing within the countryside, i.e. does not provide for example for low-cost housing. Extension of the Mobile Home Park into this location would also conflict with other policy objectives, as this area is also designated as a Local Wildlife Site, Area of Local Landscape Importance and River Corridor Area. Loss of trees and habitat would not only impact upon the character of the area, but could result in harm to wildlife and habitats for which the sites were designated, and therefore be contrary to Policies EN4, EN10 and EN14 of the Bracknell Forest Borough Local Plan. Encroachment into the countryside and loss of woodland, would also affect the amenity value of the area, and so would not conform with the objectives of Policy EN11 (relating to Warfield Park Mobile Home Site). DO NOT ALLOCATE

2.4 Sites in defined settlements

2.4.1 Since the publication of the SADPD Participation Document in February 2010, the Coalition Government (in June 2010) has reissued PPS3 which sets out the national planning policy for housing. The new PPS3 changes the definition of private residential gardens, in that they are no longer classified as previously developed land. The change to PPS3 does not mean that development on such garden land is no longer acceptable. If the land is located within a defined settlement, then there is still a presumption in favour of development subject to other planning considerations. In light of the changes, the Council has reclassified sites identified through SHLAA into 'previously developed land' and 'other land' within defined settlement which has meant a change to sites previously listed within Appendix 2 and 3 of the SADPD Participation Document. Both types of land remain within the priority sequence for location for development as set out in Policy CS2 of the Core Strategy (point 2 relating to previously developed land and buildings within a defined settlement, and point 3 relating to other land within defined settlements).

2.4.2 The Officer Assessment follows Stage 2 of the site selection methodology (2.2 'Site Selection Methodology'), and takes account of the availability of the site, constraints (e.g. flooding, noise, contaminated land etc), and other considerations in relation to highway matters, ecological and tree issues (which may affect the developable area and the resulting capacity of the site). It should be noted that the relevant planning history has been taken into consideration, and capacities have been adjusted accordingly:

Previously Developed Land within Defined Settlements

Table 13 SHLAA Sites - Previously Developed Land within Defined Settlement

SHLAA Ref	Site Address	Assessment
15	Adastron House, Crowthorne Road, Bracknell	<p>Site is available (SHLAA site submission form August 2010). The site comprises previously developed land within an urban area, and so accords with Point 2 of Core Strategy Policy CS2 (previously developed land and buildings within defined settlements). Site is considered capable of achieving 18 residential units, based at 65dph, which would likely be in the form of a block of flats. As the site is less than 1ha (0.28ha), no reduction in the developable area has been made. This density is considered appropriate given the location of the site to the Town Centre, and reflects the density of a permission for flats at the adjacent site (Byways). The site is within Bracknell Area F (Crowthorne Road) of the Character Areas SPD. This sets out that future redevelopment of the area could be in the form of small blocks of flats. It also sets out that the landscape focal point closing the view from Crowthorne Road towards Downshire Way should be enhanced. The site does contain trees along the front and side boundaries which should be retained as part of any redevelopment. Any redevelopment would need to assess the potential for biodiversity assets, for example a bat survey should be undertaken as the proposal would involve demolition of a building. Any development would need to mitigate its impact in accordance with the Limiting the Impact of Development SPD (including mitigation of impacts upon the SPA), and accord with all other Development Plan and National Policies (e.g design, impact on neighbours, protection of trees, transport impacts, parking standards etc). It would also be expected that any application would accord with the most up to date guidelines in respect of requirements for major applications.</p> <p>ALLOCATE FOR 18 UNITS (NET)</p>
46	Garth Hill School, Sandy Lane, Bracknell	<p>Site is available (SHLAA site submission form August 2010). The site comprises previously developed land within an urban area, and so accords with Point 2 of Core Strategy Policy CS2 (previously developed land and buildings within defined settlements). Site is considered capable of achieving 100 residential units, based on 40dph. This density is considered appropriate, bearing in mind the</p>

SHLAA Ref	Site Address	Assessment
		<p>proximity of the site to the Town Centre, and surrounding pattern of development. The site is 3.55ha, and a 70% developable site area (2.49ha) has been assumed, as open space would need to be provided on site. A full transport assessment will be required to assess the impact of the proposals upon the local road network, including Sandy Lane and the junctions Sandy Lane/Warfield Road/Holly Spring Lane, and taking into account new travel patterns associated with the new Garth School. Development would need to have regard to protected trees on adjacent sites. The site does contain trees on its eastern site which should be retained, which could be incorporated into on-site open space provision. Any redevelopment would need to assess the potential for biodiversity assets. Due to the site area and number of units proposed, there would be a requirement for provision of affordable housing and on-site open space. The site is located within 250m of a landfill consultation area, and so requires investigation and remediation of any land contamination. Any development would need to mitigate its impact in accordance with the Limiting the Impact of Development SPD (including mitigation of impacts upon the SPA) , and accord with all other Development Plan and National Policies (e.g design, impact on neighbours, protection of trees, transport impacts, parking standards etc). It would also be expected that any application would accord with the most up to date guidelines in respect of requirements for major applications. The proposal would result in the loss of Open Space of Public Value (OSPV) through allocation of the site for housing (which relates to the former playing fields of Garth Hill School). As a new school has been built on the site (to the west of the proposed housing area), which has altered the extent of OSPV within the site, and given there would need to be provision for on-site open space, loss of OSPV associated with this site would be considered acceptable).</p> <p>ALLOCATE FOR 100 UNITS (NET)</p>
95	Land at Battle Bridge House, Warfield House, and garage, Forest Road, Warfield	<p>Site is available (SHLAA site submission form 2009). The site comprises previously developed land within an urban area, and so accords with Point 2 of Core Strategy Policy CS2 (previously developed land and buildings within defined settlements). Site is considered capable of achieving 14 residential units net, based at 35dph. As the site is less than 1ha (0.28ha, no reduction in the developable area</p>

SHLAA Ref	Site Address	Assessment
		<p>has been made). Given the location of the site, 35dph is considered to be an appropriate density to apply to the site. The site is within Northern Villages Area A (Newell Green) of the Character Areas SPD. This sets out that development along main streets should most appropriate be in the form of semi-detached or small terraces 2 storeys high. Front boundary treatment would need to accord with the SPD, and this should be able to be achieved with the development. Due to existing use of the site (garage), there may be potential for contamination, which will need to be investigated (and mitigated as required). Any redevelopment would need to assess the potential for biodiversity assets, for example bat survey as the proposal would involve demolition of a building. Highway improvements will be required across the frontage of the site, but also having regard to the Character Areas Assessment. Any development would need to mitigate its impact in accordance with the Limiting the Impact of Development SPD (including mitigation of impacts upon the SPA), and accord with all other Development Plan and National Policies (e.g design, impact on neighbours, protection of trees, transport impacts, parking standards etc). It would also be expected that any application would accord with the most up to date guidelines in respect of requirements for major applications.</p> <p>ALLOCATE FOR 14 UNITS (NET)</p>
106	Peacock Bungalow, Peacock Lane, Binfield	<p>Site is available (application in 2010). The site comprises previously developed land within an urban area, and so accords with Point 2 of Core Strategy Policy CS2 (previously developed land and buildings within defined settlements). Site is considered capable of achieving 28 residential units net, based at 40dph. As the site is less than 1ha (0.7ha), no reduction in the developable area has been made. The density is considered appropriate given current redevelopment at Jennett's Park and Wykery Copse. Due to the number of units there would be a requirement for provision of affordable housing. Any proposals would need have regard for contamination, which will need to be investigated (and mitigated as required). A noise survey (due to proximity of the A329) would also be required, and any necessary mitigation measures would need to be incorporated into the development. The site is adjacent to a Listed Building (Peacock Farm), and so would need to take account the setting of the building. There is screening (native hedgerow) along the eastern boundary which should be retained</p>

SHLAA Ref	Site Address	Assessment
123	Farley Hall, London Road, Binfield	<p>and enhanced, which has potential for biodiversity assets. The site should also not result in harm to the nearby Wykery Copse SSSI. Any development would need to mitigate its impact in accordance with the Limiting the Impact of Development SPD (including mitigation of impacts upon the SPA), and accord with all other Development Plan and National Policies (e.g design, impact on neighbours, protection of trees, transport impacts, parking standards etc). It would also be expected that any application would accord with the most up to date guidelines in respect of requirements for major applications.</p> <p>ALLOCATE FOR 28 UNITS (NET)</p> <p>The site comprises previously developed land within an urban area, and so accords with Point 2 of Core Strategy Policy CS2 (previously developed land and buildings within defined settlements). Site is considered capable of achieving 35 residential units net, based at 35dph. The site area is 2.11ha, but has been reduced to 1.15ha to take account of existing protected trees on site. As the remaining developable area would be more than 1ha, some on-site open space would be required, and a 90% developable area has been assumed, equating to 1ha. Any new development would need to be within the footprint of the existing building and hard standing areas, due to the extent of protected trees, including Ancient Woodland (which is also an important habitat area), and any proposals will need to have regard to retention and protection of trees, and safeguarding biodiversity assets. Any application would need to be accompanied by appropriate tree surveys, arboricultural implications assessment and ecological surveys to address how trees would be retained and protected during development and any impacts upon biodiversity mitigated.</p> <p>Due to the size of the site, there would need to be provision for on-site open space, which could be provided outside of the existing footprint. Due to the number of dwellings, there would be a requirement for provision of affordable housing. Any development would need to mitigate its impact in accordance with the Limiting the Impact of Development SPD (including mitigation of impacts upon the SPA), and accord with all other Development Plan and National Policies (e.g design, impact on neighbours,</p>

SHLAA Ref	Site Address	Assessment
		<p>protection of trees, transport impacts, parking standards etc). It would also be expected that any application would accord with the most up to date guidelines in respect of requirements for major applications.</p> <p>ALLOCATE FOR 35 UNITS (NET)</p>
154	Humphries Yard, Bagshot Road, Bracknell	<p>No response to site availability letters sent out in July 2010 was received from property owners within the site. Therefore, at this present time, it cannot be assumed that the site is available, in its entirety, for development. The site is retained in the SHLAA, but outside of the plan period (as it has the potential to be available in the future). As the site is not fully available, it will not be considered for allocation through the SADPD, and consequently, the suitability of the site for inclusion within SADPD has not been assessed.</p> <p>DO NOT ALLOCATE</p>
215	The Depot (Commercial Centre), Bracknell Lane West, Bracknell	<p>Site is available (SHLAA site submission form 2010). The site comprises previously developed land within an urban area, and so accords with Point 2 of Core Strategy Policy CS2 (previously developed land and buildings within defined settlements). Site is considered capable of achieving 77 residential units net, based on 50dph. This density is considered appropriate given the proximity of the site to the Town Centre and public transport links (train and bus station). The site is 1.7ha, but a 90% developable area has been taken (1.53ha), as there will be a requirement, due to the size of the site to provide some on-site open space. Given the number of units, there will also be a requirement for provision of affordable housing. Any proposals would need to have regard for contamination, which will need to be investigated (and mitigated as required). A noise survey (due to proximity of the railway and Downshire Way) would also be required, and any necessary mitigation measures would need to be incorporated into the development. A Transport Assessment to assess the impact of the proposals upon the local road network and roundabout junctions will also be required. Any development would need to mitigate its impact in accordance with the Limiting the Impact of Development SPD (including</p>

SHLAA Ref	Site Address	Assessment
		<p>mitigation of impacts upon the SPA), and accord with all other Development Plan and National Policies (e.g design, impact on neighbours, protection of trees, transport impacts, parking standards etc). It would also be expected that any application would accord with the most up to date guidelines in respect of requirements for major applications. The allocation of this site for housing would result in the loss of 'The Depot', which could potentially be relocated to the TRL urban extension site.</p> <p>ALLOCATE FOR 77 UNITS (NET)</p>
223	90-94 Yorktown Road, Sandhurst	<p>Only a partial response to site availability letters sent out in July 2010 was received from property owners within the site. Therefore, at this present time, it cannot be assumed that the site is available, in its entirety, for development. The site is retained in the SHLAA, but outside of the plan period (as it has the potential to be available in the future). As the site is not fully available, it will not be considered for allocation through the SADPD, and consequently, the suitability of the site for inclusion within SADPD has not been assessed.</p> <p>DO NOT ALLOCATE</p>
228	Albert Road Car Park, Bracknell	<p>Site is available (SHLAA site submission form 2010). The site comprises previously developed land within an urban area, and so accords with Point 2 of Core Strategy Policy CS2 (previously developed land and buildings within defined settlements). Site is considered capable of achieving 40 residential units, based on 75dph, which would likely be in the form of a flatted scheme. This density is considered appropriate given the site adjoins the Town Centre, and has direct links to the centre, and other large scale buildings in the area (for example new Garth School building and development planned as part of the Town Centre regeneration). As the site is less than 1ha (0.53ha), no reduction in the developable area has been made. The proposal would result in the loss of an existing public car park, however it is not considered that this would prejudice the redevelopment of Bracknell Town Centre as the site is located outside of the boundary of the town centre, and is not located within the red line of the application site. Due to the number of units, there would be a requirement for provision of</p>

SHLAA Ref	Site Address	Assessment
		<p>affordable housing. Any development would need to mitigate its impact in accordance with the Limiting the Impact of Development SPD (including mitigation of impacts upon the SPA), and accord with all other Development Plan and National Policies (e.g design, impact on neighbours, protection of trees, transport impacts, parking standards etc). It would also be expected that any application would accord with the most up to date guidelines in respect of requirements for major applications.</p> <p>ALLOCATE FOR 40 UNITS (NET)</p>
230	Hyperion to Resource House, Old Bracknell Lane West, Bracknell	<p>No response to site availability letters sent out in July 2010 was received from property owners within the site. Therefore, at this present time, it cannot be assumed that the site is available, in its entirety, for development. The site is retained in the SHLAA, but outside of the plan period (as it has the potential to be available in the future). As the site is not fully available, it will not be considered for allocation through the SADPD, and consequently, the suitability of the site for inclusion within SADPD has not been assessed.</p> <p>DO NOT ALLOCATE</p>
249	Wick Hill Centre, Sandy Lane, Bracknell	<p>The site is no longer available for development, therefore, it will not be considered for allocation through the SADPD, and consequently, the suitability of the site for inclusion within SADPD has not been assessed.</p> <p>DO NOT ALLOCATE</p>
286	The Iron Duke, Waterloo Place, Old Bakehouse Court, High Street, Crowthorne	<p>Site is available. The site comprises previously developed land within an urban area, and so accords with Point 2 of Core Strategy Policy CS2 (previously developed land and buildings within defined settlements). Site is considered capable of achieving 20 residential units net, based on 43dph. As the site is less than 1ha (0.46ha), no reduction in the developable area has been made. The density</p>

SHLAA Ref	Site Address	Assessment
		<p>is considered appropriate given the location of the site within Crowthorne Town Centre, where it is accessible to a range of facilities. The capacity also reflects that the site is located within a Conservation Area and contains protected trees. The site is located within Crowthorne Area C (Crowthorne Centre) of the Character Areas Assessment SPD which sets out that the Iron Duke is a local landmark, and the need to retain the Victorian Village Centre at the bottom of the High Street. Any development will need to respect the setting of the Conservation Area, and safeguard protected trees. Any development would need to mitigate its impact in accordance with the Limiting the Impact of Development SPD (including mitigation of impacts upon the SPA), and accord with all other Development Plan and National Policies (e.g design, impact on neighbours, protection of trees, transport impacts, parking standards etc). It would also be expected that any application would accord with the most up to date guidelines in respect of requirements for major applications.</p> <p>ALLOCATE FOR 20 UNITS (NET)</p>
308	Land north of Eastern Road and South of London Road, Bracknell	<p>The site comprises previously developed land within an urban area, and so accords with Point 2 of Core Strategy Policy CS2 (previously developed land and buildings within defined settlements). Site is considered capable of achieving 216 residential units net, as part of mixed-use development, based on 120dph. The site area is 2.9ha, and 0.9ha would remain in employment use, which leaves 2ha to be developed for residential use. However, a 90% developable area has been taken (1.53ha), as there will be a requirement, due to the size of the site to provide some on-site open space. Given the number of units, there will also be a requirement for provision of affordable housing. Whilst this would relate to a single allocation, as the site is in multiple ownerships, it is likely that sites would come forward individually.</p> <p>The site is also identified in the Eastern Gateway Planning Brief (October 2003), which envisages a high quality landmark building for the site (up to 4-5 storeys), with scope for a mix of uses, and providing strong active frontages to London Road and Eastern Road, which supports the proposed density for</p>

SHLAA Ref	Site Address	Assessment
		<p>the site. Reference is made to upgrading exiting pedestrian and cycle routes from Eastern Road to London Road and providing vehicular access from Eastern Road. The proposed density is considered compatible with the aims of the Brief, and surrounding character, which contains large scale buildings.</p> <p>Due to existing use of the site, there may be potential for contamination, which will need to be investigated (and mitigated as required). A noise survey (due to proximity of London Road and adjoining employment uses) would also be required, and any necessary mitigation measures would need to be incorporated into the development. A Transport Assessment will be required to assess the impact of the development upon the local road network, in particular effects upon the Eastern Road/London Road Roundabout, and impacts upon London Road, which will also require capacity assessments. Development will be required to upgrade the existing pedestrian and cycle route between London Road and Eastern Road, enhancing it to accord with the principle of access for all. Vehicular access to the site will also need to be via Eastern Road.</p> <p>Any development would need to mitigate its impact in accordance with the Limiting the Impact of Development SPD (including mitigation of impacts upon the SPA), and accord with all other Development Plan and National Policies (e.g design, impact on neighbours, protection of trees, transport impacts, parking standards etc). It would also be expected that any application would accord with the most up to date guidelines in respect of requirements for major applications.</p> <p>The proposal would result in the loss of part of the Eastern Industrial Estate Defined Employment Area through mixed use development including housing. The Proposals Map will therefore need amending to remove the Defined Employment Area notation, (see section 4 'Employment'). Several comments were received through responses to the SADPD Participation Document that office space should be considered for housing, and a result of further work by the Council, this site has been identified. The loss of part of the Defined Area for a mixed use development is not considered detrimental to the Council's employment stock, as the Employment Land Review (ELR) (December 2009) identified there is an oversupply of office space within the Borough. It sets out that the Eastern Estate has the weakest identity and has already seen some parcels of land lost to residential</p>

SHLAA Ref	Site Address	Assessment
		<p>development, and that the frontage would be suitable for other uses including housing, provided that integrity of the remaining core of the site was retained. The core includes the relatively new properties to the west of Brants Bridge and South of Eastern Road which together form a compact and distinct employment area, and this would be retained with the allocation of the mixed use area to the north of Eastern Road.</p> <p>ALLOCATE FOR 216 UNITS (NET)</p>

Other Land within Defined Settlements

Table 14 SHLAA Sites - Other Land within Defined Settlements.

SHLAA Ref.	Site Address	Assessment
10	125-131 Dukes Ride, Crowthorne	<p>Only a partial response to site availability letters sent out in July 2010 was received from property owners within the site. Therefore, at this present time, it cannot be assumed that the site is available, in its entirety, for development. The site is retained in the SHLAA, but outside of the plan period (as it has the potential to be available in the future). As the site is not fully available, it will not be considered for allocation through the SADPD, and consequently, the suitability of the site for inclusion within SADPD has not been assessed.</p> <p>DO NOT ALLOCATE</p>
17	Bay Drive, Bullbrook, Bracknell	<p>Site is available (response to SADPD Participation Document). The site comprises other land within an urban area, and so accords with Point 3 of Core Strategy Policy CS2 (other land within defined settlements). Site is considered capable of achieving 40 residential units net, based on 123dph. The site area is less than 1ha (0.44ha), so in a normal circumstance, the developable area would not need to be reduced. However, part of the site is located within Flood Zone 2 and 3. Therefore the developable area has been reduced to 0.35ha. No residential development should be located within the Flood Zone, and any mitigation identified through a Flood Risk Assessment would need to be implemented. Due to the number of units, there is a requirement for provision of affordable housing.</p> <p>The site is identified in the Eastern Gateway Planning Brief (October 2003), which envisages a landmark building and a more comprehensive design solution, involving upgrading of the site and retention and improvement of the public car park, a replacement amenity space such as a playground provided to compensate for the loss of open space, respecting the character of the area and avoid significant overlooking of adjoining housing. The brief set out that 90dph may be acceptable, however,</p>

SHLAA Ref.	Site Address	Assessment
19	The Football Ground, Larges Lane, Bracknell	<p>given the density proposed in relation to other nearby sites i.e. SHLAA site 308 and the envisaged landmark building, the proposed density is considered appropriate, and would likely be in the form of a flattened development. This would still allow some public open space to be provided on site.</p> <p>The site is adjacent to a Listed Building (27 Bay Road), and so would need to take account the setting of the building. The site is located within 250m of a landfill consultation area, and so requires investigation and remediation of any land contamination. Any development would need to mitigate its impact in accordance with the Limiting the Impact of Development SPD (including mitigation of impacts upon the SPA), and accord with all other Development Plan and National Policies (e.g design, impact on neighbours, protection of trees, transport impacts, parking standards etc). It would also be expected that any application would accord with the most up to date guidelines in respect of requirements for major applications.</p> <p>ALLOCATE FOR 40 UNITS (NET)</p>
		<p>Site is available (response to SADPD Participation Document and SHLAA site submission form 2010). The site comprises other land within an urban area, and so accords with Point 3 of Core Strategy Policy CS2 (other land within defined settlements). Site is considered capable of achieving 85 residential units net, based on 75dph, which is considered appropriate given the proximity of the site to the Town Centre. The site area is 1.26ha, but a 90% developable area has been taken (1.13ha), as there will be a requirement, due to the size of the site to provide some on-site open space.</p> <p>The site is located within Bracknell Area (Churches Road/Larges Lane) of the Character Areas Assessment SPD. This sets out that development in this area should contain houses and small blocks of flats to create a transition to the residential area to the east, and that the landscape and townscape must reflect the transitional character and create a stronger sense of place for the area. It is considered that development on the site could accord with these aims. It is therefore considered for this reason,</p>

SHLAA Ref.	Site Address	Assessment
		<p>that the proposed density is suitable. A higher density would be likely to contain larger blocks of flats which would not create a transition with the housing to the east, which would conflict with the Character Areas Assessment SPD.</p> <p>There would be loss of open space of public value, and loss of a recreational facility at this location, however, a relocated football club facility would be incorporated into the Land at Blue Mountain, Binfield urban extension. Due to the number of units proposed, there will be requirement for provision of affordable housing. A Transport Assessment will be required to assess the impact of the development upon the local road network, in particular effects upon the Met Office Roundabout/Larges Lane junction, which will also require capacity assessments. Any development would need to mitigate its impact in accordance with the Limiting the Impact of Development SPD (including mitigation of impacts upon the SPA), and accord with all other Development Plan and National Policies (e.g design, impact on neighbours, protection of trees, transport impacts, parking standards etc). It would also be expected that any application would accord with the most up to date guidelines in respect of requirements for major applications.</p> <p>ALLOCATE FOR 85 UNITS (NET)</p>
32	104-116 College Road, Sandhurst	<p>No response to site availability letters sent out in July 2010 was received from property owners within the site. Therefore, at this present time, it cannot be assumed that the site is available, in its entirety, for development. The site is retained in the SHLAA, but outside of the plan period (as it has the potential to be available in the future). As the site is not fully available, it will not be considered for allocation through the SADPD, and consequently, the suitability of the site for inclusion within SADPD has not been assessed.</p> <p>DO NOT ALLOCATE</p>

SHLAA Ref.	Site Address	Assessment
36	Land at Opladen Way, Bracknell	<p>Site is available (SHLAA site submission form 2010). The site comprises other land within an urban area, and so accords with Point 3 of Core Strategy Policy CS2 (other land within defined settlements). Site could accommodate 28 residential units net based at 40dph, on a 0.86ha site. However, due to the extent of tree cover and designation as OSPV, removal of trees and replacement with housing would open up the area, which is considered would be harmful to the character of the area, which acts as a visual break between the road and housing beyond. In these circumstances, it not considered appropriate to allocate this land for housing within SADPD. As the site is available, the site will continue to form part of the list of sites contained within SHLAA.</p> <p>DO NOT ALLOCATE</p>
68	24-30 Sandhurst Road, Crowthorne	<p>Site is available (SHLAA site submission form). The site comprises other land within an urban area, and so accords with Point 3 of Core Strategy Policy CS2 (other land within defined settlements). Site is considered capable of achieving 10 residential units net, based on 37dph, which is considered appropriate density for the area. As the site is less than 1ha (0.38ha), no reduction in the developable area has been made. The site within Crowthorne Area D (East Crowthorne) of the Character Areas Assessment. The site also contains protected trees to the rear of existing properties, and along the road frontage which would need to be safeguarded as part of any development proposals. This would be in accordance with the Character Areas Assessment, which sets out that existing trees and hedgerows should be retained along the road frontage to retain the identity of front garden scale and development, and existing and character of tree cover should be retained as an important link to the wider landscape. It is considered that trees could be accommodated as part of any redevelopment proposals, but any application would need to be accompanied by appropriate tree surveys and an arboricultural implications assessment to addresses how trees would be retained and protected during development.</p>

SHLAA Ref.	Site Address	Assessment
76	Land S of Cricket Field Grove, Crowthorne	<p>Any redevelopment would need to assess the potential for biodiversity assets, for example bat survey as the proposal would involve demolition of a building. Due to the proximity of the site to a SSSI, any proposal would need to ensure no adverse impact to the SSSI. Appropriate access with adequate visibility would need to be provided to the site. Any development would need to mitigate its impact in accordance with the Limiting the Impact of Development SPD (including mitigation of impacts upon the SPA), and accord with all other Development Plan and National Policies (e.g design, impact on neighbours, protection of trees, transport impacts, parking standards etc). It would also be expected that any application would accord with the most up to date guidelines in respect of requirements for major applications.</p> <p>ALLOCATE FOR 10 UNITS (NET)</p>
		<p>Site is available (response to SADPD). The site comprises other land within an urban area, and so accords with Point 3 of Core Strategy Policy CS2 (other land within defined settlements). The site area is 2.11ha, however, part of the site is located within 400m of the Thames Basins Heath Special Protection Area, and therefore this is excluded from the site area, which is reduced to 1.53ha. No residential development would be permitted within the 400m buffer zone to the SPA. The site is considered to be suitable for 100 small self contained staff flats associated with Broadmoor Hospital (to replace an existing staff hostel within the site). This site forms part of the wider Broadmoor area, however as it is located within the settlement boundary, and has some potential to be brought forward independently of the larger Broadmoor scheme (subject to appropriate SPA mitigation), the site is being allocated as an individual site (and does not form part of the 323 dwelling units identified for the larger Broadmoor site). The site is located within Crowthorne Area D (East Crowthorne) of the Character Areas Assessment SPD, which recommends views out to the wider landscape and key features such as Broadmoor Hospital; are retained, and that the characteristics of the historic park and garden, and its setting and historic links with the village centre should be conserved and enhanced. Therefore, the development will need to safeguard the setting of the Historic Park and Garden and have regard to the Character Area Assessment. There are trees along the eastern and southern</p>

SHLAA Ref.	Site Address	Assessment
107	Hillcrest , Sundial and Popeswood Garage, London Road, Binfield	<p>boundaries of the site, which would need to be safeguarded as part of the development, which also have the potential to include biodiversity assets. Due to the proximity of the site to a SSSI, any proposal would need to ensure no adverse impact to the SSSI. Any development would need to mitigate its impact in accordance with the Limiting the Impact of Development SPD (including mitigation of impacts upon the SPA), and accord with all other Development Plan and National Policies (e.g design, impact on neighbours, protection of trees, transport impacts, parking standards etc). It would also be expected that any application would accord with the most up to date guidelines in respect of requirements for major applications. The proposal would result in the loss of Open Space of Public Value, through the loss of an existing playing field. This would need to be reprovided.</p> <p>ALLOCATE FOR 100 UNITS (NET)</p>
108	Westwinds, Newlands and Homeleigh, Wokingham Road, Bracknell	<p>Only a partial response to site availability letters sent out in July 2010 was received from property owners within the site. Therefore, at this present time, it cannot be assumed that the site is available, in its entirety, for development. The site is retained in the SHLAA, but outside of the plan period (as it has the potential to be available in the future). As the site is not fully available, it will not be considered for allocation through the SADPD, and consequently, the suitability of the site for inclusion within SADPD has not been assessed.</p> <p>DO NOT ALLOCATE</p>
		<p>No response to site availability letters sent out in July 2010 was received from property owners within the site. Therefore, at this present time, it cannot be assumed that the site is available, in its entirety, for development. The site is retained in the SHLAA, but outside of the plan period (as it has the potential to be available in the future). As the site is not fully available, it will not be considered for allocation through the SADPD, and consequently, the suitability of the site for inclusion within SADPD has not been assessed.</p>

SHLAA Ref.	Site Address	Assessment
113	Land at School Hill, Crowthorne	<p>DO NOT ALLOCATE</p> <p>Site is available (response to SADPD). The site comprises other land within an urban area, and so accords with Point 3 of Core Strategy Policy CS2 (other land within defined settlements). Site is considered capable of achieving 20 residential units net, based on 29dph, which is considered appropriate given the location of the site within a Historic Park and Garden, and safeguarding existing trees on site. The site area is 1.2ha, however, part of the site is located within 400m of the Thames Basins Heath Special Protection Area, and therefore this is excluded from the site area, which reduced the developable area to 0.7ha. No residential development would be permitted within the 400m buffer zone to the SPA. The site is located within Crowthorne Area D (East Crowthorne) of the Character Areas Assessment SPD, which recommends views out to the wider landscape and key features such as Broadmoor Hospital; are retained, and that the characteristics of the historic park and garden, and its setting and historic links with the village centre should be conserved and enhanced. Therefore, the development will need to safeguard the setting of the Historic Park and Garden and have regard to the Character Area Assessment. There are trees along the boundaries and within the site, which would need to be safeguarded as part of the development, which also have the potential to include biodiversity assets. Due to the proximity of the site to a SSSI, any proposal would need to ensure no adverse impact to the SSSI. Any development would need to mitigate its impact in accordance with the Limiting the Impact of Development SPD (including mitigation of impacts upon the SPA), and accord with all other Development Plan and National Policies (e.g design, impact on neighbours, protection of trees, transport impacts, parking standards etc). It would also be expected that any application would accord with the most up to date guidelines in respect of requirements for major applications.</p> <p>ALLOCATE FOR 20 UNITS (NET)</p>

SHLAA Ref.	Site Address	Assessment
131	1-11 Windlesham Road, Bracknell	<p>Responses to site availability letters sent out in July 2010, some confirming some properties are available, some confirming some properties are not available. The remainder of the site (excluding non-available properties) would be too small to consider in SHLAA (less than 10 units), therefore the site is no longer listed within the SHLAA, will not be considered for allocation through the SADPD. Consequently, the suitability of the site for inclusion within SADPD has not been assessed.</p> <p>DO NOT ALLOCATE</p>
137	Sandbanks, Longhill Road, Winkfield	<p>Site is available (response to SADPD Participation). The site comprises other land within an urban area, and so accords with Point 3 of Core Strategy Policy CS2 (other land within defined settlements). Site is considered capable of achieving 11 residential units net, based on 35dph, which is considered appropriate density for the area. As the site is less than 1ha (0.33ha), no reduction in the developable area has been made. The site is located within 250m of a landfill consultation area, and so requires investigation and remediation of any land contamination. Development would also need to have regard to the change in levels across the site, include a suitable access point with appropriate visibility. Any development would need to mitigate its impact in accordance with the Limiting the Impact of Development SPD (including mitigation of impacts upon the SPA), and accord with all other Development Plan and National Policies (e.g design, impact on neighbours, protection of trees, transport impacts, parking standards etc). It would also be expected that any application would accord with the most up to date guidelines in respect of requirements for major applications.</p> <p>ALLOCATE FOR 11 UNITS (NET)</p>
144	Floringham Lodge, Downshire Way, Bracknell	<p>No response to site availability letters sent out in July 2010 was received from property owners within the site. Therefore, at this present time, it cannot be assumed that the site is available, in its entirety, for development. The site is retained in the SHLAA, but outside of the plan period (as it has the potential to be available in the future). As the site is not fully available, it will not be considered for allocation through the SADPD, and consequently, the suitability of the site for inclusion within SADPD</p>

SHLAA Ref.	Site Address	Assessment
146	44-54 Kings Road, Crowthorne	<p>Only a partial response to site availability letters sent out in July 2010 was received from property owners within the site. Therefore, at this present time, it cannot be assumed that the site is available, in its entirety, for development. The site is retained in the SHLAA, but outside of the plan period (as it has the potential to be available in the future). As the site is not fully available, it will not be considered for allocation through the SADPD, and consequently, the suitability of the site for inclusion within SADPD has not been assessed.</p> <p>DO NOT ALLOCATE</p>
190	Land at Florence Road, Sandhurst	<p>Availability of site not known. Therefore, at this present time, it cannot be assumed that the site is available, in its entirety, for development. The site is retained in the SHLAA, but outside of the plan period (as it has the potential to be available in the future). As the site is not fully available, it will not be considered for allocation through the SADPD, and consequently, the suitability of the site for inclusion within SADPD has not been assessed.</p> <p>DO NOT ALLOCATE</p>
194	Land N of Cain Road, Binfield	<p>Site is available (SHLAA site submission form). The site comprises other land within an urban area, and so accords with Point 3 of Core Strategy Policy CS2 (other land within defined settlements). Site is considered capable of achieving 75 residential units net, based on 44dph, which is considered appropriate density for the area. The site is 1.88ha, but a 90% developable area has been taken (1.69ha), as there will be a requirement, due to the size of the site to provide some on-site open space. Given the number of units, there will also be a requirement for provision of affordable housing. The site is located within 250m of a landfill consultation area, and so requires investigation and remediation of any land contamination. Any proposal would also need to take account of protected trees within and adjacent to the site. The site is currently designated a Defined Employment Area, but has had outline permission in the past for residential development, which has now lapsed. A reserved matters application for the employment development has been kept alive since 1987. Any</p>

SHLAA Ref.	Site Address	Assessment
		<p>allocation of this site would necessitate removal of the employment designation from the Proposals Map (see section xxx). Any development would need to mitigate its impact in accordance with the Limiting the Impact of Development SPD (including mitigation of impacts upon the SPA), and accord with all other Development Plan and National Policies (e.g design, impact on neighbours, protection of trees, transport impacts, parking standards etc). It would also be expected that any application would accord with the most up to date guidelines in respect of requirements for major applications.</p> <p>ALLOCATE FOR 75 UNITS (NET)</p>
216	Bracknell Cricket Ground, Larges Lane, Bracknell	<p>No response to site availability letters sent out in July 2010 was received from property owners within the site. Therefore, at this present time, it cannot be assumed that the site is available, in its entirety, for development. The site is retained in the SHLAA, but outside of the plan period (as it has the potential to be available in the future). As the site is not fully available, it will not be considered for allocation through the SADPD, and consequently, the suitability of the site for inclusion within SADPD has not been assessed.</p> <p>DO NOT ALLOCATE</p>
227	1-14 Wokingham Road, Bracknell	<p>Only a partial response to site availability letters sent out in July 2010 was received from property owners within the site. Therefore, at this present time, it cannot be assumed that the site is available, in its entirety, for development. The site is retained in the SHLAA, but outside of the plan period (as it has the potential to be available in the future). As the site is not fully available, it will not be considered for allocation through the SADPD, and consequently, the suitability of the site for inclusion within SADPD has not been assessed.</p> <p>DO NOT ALLOCATE</p>

SHLAA Ref.	Site Address	Assessment
232	48-52 Dukes Ride, Crowthorne	<p>Only a partial response to site availability letters sent out in July 2010 was received from property owners within the site. Therefore, at this present time, it cannot be assumed that the site is available, in its entirety, for development. The site is retained in the SHLAA, but outside of the plan period (as it has the potential to be available in the future). As the site is not fully available, it will not be considered for allocation through the SADPD, and consequently, the suitability of the site for inclusion within SADPD has not been assessed.</p> <p>DO NOT ALLOCATE</p>
238	Land adj Red Tile Cottage, London Road, Bracknell	<p>Given the history of the adjacent site at Red Tile Cottage (6 dwellings), to respect this character, it is not considered that the site would achieve 10 units. Therefore, the site is considered as a small site, and no longer forms part of the SHLAA, and will not be considered for allocation through the SADPD. Consequently, the suitability of the site for inclusion within SADPD has not been assessed.</p> <p>DO NOT ALLOCATE</p>
284	152 New Road, Ascot	<p>Site is available (response to SADPD Participation Document). The site comprises other land within an urban area, and so accords with Point 3 of Core Strategy Policy CS2 (other land within defined settlements). Site is considered capable of achieving 12 residential units net, based on 35dph. The site area is less than 1ha (0.48ha), so in a normal circumstance, the developable area would not need to be reduced. However, part of the site is located within Flood Zone 2 and 3. Therefore the developable area has been reduced to 0.36ha. No residential development should be located within the Flood Zone, and any mitigation identified through a Flood Risk Assessment would need to be implemented. The site is located within 250m of a landfill consultation area, and so requires investigation and remediation of any land contamination, together with any contamination that may be present from the previous land use (petrol station). Any proposal would also need to take account of protected trees within and adjacent to the site, particularly along the road frontage. Any application would need to be accompanied by appropriate tree surveys and an arboricultural implications</p>

SHLAA Ref.	Site Address	Assessment
		<p>assessment to address how trees would be retained and protected during development, and also assess any loss of habitat/mitigation through appropriate ecological surveys. Any development would need to mitigate its impact in accordance with the Limiting the Impact of Development SPD (including mitigation of impacts upon the SPA), and accord with all other Development Plan and National Policies (e.g design, impact on neighbours, protection of trees, transport impacts, parking standards etc). It would also be expected that any application would accord with the most up to date guidelines in respect of requirements for major applications.</p> <p>ALLOCATE FOR 12 UNITS (NET)</p>

2.4.3 SHLAA sites within urban areas for inclusion in the Preferred Option:

Table 15 List of Sites within Urban Areas for inclusion in Preferred Option.

SHLAA Ref	Address	Capacity
Previously Development Land within Settlements		
15	Adastron House, Crowthorne Road, Bracknell	18
46	Garth Hill School, Sandy Lane, Bracknell	100
95	Land at Battle Bridge House, Warfield House, and garage, Forest Road, Warfield	14
106	Peacock Bungalow, Peacock Lane, Bracknell	28
123	Farley Hall, London Road, Binfield	35
215	Commercial Centre, Old Bracknell Lane West, Bracknell	77
228	Albert Road Car Park, Bracknell	40
286	The Iron Duke, Waterloo Place & Old Bakehouse, High Street, Crowthorne	20
308	Land north of Eastern Road and south of London Road, Bracknell	216
	Sub-Total	548
Other Land within Settlements		
17	Bay Drive, Bracknell	40
19	The Football Ground, Larges Lane, Bracknell	85
68	24-30 Sandhurst Road, Crowthorne	10
76	Land south of Cricket Field Grove	100
113	Land at School Hill, Crowthorne	20
137	Sandbanks, Longhill Road, Winkfield	11
194	Land north of Cain Road, Binfield	75
284	152 New Road, Ascot	12
	Sub-Total	353
	GRAND TOTAL	901

2.5 Small edge of settlement sites

2.5.1 A number of sites were identified through the SADPD Participation Document (Appendix 5) as possible "rounding-off" sites, and through the Participation consultation responses, a number of sites already within SHLAA were specifically suggested as "rounding-off" sites. The methodology put forward at the Participation Document Stage was as follows:

- Whether the development would harm the physical or visual character of the settlement
- Whether the relationship between the settlement and the surrounding countryside or other nearby settlement would be harmed
- Sustainability of any proposed site

2.5.2 These sites are located within the countryside (outside of the Green Belt) and adjoin an existing defined settlement. All of the sites considered are contained within the SHLAA. The small edge of settlement sites have the potential to fall within the point 4 of the Core Strategy Policy CS2 (extensions to defined settlements). All the sites would result in an extension to the existing settlement, which if allocated, would require a change to the defined settlement boundary as shown on the Proposals Map. It has become apparent that three types of sites have been identified, which will now be defined as "small edge of settlement locations":

1. Infilling of the settlement boundary (i.e. where a site is bound on 3 sides by the settlement),
2. "Rounding-off" of the settlement boundary (i.e. where a site is bound on 2 sides by the settlement and the extension of the settlement boundary would for example complete the corner of a settlement, or extend it up to a defensible boundary, i.e. existing road),
3. Limited extension of the settlement boundary (i.e. where a site is bound only on 1 side by the settlement, and the site would extend beyond the existing boundary).

2.5.3 The Council has compiled a list of possible edge of settlement sites (set out in Table 16 'Rationale for Small Edge of Settlement Sites'), based on the three types of edge of settlement location from the following sources:

1. Sites identified in the SADPD Participation Document for "rounding-off",
2. Individual SHLAA sites which formed part of previous Broad Areas (the 8 initial Broad Areas identified for possible locations for growth in the SADPD Participation Document),
3. Sites promoted through responses to the SADPD Participation Document.

2.5.4 Once the list was compiled, it was also necessary to consider the acceptability of the edge of settlement locations, as on paper, a site which results in infilling (surrounded by 3 sides) may appear to be less likely to have an impact upon the character given built form adjoins on three sides, and a limited extension (built form on one side) may be more likely to result in harm to the character of the area due to its protrusion into the countryside. However, an infill site could be unacceptable if it is currently undeveloped and would result in harm to physical character, or is constrained for example by trees, whereas a limited extension may be acceptable because the site already contains built form which relates well to the existing settlement boundary. The "rounding-off" criteria set out in the SADPD Participation Document, was used as starting point, but this has been added to, to form a more comprehensive set of criteria for assessing the edge of settlement locations:

- How the site relates to the existing settlement boundary/built form
- Be well related in scale and location compared to the scale of the existing built-up area
- Whether the development would harm the physical or visual character of the settlement
- Whether the relationship between the settlement and the surrounding countryside/landscape or other nearby settlement would be harmed
- Sustainability of any proposed site
- Whether the development would result in a more clearly defined, stronger and more defensible settlement boundary

2.5.5 Only small sites have been considered for inclusion in the possible edge of settlement locations i.e. up to 100 units. It is considered that sites larger than specified would go beyond the small edge of settlement definition, and would be akin to larger scale major urban extensions. The Council has identified four larger Broad Areas for growth, set out in Section 6 of this background paper. Other larger sites (not within identified Broad Areas) would be likely to result in harm to the character of the area, and would not result in a small extension to the settlement boundary. The consideration of sites also follows Stage 2b of the site selection methodology (2.2 'Site Selection Methodology').

2.5.6 In respect of the sustainability of the potential edge of settlement sites, the SHLAA methodology sets out which of the settlements within the Borough are sustainable, (this includes settlements which have the potential to become sustainable with the implementation of CS5, i.e: Newell Green and Warfield Street), and which are unsustainable (i.e: Hayley Green, Winkfield Row and Chavey Down). Taking account of the type of small edge of settlement site (i.e. Infilling, 'rounding-off' and limited extension), SHLAA sites can be categorised by the following 'edge of settlement category':

- A. Infilling of a sustainable settlement
- B. 'Rounding-off' of a sustainable settlement
- C. Limited extension of a sustainable settlement
- D. Infilling of an unsustainable settlement
- E. 'Rounding-off' of an unsustainable settlement
- F. Limited extension of an unsustainable settlement

2.5.7 A final consideration is whether the site is available for development.

2.5.8 The table below sets out a list of all the possible small edge of settlement locations, and the rationale as to whether to include the sites within the Preferred Option for future allocation for housing:

Sites identified at Participation Stage

Table 16 Rationale for Small Edge of Settlement Sites

SHLAA Ref.	Site Address	Availability	Adjoining Settlement	Edge of Settlement Category	Assessment
Sites identified at Participation Stage					
34	White Cairn, Dukes Ride, Crowthorne	Yes	Crowthorne	B	<p>The site would adjoin the settlement boundary of Crowthorne to the east,</p> <p>Given the site is less than 1ha (at 0.5ha), there would not need to be any reduction in site area to provide on-site open space. There are existing trees along the boundaries of the site which should be retained as part of any redevelopment (particularly along the road frontage and side (western) boundary). The site contains an existing two-storey building, and so already relates well to the existing built form of the remainder of the settlement, adjacent, and on the opposite side of the road. This tree buffer would also help to provide screening and a soft edge to the settlement boundary. Given the edge of settlement location, and the above considerations, a density of 35dph is considered appropriate for this site, equating to 16 dwellings (net). Given the size of the existing building on site, and extent of tree cover, development would need to broadly accord with the existing built footprint/hardstanding area, and could be in the form of a small block of sensitively designed flats.</p> <p>The site is adjacent to Area B (West Crowthorne) of the Character Areas Assessment SPD. It is not considered that a small block of flats would be in conflict with the SPD which acknowledges that development densities and massing in the forms of blocks of flats are located along Dukes Ride, an important approach road. It also recommends that the views down principal roads to tree cover in Wellington College should be retained, which could be achieved with the allocation of this site. Wellington College contains Listed Buildings, and so the development would need to have regard to the setting of these buildings. The site contains an OSPV designation (as</p>

SHLAA Ref.	Site Address	Availability	Adjoining Settlement	Edge of Settlement Category	Assessment
165	Land South of The Limes, Forest Road, Warfield		Hayley Green, Warfield	F	<p>shown on the current proposal map). It is not considered that the loss of OSPV would harm the integrity of the overall OSPV on the College site, as White Carins already has the appearance of being separated from the remainder of the college site.</p> <p>Crowthorne is classed as a sustainable settlement, and this site is in close proximity to the train station, so would accord with point 4 of Policy CS2. Furthermore, there is a local centre and business park nearby. It is considered that the site relates well to existing built form. Consideration of vehicular access onto the site (including visibility) would need to have regard to trees. Development would also need to have regard to biodiversity assets provided by existing tree habitat, which would need to be safeguarded/mitigated as appropriate. Any development would need to mitigate its impact in accordance with the Limiting the Impact of Development SPD (including mitigation of impacts upon the SPA), and accord with all other Development Plan and National Policies (e.g design, impact on neighbours, protection of trees, transport impacts, parking standards etc). It would also be expected that any application would accord with the most up to date guidelines in respect of requirements for major applications. The site is in a single ownership and available.</p> <p>ALLOCATE 16 UNITS (NET)</p> <p>Both this site and site 207 would result in an extension of the small settlement of Hayley Green, which is classed as an unsustainable settlement, as there are no facilities and services, and access by bus foot or bicycle to other more sustainable settlements is not particularly easy. Allocation of this site would extend the settlement to the south beyond 'The Limes', which currently forms the settlement boundary, and it is not considered that this would result in a more defensible settlement boundary, as this area comprises a field. The site is located within Northern Villages Area B2 (Hayley Green) of the Character Areas Assessment SPD. This sets out that the settlement is clearly defined and approached through surrounding landscape, and is of linear ribbon development. Allocation of housing on this site would erode the very narrow and rural gap between existing settlements i.e. Hayley Green and Warfield Street, and Bracknell. The site</p>

SHLAA Ref.	Site Address	Availability	Adjoining Settlement	Edge of Settlement Category	Assessment
207	Land at North Lodge Farm, Forest Road, Warfield	Yes	Hayley Green, Warfield	F	<p>is also within area CL5 (Warfield Open Clay Farmlands) of the Entec (2006) Landscape Study, which sets out that this landscape character area provides physical separation between Bracknell and rural clusters of settlements around Newell Green. The site at 0.33 ha could provide for about 10 units. 10 units in this location would harm the appearance of the countryside, the setting of the settlement and the surrounding landscape. It would be a disproportionate addition (when combined with site 207 equating to 38 units) when compared to the existing settlement which contains approximately 76 units, and therefore would not be suitable for allocation of housing, or an edge of settlement site.</p> <p>Late in the preparation of this document, an additional SHLAA form was received confirming availability of land adjacent to site 165 and the track to the east. At the time of publication, this new site did not form part of SHLAA, so does not have a SHLAA site reference number (but will be included in the monitoring report based on April 2011). For the reasons outlined above (in relation to site 165) it is not considered that the new site either alone or combined with site 165 would be suitable for allocation for housing, or as an edge of centre location.</p> <p>DO NOT ALLOCATE</p> <p>Both this site and site 165 would result in an extension of the small settlement of Hayley Green, which is classed as an unsustainable settlement, as there are no facilities and services, and access by bus foot or bicycle to other more sustainable settlements is not particularly easy. Allocation of this site would extend the ribbon development along Forest Road, to the west beyond the existing defensible settlement boundary of the development and access road formed by 'The Limes'. It is not considered that allocation of this site for residential development would result in a more defensible settlement boundary. The site is currently contains farm buildings set within an open landscape, giving it a rural appearance. The site is located within Northern Villages Area B2 (Hayley Green) of the Character Areas Assessment SPD. This sets out that the settlement is clearly defined and approached through surrounding landscape, and is of linear ribbon development. Allocation of housing on this site would erode the very narrow and rural</p>

SHLAA Ref.	Site Address	Availability	Adjoining Settlement	Edge of Settlement Category	Assessment
					<p>gap between existing settlements. The site is also within area CL5 (Warfield Open Clay Farmlands) of the Entec (2006) Landscape Study, which sets out that this landscape character area provides physical separation between Bracknell and rural clusters of settlements around Newell Green. The site at 0.97ha could provide for about 28 units. Part of the site lies within flood zones 2 and 3, development would need to be sequentially located within the site to avoid the flood zone. 28 units in this location would harm the appearance of the countryside, the setting of the settlement and the surrounding landscape. It would be a disproportionate addition (alone and when combined with site 165 equating to 38 units) when compared to the existing settlement which contains approximately 76 units, and therefore would not be suitable for allocation of housing, or an edge of settlement site.</p> <p>DO NOT ALLOCATE</p>
251	White Gates, Mushroom Castle Lane, Winkfield	Yes	Chavey Down, Long Hill Road	D/E	<p>This site would result in an extension to the settlement of Chavey Down Road, Chavey Down (Winkfield Row South), Winkfield, which is classed as an unsustainable settlement. It would be bound on two and a half sides by the settlement boundary. The site is 2.26ha, but would have to be reduced to a 70% developable area (1.58ha) due to the need to provide on-site open space. After allowing for this reduction, it could have a capacity of 54 units net based on 35dph. There is also likely to be an issue in gaining vehicular access to the site. The existing Mushroom Castle Lane is sub-standard and would need upgrading, but this would involve land in several ownerships, which may make the site undeliverable. The other alternative would be via Gardeners Green (Carnation Drive Estate). There are also issues with covenants on adjacent land that might offer an alternative solution. There are few facilities and service within this part of Winkfield, and with a development of this size, there would be very little prospect of the sustainability of the area improving, particularly as former Broad Area 7 does form part of the Preferred Option (see 2.6.7 'Former Broad Area 7'). Part of the site is within Northern Villages Area D (Winkfield Row South) of the Character Areas Assessment SPD. This sets out that Mushroom Castle dates back to the early 19th century and was at the time the only house on Chavey Down Road, and the contrast between the ribbon development and open landscape is a feature of the area. This</p>

SHLAA Ref.	Site Address	Availability	Adjoining Settlement	Edge of Settlement Category	Assessment
					would be lost if the site were to be allocated for development. The site is within area CL7 (Chavey Down Wooded Clay Farmlands) of the Entec (2006) Landscape Study which sets out that the landscape acts as a transition from the forest and heaths that characterise much of the south and west of Bracknell to the claylands in the north. The landscape character area provides physical separation between Bracknell and Winkfield. 54 units in this location would harm the appearance of the countryside, the setting of the settlement and surrounding landscape. It adjoins an unsustainable settlement, and therefore would not be suitable for allocation of housing, or an edge of settlement site. DO NOT ALLOCATE
Sites identified from former 8 Broad Areas (that formed the basis of the Participation Consultation)					
30	Land adjoining Church Road, High Street, Little Sandhurst		Sandhurst	C	This site is within former Broad Area 1, South West Sandhurst, and adjoins the settlement boundary of Sandhurst to the east (Little Sandhurst). The site would accommodate more than 100 units, therefore it is not considered to be a small site. The site would extend the settlement beyond an existing defensible boundary (formed by existing roads). This area is subject to the Blackwater Valley ASLI (BFBLP Policy EN10 - Area of Special Landscape Importance) which seeks to protect the landscape of the area and its value as a recreational resource. Any development of this land would have a severe impact on features that are highlighted as being important such as the setting of settlements, views and gaps between settlements. The Landscape Capacity Study (Kirkham, 2010) identifies the area (Area A2) as sensitive to erosion and is an important local landscape. It makes a significant contribution to the rural wider setting of the Blackwater Valley, and contributes to ensuring a robust and attractive open rural landscape between Sandhurst and Yateley therefore the landscape capacity of the area is low. The site is also considered to be poorly relates to the existing settlement, services and facilities, and is not considered suitable for housing, or an edge of settlement site. DO NOT ALLOCATE

SHLAA Ref.	Site Address	Availability	Adjoining Settlement	Edge of Settlement Category	Assessment
287 (Part of Former Broad Area 1)	Land between Wokingham Road and Ambarrow Lane		Does not adjoin a settlement.	N/A	<p>This site is within former Broad Area 1, South West Sandhurst. The site does not currently adjoin any settlement boundary, so would be reliant upon site 30 being allocated to form an edge of settlement location. Furthermore, the site would generate more than 100 units, so not considered to be a small site. As for site 30, this area is subject to the Blackwater Valley ASLI (BFBLP Policy EN10 - Area of Special Landscape Importance) which seeks to protect the landscape of the area and its value as a recreational resource. This site is also adjacent to a river corridor (BFBLP Policy EN14), located to the south west, which is designated for nature conservation interests and open character of the landscape. Any development of this land would have a severe impact on features that are highlighted as being important such as the setting of settlements, views and gaps between settlements. As the site is within a sensitive landscape setting, with low capacity for change, it is not considered suitable for housing, or an edge of settlement site.</p> <p>DO NOT ALLOCATE</p>
Sites 43, 130, 301, 303 (Part of Former Broad Area 3)	East mpstead Sewage Treatment Works, The Hideout, Seven Acre Farm, Pinewood Park, Old Wokingham Road		Does not adjoin a settlement.	N/A	<p>These sites are located within former Broad Area 3, North East Crowthorne. Sites do not currently adjoin any settlement boundary, so would be reliant upon TRL (site 33) being allocated to form an edge of settlement location. Whilst TRL site forms part of the Preferred Option all the sites would be beyond the defensible boundary (Nine Mile Ride) that would be created if the TRL site was developed, and therefore are not considered suitable. It is not considered that there is any other boundary north of Nine Mile Ride that would create a more defensible boundary. In combination, the sites would result in more than 100 units (577 total), so would not constitute a small site.</p> <p>The Landscape Capacity Study (Kirkham, 2010) identifies the area to the north of Nine Mile Ride as moderate, moderate/low landscape capacity for additional development (Areas 3.A & 3.C1). Key landscape features of this area include the surviving sense of natural wooded heathland which is particularly important so close to major urban areas, the contribution to the forest character of the adjoining road network and the visual seclusion of the area. This area contributes to the gaps between Bracknell and Crowthorne, and Wokingham and Crowthorne.</p>

SHLAA Ref.	Site Address	Availability	Adjoining Settlement	Edge of Settlement Category	Assessment
					<p>A strip of land to the north of Nine Mile Ride is referred to as 'Northern Wooded Plantations'. Key features include continuous forest cover, important wooded gateway to Crowthorne, forest setting of Nine Mile Ride and the importance of the landscape to achieving a gap between Bracknell and Crowthorne and Crowthorne and Wokingham. The generous landscape setting of these sites maintains the open rural character, which is important to remain in order to preserve the gap between the settlements of Crowthorne, Bracknell and Wokingham, which would be eroded if development were permitted in this location, and therefore, not considered suitable for housing, or an edge of settlement site.</p> <p>DO NOT ALLOCATE</p>
24 (Part of former Broad Area 4)	Land East of Murrell Hill Lane, South of Foxley Lane & North of September Cottage, Binfield	Yes	Binfield	A/B	<p>This site is within former Broad Area 4, West Binfield. A previous appeal decision on this site in 2000 (application 624865), was dismissed on grounds of unacceptable impact on the form and setting of Binfield. However, this consideration was in the context that it was not allocated for housing, and so was assessed against countryside policies, and also during a different plan period under a different set of circumstances. Since the consideration of the appeal, there has been more up to date landscape assessment work completed (Landscape Capacity Study, Kirkham 2010).</p> <p>It is not considered that this site forms part of the gap between the settlements of Binfield, Bracknell and Wokingham, as it would constitute infilling between two roads which already contain frontage development (Murrell Hill Lane and St Marks Road), and would not extend built form into the undeveloped area to the west of Murrell Hill Lane. Murrell Hill Lane would form the defensible settlement boundary to the west, with Popes Meadow (a Local Wildlife Site) forming the defensible settlement boundary to the south.</p> <p>The Landscape Capacity Study sets out (Area 4.A2) that the northern part of the site is semi-urban in character, with the southern part having a park like setting. It also sets out that trees and a copse are vulnerable to development. However the retention of trees and understorey planting along existing roads (particularly along Murrell Hill Lane, which contains protected trees) would</p>

SHLAA Ref.	Site Address	Availability	Adjoining Settlement	Edge of Settlement Category	Assessment
					<p>mitigate this harm by providing screening and a soft rural edge to the settlement boundary which would enable new development to be in keeping with local landscape character. These areas may also have potential biodiversity value. There would also be scope to provide open space along the southern part of the site. As the area relates well to the built form of Binfield, which is classed as a sustainable settlement, it has a moderate to high landscape capacity for change.</p> <p>The site adjoins two Character Areas (Binfield Areas A and B). These set out that development should retain mature trees, infill development should respect existing boundary treatments, retain local distinctiveness, relate to the topography (and roof lines steeped to reflect this), and maintain the transitional character of Foxley Lane, which is considered could be achieved with development on this site. Given the site is over 1ha (at 2.78ha), there would need to be provision for some open space on site, and therefore the developable area needs to be reduced to 70% (giving 1.95ha). Given the edge of settlement location, and the above considerations, a density of 35dph is considered appropriate for this site, equating to 67 dwellings (net). This number of units is considered proportionate to the scale of the existing settlement area. Many of the comments received in response to the SADPD Participation in relation to Broad Areas 4 and 5 commented that the scale of the development (of Broad Area 4 as a whole) would impact upon the integrity and character of Binfield as a distinct village and community. This smaller area for 67 units (net) is not considered to harm the integrity of the village</p> <p>Vehicular access onto the site (including visibility) would need to have regard to trees, and the proximity to the junction of Foxley Lane/Murrell Hill Lane, which may require highway improvements. Development would also need to have regard to biodiversity assets provided by existing grassland/tree/shrub habitat, and would need to be safeguarded/mitigated as appropriate, in accordance with the recommendations set out in the Phase 1 Ecological Survey for Broad Area 4 (Wenman, 2010). This would require additional survey work in relation to with invertebrates, small mammals, reptiles and amphibians.</p>

SHLAA Ref.	Site Address	Availability	Adjoining Settlement	Edge of Settlement Category	Assessment
28 (Part of former Broad Area 4)	Land South of Foxley Lane and West of Murrell Hill Lane		Binfield	A	<p>Given the potential number of units, there would be a requirement for provision of affordable housing and on-site open space. Any development would need to mitigate its impact in accordance with the Limiting the Impact of Development SPD (including mitigation of impacts upon the SPA), and accord with all other Development Plan and National Policies (e.g design, impact on neighbours, protection of trees, transport impacts, parking standards etc). It would also be expected that any application would accord with the most up to date guidelines in respect of requirements for major applications. The site is available.</p> <p>ALLOCATE 67 UNITS (NET)</p> <p>This site is within former Broad Area 4, West Binfield. The size and extent of the site could not be considered as a small edge of settlement location, having an estimated capacity of 664 units. Development of this scale adjoining this part of Binfield Village would erode the setting of Binfield, the character and integrity of the village and an undeveloped area of open rural landscape that presently forms an important function of separating the settlements of Binfield, Bracknell and Wokingham, and is considered would result in a less defensible settlement boundary.</p> <p>It is not considered that this area is comparable to site 29 (southern part of former Broad Area 4), as that site is recognised within the Landscape Capacity Study (Kirkham 2010) as having a poorer landscape condition, with its rural character eroded by urban form along London Road. Development of site 29 would form an extension to Bracknell, linking to the Amen Corner South development. The greater landscape value of site 28 is due to less urban intrusion, and the presence of 2 large treed (copse) areas, which provides screening between development along London Road and Binfield to the north. Furthermore, site 28 fulfils the important function of maintaining gaps between Binfield, Bracknell and Wokingham. Therefore, this site is not considered suitable for housing, or as an edge of settlement site.</p> <p>DO NOT ALLOCATE</p>

SHLAA Ref.	Site Address	Availability	Adjoining Settlement	Edge of Settlement Category	Assessment
93 (Part of former Broad Area 4)	Land at junction of Forest Road and Foxley Lane, Binfield	Yes	Binfield	B	<p>This site is within former Broad Area 4, West Binfield. There has been a previous appeal in 1997 (application 621542), which was dismissed on grounds of being a harmful extension to the village. However, this consideration was in the context that it was not allocated for housing, and so was assessed against countryside policies and also during a different plan period under a different set of circumstances. Since the consideration of the appeal, more up to date landscape assessment work has been completed (Landscape Capacity Study, Kirkham 2010).</p> <p>It is not considered that this site forms part of the gap between the settlements of Binfield, Bracknell and Wokingham, as it would constitute infilling of a site which is bound by housing on its east and west sides and there is also a dwelling on its north-west edge. It is separated from the surrounding countryside by 2 roads, which form the defensible settlement boundary.</p> <p>The Landscape Capacity Assessment (Area 4.A1) concludes that the area is not as sensitive as the wider Broad Area as a whole due to its partial enclosure within the surrounding housing in Binfield, and understorey planting along existing roads which provide scope for screening and retaining the rural character of the roads. Binfield is classed as a sustainable settlement, and the site is considered to relate well to existing built form, and is close to the village centre.</p> <p>Given the site is over 1ha (at 1.3ha), there would need to be provision for some open space on site, and the developable area has been reduced to 90% (0.95ha). The tree belt along Forest Road is noted as a key characteristic within the Landscape Capacity Study, and therefore existing trees and understorey, particularly along road frontages would need to be retained as part of any redevelopment. This tree buffer would help to provide screening and a soft rural edge to the settlement boundary. Given the edge of settlement location, and the above considerations, a density of 33dph is considered appropriate for this site, equating to 31 dwellings (net). This number of units is considered appropriate given the scale of the existing settlement area. Many of the comments received in response to the SADPD Participation in relation to Broad Areas 4 and 5 commented that the scale of the development (of Broad Area 4 as a whole) would impact upon the integrity and character of Binfield as a distinct village and community. It is not considered that this smaller area for 31 units would harm the integrity of the village.</p>

SHLAA Ref.	Site Address	Availability	Adjoining Settlement	Edge of Settlement Category	Assessment
197 (Part of former Broad Area 4)	Land at Popes Manor, Murrell Hill Lane			C	<p>Consideration of vehicular access onto the site (including visibility) would need to have regard to trees, and also the proximity to the road junction of Forest Road/Foxley Lane. Development would also need to have regard to biodiversity assets provided by existing grassland/tree/shrub habitat, and would need to be safeguarded/mitigated as appropriate, in accordance with the recommendations as set out in the Phase 1 Ecological Survey for Broad Area 4 (Wenman, 2010). This would require additional survey work in relation to with invertebrates, small mammals, reptiles and amphibians. Given the number of units, there would be a requirement for provision of affordable housing and on-site open space. Any development would need to mitigate its impact in accordance with the Limiting the Impact of Development SPD, and accord with all other Development Plan and National Policies (e.g design, impact on neighbours, protection of trees, transport impacts, parking standards etc). The site is outside of the 5km buffer to the Thames Basins Heaths Special Protection Area, and so would not require mitigation of effects upon the SPA. It would also be expected that any application would accord with the most up to date guidelines in respect of requirements for major applications. The site is within a single ownership and available for development.</p> <p>ALLOCATE 31 UNITS (NET)</p> <p>Site is within Former Broad Area 4 (West Binfield), and would adjoin the settlement of Binfield at Popeswood Triangle (which is a 'Special Housing Character area designated by Policy H4 of the Bracknell Forest Borough Local Plan). It would also be adjacent to Binfield Character C (Popeswood South) of the Character Areas Assessment SPD, which sets out that this area provides a strongly defined edge to the gap. The site also contains a Grade II Listed Building (Popes Manor). The site forms part of the Landscape Capacity Study (Kirkham, 2010) Area 4.B2, which identified it as having a low capacity for landscape change. This sets out that the area is an important gateway landscape to the western approach to Binfield and in maintaining the separate identities of Binfield and Bracknell. The area contains parkland features and gardens to Popes Manor (which is a Listed Building) which would be vulnerable to development, and provides little scope for visual mitigation without damage to the surviving parkland. Development</p>

SHLAA Ref.	Site Address	Availability	Adjoining Settlement	Edge of Settlement Category	Assessment
239 (Part of former Broad Area 4)	Land at Whitehouse Farm, Foxley Lane	Yes - response to SADPD Q. 48	Binfield	C	<p>of this area could potentially result in harm to the setting of the Listed Building. The area could have a capacity of about 115 dwellings, and so would not be considered as a small site. It is not considered that this site is comparable to site 24, which has a higher landscape capacity for change and would be bound on 3 sides by existing residential development, nor site 29 (southern part of former Broad Area 4), as this site is recognised within the Landscape Capacity Study as having a poorer landscape condition, with its rural character eroded by urban form along London Road and would form an extension to the Amen Corner development. Given the above considerations, this site is not considered suitable for housing, or as an edge of settlement site.</p> <p>DO NOT ALLOCATE</p> <p>Site is within Former Broad Area 4 (West Binfield), and has also been promoted as a 'rounding-off' site through a response to the SADPD Participation Document. It would result in an extension of the settlement boundary beyond the existing defensible boundary created by Foxley Lane and Murrell Hill Lane. Whilst the site does contain existing dwellings, the site is not regarded as previously developed land (see section 1.3 'The Planning Policy Framework' in relation to PPS3). The site contains a Grade II Listed Building (Whitehouse Farm Cottage). The site would have a capacity for 10 units. The introduction of an additional 10 units would create further encroachment into this open and rural area, and would protrude into the gap between settlements and land that is important to the setting of the settlements, and could potentially result in harm to the setting of the Listed Building. Increased development to the west of Murrell Hill Lane could damage the rural character of the lane which is vulnerable to development (as set out in Area 4.A2 of the Landscape Capacity Study, Kirkham 2010). It is not considered that this site would be comparable to site 24. Site 24 would not extend built form into the undeveloped area to the west of Murrell Hill Lane, which forms a defensible settlement boundary to the west, and has an opportunity to retain a landscaped frontage to the lane due to protected trees, which would safeguard its character. Given the above considerations, this site is not considered suitable for housing, or as an edge of settlement site.</p>

SHLAA Ref.	Site Address	Availability	Adjoining Settlement	Edge of Settlement Category	Assessment
308 (Part of former Broad Area 4)	Nike Land, Binfield	Yes	Does not adjoin settlement boundary	N/A	<p>DO NOT ALLOCATE</p> <p>This site is within former Broad Area 4, West Binfield. The site would not adjoin a settlement boundary. The size and extent of the site could not be considered as a small site, having an estimated capacity of 216 units. This site would be reliant upon either sites 28 or 29 being allocated to form an edge of settlement site. Whilst part of site 29 would form part of the preferred option, this particular site would be beyond the defensible boundary that would be created by the allocation of site 29, and therefore, is not considered suitable.</p> <p>The site is within Area 4.A2 of the Landscape Capacity Study (Kirkham, 2010), which contains Pocket's Copse, which is one of two woodlands that dominate the area. It includes the modern gardens of Murrell Hill Grange (including lake and open pasture with sculptures and ornamental planting). The area also provides the rural character of Murrell Hill Lane and Popes Manor (a Listed Building). Development of this scale adjoining this part of Binfield Village would erode the undeveloped area of open rural landscape that presently forms an important function of separating the settlements of Binfield, Bracknell and Wokingham, and is considered would result in a less defensible settlement boundary, and could potentially result in harm to the setting of the Listed Building. For the same reasons as site 28, it is not considered that this area is comparable to site 29. Therefore, this site is not considered suitable for housing, or as an edge of settlement site.</p> <p>DO NOT ALLOCATE</p>
90 (Part of former Broad Area 5)	Land on Corner of Tilehurst Lane/Church Lane		Binfield	C	<p>This site is within former Broad Area 5, East Binfield. Whilst the site would adjoin the settlement of Binfield (to the south) it would be beyond the existing defensible boundary formed by Tilehurst Lane. The site would also adjoin two Listed Buildings (Tilehurst House and Honey Suckle Cottage). The site would accommodate 131 units (when combined with the adjacent site at Wyevale Garden Centre – site 99, there would be a combined total of 205 units). Being more than 100 units, this would not be considered as a small site, and could potentially result in harm</p>

SHLAA Ref.	Site Address	Availability	Adjoining Settlement	Edge of Settlement Category	Assessment
99 (Part of former Broad Area 5)	Wyevale Garden Centre		Binfield		<p>to the setting of the Listed Buildings. Furthermore, it is not considered that either individually or jointly the two sites would create a more defensible boundary to Binfield. With site 99, the settlement boundary would be extended east along Tilehurst Lane/Forest Road. It would not relate well to the existing settlement area, and is not enclosed by other existing developments.</p> <p>The site adjoins Binfield Area A (Binfield) of the Character Areas Assessment SPD, which sets out that this area provides for a rural setting and distinctive character to Binfield. The site is within Area 5.C1 of the Landscape Capacity Study (Kirkham, 2010) and has a moderate landscape capacity for change. Land north of Tilehurst Lane provides open views out to the countryside, a rural setting to Binfield Park and Binfield Manor (which are both Listed Buildings), a rural setting to Tilehurst Lane, and a rural setting to east Binfield and the Public House, and would be vulnerable to development. Given the above considerations, this site is not considered suitable for housing, or as an edge of settlement site.</p> <p>DO NOT ALLOCATE</p> <p>This site is within former Broad Area 5, East Binfield. The site would not adjoin a settlement boundary and would be reliant upon the allocation of site 90 (Ryslip Kennels) to form an edge of settlement location. The site would accommodate 74 units (when combined with the adjacent site at Ryslip Kennels – site 90, there would be combined total of 205 units). Being more than 100 units, this would not be considered as a small site, furthermore, it is not considered that either individually or jointly the two sites would create a more defensible boundary to Binfield. With site 99, the settlement boundary would be extended east along Tilehurst Lane/Forest Road. It would not relate well to the existing settlement area, and is not enclosed by other existing developments.</p> <p>The site would adjoin a Grade II Listed Building (Stage and Hounds Pub), and could potentially result in harm to the setting of the building. The site adjoins Binfield Area A (Binfield) of the Character Areas Assessment SPD, which sets out that this area provides for a rural setting and distinctive character to Binfield. The site is within Area 5.C1 of the Landscape Capacity Study</p>

SHLAA Ref.	Site Address	Availability	Adjoining Settlement	Edge of Settlement Category	Assessment
					<p>(Kirkham, 2010) and has a moderate landscape capacity for change. Land north of Tilehurst Lane provides open views out to the countryside, a rural setting to Binfield Park and Binfield Manor (which are both Listed Buildings), a rural setting to Tilehurst Lane, and a rural setting to east Binfield and the Public House, and would be vulnerable to development. This area also contributes to the rural character of The Cut. The eastern part of the site is within Flood Zones 2 and 3, development would therefore need to be sequentially located within the site to avoid the flood zones. Given the above considerations, this site is not considered suitable for housing, or as an edge of settlement site.</p> <p>DO NOT ALLOCATE</p>
9 (Part of former Broad Area 6)	Scotland House, Forest Road		Newell Green, Warfield	C	<p>This site is within former Broad Area 6, North Warfield. The site would form an extension to Newell Green. The existing settlement boundary on the north side of Forest Road runs closely to the rear of Brooklyn and Pavilion House. Only these two properties are included within the settlement on the north side of Forest Road. It is not considered that extension of the boundary to the curtilage of Scotlands House (with a capacity of about 23 units) would result in a more defensible settlement boundary, given the open countryside beyond. The site falls within Area A (Newell Green) of the Character Areas Assessment SPD. This sets out that the area provides strong visual and physical links with the surrounding countryside. The site also falls within Area 6.B1 of the Landscape Capacity Study (Kirkham, 2010), which has a moderate-low capacity for change. This site is located within an area which is important to the village landscape and open space features of the village. It plays an important part in forming the distinctive character of the village, which has limited scope for development. This area also contributes to the rural character of The Cut. The northern part of the site is within Flood Zones 2 and 3, development would therefore need to be sequentially located within the site to avoid the flood zones. 23 units in this location would harm the appearance of the countryside, the setting of the settlement and the surrounding landscape. It therefore would not be suitable for allocation for housing, or an edge of settlement site.</p>

SHLAA Ref.	Site Address	Availability	Adjoining Settlement	Edge of Settlement Category	Assessment
64 (Part of former Broad Area 6)	Land north of Newhurst Gardens		Newell Green, Warfield	C	DO NOT ALLOCATE This site is within former Broad Area 6, North Warfield, and would result in an extension to the settlement of Warfield Street. The site could have a capacity for 111 units, and so would not be considered as a small site. When combined with adjacent sites 91 and 256 (land north Herschel Grange and Steeple View), the cumulative increase would result in over 200 units. The site is adjacent to Area B1 (Warfield Street) of the Character Areas Assessment SPD. Warfield Street is a settlement containing predominantly detached dwellings with large trees, and is typical of the dispersed linear settlements which characterise the landscape. The area is characterised by parkland, woodlands and hedges, and development on this site would erode the setting of the settlement. The site falls within Area 6-A2 of the Landscape Capacity Study (Kirkham, 2010), and is given a moderate landscape capacity. This concludes that this area contributes to the northern rural setting of Warfield Street. The scale of development would not relate to the existing settlement, would not create a more defensible boundary, and would harm the setting of the area. 111 units in this location would harm the appearance of the countryside, the setting of the settlement and the surrounding landscape. The site is therefore not suitable for allocation of housing, or an edge of settlement site.
91 (Part of former Broad Area 6)	Land north of Herschel Grange, off Gibbins Lane		Newell Green, Warfield	C	DO NOT ALLOCATE This site is within former Broad Area 6, North Warfield, and would result in an extension to the settlement of Warfield Street. The site could have a capacity 59 units. When combined with adjacent sites 64 and 256 (land north Newhurst Gardens and Steeple View), the cumulative increase would result in over 200 units. The site is adjacent to Area B1 (Warfield Street) of the Character Areas Assessment SPD. Warfield Street is a settlement containing predominantly detached dwellings with large trees, and is typical of the dispersed linear settlements which characterise the landscape. The area is characterised by parkland, woodlands and hedges, and development around the settlement would erode the setting of the settlement. The site is also located within Area 6.B3 of the Landscape Capacity Study (Kirkham, 2010), and is given a

SHLAA Ref.	Site Address	Availability	Adjoining Settlement	Edge of Settlement Category	Assessment
					<p>moderate to high landscape capacity. This concludes that the key characteristics which would be affected by development are the open pasture and transition landscape setting between the dense settled area of Warfield Street and open countryside to the north, which does provide a setting to the village. The area is partly developed which can account for its higher landscape capacity. Nevertheless, the scale of development would not relate to the existing settlement, and would not create a more defensible boundary. 59 units in this location would harm the appearance of the countryside, the setting of the settlement and the surrounding landscape. It is therefore not suitable for allocation of housing, or an edge of settlement site.</p> <p>DO NOT ALLOCATE</p>
92	Land adjacent to Newell Hall, Warfield Street		Does not adjoin settlement boundary	N/A	<p>This site is within former Broad Area 6, North Warfield. The site does not adjoin a settlement boundary, and therefore cannot be considered as an edge of settlement location. The site could have a capacity of 16 units. The site is adjacent to a Grade II Listed Building (Newell Hall), and development of this site could potentially result in harm to the setting of the Listed Building. The site is within Area 6.B2 of the Landscape Capacity Study (Kirkham, 2010) which sets out that the area provides a strong landscape separation of Newell Green and Warfield Street and the setting to Newell Hall. 16 units in this location would harm the countryside, the setting of the settlement and the surrounding landscape. It is therefore not suitable for allocation of housing, or an edge of settlement site.</p> <p>DO NOT ALLOCATE</p>
128	Scotlands Farm		Does not adjoin settlement boundary	N/A	<p>This site is within former Broad Area 6, North Warfield. The site does not adjoin a settlement boundary, and would be reliant upon the allocation of site 9 (Scotlands House) to form an edge of settlement location, and therefore cannot be considered as an edge of settlement location. The site would have a capacity for approximately 450 units, and so would not be considered as a small site.</p>

SHLAA Ref.	Site Address	Availability	Adjoining Settlement	Edge of Settlement Category	Assessment
256 (Part of former Broad Area 6)	Land at Steeple View, Gibbins Lane		Does not adjoin settlement boundary	N/A	<p>The site is within Area 6.A1 of the Landscape Capacity Study (Kirkham, 2010). This sets out that the area plays an important role as a rural setting to Newell Green, and lies beyond a natural boundary which is formed by The Cut. The site also shares the landscape features and intervisibility with the adjoining Green Belt landscape. Development in the area would expand the built up area of Bracknell to the detriment of the character of the area and the wider open countryside. It would bring development significantly closer to the Green Belt which borders the site to the north. Planning Policy Guidance Note 2 (Green Belts) states (at paragraph 3.15) that the visual amenities of the Green Belt should not be injured by proposals for development within or conspicuous from the Green Belt. This area also forms the rural character to The Cut. It is not considered that the site is suitable as an edge of settlement location. The southern and eastern part of the site is within Flood Zone 2 and 3, development would therefore need to be sequentially located within the site to avoid the flood zones. 450 units in this location would harm the appearance of the countryside, the setting of the settlement and the surrounding landscape, including potential harm to the visual amenity of the Green Belt. It is therefore not suitable for allocation of housing, or an edge of settlement site.</p> <p>DO NOT ALLOCATE</p> <p>This site is within former Broad Area 6, North Warfield. The site does not adjoin a settlement boundary, and would be reliant upon the allocation of sites 64 and 91 (land north of Newhurst Gardens and Herschel Grange) to form an edge of settlement site. The site could have a capacity for 43 units. When combined with sites 64 and 91 (land north of Hershel Grange and Newhurst Gardens), the cumulative increase would result in over 200 units. Development around the settlement would erode the setting of the settlement. The site falls within Area 6.B3 of the Landscape Capacity Study (April 2010), and is given a moderate to high landscape capacity. This concludes that the key characteristics which would be affected by development are the open pasture and transition landscape setting between the dense settled area of Warfield Street and open countryside to the north, which does provide a setting to the village. The area is partly developed which can account for its higher landscape capacity. Nevertheless, the scale of</p>

SHLAA Ref.	Site Address	Availability	Adjoining Settlement	Edge of Settlement Category	Assessment
					development would not relate to the existing settlement, and would not create a more defensible boundary. 43 units in this location would harm the appearance of the countryside, the setting of the settlement and the surrounding landscape. It is therefore not suitable for allocation of housing, or an edge of settlement site. DO NOT ALLOCATE
262 (Part of former Broad Area 7)	Land west of Chavey Down		Chavey Down & Winkfield Row, Winkfield	E	This site is within former Broad Area 7, Winkfield. The site would adjoin and infill an existing gap between two settlements, Winkfield Row to the north and Chavey Down Road, Winkfield to the south, both unsustainable settlements. The site could have a capacity of 10 units. The site would be adjacent to a Grade II Listed Building (Ronans), development of 10 units could potentially result in harm the setting of the building. The site would adjoin two character areas within the Character Areas Assessment SPD, area C (Winkfield Row North) and Area D (Winkfield Row South). This sets out that conservation and enhancement of the setting to the Conservation Area is important, as is retaining rural gaps between individual settlements. The site is also within Area 7.B1 of the Landscape Capacity Study (Kirkham, 2010), which sets out that the area has a low landscape capacity for change because it provides an important setting to the Conservation Area and open space in the centre of Winkfield Row. The area maintains a physical and visual separation of Winkfield Row and Chavey Down Road, and has a parkland setting. It is not considered that development in this area would relate well to the existing built form, or result in a more defensible boundary to the settlement. It is considered that development would result in harm to the character of the area, by placing buildings within the undeveloped area between the settlements. 10 units in this location would harm the appearance of the countryside, the setting of the settlement, the surrounding landscape, potentially harm the settings of the Listed Building and Conservation Area. It would erode an open gap between settlements, and therefore would not be suitable for allocation of housing, or an edge of settlement site. DO NOT ALLOCATE

SHLAA Ref.	Site Address	Availability	Adjoining Settlement	Edge of Settlement Category	Assessment
288 (Part of former Broad Area 7)	Land at Somerton House, Forest Road		Does not adjoin a settlement boundary.	N/A	<p>This site is within former Broad Area 7, Winkfield. The site does not adjoin a settlement boundary, and therefore cannot be considered as an edge of settlement location. The site could have a capacity of 186 units. Development of this scale would also result in a disproportionate addition to the settlement of Winkfield Row, which currently has approximately 49 dwellings. It would bring development significantly closer to the Green Belt which borders the site to the east. Planning Policy Guidance Note 2 (Green Belts) states (at paragraph 3.15) that the visual amenities of the Green Belt should not be injured by proposals for development within or conspicuous from the Green Belt. The site contains a Grade II Listed Building (Somerton House), development of 186 units which could potentially result in harm to the setting of the building. The site is within Area 7A of the Landscape Capacity Study (Kirkham, 2010). This sets out that the area provides a rural setting to the Conservation Area, and remarks on the long narrow fields that extend from the properties northwards into open countryside. 186 units in this location would result in a disproportionate addition to the area, would harm the appearance of the countryside, the setting of the settlement and the surrounding landscape. It is therefore not suitable for allocation of housing, or an edge of settlement site.</p> <p>DO NOT ALLOCATE</p>
291 (Part of former Broad Area 7)	Row Farm, Winkfield Row		Does not adjoin a settlement boundary.	N/A	<p>This site is within former Broad Area 7, Winkfield. The site does not adjoin a settlement boundary, and therefore cannot be considered as an edge of settlement location. The site could have a capacity of 130 units. Development of this scale would also result in a disproportionate addition to the settlement of Winkfield Row, which currently has approximately 49 dwellings. To the west of the site is located the settlement of Winkfield Row, which is also designated as a Conservation Area. The site is within Area 7A of the Landscape Capacity Study (Kirkham, 2010). This sets out that the area provides a rural setting to the Conservation Area, and remarks on the long narrow fields that extend from the properties northwards into open countryside. 130 units in this location would result in a disproportionate addition to the area, would harm the appearance of the countryside, the setting of the settlement and the surrounding landscape. It is therefore not suitable for allocation of housing, or an edge of settlement site.</p>

SHLAA Ref.	Site Address	Availability	Adjoining Settlement	Edge of Settlement Category	Assessment
292 (Part of former Broad Area 7)	Land at Chavey Down Road (includes previous sites 5, 221 & 274)	Yes	Chavey Down (Winkfield)	D/E	<p>DO NOT ALLOCATE</p> <p>This site forms the majority of former Broad Area 7, Winkfield. This site forms 'Winkfield Triangle' and is bound on the eastern and western sides by residential development (along Locks Ride and Chavey Down Road), with the northern boundary (less defined), Forest Road. The site would result in an extension to the settlement of Chavey Down (Chavey Down Road/Locks Ride/Winkfield Row South), Winkfield, which is classed as an unsustainable settlement. The site could have a capacity of 394 units. This would not be considered as a small site, and would be of considerable scale, resulting in a disproportionate addition to the existing settlement area, which comprises approximately 570 dwellings. It would bring development significantly closer to the Green Belt which borders the site to the east. Planning Policy Guidance Note 2 (Green Belts) states (at paragraph 3.15) that the visual amenities of the Green Belt should not be injured by proposals for development within or conspicuous from the Green Belt. The area is open in character, and forms part of the Landscape Capacity Study Area 7.B2 (Kirkham, 2010). Whilst the area has a moderate-high landscape capacity, it is not considered that the whole area is suitable for change. The area provides a physical and visual separation between Winkfield Row and Locks Ride, and a rural setting to these properties. Whilst this is a large development in the context of this area, this number of new units would not be enough to bring about the level of facilities, services and infrastructure which would be required to make the area more sustainable. 394 units in this location would result in a disproportionate addition to the area, and would erode the separation between settlements. It would harm the appearance of the countryside, the setting of the settlement and the surrounding landscape. The site therefore would not be suitable for allocation of housing, or an edge of settlement site.</p> <p>DO NOT ALLOCATE</p>

SHLAA Ref.	Site Address	Availability	Adjoining Settlement	Edge of Settlement Category	Assessment
49 (Part of former Broad Area 8)	Land east of New Forest Ride	No	Bracknell	C	This site is within former Broad Area 8, East Bracknell. This site is not available for residential development, and therefore no longer forms part of SHLAA and does not need to be considered further. DO NOT ALLOCATE
78 (Part of former Broad Area 8)	Land at the Brackens and Pinewood Lodge, Swinley Road/London Road junction.		Does not adjoin a settlement boundary	N/A	This site is within former Broad Area 8, East Bracknell. The site does not adjoin a settlement boundary, and therefore cannot be considered as an edge of settlement location. The site could have a capacity of 162 units, which would not be considered as a small site. The site is located within area 8.A1 of the Landscape Capacity Study (Kirkham, 2010), with a moderate capacity for change. This sets out that the characteristics which would be vulnerable to development are the open wooded edge to the area which retains a wooded character, open wooded landscape provides for continuity between LonghillPark and Swinley Park, and views from London Road. Development in this location would compromise these aspects. 162 units in this location would harm the appearance of the countryside and the surrounding landscape. It is therefore not suitable for allocation of housing, or an edge of settlement site. DO NOT ALLOCATE
122 & 300 (Part of former Broad Area 8)	Dolyhir, Fern Bungalow & Palm Hills Estate London Road		Bracknell	C	These sites are within former Broad Area 8, East Bracknell, and would form a small extension to the settlement (site 300 has been promoted during the SADPD Participation consultation). It is not considered that the 2 sites would result in harm to the character of the area, as it already contains existing buildings, and so would relate well to existing built form. The Landscape Capacity Study (Kirkham, 2010) sets out (Area 8.A1) that the area has a moderate landscape capacity for change (this covers a far greater area than sites 122 and 300). It sets out that the land north of London Road forms an important part of a narrow and very fragile gap

SHLAA Ref.	Site Address	Availability	Adjoining Settlement	Edge of Settlement Category	Assessment
	(Winkfield Parish)				<p>between Bracknell, Ascot and Chavey Down. However, as these two sites already comprise existing built form, it is not considered that allocation of these sites (albeit an increase in the number of units and built form) would prejudice the gap, especially as existing trees form a physical barrier between the site and settlement further north. Open space would be required as part of the development, which could be used to frame the edge of the settlement. Together with retention and enhancement of tree cover, this could provide a soft edge of the settlement boundary. This area, whilst within Winkfield Parish, forms part of the sustainable settlement of Bracknell, and so would accord with point 4 of Policy CS2. It is considered that a layout could be provided that would reflect the existing built form along London Road and Longhill Road.</p> <p>The combined site area of the 2 sites comprises 2.61ha. There would need to be provision for some open space on site, and a 70% reduction has been applied, resulting in a developable area of 1.83ha. Given the edge of settlement location, and the above considerations, a density of 35dph is considered appropriate for this site, equating to 60 units (net). This number of units is considered appropriate given the scale of the existing settlement area.</p> <p>The site is located within 250m of a landfill site, and so requires investigation and remediation of any land contamination. Consideration of vehicular access onto the site (including visibility) would need to have regard to trees, and location along London Road. Development would also need to have regard to biodiversity assets provided by existing grassland/tree/shrub habitat. Any impacts would need to be safeguarded/mitigated as appropriate, in accordance with the recommendations as set out in the Phase 1 Ecological Survey for Broad Area 8 (Wenman, 2010). Given the number of units, therefore would be a requirement for provision of affordable housing and on-site open space. Any development would need to mitigate its impact in accordance with the Limiting the Impact of Development SPD (including mitigation of impacts upon the SPA), and accord with all other Development Plan and National Policies (e.g design, impact on neighbours, protection of trees, transport impacts, parking standards etc). It would also be expected that any application would accord with the most up to date guidelines in respect of requirements for major applications. The site is available.</p>

SHLAA Ref.	Site Address	Availability	Adjoining Settlement	Edge of Settlement Category	Assessment
					ALLOCATE 60 UNITS (NET)
125 (Part of former Broad Area 8)	Land east of Long Hill Road		Chavey Down (Winkfield)	F	This site is within former Broad Area 8, East Bracknell, and would result in an extension to the settlement of Chavey Down (Long Hill Road), an unsustainable settlement. It is not considered that the site would result in a more defensible boundary than that which is currently formed by the strong rear garden line of properties within Church Road. The site would have a capacity of 30 units. The site is also adjacent to East Bracknell Area A (Chavey Down East) of the Character Areas Assessment SPD. This sets out that the character area and its wooded setting form an important landscape gap between Bracknell and North Ascot, which would be eroded if development were to be permitted. The Landscape Capacity Study (Kirkham, 2010) sets out (Area 8.A1) that the area has a moderate landscape capacity for change. It sets out that the land north of London Road forms an important part of a narrow and very fragile gap between Bracknell, Ascot and Chavey Down. Unlike sites 122/300, the site would not relate well to the existing built form/settlement as it does not contain existing buildings. Redevelopment of the site would result in loss of trees which provide a wooded edge to the area, retains its wooded character, and erosion of the gap between settlements. 30 units in this location would harm the appearance of the countryside and the surrounding landscape and would erode and existing gap. It is therefore not suitable for allocation of housing, or an edge of settlement site.
					DO NOT ALLOCATE
137 (Part of former Broad Area 8)	Sandbanks, Long Hill Road		Within settlement	N/A	This site comprises other land within a defined settlement, and therefore does not need to be considered as an edge of settlement location. See 2.4 'Sites in defined settlements' for justification relating to sites within defined settlements.

SHLAA Ref.	Site Address	Availability	Adjoining Settlement	Edge of Settlement Category	Assessment
204 (Part of former Broad Area 8)	Land at Bog Lane, Martin's Heron (Winkfield Parish)		Bracknell	A	<p>This site is within former Broad Area 8, East Bracknell and would form an extension to Martin's Heron. The site is bounded on 3 sides by existing development, with a road adjoining the north, and west, a railway line along the southern boundary, and a track (Bog Lane) to the east. The site area is 1.91ha. The boundary of the SHLAA site excludes buildings along Bog Lane so it is classed as a greenfield site. If allocated, the track to the east would serve to form the defensible settlement boundary. The site lies within Area 8.A2 of the Landscape Capacity Study (Kirkham, 2010), and has a moderate-high capacity for change. This sets out that the wooded edge to the area which retains the wooded heathland character would be vulnerable to development, and that scope for visual mitigation would be to retain and strengthen boundary tree and shrub cover.</p> <p>The site contains Broadleaved Woodland, which is identified in the Phase 1 Ecological Survey for Broad Area 8 (Wenman, 2010). This woodland habitat is of ecological value as a resource for a range of woodland species such as invertebrates, birds and bats, and when considered as a part of the woodland to the south (remainder of former Broad Area 8) has ecological value at district level. The Bracknell Forest Biodiversity Action Plan 2006-2011, includes Woodland and Scrub as one of the Biodiversity Action Plan habitats. Loss of this woodland would be contrary to Action Plan objective 7.3.5d which seeks to increase the area of native woodland.</p> <p>Given the size of site, there would need to be provision for some open space on site, a 90% developable area has been applied (1.72ha). Given the importance of the habitat on site, it is not considered that development could be accommodated on site, whilst safeguarding the woodland habitat, not only important for its ecological value, but its visual amenity.</p> <p>Whilst the site is sustainably located, being in close proximity to shopping facilities and train station at Martin's Heron, it is not considered that this outweighs the harm that would be caused by loss of woodland in this location, and it is not considered appropriate to allocate this site for development.</p> <p>DO NOT ALLOCATE</p>

SHLAA Ref.	Site Address	Availability	Adjoining Settlement	Edge of Settlement Category	Assessment
Sites suggested through responses to Participation Consultation					
3	Land at 86 Locks Ride	Yes - response to SADPD Q. 48	Chavey Down, Locks Ride	F	Site is within the Green Belt. At this stage the Council is not reviewing the Green Belt boundaries, and therefore the allocation of this site would be contrary to policy. Therefore, the suitability of the site as an edge of settlement location does not need to be considered further. DO NOT ALLOCATE
70	The Rough, New Road, Winkfield	Yes - response to SADPD Q. 48	North Ascot	C	Site is within the Green Belt. At this stage the Council is not reviewing the Green Belt boundaries, and therefore the allocation of this site would be contrary to policy. Therefore, the suitability of the site as an edge of settlement location does not need to be considered further. DO NOT ALLOCATE
83	Land at Crowthorne Road	Yes - response to SADPD Q. 51	Sandhurst	C	This site is excluded from SHLAA as it is within 400m of the SPA, therefore does not need to be considered further for residential development. The site would adjoin the settlement of Sandhurst. The site has been promoted through responses to SADPD Participation for a care home site. The site adjoins Sandhurst Area C (Greenways) of the Character Areas Assessment SPD, an area of Special Housing Character (Policy H4 of the BFBLP), and is located within area FH4 (Wildmoor Lowlying Forests and Heaths) of the Entec (2006) Landscape Study, which has a high landscape sensitivity, and a low-moderate capacity for change. Both the Character Areas Assessment and Landscape Study conclude that this area provides strong physical separation between the urban areas of Crowthorne and Sandhurst and is key in providing a transition from one urban area to another. Visual separation also occurs as the woodland contains views. The area contrasts strongly with the adjoining urban areas to the north and south. It also contrasts to the more managed landscapes of the Broadmoor Estate and Wellington College to the east and west although the high tree cover in these adjacent areas eases the transition. The landscape character area also provides a backdrop to the Area C (Greenways). Development in this location would erode the gap between settlements and impact upon the setting of the settlement of

SHLAA Ref.	Site Address	Availability	Adjoining Settlement	Edge of Settlement Category	Assessment
					<p>Sandhurst. 30 units in this location would harm the appearance of the countryside and the surrounding landscape and would erode and existing gap. It is therefore not suitable for allocation of housing/care home, or an edge of settlement site.</p> <p>DO NOT ALLOCATE</p>
295	Brooklyn & Pavillion House, Forest Road	SHLAA Site Submission Form, April 2010	Newell Green, Warfield	C	<p>This site was promoted following the consultation of the SADPD Participation Document, and forms part of former Broad Area 6, North Warfield. The site would form an extension to Newell Green. The site could have a capacity of 14 units. The existing settlement on the north side of Forest Road runs closely to the rear of Brooklyn and Pavillion House. Only these two properties are included with the settlement on the north side of Forest Road. It is not considered that extension of the boundary to the curtilage of this site would result in a more defensible settlement boundary, given the open countryside beyond. The site falls within Area A (Newell Green) of the Character Areas Assessment SPD. This sets out that the area provides a strong visual and physical links with the surrounding countryside The site falls within Area 6.B1 of the Landscape Capacity Study (Kirkham, 2010), which has a moderate-low capacity for change. This site is located within an area which is important to the village landscape and open space features of the village, and plays an important part in forming the distinctive character of the village, which has limited scope for development. This area also forms the rural character to The Cut. 14 units in this location would harm the appearance of the countryside, the setting of the settlement and the surrounding landscape. It is therefore not suitable for allocation of housing, or an edge of settlement site.</p> <p>DO NOT ALLOCATE</p>
298	Yaffles, Warfield Street	SHLAA submission, letter April 2010	Warfield Street, Warfield	C	<p>Site is within the Warfield SPD area, and therefore is being considered as part of the SPD.</p>

SHLAA Ref.	Site Address	Availability	Adjoining Settlement	Edge of Settlement Category	Assessment
302	Land adj Dukes Ride	Yes - response to SADPD Q.	Crowthorne	C	<p>Site would extend the settlement beyond existing defensible boundary (Dukes Ride), and does not adjoin settlement boundary to east, west or south, therefore despite being in a sustainable location, it is not considered that it would meet the criteria for an edge of settlement location. It would not result in a more defensible settlement boundary or relate well to the existing built form (it would be an isolated site on the opposite side of the road to existing development along Dukes Ride). This site is not considered comparable to site 34 (White Cairns), which physically adjoins the settlement to the east.</p> <p>DO NOT ALLOCATE</p>

2.5.9 The table below summarises the list of sites which will form part of the Preferred Option.

Table 17 List of Small Edge of Settlement Sites for inclusion in Preferred Option.

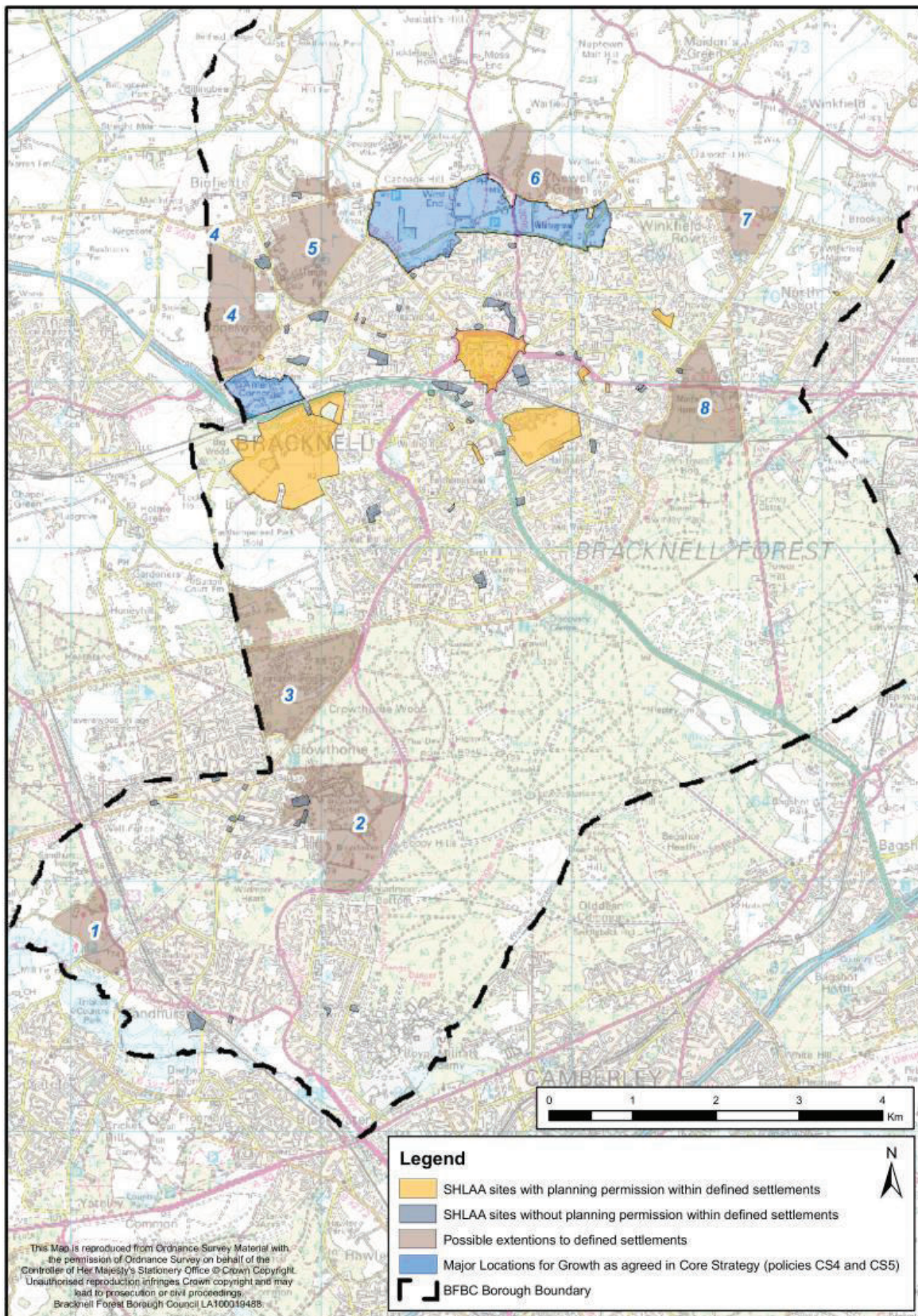
SHLAA Ref	Address	Capacity
24	Land East of Murrell Hill Lane, South of Foxley Lane & North of September Cottage, Binfield	67
34	White Cairn, Dukes Ride, Crowthorne	16
93	Land at junction of Forest Road and Foxley Lane, Binfield	31
122 & 300	Dolyhir, Fern Bungalow & Palm Hills Estate, London Road, Bracknell	60
	TOTAL	174

2.6 Urban Extensions

2.6.1 At the Issues and Options (SADPD Participation) stage, 8 areas were identified as possible locations for growth, which are listed and shown on the map below:

- Area 1 - South West Sandhurst
- Area 2 - Broadmoor
- Area 3 - North East Crowthorne
- Area 4 - West Binfield
- Area 5 - East Binfield
- Area 6 - North Warfield
- Area 7 - Winkfield (Chavey Down Down Road, Locks Ride and Winkfield Row)
- Area 8 - East Bracknell

Map 1 Possible Broad Area Locations identified in the SADPD Participation Document



2.6.2 The following tables set out rationale relating to the 8 areas, and follows the methodology set out in 2.2 'Site Selection Methodology'

2.6.1 Former Broad Area 1

Map 2 Plan of Former Broad Area 1 - South West Sandhurst

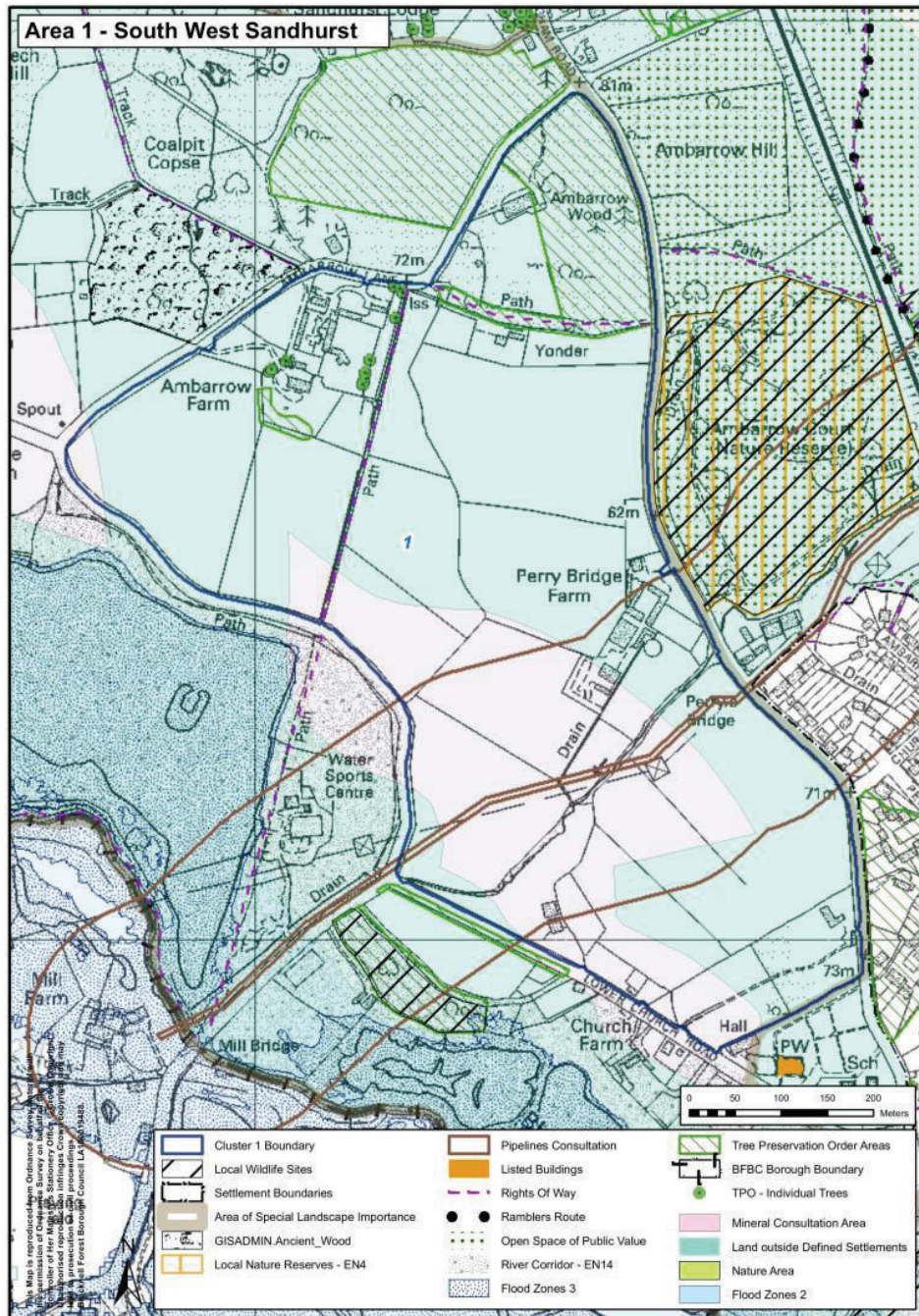


Table 18 Rationale for former Broad Area 1 - South West Sandhurst

BROAD AREA 1 – South West Sandhurst	
Criteria	Officer Assessment
Impact on landscape character and setting of the settlement including consideration of gaps	<p>For landscape analysis purposes the Strategic Housing Site Options Landscape Capacity Study (Kirkham, March 2010) has divided the Broad Area into 3 categories, comprising 1.A1: Ambarrow Wood; 1.A2: Ambarrow and Perry Bridge Farmland; and 1.A3: Land off Lower Church Road. The whole area falls within Ambarrow Farmed Enclosed Forest and Heaths (FH6) of the Landscape Analysis of Site Allocations and an Assessment of Green Gaps/Wedges (Entec, 2006). The main issues that need to be considered in respect of development proposals are drawn out below.</p> <p>The land in the northern part of the Broad Area is categorised as Ambarrow Wood and forms mature woodland which is part of a much wider wooded area that extends to the north, west and east. The woodland forms part of a prominent local feature, provides enclosure along the Wokingham Road and Ambarrow Lane, is important to the visual setting of other rural land and makes an important contribution to the visual separation of Sandhurst and Crowthorne.</p> <p>The majority of the Broad Area falls into the category of 'Ambarrow and Perry Bridge Farmland'. This forms open pasture on southerly facing low hills which fall gently down to the Blackwater Valley. The land forms open good quality pastoral landscape and contrasts with development in the settlement of Sandhurst, the change in levels and roadside vegetation along the Wokingham Road forming a clear boundary. Panoramic views exist across the valley and to the hills beyond Yateley. The land contributes to the visual separation of Little Sandhurst and Crowthorne and is important in ensuring a robust and attractive rural landscape between Sandhurst and Yateley.</p> <p>A small strip of land on the southern boundary is categorised as 'Land off Lower Church Road' and forms part of the settled area around the Church. This land makes an important contribution to the setting of the church and churchyard.</p>

BROAD AREA 1 – South West Sandhurst	
Criteria	Officer Assessment
Impact on character of settlement	<p>Almost all the Broad Area is shown as having a low capacity to accept development (i.e. high landscape sensitivity).</p> <p>The entire Broad Area is currently subject to the Blackwater Valley ASLI (BFBLP Policy EN10 - Area of Special Landscape Importance) which seeks to protect the landscape of the area and its value as a recreational resource.</p> <p>The Broad Area is also adjacent to a river corridor (BFBLP Policy EN14), located to the south west, which is designated for nature conservation interests and open character of the landscape.</p> <p>Any development of this land would have a severe impact on features that are highlighted as being important such as the setting of settlements, views and gaps between settlements.</p> <p>A short length of the perimeter of the Broad Area along Wokingham Road adjoins the settlement of Sandhurst. The area is severed from the rest of the settlement by the road and vegetation. The built up area to the east, between Wokingham Road and the railway line is characterised by fairly low density two storey residential development (semi detached and detached houses) based around various cul de sacs. A number of properties turn their backs onto Wokingham Road. Penetration of the built up area is poor, Church Road providing the only access to Little Sandhurst. It would therefore be difficult to design a development that related well to adjacent properties and the rest of the settlement.</p> <p>The settlement of Sandhurst comprises a number of housing estates with a few small centres located along the High Street/Yorktown Road. The settlement is elongated being constrained by the River Blackwater and YateleyLakes to the south and woodland/heathland to the north. Development of the Broad Area would add to this elongation which makes access to facilities and services difficult.</p>

BROAD AREA 1 – South West Sandhurst	
Criteria	Officer Assessment
Impact on historic environment (Historic Park & Gardens, Listed Buildings, Conservation Areas, archaeology)	<p>The Broad Area is not constrained by Historic Park and Gardens or Conservation Areas, so these matters do not need to be considered further.</p> <p>The Archaeological Site Assessment (Berkshire Archaeology, March 2010) sets out that archaeological information is limited due to a lack of previous investigation and research. Banks and ditches of archaeological interest are recorded on Ambarrow Hill. There is some potential associated with the early 13th century church on the southern boundary of the site and its location on the River Blackwater. The previously undeveloped nature of the site means that archaeological remains are likely to survive in situ.</p> <p>A programme of assessment and evaluation would need to take place to inform development proposals. Depending on the results of this investigation, further work may be required to ensure that the impact on archaeology can be mitigated satisfactorily.</p> <p>St Michaels Church is a Listed Building to the south of the site and any development in its vicinity would need to take account of the setting of that building.</p>
Impact on biodiversity	<p>Ambarrow Wood and various trees around Ambarrow Farm are subject to TPOs. Ancient woodland</p> <p>is present to the north west of the site. Ambarrow Court is a Local Nature Reserve and Local Wildlife Site. There is also a Local Nature Reserve to the north of Ambarrow Lane (Edgbarrow Woods). Biodiversity Opportunity Areas have been identified close to the site (Blackwater Valley and Thames Basin Heaths). The site also falls within 5km of the SPA (see below)</p>

BROAD AREA 1 – South West Sandhurst	
Criteria	Officer Assessment
	<p>The Phase 1 Ecological Survey (Wenman, June 2010) identifies that the Broad Area includes improved and semi-improved grassland, amenity grassland, defunct and intact hedgerow, mixed woodland and a stream which flows from the north west to south east of the site. The most abundant habitat is grassland.</p> <p>The hedgerows and long grassland habitats have the potential to support reptiles and further survey work is required. Surveys should also be carried out to establish whether or not there are water vole, great crested newts, and badgers. A breeding bird survey and a bat survey should also be undertaken.</p> <p>It may be possible to accommodate some of these features within the development through the provision of OSPV and SANG, it would also be important to ensure that the development does not have an adverse impact on the identified sites outside the Broad Area.</p>
Impact on SPA	<p>The Broad Area is within 5km of the SPA. Natural England have commented that they are pleased to see that the SPA has been taken into account as a possible constraint and that mitigation standards will need to match those agreed through the Thames Basin Heaths Delivery Framework (2009), the adopted Core Strategy and relevant SPDs.</p> <p>An onsite bespoke SANG and a contribution to Strategic Access Management and Monitoring would be required. There would also be a need to consider links with Ambarrow Hill and Ambarrow Court SANG.</p>
Impact on resources (previously developed land/greenfield, agricultural land classification, flood issues, minerals)	<p>The Broad Area is greenfield and the majority is currently in agricultural use. The majority of the Broad Area is Grade 5 agricultural land. Some land on the western side of the site is Grade 4 and a further area within the southern part of the site is Grade 6. PPS7 (para. 28) seeks to avoid development on the best and most versatile agricultural land</p>

BROAD AREA 1 – South West Sandhurst

Criteria

Officer Assessment

(defined as grades 1, 2 and 3a of the Agricultural Land Classification). Where significant development of agricultural land is unavoidable, it sets out that Local Planning Authorities should seek to use poorer quality land (grades 3b, 4, 5 and 6) in preference to that of higher quality, except where this would be inconsistent with other sustainability considerations (e.g. biodiversity; the quality and character of the landscape; its amenity value or heritage interest; accessibility to infrastructure, workforce and markets; maintaining viable communities; and the protection of natural resources, including soil quality). It also sets out that little weight in agricultural terms should be given to the loss of agricultural land in grades 3b, 4 and 5, except in areas (such as uplands) where particular agricultural practices may themselves contribute in some special way to the quality and character of the environment or the local economy. If any undeveloped agricultural land needs to be developed, any adverse effects on the environment should be minimised.

As the area is not classified as Grade 3a or above, it is not considered that there would be any implications in terms of loss of agricultural land.

A significant part of the Broad Area is within a minerals consultation area and further survey work would be required to establish the extent of minerals present. A strip of land on the western side of the site is also within the buffer of a landfill site (Mill Lane, Sandhurst), which will need to be investigated and remediated as required.

The SFRA (Halcrow, September 2010) comments that the area is within Flood Zone 1. The indicative surface water runoff risk map shows two minor, and a major path of surface water runoff through the Broad Area. This area is greenfield and is less likely to have suffered much historic surface water flooding. The area slopes in a south-west direction away from Sandhurst so flood risk to the settlement is relatively low but there may be localised topography which drains to the settlement. Runoff is mainly directed into the River Blackwater which may increase flood risk downstream.

BROAD AREA 1 – South West Sandhurst	
Criteria	Officer Assessment
	<p>If development of the Broad Area is to be pursued, an FRA will be required. When looking at the distribution of any development on the land, the layout should ensure that the most vulnerable uses are located in the areas of least surface runoff flood risk. As the Broad Area is mainly greenfield and is of medium permeability, it is likely to experience a significant decrease in permeability when built on, causing surface water runoff to increase. The increased surface water runoff following development should be mitigated and the use of SUDs should be given priority.</p> <p>There are two small streams (one branched) within the area and it is advisable to leave open space along these watercourses.</p> <p>The Environment Agency has re-iterated many of the points made in the SFRA. It has highlighted the need for green strips of infrastructure along watercourses consisting of buffer zones and informal open space. Any surface water strategy for the Broad Area would need to include proposals to deculvert watercourses.</p>
Existing accessibility/transport	<p>This Broad Area ranked poorly when compared with the other Broad Areas (7th out of 8) in the Transport and Accessibility Assessment (June 2010) with an overall score of -3.. The Broad Area does benefit from being near to a local centre and railway station, but has poor provision of cycle and pedestrian infrastructure. The site scored negatively due to its distance from Bracknell Town Centre and poor public transport links to it. The site could benefit from public transport improvements including an increase in the frequency of buses route 194, but would need to accommodate sufficient dwellings to support such improvements. Bracknell Town Centre can be accessed by car via the A3095, which suffers from congestion in the peak periods.</p>
Impact on infrastructure and capacity to improve infrastructure	Transport

BROAD AREA 1 – South West Sandhurst	
Criteria	Officer Assessment
	<p>The existing road network is not suited to this scale of development. Significant improvements and possible realignment of A231 and B3348 would be required together with works to various nearby junctions. Impact on the Strategic Road Network (SRN) (including Junction 3 of the M3) is also highlighted as an issue (which has also been raised by the Highway Agency).</p> <p>Any development needs to be designed so that all new properties are less than 400m walking distance from a reasonably spaced bus stop on a sustainable bus route to Bracknell Town Centre.</p> <p>Improved pedestrian/cycle links along the A321 and B3348 should be provided to link the site to the existing network and improve access to the town centre, local centres and employment areas.</p> <p>Utilities</p> <p>Upgrades to local water supply and waste water infrastructure together with electricity and gas infrastructure would be required. This site is also crossed by National Grid's high voltage overhead electricity transmission lines. A high pressure gas pipeline crosses the area.</p> <p>Education</p> <p>The scale of development suggested would require a new 2 form entry primary school and the equivalent of 2 additional forms of entry at secondary level. There is insufficient capacity at St Michaels Primary School and Sandhurst School (secondary school) to accommodate this scale of development. An appropriate contribution towards improving or expanding education facilities for children with Special Education Needs (SEN) would be required. A bespoke dedicated building would also be needed for use as a Children's Centre.</p>

BROAD AREA 1 – South West Sandhurst	
Criteria	Officer Assessment
Potential to build a sustainable community including helping to meet local housing needs and wider community benefits	<p>Open Space</p> <p>Particular issues highlighted in the area are the lack of existing play/sports and youth facilities. The importance of protecting Ambarrow Court, Ambarrow Hill and Horseshoe Lake area also emphasised. Existing public rights of way cross the area and would need to be taken into account in any proposals.</p> <p>Community</p> <p>Would require a bespoke dedicated youth centre with good access and a new on-site community centre. Would require a contribution towards improving local sporting facilities. (Would not require improvements to local library facilities).</p> <p>Affordable Housing</p> <p>Would require affordable housing in line with policy.</p> <p>The Broad Area was estimated to have a capacity of 900-1,100 dwellings at the Options (SADPD Participation) stage. As already noted, the Broad Area is not well related to the rest of the settlement representing a western extension that protrudes into the countryside. As highlighted in a number of representations, development in this location would be isolated and difficult to integrate with the existing community. Access to local facilities and services is difficult due to their dispersal and constraints imposed by the nature of the road network, poor public transport, footpaths and cycleways and the presence of a railway bridge. Furthermore, the Broad Area is not well connected to Bracknell Town Centre, particularly by non car modes, and would not therefore support its regeneration.</p>

BROAD AREA 1 – South West Sandhurst	
Criteria	Officer Assessment
	<p>The draft SHMA (DTZ, July 2010) comments that the percentage of family households and home ownership is high and that the opportunity should be taken to deliver a range of house types and sizes, including smaller units because of the limited stock. The opportunity to deliver affordable older persons housing is also highlighted.</p> <p>The capacity of the area would be less than that indicated in the Options consultation due to the unavailability of certain parcels of land (see section on 'Availability'). This would restrict the level and type of infrastructure that could be delivered and would not aid the delivery of sustainable development, either in its own right or when considered in the context of the adjacent settlement.</p>
Availability	<p>Parcels of land within the northern and southern parts of the Broad Area are not available for development.</p> <p>However, a significant proportion of the area has been submitted through SHLAA and confirmed as available by the owners of the land (SHLAA refs: 30 and 287).</p>
Sustainability Appraisal (SA)	<p>Broad Area 1 is ranked 8th out of the 8 Broad Areas. The Broad Area is not considered to be previously developed land. This resulted in a significant negative score (--) when assessed against SA objective 10 (urban renaissance and land use efficiency).</p> <p>The site is affected by two landscape designations an Area of Landscape Importance within the Broad Area, and is adjacent to a River Corridor (Blackwater Valley). Any adverse effect upon these designated sites would have an adverse impact upon the character and appearance of the area as well as biodiversity. Therefore, this resulted in a negative score against SA Objective 13 (conserve and enhance biodiversity) and a significant negative score –against SA Objective 14 (countryside and historic environment).</p>

BROAD AREA 1 – South West Sandhurst	
Criteria	Officer Assessment
	<p>The site is close to a designated Biodiversity Opportunity Area (BOA) and development could threaten the value of such an area.</p> <p>The site lacks adequate public transport and therefore any development of the site is likely to result in the car being the preferred mode of transport. The site could provide investment to secure public transport improvements; however there are highway limitations in the area that would hinder any improvements.</p> <p>At the Options stage no indication was provided as to how the development would address the need for educational facilities. As such the site scores negatively against SA objective 5 (education).</p>
Overall conclusion	<p>Some of the land originally included in the Broad Area is not available. The available land is open pasture which makes an important contribution to the attractiveness of the local landscape, making a significant contribution to the rural setting of the Blackwater Valley and the maintenance of the gap between Sandhurst and Yateley. The landscape capacity of the land to absorb development is low. Development of this land would protrude into open countryside and would be isolated and difficult to integrate with the existing community. The existing transport network is poorly developed and access to services and facilities is difficult. Furthermore, the site is not well connected with Bracknell Town Centre. Concerns exist about the capacity of existing infrastructure and the ability to mitigate the impact of the development.</p> <p>The site performs poorly against the Sustainability Appraisal objectives.</p> <p>The site is not recommended for inclusion in the Preferred Option.</p> <p>The potential of 'available' land within the Broad Area to meet the edge of settlement criteria is assessed in Section 2.5 'Small edge of settlement sites'.</p>

2.6.2 Former Broad Area 2

Map 3 Plan of Former Broad Area 2 - Broadmoor

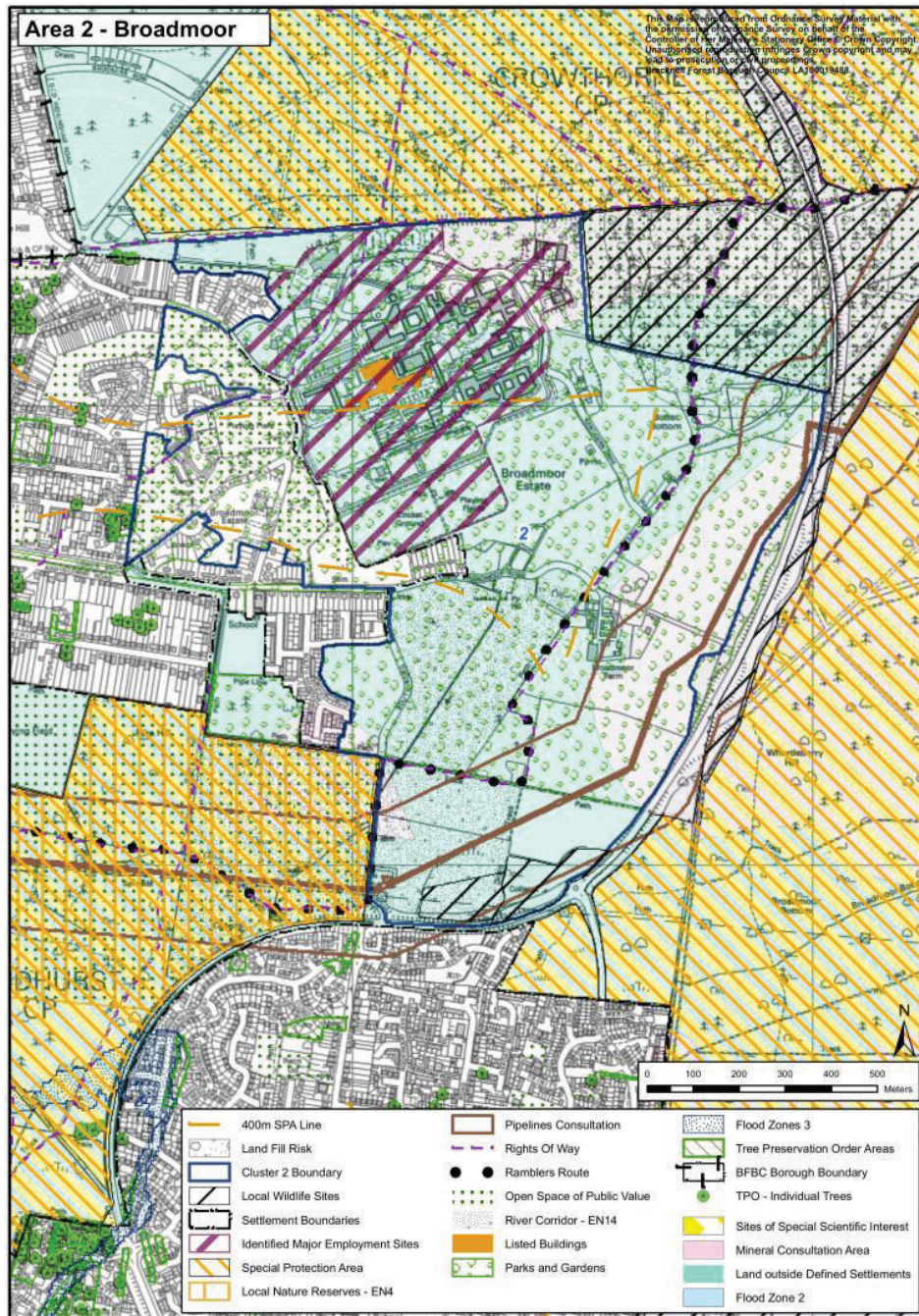


Table 19 Rationale for former Broad Area 2 - Broadmoor

BROAD AREA 2 - Broadmoor	
Criteria	Officer Assessment
Impact on landscape character and setting of the settlement including consideration of gaps	<p>For landscape analysis purposes the Strategic Housing Site Options Landscape Capacity Study (Kirkham, March 2010) has divided the Broad Area into 3 categories, comprising 2A: Broadmoor Hospital; 2B: Broadmoor Farmed Parkland; and 2C: Urban Edge. Most of the area falls into the Broadmoor Estate Farmed Enclosed Forests and Heaths (FH3) of the Landscape Analysis of Site Allocations and an Assessment of Green Gaps/Wedges (Entec, 2006). The main issues that need to be considered in respect of development proposals are drawn out below.</p> <p>Land within the perimeter walls, is referred to as 'Broadmoor Hospital'. Key landscape features include the terraces and Kitchen Garden. The long views from the Hospital grounds to the east and south are also highlighted. It is accepted that as the area is partly built up, some new development may be possible as long as it respects key characteristics. The area is shown to have a moderate capacity to absorb further development.</p> <p>Land to the north west of 'Broadmoor Hospital' is referred to as 'Broadmoor Hospital Urban Fringe'. This area is characterised by wooded hillides and tree lined approaches to the Hospital. The wooded hilltop is a local landmark and views are possible across the parkland and forest. However, it is recognised that much of the area is already developed and the area is shown to have a moderate to high capacity to absorb further development.</p> <p>Land to the south east of 'Broadmoor Hospital' is referred to as 'Broadmoor Farmed Parkland' and is dominated by open heathland pasture. Other characteristics of the area are wooded copses and tree clumps on knolls and the importance of the land to the setting of Broadmoor Farm, the Hospital buildings and Crowthorne. Attention is also drawn to the role of the area in separating Crowthorne from Sandhurst. This area is shown to have a low capacity to absorb further development (high landscape sensitivity).</p> <p>The proposed development is focused upon 'Broadmoor Hospital' and 'Broadmoor Hospital Urban Fringe' which have a moderate and moderate-high capacity to accommodate development. The 'Broadmoor Hospital' area would accommodate residential development within the Kitchen Garden, a MediPark, a nursing home, a new Hospital wards and administrative services. The residential element would be mostly within the walled area and follow existing contours. Some lowering of levels is also intended in order to safeguard distant views. Other buildings would replace existing buildings.</p>

BROAD AREA 2 - Broadmoor	
Criteria	Officer Assessment
	<p>The 'Broadmoor Hospital Urban Fringe' would accommodate some of the new Hospital wards. Whilst some of these would be on undeveloped land, their location is constrained by the need to be in close proximity to an existing Hospital building. An access road and parking area would also be located within the 'Broadmoor Hospital Urban Fringe' as would two sites proposed for residential development at Cricket Field Grove and School Hill. Development at both of these sites is constrained by the 400m SPA boundary. In the case of Cricket Field Grove, the northern part of the site would remain undeveloped. Development at School Hill would be restricted to the previously developed land on the eastern side of the site. Both these sites lie within the existing settlement boundary. A workplace nursery may also be provided within this landscape category.</p> <p>All proposals will need to take account of the sensitive setting, in view of the designation of the area as a Historic Park and Garden and the setting of the listed building. The majority of the proposals relating to the area with a low capacity to absorb further development, relate to those associated with the need to provide an onsite bespoke SANG and OSPV. Such provision should not require new buildings and should therefore be compatible with the conclusion that this land has a low capacity to absorb further development.</p>
Impact on character of settlement	<p>Part of the Broad Area lies within an area identified in the Character Areas SPD: Crowthorne Area D (East Crowthorne). This refers to the domination of the area by Broadmoor Hospital and the fact that the walls frame the east of the Character Area. It also refers to the strong sense of place created by the series of long east-west parallel roads and the prominence of red brick 2 storey houses that are mostly terraced or semi detached and follow a generally consistent building line.</p> <p>Proposals for the development of Cricket Field Grove and School Hill fall within Crowthorne Area D and will need to take into account recommendations set out in the SPD, in particular, the need to follow a consistent building line and conserve and enhance the characteristics of the Historic Park and Garden, its immediate setting and links with Crowthorne.</p> <p>Proposals relating to the 'Broadmoor Hospital' area are more self contained and are unlikely to have a significant impact on the character of the settlement but will have to avoid any adverse impact upon the Listed Building and its setting with a Historic Park and Garden.</p>

BROAD AREA 2 - Broadmoor	
Criteria	Officer Assessment
Impact on historic environment (Historic Park & Gardens, Listed Buildings, Conservation Areas, archaeology)	<p>The Broad Area is not within a Conservation Area, and so this matter does not need to be considered further.</p> <p>The Archaeological Site Assessment (Berkshire Archaeology, March 2010) sets out that this area is associated with very high archaeological potential given the survival of two known monuments on the site. The monuments identified are barrows. These are Bronze Age burial mounds and are often associated with buried cremation and settlement. The potential of this site is further emphasised through the survival of a number of monuments along the boundary of the site. Such monuments include earthworks, some of which may be further examples of barrows and a promontory enclosure. The main Roman road from London to Silchester (known locally as the Devils Highway) crosses above the site. As well as the remains of the structure of the route way itself, it is likely that sites in this area contain remains reflecting roadside development throughout the Roman period. Any such remains would be considered to be highly significant. A Scheduled Ancient Monument (SAM), is also, situated 120m north of the site.</p> <p>A programme of assessment and evaluation would need to take place to inform development proposals. Depending on the results of this investigation, further work may be required to ensure that the impact on archaeology can be mitigated satisfactorily.</p> <p>Broadmoor Hospital was designed by Sir Joshua Webb and the original buildings are Grade 2 Listed Buildings. The construction of a new Hospital would mean that these buildings would no longer be required for Hospital use. An alternative use is to be sought and it will be important to ensure that any proposals for extension, alterations or changes of use do not have an adverse effect on the internal and external features of the building or its setting. The possibility of securing the future of the buildings through a hotel use is being explored. English Heritage is involved in discussions about the proposals.</p> <p>Broadmoor Hospital is also a Historic Park and Garden and proposals should not damage or erode this feature. (BFBLP Policy EN12). Similarly, English Heritage are involved in negotiations relating to the impact of the scheme on this matter.</p>
Impact on biodiversity	<p>The Broad Area adjoins the Thames Basin Heaths SPA and Broadmoor to Bagshot Woods and Heaths SSSI and Sandhurst to Owlsmoor Bogs and Heaths SSSI. There are also a number of Local Wildlife Sites adjacent to the area. The eastern half of the site is a Thames Basin Heaths BOA. Various trees are covered by TPOs.</p>

BROAD AREA 2 - Broadmoor	
Criteria	Officer Assessment
	<p>Survey work (Protected Species Survey, EIA Scoping EPR, April 2010) shows that the Broad Area is ecologically diverse containing large areas of herb poor, dry grassland, parched acid grassland, rush pasture, coniferous woodland, broadleaved woodland, mixed woodland, wet woodland and orchard.</p> <p>Grassland and scrub habitats have the potential to support reptiles. Buildings to be demolished and mature trees have the potential to support roosting bats, and could also form bat commuting routes and foraging areas. The site also has the potential to provide habitat for breeding birds and invertebrates. Further surveys and assessments would need to be undertaken, so that any appropriate mitigation could be identified.</p> <p>Although this is a sensitive area for biodiversity, due to the location of the built development, the majority of valuable habitats should be unaffected and the development as a whole may offer an opportunity to improve biodiversity through the provision of OSPV, SANG and other mitigation.</p>
Impact on SPA	<p>As indicated above, the Broad Area adjoins the Thames Basin Heaths SPA and much of it is within 400m of the boundary. However, small parts of the Broad Area both within and outside the walled area of the Hospital fall within 400m – 5km of the SPA. Proposals for residential development will have to be confined to these areas.</p> <p>Onsite bespoke SANG and a contribution to Strategic Access Management and Monitoring would be required. The site borders the SPA and will therefore require SANGs in excess of the 8ha/1000 persons standard. A comprehensive package of measures will be required. SANG provision will need to be exceptional in order to avoid increased recreational pressure on the SPA. In particular, access routes into Wildmoor Heath will need to be carefully designed and managed. As part of the avoidance measures package, an area of land to the south of the site may need to be excluded from public access to provide ideal ecological mitigation for sensitive species.</p>
Impact on resources (previously developed land/greenfield,	<p>Whilst the Broadmoor Estate as a whole includes greenfield land, the majority of the Broad Area comprises previously developed land. Land at Cricket Field Grove includes a staff hostel and a playing field (greenfield). The proposal would result in regeneration of the Broadmoor Hospital site. The playing field at Cricket Field Grove would be re-provided elsewhere on the Estate, in order to accord with Core Strategy Policy CS8. .</p>

BROAD AREA 2 - Broadmoor	
Criteria	Officer Assessment
agricultural land classification, flood issues, minerals)	<p>The southern part of the Broad Area is Grade 4 Agricultural Land and the northern part of the Broad Area is Grade 5. A remaining area is classified as Grade 6 or Urban Land.</p> <p>PPS7 (para. 28) seeks to avoid development on the best and most versatile agricultural land (defined as grades 1, 2 and 3a of the Agricultural Land Classification). It also sets out that little weight in agricultural terms should be given to the loss of agricultural land in grades 3b, 4 and 5, except in areas (such as uplands) where particular agricultural practices may themselves contribute in some special way to the quality and character of the environment or the local economy. If any undeveloped agricultural land needs to be developed, any adverse effects on the environment should be minimised.</p> <p>As the site is not classified as Grade 3a or above, it is not considered that there would be any implications in terms of loss of agricultural land.</p> <p>A small area is within a minerals consultation zone. A further area of land on the north eastern side of the site is within a buffer to Buter Hill landfill site.</p> <p>The SFRA (Halcrow, September 2010) comments that the area is within Flood Zone 1. The indicative surface water runoff risk map shows a major path of surface water runoff across the centre of the Broad Area. This particular part of the area is currently greenfield so is less likely to have suffered much historical flooding. The west of the area is very close to and overlies similar low permeability soil as locations in Crowthorne where historical flooding has occurred.</p> <p>If development of the area is to be pursued, an FRA will be required. When looking at the distribution of any development on the land, the layout should ensure that the most vulnerable uses are located in the areas of least surface runoff flood risk. Any increased surface water runoff following development should be mitigated and the use of SUDs should be given priority.</p> <p>There are small streams and ponds within the Broad Area which have an associated flood risk. It is therefore advisable to provide open space around them. The streams are currently culverted for part of their length and would benefit from being de-culverted to provide ecological and aesthetic benefits.</p>

BROAD AREA 2 - Broadmoor	
Criteria	Officer Assessment
Accessibility/transport	<p>This Broad Area ranked 5th out of 8 when compared with the other Broad Areas in the Transport and Accessibility Assessment (June 2010) with an overall score of +3. The site is conveniently located for access to cycling and pedestrian infrastructure and benefits from proximity to a local centre. However it is disadvantaged by its location of more than 5km from Bracknell Town Centre. Whilst the Town Centre can be accessed via the A3095, the road suffers congestion in peak periods. The site could benefit from public transport improvements including an increase in the frequency of buses on route 194, but would need to accommodate sufficient dwellings to support such improvements. on route 194.</p>
Impact on Infrastructure and capacity to improve infrastructure	<p>Transport</p> <p>Capacity improvements would be required to junctions along the A3095, B3430, B3348 plus improvements to High Street Crowthorne and signalisation of Rackstraw Road and Owlsmoor Road including bus priority. Impact on the SRN is also highlighted as an issue, particularly M3 Junction 3, (which has also been raised by the Highway Agency).</p> <p>Any development needs to be designed so that all new properties are less than 400m walking distance from a reasonably spaced bus stop on a sustainable bus route to Bracknell Town Centre.</p> <p>Improved pedestrian / cycle links including links to the B3348 converting South Road to footway/cycletrack and connecting to Owlsmoor via Toucan Crossing should be provided to link the site to the existing network and improve access to local centres and employment areas</p> <p>Utilities</p> <p>Upgrades to local water supply infrastructure likely to be required. Development in this location would drain to Sandhurst STW. Upgrades to the local waste water infrastructure will be required. This site is crossed by National Grid's high voltage overhead electricity transmission lines. A high pressure gas pipeline runs through the site. Upgrades to electricity and gas infrastructure will be required.</p> <p>Education</p>

BROAD AREA 2 - Broadmoor	
Criteria	Officer Assessment
	<p>The development falls within the designated area of Wildmoor Heath Primary School and would generate the need for an additional 0.77 form entry that could be accommodated. The development falls within the designated area of Edgbarrow Secondary School and would generate the need for an additional 0.41 form entry. In order to achieve this, there would be a need to enhance Edgbarrow School. A contribution towards expanding SEN facilities would also be required.</p> <p>Community Centre Existing facilities would need to be enhanced.</p> <p>Built Sports Improvements to existing facilities would be required.</p> <p>Primary Health Care May be a need for extension/relocation of existing facility.</p> <p>Open Space Open space provision needs to reduce reliance / impact on SPA and connect to accessible urban woodlands. Demand for sports pitches is greater than current supply and so additional population levels will require relatively higher increases in provision. A need to increase play and youth provision is highlighted together with the need for allotments. Part of Broad Area falls within the definition of Open Space of Public Value (including a site at Cricket Field Grove). Replacement recreational facilities need to be provided if this area is developed.</p> <p>Public rights of way, including Three Castles Path (Ramblers Route) run through the site. Opportunities should be sought to connect to Crowthorne village and attract people away from the SPA.</p> <p>Affordable Housing</p>

BROAD AREA 2 - Broadmoor	
Criteria	Officer Assessment
Potential to build a sustainable community including helping to meet local housing needs and wider community benefits	<p>Would require affordable housing in line with policy.</p> <p>The Broad Area was estimated to have a capacity of 480 dwellings at the Options (SADPD Participation) stage. Broadmoor Hospital is a major local employer and in recognition of this, part of the area is currently an Identified Major Employment Area (BFBLP Policy E12). However, in 2003 the Commission for Health Improvement found that the majority of wards at the Hospital were unfit for purpose. The Commission recommended the redevelopment of Broadmoor Hospital to provide modern health care facilities fit for the 21st Century. A range of options have been explored, including the relocation of the Hospital off site. The selected option provides for the retention of the Hospital at Broadmoor, through the use of the Paddock Centre and a new replacement ward block and administrative centre in close proximity to the Paddock Centre. Further buildings to the north west of the existing Hospital would be retained for health care use, as indicated above, and additional land adjacent to the proposed replacement Hospital would be retained by the Trust in case of future needs. An existing workplace nursery would be replaced by a facility on Lower Broadmoor Road. It is estimated that the Hospital would employ 1,010 staff. The proposal would therefore retain an existing major employer in the area.</p> <p>Residential development is proposed on two sites that are located within the existing settlement (land at School Hill (20 dwellings) and land at Cricket Field Grove (100 dwellings, a proportion of which would serve as staff accommodation). In addition 270 dwellings would be provided in the Kitchen Garden. The residential areas are to be linked to and accessed from Crowthorne. A number of existing roads run between Crowthorne High Street and the Hospital. Whilst it should be fairly easy to integrate the two sites that are already within the settlement, it will be much more difficult to connect the development planned within the walled area, particularly due to the historic constraints. The village of Crowthorne is less than 1km from the site and offers a good range of facilities and services, including a bus service. Whilst the site is some distance from Bracknell Town Centre, there is potential to improve links.</p> <p>The proposal would have to be accompanied by supporting infrastructure including OSPV and SANG. The construction of a network of footpaths could open up opportunities for greater access to the Broadmoor Estate by the wider community. The existing farm building complex could act as an information centre for the SANG/SPA with car parking and changing facilities for use in connection with new sports pitches.</p>

BROAD AREA 2 - Broadmoor	
Criteria	Officer Assessment
	<p>The draft SHMA (DTZ, July 2010) comments that the percentage of family households and home ownership is high and that the opportunity should be taken to deliver a range of house types and sizes, including smaller units because of the limited stock. The opportunity to deliver affordable older persons housing is also highlighted. The site is considered suitable for smaller dwellings as it fairly close to Crowthorne village centre and it is likely that this form of development would be more acceptably accommodated within the constraints imposed by the existing structure of the site.</p>
Availability	<p>The land is owned by the West London Mental Health NHS Trust and is available for development during the plan period (SHLAA ref 257). Due to the complexity of the proposals, it is envisaged that the development would be phased as the availability of existing buildings is to a large extent dependent on the completion of the new Hospital (possibly 2018). However, some parts of the Broad Area are not dependant on the completion of the Hospital, and could be progressed earlier (i.e. land at Cricket Field Grove, SHLAA ref 76) although its development would need to be linked to the provision of SANG and a replacement playing field, land at School Hill (SHLAA ref 113) and the proposal for a workplace nursery.</p>
Sustainability Appraisal (SA)	<p>The Broad Area is ranked 6th out of the 8 sites. The majority of the area that it is proposed to redevelop is considered to be previously developed land. However, this is a small proportion of the Estate, which is largely greenfield.</p> <p>The EPR Protected Species Survey (April 2010) highlighted that the site is likely to be of County level biodiversity value. Looking at the Broad Area, it could not be confirmed at the Options (SADPD Participation) stage that there would not be an impact upon biodiversity. As a result the site scored a significant negative score (--) against SA objective 13 (Conserve and enhance biodiversity).</p> <p>The site would provide significantly less housing than other broad areas and this was reflected in the lesser positive (+) not significant positive (++) score against SA Objective 1 (housing need). The site is not considered to be well served by public transport and therefore the car is likely to be the preferred mode of transport, unless development can secure improvements. This is reflected in the negative score provided against SA Objective 15 (travel choice).</p>

BROAD AREA 2 - Broadmoor	
Criteria	Officer Assessment
	<p>There is a Grade II listed building on site with associated registered Historic Park and Garden. As it can not be guaranteed that the Listed Building and Historic Park and Garden would be unaffected this site scored as significantly negative (--) against SA objective 14 (countryside and historic environment).</p> <p>At the Options (SADPD Participation) stage no indication was provided as to how the development would address the need for educational facilities. As such the site scored negatively against SA objective 5 (education).</p> <p>The site does have good links with local recreational sites and this is reflected in the positive score against SA Objective 9 (recreation). The site could potentially provide facilities and infrastructure that could benefit existing communities this is reflected in the positive score against SA Objective 7 (communities).</p>
Overall conclusion	<p>Whilst the development of this site is difficult due to the numerous constraints that affect the area, the current scheme, which includes enabling development would help provide a new Hospital that is fit for purpose and would retain a significant local employer offering a wide range of job opportunities. It would also help secure the future of a Listed Building and the regeneration of a historic part of Crowthorne.</p> <p>A variety of housing, including smaller dwellings would be provided which would add to the range of house types available in the area. Cycleways/footpaths and public transport would be improved, particularly links with Bracknell Town Centre. A further major consideration is that the majority of the proposed development relates to previously developed land and represents the efficient use of land and resources. Buildings would be accommodated on land with a moderate, or moderate to high capacity to absorb development.</p> <p>The scheme would include a large amount of open space in the form of OSPV and SANG. This would allow greater access to the Broadmoor Estate by the wider community. New formal and informal recreational facilities would be provided which might include the provision of allotments. The proposal also provides the potential to achieve an information centre in a location of great biodiversity interest, and secure the gap between Crowthorne and Sandhurst.</p>

BROAD AREA 2 - Broadmoor	
Criteria	Officer Assessment
	<p>Whilst the site has not scored well in the Sustainability Appraisal, some of the negative factors will be capable of mitigation as part of the development. This is particularly the case with the biodiversity considerations. Due to the need to provide OSPV and SANG, the proposal may present an opportunity to improve the quality of existing habitats and increase the range of habitats present on the site.</p> <p>The site is recommended for inclusion in the Preferred Option.</p> <p>Further consideration of smaller sites 76 (Cricket Field Grove) and 113 (land at School Hill), which are located within the existing defined settlement, is given in section 2.4 'Sites in defined settlements'.</p>

2.6.3 Former Broad Area 3

Map 4 Plan of Former Broad Area 3 - North East Crowthorne

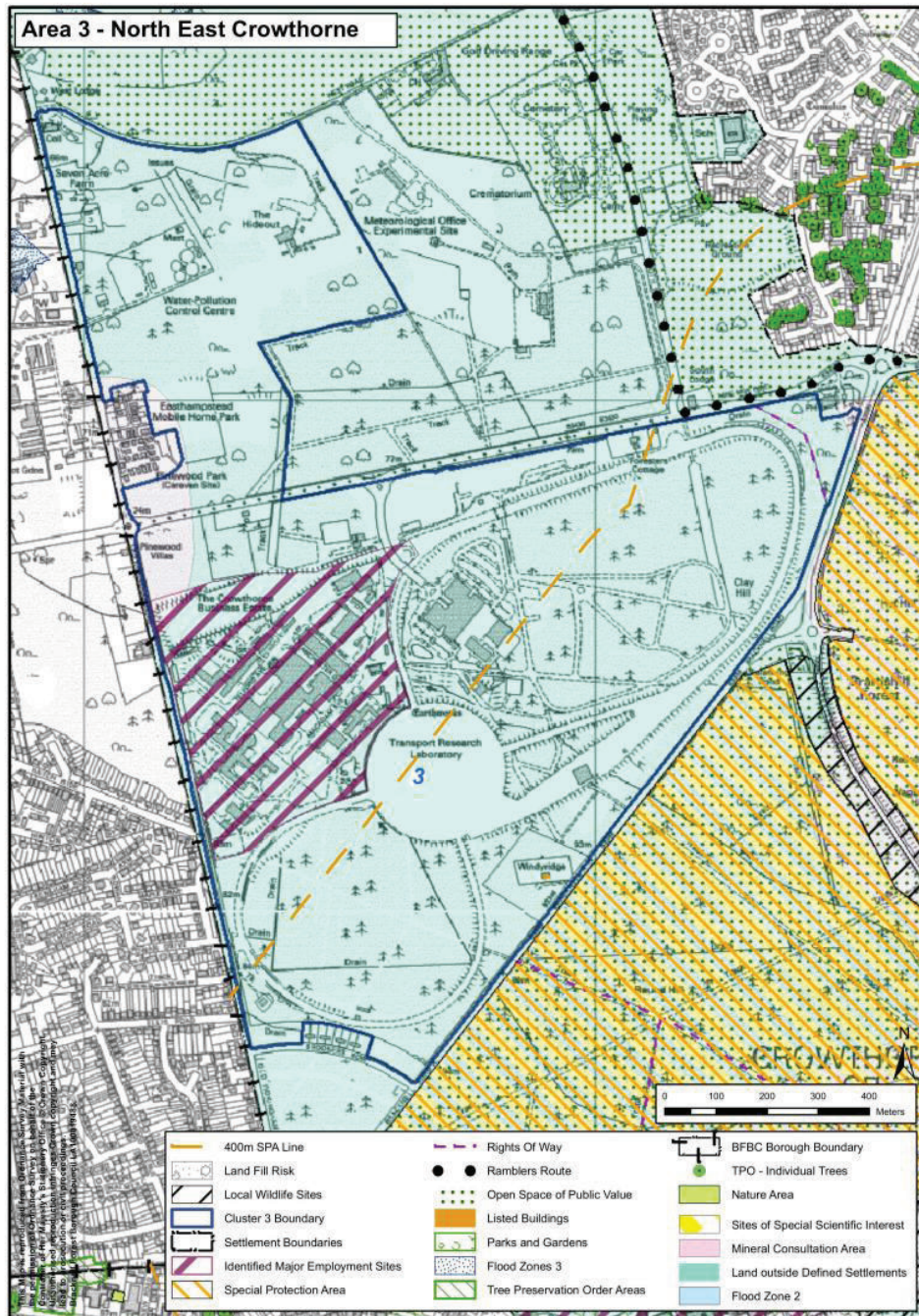


Table 20 Rationale for former Broad Area 3 - North East Crowthorne

BROAD AREA 3 – North East Crowthorne	
Criteria	Officer Assessment
Impact on landscape character and setting of the settlement including consideration of gaps	<p>For landscape analysis purposes the Strategic Housing Site Options Landscape Capacity Study (Kirkham, March 2010) has divided the Broad Area into 4 categories: 3A: northern mixed settled area with woodland and pasture; 3B: TRL and the Crowthorne Business Estate; and 3C.1 & 3C.2: wooded plantations. The whole area falls within the Crowthorne Business Estate Large Scale Enclosed Forest and Heaths (FH7) of the Landscape Analysis of Site Allocations and an Assessment of Green Gaps/Wedges (Entec, 2006). The main issues that need to be considered in respect of development proposals are drawn out below.</p> <p>Land in the northern portion of the Broad Area, is referred to as 'The Hideout and Water Pollution Area'. Key features include the surviving sense of natural wooded heathland which is particularly important so close to major urban areas, the contribution to the forest character of the adjoining road network and the visual seclusion of the area. This area contributes to the gaps between Bracknell and Crowthorne and Wokingham and Crowthorne. It is considered important that the relationship between the built form and landscape setting continues and the character of the gap is maintained. The landscape capacity of this area for additional development is classified as moderate.</p> <p>Land in the centre of the Broad Area is referred to as 'Crowthorne Business Estate and TRL'. Key features include the existing pattern of open areas and views from the surrounding road network. Attention is also drawn to the need to ensure that any development is designed to reflect and relate well to the landscape/townscape character of Crowthorne and Wokingham. The wooded character of Nine Mile Ride is also highlighted as an important feature as is the gap between Bracknell and Crowthorne. The landscape capacity of this area for additional development is classified as high (low landscape sensitivity).</p>

BROAD AREA 3 – North East Crowthorne	
Criteria	Officer Assessment
	<p>A strip of land to the north of Nine Mile Ride is referred to as 'Northern Wooded Plantations'. Key features include continuous forest cover, important wooded gateway to Crowthorne, forest setting of Nine Mile Ride and the importance of the landscape to achieving a gap between Bracknell and Crowthorne and Crowthorne and Wokingham. The landscape capacity of this area for additional development is classified as moderate to low.</p> <p>Land within the south eastern part of the Broad Area is referred to as 'TRL wooded plantations'. Key characteristics are the continuous forest cover, forest setting to Nine Mile Ride and Bracknell Road, views from the adjacent roads and the importance of the landscape to achieving a gap between Bracknell and Crowthorne. The landscape capacity of this area is classified as moderate to low.</p> <p>The above analysis indicates that from a landscape point of view, it would be preferable to locate any development on the Crowthorne Business Estate and adjacent land. However, some of the land with a high capacity to accommodate development protrudes into an area that is within 400m of the SPA where residential development is not possible, although certain forms of non-residential development may be acceptable. The area concerned includes the TRL test track. The 'Crowthorne Business Estate and TRL' is surrounded by land with a moderate to low capacity to accommodate development. A large proportion of this land also falls within the 400m buffer of the SPA. This land has the potential to be used as SANG or OSPV in association with residential development elsewhere within the Broad Area. It would also seem logical to try and remove the old test track and return the land to a more natural state as part of a swathe of green space.</p> <p>A small area of land to the north of Nine Mile Ride is also shown to have a moderate to low capacity to accommodate development. This links to a larger area with a moderate capacity to accommodate development. However, this land is some way from the</p>

BROAD AREA 3 – North East Crowthorne	
Criteria	Officer Assessment
Impact on character of settlement	<p>'Crowthorne Business Estate and TRL' and is physically separated by Nine Mile Ride. It is also surrounded by land that is designated countryside on the BFB Proposals Map, some of which is also shown as OSPV.</p> <p>To the west of the site is land within Wokingham Borough. Some of the land to the north west is allocated through Wokingham Borough Council's Core Strategy as a Strategic Development Location (SDL South Wokingham). It is likely that land within the eastern part of the SDL will form green space. This together with land within the northern part of the Broad Area and beyond will be important in securing a gap between the two substantial settlements of Bracknell and Wokingham.</p> <p>The western boundary of the southern part of the Broad Area adjoins a residential area of Crowthorne that lies within Wokingham Borough. The Master Planning Report (Urban Initiatives, October 2010) comments that the townscape is characterised by semi permeable blocks of detached housing that enclose the street and create a well connected legible neighbourhood. Just to the north of Hatch Ride and west of the Old Wokingham Road is an area of woodland that is allocated as a long term housing site in the Wokingham District Local Plan (saved Policy WH5 – PWT11).</p> <p>In an appeal decision relating to a mixed use proposal including residential development (APP/RO335/A/08/2076543), the Inspector discussed the impact on existing residential development along Old Wokingham Road and concluded that it would be preferable to avoid designing a development that was not largely screened by trees along Old Wokingham Road as although the character of the street would change to one that was clearly within the built up area of Crowthorne, this would assist the creation of an integrated, inclusive community. He considered that there was sufficient distance between the TRL site and existing residential properties to avoid a material loss of privacy and have an effect on outlook. Any development of the southern part of the Broad Area should therefore aim to integrate with the residential area to the west.</p>

BROAD AREA 3 – North East Crowthorne	
Criteria	Officer Assessment
<p>Impact on historic environment (Historic Park & Gardens, Listed Buildings, Conservation Areas, archaeology)</p>	<p>Regard needs to be paid to the existing street network and block structure. Whilst existing development is fairly low density, it is considered that there is scope to reflect this within certain parts of the site but to achieve higher densities in other areas.</p> <p>The land to the north of Nine Mile Ride does not adjoin an existing settlement and would be totally reliant on the development of the TRL site to link with the existing settlement of Crowthorne. In view of the relatively narrow neck of land that would adjoin Nine Mile Ride, and the importance of retaining the forest setting of Nine Mile Ride (a point that is highlighted in the Landscape Capacity Study), development could not be satisfactorily integrated with the settlement of Crowthorne.</p> <p>The area is divorced from the settlement of Bracknell by other land and could not be acceptably integrated with the community of Great Hollands.</p> <p>As referred to above, the South Wokingham SDL is located to the north west of the Broad Area, and is allocated for 2,500 dwellings. However, the eastern part of the SDL that adjoins the Borough boundary is likely to be laid out as SANG and green open space (Draft South Wokingham SDL SPD). The northern part of the Broad Area will not adjoin the developable area.</p> <p>The Broad Area is not constrained by Historic Park and Gardens or Conservation Areas, so these matters do not need to be considered further.</p> <p>The Archaeological Site Assessment (Berkshire Archaeology, March 2010) sets out that independent archaeological assessment of parts of this area have shown evidence for sites of local and regional importance to be present. The area is associated with high archaeological potential. Limited archaeological investigations of a number of earthworks are recorded. The main Roman road from London to Silchester (known locally as the Devils Highway) crosses below this area. As well as the remains of the</p>

BROAD AREA 3 – North East Crowthorne	
Criteria	Officer Assessment
Impact on biodiversity	<p>structure of the route way itself, it is likely that sites in the area contain remains reflecting roadside development throughout the Roman period. Any such remains would be considered to be highly significant.</p> <p>It is recommended therefore that a programme of assessment and evaluation be undertaken to inform development proposals. Depending on the results of this investigation, further work may be required to ensure that the impact on archaeology can be mitigated satisfactorily and may be secured by a condition attached to any planning permission granted.</p> <p>A Listed Building (Windy Ridges) adjoins the Broad Area along Bracknell Road. This is within the 400m boundary of the SPA and therefore any development is unlikely to be in close proximity.</p> <p>The south eastern boundary of the Broad Area adjoins the Thames Basin Heaths SPA and Broadmoor to Bagshot Woods and Heaths SSSI and Sandhurst to Owlsmoor Bogs and Heaths SSSI. There are also a number of Local Wildlife Sites adjacent to the area. The eastern half of the site is a Thames Basin Heaths BOA. Various trees are covered by TPOs.</p> <p>The Phase 1 Ecological Survey (Wenman, June 2010) identifies the land to the north of Nine Mile Ride as including poor semi improved grassland, tall ruderal vegetation, broad leaved woodland, mixed woodland, lichen/bryophyte heath, dry dwarf shrub heath and wet ditches/drains. The most abundant type is the woodland.</p> <p>The land to the south of Nine Mile Ride includes semi improved neutral grassland, semi improved acid grass/heath mosaic, amenity grassland, scrub, coniferous and secondary woodland.</p>

BROAD AREA 3 – North East Crowthorne	
Criteria	Officer Assessment
	<p>The heathland, acidic grassland and scrub habitats have the potential to support reptiles. The ponds could support great crested newts. Badgers have been found in the area and the woodland has the potential to support badgers. Buildings to be demolished and mature trees have the potential to support roosting bats, and could also form bat commuting routes and foraging areas. The site also has the potential to provide habitat for breeding birds and invertebrates. Further surveys and assessments would need to be undertaken, so that any appropriate mitigation could be identified.</p> <p>Due to existing built development at Crowthorne Business Estate, and some of the land being within 400m of the SPA, there would potentially be a greater loss of biodiversity through the development of the northern part of the Broad Area.</p>
Impact on SPA	<p>As indicated above, part of the Broad Area adjoins the Thames Basin Heaths SPA and some of it is within 400m of the boundary. The rest of the area is within 400m – 5km of the SPA. Any residential development would be confined to this area.</p> <p>Onsite bespoke SANG and a contribution to Strategic Access Management and Monitoring would be required. The Broad Area borders the SPA and therefore, residential development will require SANGs in excess of the 8ha/1000 persons standard plus maintenance in perpetuity. SANGs provision will need to be of an exceptional high standard (refer to Appeal Decision) in order to avoid increased recreational pressure on the SPA.</p>
Impact on resources (previously developed land/greenfield, agricultural land classification, flood issues, minerals)	<p>The majority of the land to the north of Nine Mile Ride is greenfield. TRL formerly occupied most of the land to the south of Nine Mile Ride and it includes the Crowthorne Business Estate. It is predominantly previously developed land.</p> <p>Land to the north of Nine Mile Ride is Grades 4 and 5 Agricultural Land whilst land to the south of Nine Mile Ride is Grade 4 Agricultural Land.</p>

BROAD AREA 3 – North East Crowthorne	
Criteria	Officer Assessment
	<p>PPS7 (para. 28) seeks to avoid development on the best and most versatile agricultural land (defined as grades 1, 2 and 3a of the Agricultural Land Classification). It also sets out that little weight in agricultural terms should be given to the loss of agricultural land in grades 3b, 4 and 5, except in areas (such as uplands) where particular agricultural practices may themselves contribute in some special way to the quality and character of the environment or the local economy. If any undeveloped agricultural land needs to be developed, any adverse effects on the environment should be minimised.</p> <p>As the site is not classified as Grade 3a or above, it is not considered that there would be any implications in terms of loss of agricultural land.</p> <p>A small area astride Nine Mile Ride is within a minerals consultation zone and further survey work may be required. Given the use of the part of the southern half of the Broad Area for business use and as a transport research laboratory, there may be potential for contamination, which would need to be investigated and mitigated as required.</p> <p>The SFRA (Halcrow, September 2010) comments that the area is within Flood Zone 1. The indicative surface runoff risk map shows a fair amount of the Broad Area within a surface runoff flood risk area. Part of the area is on the lowest permeability soil in the Borough so has the highest probability of generating surface runoff.</p> <p>If development of the area is to be pursued, an FRA will be required. When looking at the distribution of any development on the land, the layout should ensure that the most vulnerable uses are located in the areas of least surface runoff flood risk. Any increased surface water runoff following development should be mitigated and the use of SUDs should be given priority.</p>

BROAD AREA 3 – North East Crowthorne	
Criteria	Officer Assessment
	<p>There are several small streams and ponds within the Broad Area which have an associated flood risk. It is therefore advisable to provide open space around them. The streams are currently culverted for part of their length and would benefit from being de-culverted to provide ecological and aesthetic benefits.</p>
<p>Accessibility</p>	<p>The Broad Area is ranked 6th out of 8 when compared with the other Broad Areas in the Transport and Accessibility Assessment (June 2010) with an overall score of -0.5. The site is conveniently located for cycle and pedestrian infrastructure and is quite close to Crowthorne High Street. However, it is disadvantaged by its distance to Bracknell Town Centre. Whilst the Town Centre can be accessed via the A3095, the road suffers congestion in peak periods. The site could benefit from public transport improvements as well as increased frequency on route 194, but would need to accommodate sufficient dwellings to support such improvements.</p>
<p>Impact on Infrastructure and capacity to improve infrastructure</p>	<p>Transport</p> <p>Capacity improvements would be required to Crowthorne High Street and Dukes Ride, Old Wokingham Road and B3430 Nine Mile Ride. Improvements required to A3095 including Hanworth roundabout. Capacity improvements required to a number of nearby junctions including Foresters Way with Nine Mile Ride, and Bracknell Road with Old Wokingham Road. Impact on the SRN is also highlighted as an issue, particularly M4 Junction 10 and M3 Junction 3),(which has also been raised by the Highway Agency).</p> <p>Any development needs to be designed so that all new properties are less than 400m walking distance from a reasonably spaced bus stop on a sustainable bus route to Bracknell Town Centre.</p>

BROAD AREA 3 – North East Crowthorne	
Criteria	Officer Assessment
	<p>A number of improvements to the footpath cycleway network would be required, including cross boundary improvements linking Bracknell and Wokingham across Old Wokingham Road. Also links between Crowthorne and south west edge of Bracknell away from busy road network, linking the site to the existing network and improving access to local centres and employment areas.</p> <p>Utilities</p> <p>Upgrades to local water supply required. Development in this location would drain to Sandhurst STW. This is a relatively small STW and a development of this scale would be likely to require significant improvements. Upgrades to the local waste water infrastructure together with electricity and gas infrastructure would be required. In addition, depending upon final load estimates, the development may require a new primary sub station.</p> <p>An oil pipeline runs along land adjacent to Nine Mile Ride.</p> <p>Education</p> <p>In terms of Primary school provision, the development would generate the need for an additional 1.98 form entry. Land and financial contributions would be required for a new Primary School. The development falls within the designated area of Easthampstead Park Secondary School and would generate the need for an additional 1.05 form entry. It is likely that this demand could be absorbed by the existing school. A contribution towards expanding SEN facilities would be required and a bespoke dedicated Childrens Centre.</p> <p>Youth Facilities</p> <p>A bespoke dedicated youth centre would be required.</p>

BROAD AREA 3 – North East Crowthorne	
Criteria	Officer Assessment
Potential to build a sustainable community including helping to meet local housing needs and wider community benefits	<p>Community Centre .A new on site community centre would be required.</p> <p>Built Sports Improvements to existing facilities would be required.</p> <p>Primary Health Care Good access to planned Bracknell Health Space facility would be required .</p> <p>Open Space Opportunities should be taken to protect and enhance the woodland character of the area. Demand for allotments and sports pitches is greater than current supply and so additional population levels will require relatively higher increases in provision.</p> <p>Affordable Housing Would require affordable housing in line with policy.</p> <p>The Broad Area was estimated to have a capacity of 1,200-1,300 dwellings at the Options (SADPD Participation) stage. Land to the north of Nine Mile Ride is relatively isolated from existing communities and is severed from the land to the south by Nine Mile Ride. It is also some distance from facilities in Bracknell, Wokingham or Crowthorne. Due to the physical constraints of the land (size, location, character), it would be difficult to create a self contained sustainable community.</p>

BROAD AREA 3 – North East Crowthorne	
Criteria	Officer Assessment
	<p>The development of land to the south of Nine Mile Ride could relate to the existing settlement to the west of Old Wokingham Road (this is categorised as a category A settlement in the Wokingham District Local Plan which indicates that it is regarded as a sustainable settlement). Crowthorne Centre is about 1.5km from this part of the Broad Area. The scale of development likely to be achieved to the south of Nine Mile Ride is sufficient to deliver a Primary School and Local Centre along Old Wokingham Road. The Local Centre would act as a focal point and help meet the everyday needs of residents living in the vicinity. The retention of the new TRL building and the re-provision of the Crowthorne Enterprise Centre (providing small starter units for businesses in the area) would mean that employment opportunities would continue to exist in the area.</p> <p>The draft SHMA (DTZ, July 2010) comments that the percentage of family households and home ownership is high and that the opportunity should be taken to deliver a range of house types and sizes, including smaller units because of the limited stock. The opportunity to deliver affordable older persons housing is also highlighted. As already noted, the surrounding area tends to be dominated by 2 storey family housing. Whilst it will be important to respect the existing character of development, particularly where it has a close relationship with existing development, it is believed that there should be opportunities to achieve some smaller units to add to the variety of the stock. A care home could be included within the development but there may be other opportunities to provide suitable housing for the ageing population within the development. Affordable housing will be required in accordance with Council policies.</p> <p>Apart from the Crowthorne Business Estate, much of the site is enclosed by fencing and there is no public access. The development of the land to the south of Nine Mile Ride would be supported by SANG and OSPV. It would therefore open up additional recreational opportunities in the area.</p>

BROAD AREA 3 – North East Crowthorne	
Criteria	Officer Assessment
Availability	<p>Five parcels of land are known to be available within the Broad Area, two of which have been promoted during the consultation at the Options (SADPD Participation) stage (SHLAA refs 33, 130, 264, 301 and 303). Originally, the Sewage Treatment Works (SHLAA ref 43) was also included but this is now unlikely to be available due to future operational needs. Legal and General control a large proportion of the Broad Area, i.e. most of the land to the south of Nine Mile Ride (SHLAA ref 33). This will be available for development once TRL's lease on the land has ended in 2011.</p>
Sustainability Appraisal (SA)	<p>The Broad Area is ranked 4th out of the 8 sites. Although the Broad Area would involve (in part) the development of previously developed land (relating to the southern part of the Broad Area), the remaining part of the Broad Area is greenfield, and the Phase 1 Ecological Survey indicates provides valuable habitat with areas of the site qualifying as Local Wildlife Site status. Looking at the Broad Area it could not be confirmed at the Options (SADPD Participation) stage that there would not be an impact upon biodiversity. As a result the site scored a significant negative score (--) against the biodiversity SA objective 13.</p> <p>The Broad Area is also considered to be badly positioned in terms of the existing public transport links, and therefore scores negatively against SA objectives 8 (accessibility to essential services) and 15 (travel choice). This could be mitigated, however at this stage the preferred mode of transport is likely to be the car.</p> <p>At the Options stage no indication was provided as to how the development would address the need for educational facilities. As such the site scored negatively against SA objective 5 (education).</p> <p>The site could provide significant numbers of housing and facilities such as a local centre that could benefit the existing community along Old Wokingham Road.</p>

BROAD AREA 3 – North East Crowthorne	
Criteria	Officer Assessment
Overall conclusion	<p>Land to the north of Nine Mile Ride is predominantly greenfield and does not include any land with a high landscape capacity to accommodate development. It is relatively isolated from other settlements and therefore services and facilities. It also has an important role to play in the separation of settlements.</p> <p>Land to the south of Nine Mile Ride is predominantly previously developed land. The development of this land would involve the redevelopment of buildings formerly occupied by TRL as offices and various testing and other facilities. The buildings have a total floorspace of over 47,000sq.m, varying in size, quality and nature. Most of the buildings are unoccupied and it was agreed at the appeal in 2008 that they have little or no potential for re-use. Furthermore, the Employment Land Review (Roger Tym and Partners/Mail Williams, December 2009) makes it clear that there is an oversupply of B1 floorspace in the Borough and suggests that consideration should be given to releasing this site for other uses. The redevelopment of this area would regenerate a site that has fallen into disuse due to changed circumstances. The loss of B1 floorspace would also help achieve a better balance between housing and employment. It is not considered that this location is suited to large commercial buildings as it is too remote from town centre locations.</p> <p>As long as careful consideration is given to the structure and character of the adjoining settlement and location of facilities, any development on this land has the potential to integrate with the existing community, providing a range of housing including some affordable housing and other facilities.</p> <p>The proposal would be accompanied by SANG and OSPV which would increase recreational opportunities in the area. Part of the test track would be removed and the land would be returned to a more natural state. Some of this land is shown to have a high capacity to accommodate development. However, the return of this land to countryside would help compensate for building on other parcels of land that have a lower capacity to accommodate development.</p>

BROAD AREA 3 – North East Crowthorne	
Criteria	Officer Assessment
	<p>A major issue is the need to maintain a gap between the settlements of Crowthorne and Bracknell. Furthermore, it will be important to retain a strip of woodland along Nine Mile Ride in order to screen the development and retain the wooded, rural character of this part of Nine Mile Ride.</p> <p>The proposal would also include an Enterprise Centre containing much needed small units of business accommodation. There is also a possibility that a new Council Depot could be constructed on the site.</p> <p>Bracknell Town Centre is about 5km from the site. An existing bus service runs past the site (194 Bracknell to Camberley service) but there would be a need to address improvements to this service and look at ways of penetrating the site. Better footpath cycle links would also be required to Bracknell. Such measures would help re-enforce links with Bracknell Town Centre.</p> <p>Land to the south of Nine Mile Ride is recommended for inclusion in the Preferred Option</p> <p>Sites that are not being promoted here have been considered elsewhere for their potential to act as smaller edge of settlement sites, see Section 2.5 'Small edge of settlement sites'.</p>

2.6.4 Former Broad Area 4

Map 5 Plan of Former Broad Area 4 - West Binfield

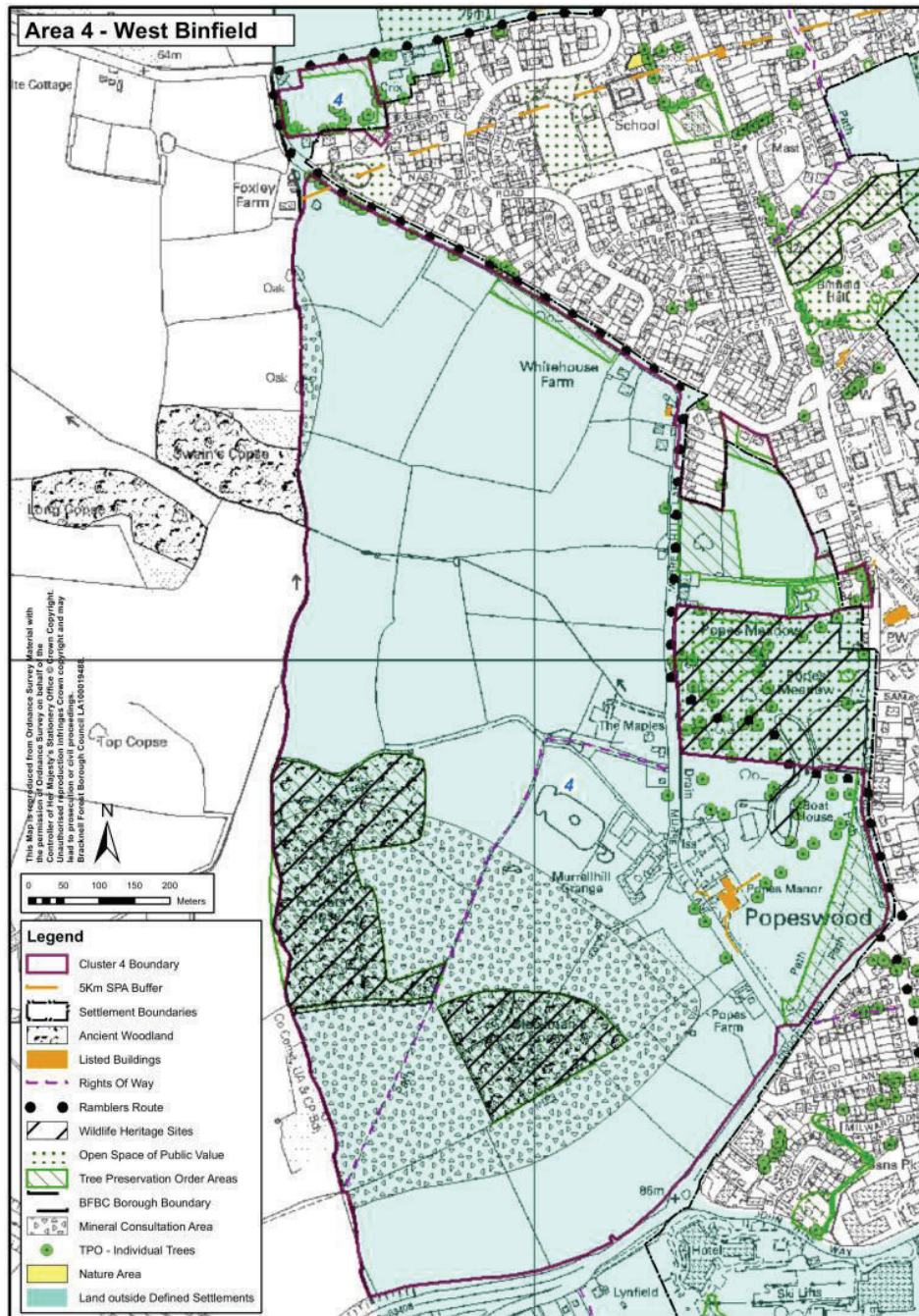


Table 21 Rationale for former Broad Area 4 - West Binfield

BROAD AREA 4 – West Binfield	
Criteria	Officer Assessment
<p>Impact on landscape character and setting of the settlement including consideration of gaps</p>	<p>For landscape analysis purposes the Strategic Housing Site Options Landscape Capacity Study (Kirkham, March 2010) has divided the Broad Area into 2 main categories: 4A: open farmed landscape; and 4B: parkland landscape west of Binfield (which are divided into 2 further sub categories respectively). The whole area falls within the Binfield Open Clay Farmlands (CL2) of the Landscape Analysis of Site Allocations and an Assessment of Green Gaps/Wedges (Entec, 2006). The main issues that need to be considered in respect of development proposals are drawn out below.</p> <p>The western part of the Broad Area (the majority of the site), west of Murrell Hill Lane (Landscape Capacity area 4.A2) plays an important role in the open rural landscape between Binfield and Bracknell, and Bracknell and Wokingham, and contributes to the physical and visual gap between these settlements. Long rural views are available from the western edge of Binfield. The area also provides a rural setting to Murrell Hill Lane, Popes Meadow and Popes Manor. The Study identifies an area south of Blackmans Copse as being in a poorer landscape condition, its rural character being eroded by urban form on London Road. The area has a moderate landscape capacity.</p> <p>Development of the whole of this part of the Broad Area (comprising SHLAA sites 28, 29 and 308) would erode the undeveloped nature of the area and have a severe impact on the open rural landscape between Bracknell and Wokingham and distant views. However, site 29 is located in the southern part of the Broad Area (north of London Road) which coincides with the land identified as having a poorer landscape condition due to its relationship with development along</p>

BROAD AREA 4 – West Binfield	
Criteria	Officer Assessment
	<p>London Road. Two large treed areas (Blacknaps Copse and Pockets Copse) act as physical barriers to development. They are designated as Local Wildlife Sites and involve Ancient Woodland, They also provide a visual barrier between land adjoining London Road and the open agricultural land to the north. It is therefore considered that any development potential should be restricted to the land that adjoins London Road (Site 29). The need to secure OSPV and SANG in connection with any development of site 29 will offer the opportunity to re-enforce the separation between the built up area along London Road and the settlement of Binfield to the north. The gap between Bracknell and Wokingham would be maintained by leaving the land to the north of the copses as undeveloped. This land is also important in helping to retain the distinctive character of Binfield as highlighted in the Character Areas Assessment SPD.</p> <p>A smaller part of the Broad Area (Landscape Capacity Area 4.A1) located on the junction of Forest Road/Foxley Lane is less sensitive in landscape terms, and has a moderate-high landscape capacity (low landscape sensitivity). It is noted that it is already surrounded by housing on three sides and is separated from surrounding countryside by existing roads. However, important characteristics of this area relate to the tree belt along Forest Road, and the role of area in terms of the approach to Binfield.</p> <p>In view of the landscape capacity of this area and nature of the adjoining land, it is considered that it has potential to accommodate some development. However, it will be particularly important to retain trees along Forest Road.</p>

BROAD AREA 4 – West Binfield

Criteria

Officer Assessment

The eastern part of the Broad Area (north and south of Popes Meadow) contains two landscape sub-categories. South of Popes Meadow (Landscape Capacity area 4.B2) is the most landscape sensitive part of the Broad Area, with a low capacity for change. This area includes Popes Manor (a Listed Building) and its associated grounds, which retain a number of parkland features. This area is an important gateway landscape to the western approach to Binfield and maintains the separate identities of Binfield and Bracknell.

In view of the assessment, it is not considered suitable for development.

North of Popes Meadow (Landscape Capacity area 4.B1) has a moderate-high landscape capacity (low landscape sensitivity). The northern part of this sub-area is semi-urban in character, with the southern setting park like. It is noted within the Landscape Capacity Study that this sub-area relates well to the built form of Binfield. Groups of trees at the junction of St Mark's Road and tree copse along Murrell Hill Lane are highlighted as important characteristics, along with rural setting to Murrell Hill Lane.

In view of the landscape capacity of this area and semi-urban character of the northern part of the site, it is considered that it has potential to accommodate some development. It will be important to retain certain trees and may be appropriate to locate the OSPV within the southern part of the site in recognition of the park like nature of the land and contribution to the setting to Popes Meadow.

BROAD AREA 4 – West Binfield	
Criteria	Officer Assessment
Impact on character of settlement	<p>The eastern part of the Broad Area would adjoin three areas which are identified in the Character Areas Assessment SPD: Binfield Area B (Popeswood North), and part of Area A (Binfield) and Area C (Popeswood South).</p> <p>The northern part of the Broad Area does not adjoin a Character Area. It adjoins a recent fairly low density residential development on the north eastern side of Foxley Lane which does not reflect the traditional character of Binfield in terms of plot size and layout. The development features a number of cul de sacs and as a result, it would be difficult to penetrate the area and forge links with the existing settlement.</p> <p>The eastern part of the Broad Area adjoins the most southerly tip of Area A (Binfield). Characteristics include consistent building line in spite of variety of architectural styles and unit types. Binfield Area B (Popeswood North) adjoins a larger section of the eastern side of the Broad Area. The Character Area work mentions clusters of Victorian houses that are predominantly two storey and red brick. It also acknowledges that there is some more recent suburban development, such as that along the southern section of Foxley Lane. Any development of the area should not disturb the clusters of Victorian development along St Marks Road, reflect the cottage style of development and link to Terrace Road South and the centre of Binfield. Layouts should avoid the loss of tree cover and retain strong links between development and the rural setting of Binfield.</p> <p>The southern part of the Broad Area adjoins part of Binfield Area C (Popeswood South). The distinct character of London Road is highlighted which is derived from the fact that it accommodates buildings of greater height and massing than in other parts of Binfield.</p>

BROAD AREA 4 – West Binfield	
Criteria	Officer Assessment
<p>Impact on historic environment (Historic Park & Gardens, Listed Buildings, Conservation Areas, archaeology)</p>	<p>The characteristic pattern is of substantial villas which are visually prominent. However, attention is drawn to the lack of focal points and landmarks and the abrupt end to the western end of the character area with a series of small houses and bungalows and recent higher density development.</p> <p>It is not proposed to allocate the majority of the land that adjoins the Character Area as it involves Popes Manor (a Listed Building) and its grounds which have a low landscape capacity. The area that is considered to have potential is further west along London Road. The land to the south of London Road is covered by the Amen Corner SPD. Development of the land could be used to create a focal point and mark the area as an important gateway to Bracknell. It will need to link to the planned development at Amen Corner.</p> <p>The Broad Area is not constrained by Historic Park and Gardens or Conservation Areas, so these matters do not need to be considered further.</p> <p>The Archaeological Site Assessment (Berkshire Archaeology, March 2010) sets out that there are few features, finds and listed buildings noted on the Berkshire HER (Historic Environment Record) within the site boundaries, although it is located within an area considered to be of moderate to high potential for Prehistoric, Roman and Medieval archaeology. Limited investigations and an EBAS (East Berkshire Archaeological Survey) nearby have shown concentrations of flint artefacts. These artefacts are considered to be evidence of activities in the area, representing each of the prehistoric periods. Such activities</p>

BROAD AREA 4 – West Binfield	
Criteria	Officer Assessment
Impact on biodiversity	<p>and associated finds and features may extend into Broad Area 4. The previously undeveloped nature of the site means that archaeological remains are likely to survive in situ.</p> <p>It is recommended therefore that a programme of assessment and evaluation be undertaken prior to submission of any planning application for this site, to inform development proposals. Depending on the results of this investigation, further work may be required to ensure that the impact on archaeology can be mitigated satisfactorily and secured by a condition.</p> <p>The area contains two Listed Buildings (Popes Manor and Whitehouse Farm Cottage), any development would need to consider the setting of these buildings.</p> <p>The Broad Area contains two Local Wildlife Sites (Blackman's Copse and Pocket Copse), and is adjacent to Popes Meadow (which is located outside the Broad Area). There are protected trees within and along the boundaries of the site. It also contains Ancient Woodland (Blackman's Copse), and is within 5km of the SPA (see below).</p> <p>The Phase 1 Ecological Survey (Wenman, June 2010) identifies habitats found on the site including areas of broad leaved woodland, improved and amenity grassland and ponds. There are also a number of intact hedgerows in the northern part of the Broad Area, and a wet ditch/drain. The Broad Area includes two Local Wildlife Sites that mainly comprise ancient woodland which should be retained in any</p>

BROAD AREA 4 – West Binfield	
Criteria	Officer Assessment
	<p>development proposals. There are two blanket Tree Preservation Orders to the north and east and some individual protected trees on the eastern part of the broad area.</p> <p>Appropriate Phase 2 ecological surveys will be required of any areas proposed for development, including surveys of all ponds and water bodies within 500m of any allocated development area and a survey to accurately plot badger activity. If protected species are present, sufficient habitat would need to be retained to sustain existing populations e.g. a mixture of open woodland and open habitats.</p> <p>It may be possible to accommodate some of these features within development through the provision of OSPV and SANG, it would also be important to ensure that any development does not have an adverse impact on the identified sites outside the Broad Area.</p>
Impact on SPA	<p>With the exception of a small area on the corner of Forest Road and Foxley Lane, the Broad Area is within 5km of the SPA. Natural England have commented that they are pleased to see that the SPA has been taken into account as a possible constraint and that mitigation standards will need to match those agreed through the Thames Basin Heaths Delivery Framework (2009), the adopted Core Strategy and relevant SPDs.</p> <p>The Broad Area lies outside the 400m SPA buffer zone but within the 5km zone, apart from the most northern part mentioned above.. This means that development on any part of the site within the buffer, will require a bespoke on-site SANG provision and contributions towards Strategic Access Management and Monitoring.</p>

BROAD AREA 4 – West Binfield	
Criteria	Officer Assessment
<p>Impact on resources (previously developed land/greenfield, agricultural land classification, flood issues, minerals)</p>	<p>The site is predominantly greenfield with the majority of land in agricultural use or woodland with some open amenity grassland.</p> <p>The majority of the land is in agricultural use, with the land classified as Grade 3 Agricultural Land.</p> <p>Grade 3 is subdivided into 3a and 3b. PPS7 (para. 28) seeks to avoid development on the best and most versatile agricultural land (defined as grades 1, 2 and 3a of the Agricultural Land Classification). Where significant development of agricultural land is unavoidable, it sets out that Local Planning Authorities should seek to use poorer quality land (grades 3b, 4 and 5) in preference to that of higher quality, except where this would be inconsistent with other sustainability considerations (e.g. biodiversity; the quality and character of the landscape; its amenity value or heritage interest; accessibility to infrastructure, workforce and markets; maintaining viable communities; and the protection of natural resources, including soil quality). It also sets out that little weight in agricultural terms should be given to the loss of agricultural land in grades 3b, 4 and 5, except in areas (such as uplands) where particular agricultural practices may themselves contribute in some special way to the quality and character of the environment or the local economy. If any undeveloped agricultural land needs to be developed, any adverse effects on the environment should be minimised.</p> <p>As the site is classed as Grade 3, it is unknown whether the site is 3a or 3b. If the land is 3b then the site could accept development. If all or part of the site is 3a then development may require measures to minimise adverse effects on the environment and preserve as much of the best quality land as possible. However until further work is carried out, the final land classification is not known.</p>

BROAD AREA 4 – West Binfield	
Criteria	Officer Assessment
Accessibility	<p>There are two mineral resource consultation zones within the Broad Area, a small one to the north and a larger one to the south. If any development is proposed in these areas the implications of sterilising the resource through development will need to be considered. The area is also within a landfill site which would require further investigation and mitigation.</p> <p>There is no history of flooding on the site, but one recorded incident of potential groundwater flooding just outside it. The area is of relatively low permeability (clays) which means that any increase in run-off rates following any development would be minimised, however, any developed should include mitigation measures to ensure that any increased surface runoff is properly mitigated. SFRA (Halcrow, September 2010)</p> <p>If development of the area is to be pursued, an FRA will be required. When looking at the distribution of any development on the land, the layout should ensure that the most vulnerable uses are located in the areas of least surface runoff flood risk. Any increased surface water runoff following development should be mitigated and the use of SUDs should be given priority.</p> <p>This Broad Area is ranked high being 2nd out of 8 when compared with the other Broad Areas in the Transport and Accessibility Assessment (June 2010) with an overall score of +9.5. The site is conveniently situated within or on the edge of cycle and pedestrian networks and less than 10 minutes walk to a planned local centre. The site benefits from convenient access to Bracknell Town Centre via Wokingham Rd and 3M roundabout, although possible road</p>

BROAD AREA 4 – West Binfield	
Criteria	Officer Assessment
Impact on Infrastructure and capacity to improve infrastructure	<p>improvements to the following junctions at the Coppid Beech roundabout, the Beehive Rd / London Rd / St Marks Rd and the Beehive Rd/Cain Rd junctions may be necessary to mitigate the impact of additional trips generated by any development. With regard to public transport, buses on the 190 route serve the site every 20 minutes and buses on the 152 route, every 2 hours. New development would enable the site to benefit from further public transport improvements particularly when considered alongside planned new development at Amen Corner. The site is 2-5km away from Bracknell Town Centre but with relatively poor public transport, cycling and walking provision to it. The site is disadvantaged by location away from a railway station and lack of long distance bus services.</p> <p>Transport</p> <p>As stated under 'Accessibility', capacity improvements may be required on junctions on the B3408 leading to Bracknell Town Centre, with further contributions towards capacity improvements at the Coppid Beech roundabout and junctions along the A329 and A322. Contributions may also be needed towards improvements to Junction 10 on the M4.</p> <p>Any development needs to be designed so that all new properties are less than 400m walking distance from a reasonably spaced bus stop on a sustainable bus route to Bracknell Town Centre.</p> <p>Improved pedestrian/cycle links across the B3408 should be provided to link the site to the existing network and improve access to Bracknell Town Centre. Improvements are required to Beehive Road to link to</p>

BROAD AREA 4 – West Binfield	
Criteria	Officer Assessment
	<p>employment areas Cain Road and enhanced links will be required to the north/east to link to Binfield facilities, and the proposed new centre at Amen Corner.</p> <p>Utilities</p> <p>Upgrades likely to be needed to gas, water and electricity supply infrastructure</p> <p>Education</p> <p>Development in the north of the Borough will require the provision of a new secondary school. This site is not well located to serve a wide catchment in Bracknell Forest. Primary provision would be required either on site or as a contribution towards off-site provision depending on the scale of development proposed. An appropriate contribution towards improving or expanding education facilities for children with Special Education Needs (SEN) would be required. A bespoke dedicated building would also be needed for use as a Children’s Centre.</p> <p>Open Space</p> <p>There are existing public rights of way across the Broad Area. There is potential to create new and larger recreational areas and new links between existing green spaces. Veteran trees and historic landscapes should be protected. There is local demand for sport pitches which presently exceeds supply so relatively high levels of provision should be sought.</p> <p>Community</p>

BROAD AREA 4 – West Binfield	
Criteria	Officer Assessment
	<p>Would require a bespoke dedicated youth centre with good access and a new on-site community centre. Would require a contribution towards improving local sporting facilities. (Would not require improvements to local library facilities).</p> <p>Affordable Housing</p> <p>Would require affordable housing in line with policy.</p>
Potential to build a sustainable community including helping to meet local housing needs and wider community benefits	<p>The Broad Area was estimated to have a capacity of 2,000-2,300 dwellings at the Options (SADPD Participation) stage. Such a scale of development has the capacity to deliver a wide range of infrastructure and form a sustainable community in its own right.</p> <p>However, if consideration is to be given to allocating smaller parcels of land, sites need to be looked at in a different way. Sites on the corner of Foxley Lane and Forest Road and to the south of Foxley Lane and east of Murrell Hill Lane need to relate to Binfield Village. There is potential to support and supplement facilities and services in the village. The site on the corner of Foxley Lane and Forest Road is close to the centre of the village and a range of services. The larger site, to the south needs to be designed so that it turns towards Binfield, thus links to the centre of the village need to be improved as far as is possible.</p> <p>Any larger scale development in the southern part of the Broad Area should be focussed towards the settlement of Bracknell. Here there is potential to link with the planned housing and other uses at Amen Corner. In order to integrate communities either side of London Road, the design will need to achieve improved access between the two</p>

BROAD AREA 4 – West Binfield	
Criteria	Officer Assessment
	<p>areas. Apart from the employment development proposed as part of the Amen Corner development, there are also large concentrations of existing employment development focused around Cain Road and on the Western Employment Area. The site is also fairly close to Bracknell Town Centre.</p> <p>The draft SHMA (DTZ, July 2010) identifies an opportunity for this site to deliver higher affordable housing quotas to balance the current low levels of social rented properties in this part of the Borough. There could also be an opportunity to increase choice locally by providing some smaller homes – possibly targeted at older people, but it is recognised that it may be easier to deliver larger homes reflecting more closely the existing character.</p>
Availability	<p>The majority of the Broad Area is being actively promoted by various land owners through SHLAA and representations on the SADPD (SHLAA refs: 24, 28, 29, 93, 197, 239 and 308).</p>
Sustainability Appraisal (SA)	<p>The Broad Area is ranked 2nd out of the 8 Broad Areas. The Broad Area could support a significant number of houses, is well located in terms of accessibility to essential services and is considered to have moderate capacity for development without affecting the character and appearance of the area. Therefore this has positive outcomes when considering SA objectives 1 (housing), 8 (accessibility to essential facilities) and 14 (countryside and historic environment).</p>

BROAD AREA 4 – West Binfield	
Criteria	Officer Assessment
	<p>The Broad Area is located close to the Western Industrial Estate and Amen Corner existing employment areas, thus scoring positively against SA objectives 21 (employment) and 22 (economic growth). The site could also benefit from investment via an already earmarked development at Amen Corner.</p> <p>However there are Local Wildlife Sites on site. It is not known at this stage that development of the site would not have an adverse impact upon the biodiversity value of the site. Therefore for this reason this site could have a significant negative impact upon SA Objective 13 (conserve and enhance biodiversity).</p> <p>At the Options (SADPD Participation) stage no indication was provided as to how the development would address the need for educational facilities. As such the site scored negatively against SA objective 5 (education).</p> <p>There is also some concern that the Broad Area could affect the distinctiveness of the community in Binfield village – this is raised as an issue against SA objective 7 (communities).</p>
Overall conclusion	<p>Open farmland in the centre and towards the north of the Broad Area (west of Murrell Hill Lane) has a strong rural character, and forms an important gap, separating the settlements of Bracknell, Binfield and Wokingham, and should not be developed in order to maintain a physical and visual separation. The land is also important to the setting of Binfield and helps to maintain its distinct character. Land in the eastern part of the central area, to the south of Foxley Lane, is less sensitive and has some scope for development. It is not considered</p>

BROAD AREA 4 – West Binfield	
Criteria	Officer Assessment
	<p>that development of this area would prejudice the gap or be detrimental to the setting of the settlement It is also within 800m of the centre of Binfield.</p> <p>The most northerly tip of the Broad Area (land at the junction of Foxley Lane with Forest Road has a moderate-high landscape capacity and is located within 800m of the village centre. It is surrounded by development on three sides and has the potential to be integrated with the local community.</p> <p>The southern part of the Broad Area adjacent to London Road is not as sensitive as the central and northern farmed landscape due to the rural character being eroded by urban form along London Road. There is scope for development to be located in this southern area without prejudicing the gaps between Binfield and Wokingham and between Binfield and Bracknell. Existing copse areas, would serve to act as a boundary between the settlement areas of Binfield and Bracknell. It will be important that open space and SANGS associated with any development is used to maintain a visual and physical gap between Binfield, Bracknell and Wokingham and to increase the amenity value of the gap by making more land publicly accessible. The development of this area needs to be integrated with existing and planned development to the south of London Road. It will therefore be important to design safe and attractive links across London Road. The opportunity should also be taken in any design to create a focal point, to emphasise the importance of the area as a gateway to Bracknell.</p> <p>The area of Pope's Manor is particularly sensitive due to historic assets and landscape value. It should not therefore be developed.</p>

BROAD AREA 4 – West Binfield	
Criteria	Officer Assessment
	<p>The following parcel of land within the Broad Area is recommended for inclusion in the Preferred Option:</p> <ul style="list-style-type: none"> • Land to the north of London Road (Amen Corner North) <p>The following sites are considered further as edge of settlement sites (see section 2.5 'Small edge of settlement sites'):</p> <ul style="list-style-type: none"> • Land at the junction of Forest Road with Foxley Lane • Land to the south of Foxley Lane and east of Murrell Hill Lane

Table 22 Rationale for former Broad Area 5 - East Binfield

BROAD AREA 5 – East Binfield	
Criteria	Officer Assessment
<p>Impact on landscape character and setting of the settlement including consideration of gaps</p>	<p>For landscape analysis purposes the Strategic Housing Site Options Landscape Capacity Study (Kirkham, March 2010) has divided the Broad Area into 3 main categories: 5A: historic park and garden at Newbold College; 5B: recreation area at Temple Park Golf course; and 3C: open fields and settled area east and north of Binfield. Most of area falls within the Temple Park Open Clay Estates (CL3), with the areas north of Forest Road within Binfield Open Clay Farmlands (CL2), and The Cut River Valley on Clayland (RV2) of the Landscape Analysis of Site Allocations and an Assessment of Green Gaps/Wedges (Entec, 2006). The site also contains a river corridor (BFBLP Policy EN14) which is designated for nature conservation interests and open character of the landscape. The main issues that need to be considered in respect of development proposals are drawn out below.</p> <p>The southern part of the Broad Area (Landscape Capacity Area 5A – Newbold College and 5B.2 – Newbold Parkland) has a low landscape capacity (high landscape sensitivity). Newbold College and Newbold Parkland is a registered Historic Park and Garden, and is vulnerable to development, and is an important feature of the village. The long and panoramic views from Popeswood Road are highlighted. The parkland area provides an important setting to the Registered Park and Garden and also provides a an important physical and visual open space between Binfield and Bracknell, together with a rural setting to the village, and would not be appropriate for additional development.</p> <p>The remainder of the Broad Area has a moderate landscape capacity and comprises Area 5.B1 (Golf Course), 5.C1 (north of Tilehurst Lane) and 5.C2 (East of Binfield Centre).</p> <p>Land north of Tilehurst Lane provides open views out to the countryside, a rural setting to Binfield Park (a Listed Building) and Binfield Manor (a Listed Building), a rural setting to Tilehurst Lane, and a rural setting to east Binfield and the Public House. The Study suggests that it might be possible to accommodate some development adjacent to Tilehurst Lane.</p>

BROAD AREA 5 – East Binfield	
Criteria	Officer Assessment
	<p>The factors highlighted in the Study are considered particularly important as they are also highlighted in the Character Areas Assessments SPD (Area A - Binfield). Tilehurst Lane is considered to be a good physical boundary between the urban development to the south and undulating countryside to the north. It is considered that development could have a detrimental impact on the wider undulating countryside to the north which contributes to the setting of Binfield, the rural character of Tilehurst Lane and the setting of Listed Buildings.</p> <p>Land east of Binfield centre is a more diverse area and covers the modern buildings and grounds of Newbold College. It provides generous and linked open spaces around the institutions. The southern part of this site forms part of the setting to the historic park and garden, and acts as a transition between the built form of the village and wider open landscape of Temple Park Golf Course (Area B1).</p> <p>Temple Park Golf Course (Area B1) is a fairly extensive area. Whilst the natural landscape is undulating, falling eastwards down to the Cut, some land has been modified as part of the process of providing a golf course. It provides a landscape setting to The Cut (located to the east) and the open landscape of Binfield. The Capacity Study does not consider the whole area to be essential to maintaining an open and rural landscape that separates Binfield from Bracknell, and maintains their separate identities. There is potential to develop part of this area, provided that a number of features as set out in the Landscape Capacity Study are respected and enhanced, i.e. internal planting to break up views of development, whilst creating additional long distance views through the area to Cabbage Hill, low building heights to avoid obstructing views across the valley, and a continuation of woodland edge planting along Forest Road.</p>
Impact on character of settlement	<p>The Broad Area adjoins three areas which are identified in the Character Areas Assessment SPD: Area A – Binfield, Area B (Popeswood North), and Area C (Popeswood South).</p> <p>Area A – Binfield includes the built up area between Forest Road and Tilehurst Lane. The fact that Tilehurst Lane is lined by hedgerows is highlighted, giving a rural edge to the village. The dwellings on the south side of the lane are set back, with green verges and front gardens. A wide variety of architectural styles and house types exist. The same is true for development along Forest Road, although most properties are two storey detached.</p>

BROAD AREA 5 – East Binfield	
Criteria	Officer Assessment
Impact on historic environment (Historic Park & Gardens, Listed Buildings, Conservation Areas, archaeology)	<p>Area B (Popeswood North), runs along the western boundary of the Broad Area and is characterised by large institutional buildings, some forming important focal points. Piecemeal development in the grounds of institutional buildings is to be avoided.</p> <p>To the south east of the site is Temple Park, which forms part of the settlement of Bracknell. It is a fairly modern suburban development based upon a number of cul de sacs. Properties tend to turn their backs onto Temple Way which is lined with greenery.</p> <p>The Broad Area is not within a Conservation Area, so this aspect does not need to be considered further.</p> <p>The Archaeological Site Assessment (Berkshire Archaeology, March 2010) states that due to previous limited investigations, this site is associated with archaeological potential. There are a large numbers of finds and features associated with archaeological activity from all periods in prehistory, particularly relating to Iron Age and Roman settlement recorded within this site. This evidence is further supported by the identification of further Iron Age and Roman settlement activity on the boundary of the site. Although the site has suffered from the impact of being developed as a golf course, it is likely that archaeological features will survive in isolated locations.</p> <p>It is recommended therefore that a programme of assessment takes place prior to submission of any planning application for the site, to inform development proposals. Depending on the results of this investigation and dependent on the scope and scale of proposals, development of this site may require a condition requiring a programme of archaeological works to be agreed and implemented.</p> <p>The south west part of the area is also a Historic Park and Garden (formerly Moor Close within the grounds of Newbold College) and proposals should not damage or erode this feature. (BFBLP Policy EN12).</p> <p>The area contains Listed Buildings (Honey Suckle Cottage, Tile House and Newbold College – formerly Moor Close). There are also Listed Buildings sited on adjacent land - BinfieldPark and Binfield Manor. Any proposed development will need to respect the setting of the buildings.</p>

BROAD AREA 5 – East Binfield	
Criteria	Officer Assessment
Impact on biodiversity	<p>The Broad Area contains two Local Wildlife Sites (Binfield Hall and Binfield Manor), and is adjacent to Bryony Copse/Temple Copse. It is also contains an Ancient Woodland Buffer (Ancient Woodland is located outside of the site south of Temple Road). There are protected trees within and along the boundaries of the site. The eastern part of the site contains a river corridor (BFBLP Policy EN14) which is designated for nature conservation interests and open character of the landscape.</p> <p>The Phase 1 Ecological Survey (Wenman, June 2010) identifies that the golf course, along with other parts of the site is largely amenity grassland that is regularly mown and offers restricted shelter or foraging for fauna of conservation importance. The taller areas of grass, scrub and trees provide some habitat for a wider range of species and may act as wildlife corridors in conjunction with other linear features such as hedges. Thick hedgerows in the Broad Area support a range of native plant species and act as corridors for some key animal species. There are number of ponds and ditches within the site that may provide valuable habitat, and these features may require retention.</p> <p>Appropriate Phase 2 ecological surveys will be required of any areas proposed for development, including surveys of all ponds and water bodies within 500m of any allocated development area. The area is within 2 km of Swinley Park and Wykery Copse SSSIs but development would not have any significant impacts.</p> <p>It may be possible to accommodate some of these features within the development through the provision of OSPV and SANG, it would also be important to ensure that the development does not have an adverse impact on the identified sites outside the Broad Area.</p>
Impact on SPA	<p>The Broad Area is within 5km of the SPA. Natural England have commented that they are pleased to see that the SPA has been taken into account a as possible constraint and that mitigation standards will need to match those agreed through the Thames Basin Heaths Delivery Framework (2009), the adopted Core Strategy and relevant SPDs.</p> <p>The site is outside the 400m exclusion zone of the SPA but, apart from the most northern part lies within the 5km buffer zone. This means that development on most parts of the site will require bespoke on-site mitigation measures and a contribution towards Strategic Access Management and Monitoring.</p>

BROAD AREA 5 – East Binfield	
Criteria	Officer Assessment
Impact on resources (previously developed land/greenfield, agricultural land classification, flood issues, minerals)	<p>The majority of the land is in leisure (golf course), amenity (grounds of Newbold College etc) or agricultural use, with the land classified as Grade 3 Agricultural Land.</p> <p>Grade 3 is subdivided into 3a and 3b. PPS7 (para. 28) seeks to avoid development on the best and most versatile agricultural land (defined as grades 1, 2 and 3a of the Agricultural Land Classification). Where significant development of agricultural land is unavoidable, it sets out that Local Planning Authorities should seek to use poorer quality land (grades 3b, 4 and 5) in preference to that of higher quality, except where this would be inconsistent with other sustainability considerations (e.g. biodiversity; the quality and character of the landscape; its amenity value or heritage interest; accessibility to infrastructure, workforce and markets; maintaining viable communities; and the protection of natural resources, including soil quality). It also sets out that little weight in agricultural terms should be given to the loss of agricultural land in grades 3b, 4 and 5, except in areas (such as uplands) where particular agricultural practices may themselves contribute in some special way to the quality and character of the environment or the local economy. If any undeveloped agricultural land needs to be developed, any adverse effects on the environment should be minimised.</p> <p>As the site is classed as Grade 3, it is unknown whether the site is 3a or 3b. If the land is 3b then the site could accept development. The golf course land is not in a natural state and its agricultural quality is likely to have been affected by works to create the golf course and associated features, thereby reducing its ability to be the best and most versatile agricultural land. If all or part of the site is 3a then development may require measures to minimise adverse effects on the environment and preserve as much of the best quality land as possible. However until further work is carried out, the final land classification is not known.</p> <p>Part of the area is within a minerals consultation area and the buffer zone of a landfill site which would require further investigation and mitigation.</p> <p>The SFRA (Halcrow, September 2010) identifies that most of the Broad Area lies within Flood Zone 1 with a small part in the north eastern corner lying in Flood Zones 3b and 2. There are no records of historical flooding within it. The areas in flood zones 3b and 2 are so small that it should be possible to develop the site without placing any housing within them. Any development proposals should locate the most vulnerable land uses (including</p>

BROAD AREA 5 – East Binfield	
Criteria	Officer Assessment
Accessibility	<p>housing) in the areas of least flood risk. The area is of relatively low permeability (clays) which means that any increase in run-off rates following any development would be minimised, however, any development should include mitigation measures to ensure that any increased surface runoff is properly mitigated.</p> <p>If development of the area is to be pursued, an FRA will be required. When looking at the distribution of any development on the land, the layout should ensure that the most vulnerable uses are located in the areas of least surface runoff flood risk. Any increased surface water runoff following development should be mitigated and the use of SUDs should be given priority. This is in accordance with the Environment Agency's response to the SFRA, in that if the site is allocated, a Level 2 SFRA or preliminary Flood Risk Assessment would be required.</p> <p>Open spaces should be retained around existing ponds and watercourses to reduce the risk of them becoming a source of flooding. SUDS may be needed to control the rate of run-off into the watercourse running along the eastern edge as the site generally slopes in this direction.</p> <p>This Broad Area is ranked highly being 3rd out of 8 when compared with the other Broad Areas in the Transport and Accessibility Assessment (June 2010) with an overall score of +6.5. The site is conveniently situated within or on the edge of cycle and pedestrian networks and is less than 10 minutes walk to a planned local centre. The site benefits from convenient access to Bracknell Town Centre via Wokingham Rd and 3M roundabout although possible road improvements to the following junctions at the Coppid Beech roundabout, the Beehive Rd / London Rd / St Marks Rd and the Beehive Rd/Cain Rd junctions may be necessary to mitigate the impact of additional trips generated by the site. With regard to public transport, the site is served by 4 bus routes of low frequency. Although the number of dwellings falls below the 1000 threshold needed to support an additional bus, it is considered that this site will benefit from developments proposed at Amen Corner and from any improvements made to Broad Area 4.</p> <p>The area is within 1km of a range of services including the John Nike Leisure Centre and the youth facility at Priestwood. The site lies within 30 minutes walking distance of employment areas, local centres (the nearest being Oakmede Place) and medical and dental facilities.</p>

BROAD AREA 5 – East Binfield	
Criteria	Officer Assessment
Impact on Infrastructure and capacity to improve infrastructure	<p>Transport</p> <p>As stated under ‘Accessibility’, capacity improvements may be required at junctions on the B3408 leading to the town centre, with further contributions towards capacity improvements at the Coppid Beech roundabout and junctions along the A329 and A322. Contributions may also be needed towards improvements to the Strategic Road Network with improvements to Junction 10 on the M4</p> <p>Improved pedestrian / cycle links across the B3408 and Temple Way should be provided to link the site to the existing network and improve access to the town centre. Improvements to Beehive Road / Cain Rd to link to employment and enhanced links will be required to the north / west to link to Binfield facilities</p> <p>Utilities</p> <p>Upgrades likely to be needed to gas, water and electricity supply infrastructure</p> <p>Education</p> <p>Development in the north of the Borough will require the provision of a new secondary school. This site is suitably located to provide a site for a new secondary school. On site primary school provision will be required. An appropriate contribution towards improving or expanding education facilities for children with Special Education Needs (SEN) will be required. The site could alternatively be suitable for SEN provision as part of a combined secondary and primary education facility. A bespoke dedicated building would also be required for use as a Children’s Centre.</p> <p>Open Space</p> <p>Loss of existing OSPV would require a high level of mitigation in terms of the quality and accessibility of open space. Any development should be accompanied by proposals to raise the quality of existing green spaces, create new links between existing and new green spaces and create new larger public recreation open spaces. There is local demand for sport pitches which presently exceeds supply so relatively high levels of provision should be sought.</p>

BROAD AREA 5 – East Binfield	
Criteria	Officer Assessment
	<p>Community</p> <p>Would require a bespoke dedicated youth centre with good access and a new on-site community centre. Would require a contribution towards improving local sporting facilities, and local library facilities.</p> <p>Affordable Housing</p> <p>Would require affordable housing in line with policy.</p>
Potential to build a sustainable community including helping to meet local housing needs and wider community benefits	<p>The Broad Area was estimated to have a capacity of 800-900 dwellings at the Options (SADPD Participation) stage. The section of the Broad Area located north of Tilehurst Lane is severed from the existing settlement by countryside and Tilehurst Lane. It does not relate particularly well to the existing community of Binfield.</p> <p>The Land to the south of Forest Road is already contained by development in Binfield and development at Temple Park Bracknell. There is currently no public access through the land but depending on the design of any scheme, improvements could be made to access to facilities and services in Binfield and Bracknell. The southern part of the site is close to concentrations of employment at Amen Corner/Western Road. Furthermore, Bracknell Town Centre is approximately 2km further east and a new local centre is planned at Amen Corner to the West. Since the Options Consultation, the capacity of the land for housing has been reduced. Other uses have been introduced to meet local needs and help delivery more sustainable development.</p> <p>The draft SHMA (DTZ, July 2010) identifies an opportunity for this site to deliver higher affordable housing quotas to balance the current low levels of social rented properties in this part of the Borough. There could also be an opportunity to increase choice locally by providing some smaller homes – possibly targeted at older people, but it is recognised that it may be easier to deliver larger homes reflecting more closely the existing character.</p>
Availability	<p>The golf course site (SHLAA site 98) is available and being actively promoted for development. Other SHLAA sites within the Broad Area (sites 20, 90,99) are also available for development. Newbold College, and land east of Binfield centre are not available for residential development.</p>

BROAD AREA 5 – East Binfield	
Criteria	Officer Assessment
Sustainability Appraisal (SA)	<p>The Broad Area is ranked 6th out of the 8 areas. The Broad Area is considered well located to access essential services and existing employment areas, thus scoring positively against SA objectives 8 (accessibility to essential services), 21 (employment) and 22 (economic Growth). The site also has moderate/high landscape capacity for additional development, against SA objective 14 (countryside and historic). However, although there are listed buildings on site and with no confirmation that they will be retained or unaffected a negative score has been provided against this SA objective overall.</p> <p>Development of the Broad Area would result in the loss of a recreational facility (golf course) and this provides a negative outcome against SA objective 9 (Recreation). The Broad Area is considered to be greenfield land and not previously developed land and therefore scores negatively against SA objective 10 (urban renaissance and land use efficiency).</p> <p>At the Options (SADPD Participation) stage no indication was provided as to how the development would address the need for educational facilities. As such the site scored negatively against SA objective 5 (education)</p>
Overall conclusion	<p>The Broad Area involves greenfield land. Tilehurst Lane is considered to form a strong physical boundary to existing development. Development of land to the north of the Tilehurst Lane would protrude into the open countryside and have a severe impact on the setting of the settlement. It is not well located in terms of its relationship with the existing settlement. As far as the land to the south of Forest Road is concerned, any development of the land with a low landscape capacity assessment should be avoided.</p> <p>As far as the remaining land is concerned, the site's good accessibility to employment and other facilities support its further consideration for development and it is considered that a suitably scaled and designed development could capitalise on the site's locational advantages whilst mitigating or avoiding the potential negative impacts identified in the sustainability appraisal and other evidence.</p> <p>The loss of the golf course could to some extent be mitigated through the provision of OSPV and SANG which would be publicly accessible and have a wider amenity value. This should be located so that it helps retain a rural setting to the settlement of Binfield and a gap between the settlement of Binfield and Bracknell.</p>

BROAD AREA 5 – East Binfield	
Criteria	Officer Assessment
	<p>There is also potential to relocate Bracknell Town Football Club to the site which would retain a leisure use and create the potential for sharing facilities with any schools located on the site. This would also enable the existing football club site, which is in a highly sustainable location close to Bracknell Town Centre, to be developed</p> <p>The site has potential to deliver a secondary school and primary school which would similarly improve its sustainability appraisal scoring. It will be important in order to address these concerns and the landscape issues that any development should be carefully designed with buildings located and designed sensitively taking account of views and topography.</p> <p>The south eastern part of the site is considered to have the most development potential. It has good access to the road network and pedestrian and cycle links and there are employment opportunities nearby. Any new development must properly address the main road frontage, but this needs to be accompanied with the retention of elements of the existing tree screen.</p> <p>The southern part of the Broad Area is recommended for further consideration for development as an extension to Bracknell. The potential of the site to accommodate new secondary and primary schools and Bracknell Town Football Club should also be pursued.</p> <p>Land at Blue Mountain is recommended for inclusion in the Preferred Option</p> <p>Sites that are not being promoted here have been considered elsewhere for their potential to act as smaller edge of settlement sites, see Section 2.5 'Small edge of settlement sites'.</p>

Table 23 Rationale for former Broad Area 6 - North Warfield

BROAD AREA 6 – North Warfield	
Criteria	Officer Assessment
Impact on landscape character and setting of the settlement including consideration of gaps	<p>For landscape analysis purposes, the Strategic Housing Site Options Landscape Capacity Study (Kirkham, March 2010) has divided the Broad Area into 2 main categories, comprising area 6A: open farmed landscape, and 6B: open settled northern edge of Newell Green (which are sub-divided into 6 further categories). The whole of the area falls within the Warfield Open Clay Farmlands (CL5) of the Landscape Analysis of Sites Allocations and an Assessment of Gaps/Green Wedges (Entec, August 2006). The site also contains a river corridor (BFBLP Policy EN14) which is designated for nature conservation interests and open character of the landscape. The main issues that need to be considered in respect of development proposals are drawn out below.</p> <p>The land to the west of the Broad Area (Landscape Capacity are 6.A1) plays an important role in the rural setting of Newell Green and lies beyond a natural boundary to development formed by The Cut. Development of this area would spread the influence of Bracknell to the detriment of the character of the area, and the wider open countryside of which the Green Belt is an important part, and therefore has a low landscape capacity (high landscape sensitivity). Development of this part of the Broad Area is likely to be contrary to BFBLP Policy EN8 as it would be conspicuous from and injure the visual amenities of the Green Belt.</p> <p>The central part of the site has a low/moderate-low landscape capacity and is covered by landscape capacity areas 6.B1, 6.B2 and 6.A2, and relates to Newell Green centre, Newell Hall (a Listed Building) and its setting and fields north of Warfield Street. The core of Newell Green has an important landscape and open space elements, and the area plays an important part in forming the distinctive character of the village, which has limited scope for development. The area including Newell Hall and its grounds is important in retaining the separate character of the villages of Newell Green and Warfield Street. The landscape separation would be eroded by merging Newell Green and Warfield Street.</p> <p>The eastern part of the site has a moderate/moderate-high landscape capacity and is covered by areas 6.A2 and 6.B3, and relates to fields north of Warfield Street and Magnolia House and caravan park. The caravan park/Magnolia House contains existing built form, however provides a transition landscape between the dense settled area of Warfield Street and open countryside to the north, with the fields contributing to the rural setting of Warfield Street.</p>

BROAD AREA 6 – North Warfield	
Criteria	Officer Assessment
	<p>The construction of residential development on the land would have a severe impact upon the setting of settlements, views and gaps between existing settlements, and loss of open landscape character (Policy EN14).</p>
Impact on character of settlement	<p>The area would adjoin land at Warfield which is already agreed in principle for development (identified by Core Strategy Policy CS5) and the villages of Newell Green and Warfield Street. The Broad Area also includes/adjoins two areas which are set out in the Character Areas Assessment SPD: Northern Villages Area A (Newell Green), and Northern Villages Area B1 (Warfield Street).</p> <p>Newell Green is a typical cluster settlement of loose, open, mostly Victorian detached and semi-detached houses. More recent development on Osborne Lane is consistent with historical precedents. The Lodge acts as a terminal focal point, with the Warfield Memorial Ground acting as a focal point for the settlement. Arrival point to the village are marked by public houses at either end of the settlement. There are strong visual and physical links with the surrounding countryside which extends into the heart of the village. Warfield Street is a settlement containing predominantly detached dwellings with large trees, and is typical of the dispersed linear settlements which characterise the landscape.</p> <p>An SPD is being prepared for land at Warfield which will set out design principles that development of land within this Broad Area would need to take account of the content of the SPD and respect features that are highlighted in the Character Area Assessments.</p>
Impact on historic environment (Historic Park & Gardens, Listed Buildings, Conservation Areas, archaeology)	<p>The Broad Area is not constrained by Historic Park and Gardens or Conservation Areas, so these aspects do not need to be considered further.</p> <p>The Archaeological Site Assessment (Berkshire Archaeology, March 2010) sets out that archaeological information is limited due to lack of previous investigation and research. The site contains two 15th Century hall houses. There are likely to be archaeological features associated with Medieval buildings. Investigations nearby have identified Prehistoric features as well as Medieval activity. The previously undeveloped nature of the site means that archaeological remains are likely to survive in situ.</p>

BROAD AREA 6 – North Warfield	
Criteria	Officer Assessment
Impact on biodiversity	<p>A programme of assessment and evaluation would need to take place to inform development proposals. Depending on the results on of this investigation, further work may be required to ensure that the impact on the archaeology can be mitigated satisfactorily.</p> <p>The area contains two Listed Buildings (St Michaels' Grange, Osborne Lane and Newell Hall, Warfield), any development would need to consider the setting of these buildings.</p> <p>The area is not constrained by any designations relating to Local Wildlife Sites, Sites of Special Scientific Interest etc, so these aspects do not need to be considered further. The area contains some protected trees. Part of the site falls within 5km of the SPA (see below). The site also contains a river corridor (BFBLP Policy EN14) which is designated for nature conservation interests and open character of the landscape.</p> <p>The Phase 1 Ecological Survey (Wenman, June 2010) identifies that the site contains the following habitats: improved grassland, amenity grassland, broadleaved woodland, dry ditch, intact hedgerow and defunct hedgerow, with ponds also present.</p> <p>The grassland and scrub habitat has the potential to support reptiles, and the ponds have potential to support Great Crested Newts. There is also potential for The Cut and other streams within the site to contain Water Voles. Buildings to be demolished and mature trees in the hedgerows and fields have the potential to support roosting bats, and could also form bat commuting routes and foraging areas. The site also has the potential to provide habitat for breeding birds. Hedgerow and grassland also offers a suitable badger habitat. Further surveys and assessments and would need to be undertaken, and any appropriate mitigation identified as part of a Phase 2 Ecological Survey (in accordance with the recommendations as set out in the Phase 1 Habitat Survey for Broad Area 6).</p> <p>It may be possible to accommodate some of these features within the development through the provision of OSPV and SANG, it would also be important to ensure that the development does not have an adverse impact on the identified sites outside the Broad Area.</p>

BROAD AREA 6 – North Warfield	
Criteria	Officer Assessment
Impact on SPA	<p>The southern part of the area is within 5km of the SPA (northern part outside of the 5km zone). An on-site SANG and a contribution to the Strategic Access Management and Monitoring would be required, plus the need to consider links to provision to the Warfield SPD SANG and The Cut Countryside Corridor.</p>
Impact on resources (previously developed land/greenfield, agricultural land classification, flood issues, minerals)	<p>The Broad Area is greenfield, and the majority is in agricultural use, with the land classified as Grade 3 Agricultural Land.</p> <p>Grade 3 is subdivided into 3a and 3b. PPS7 (para. 28) seeks to avoid development on the best and most versatile agricultural land (defined as grades 1, 2 and 3a of the Agricultural Land Classification). Where significant development of agricultural land is unavoidable, it sets out that Local Planning Authorities should seek to use poorer quality land (grades 3b, 5 and 5) in preference to that of higher quality, except where this would be inconsistent with other sustainability considerations (e.g. biodiversity; the quality and character of the landscape; its amenity value or heritage interest; accessibility to infrastructure, workforce and markets; maintaining viable communities; and the protection of natural resources, including soil quality). It also sets out that little weight in agricultural terms should be given to the loss of agricultural land in grades 3b, 4 and 5, except in areas (such as uplands) where particular agricultural practices may themselves contribute in some special way to the quality and character of the environment or the local economy. If any undeveloped agricultural land needs to be developed, any adverse effects on the environment should be minimised.</p> <p>As the area is classed as Grade 3, it is unknown whether it is 3a or 3b. If the land is 3b then the site could accept development. If all or part of the site is 3a then development may require measures to minimise adverse effects on the environment and preserve as much of the best quality land as possible.</p> <p>An area is within a minerals consultation area and the buffer zone of a landfill site which would require further investigation and mitigation.</p> <p>The Cut watercourse and associated flood zones run through the area, so part of it is within Flood Zone 2 and 3. The area also contains a groundwater source protection zone. The Environment Agency has commented that the surface water flooding extent extends beyond the indicative Flood Zone 2 of the site, and as the site is predominantly clay, renders groundwater protection a low constraint (clay geology will require more space to</p>

BROAD AREA 6 – North Warfield	
Criteria	Officer Assessment
	<p>control surface water run off). It recommends that key services should avoid being located in the northern portion of the site, as this area could become cut off from the rest of the site during a flood event. It raises no objection in principle to location of development in this area. In accordance with PPS25, development could be sequentially located within the site.</p> <p>The SFRA (Halcrow, September 2010) sets out that in addition to The Cut, there is a small stream and ponds, which could represent, a flood risk, and therefore, it is advisable to leave open space around them. As the area is currently greenfield, with low permeability soil, it is expected that the surface runoff will increase which will need to be mitigated. If development of the area is to be pursued, an FRA will be required. When looking at the distribution of any development on the land, the layout should ensure that the most vulnerable uses are located in the areas of least surface runoff flood risk. Any increased surface water runoff following development should be mitigated and the use of SUDs should be given priority. In response to the SFRA, the Environment Agency have set out that if this site is allocated, a Level 2 SFRA or preliminary Flood Risk Assessment would be required.</p>
Accessibility/Transport	<p>This site ranked 4th out of 8 when compared with the other Broad Areas in the Transport and Accessibility Assessment (June 2010) with an overall score of +5. This site is located on the edge of planned cycle and pedestrian infrastructure and could benefit from good public transport access to Bracknell town centre once the nearby development comes forward. The site would benefit from public transport improvements due to the sufficient number of households proposed and also the planned development south of the site (subject of Core Strategy Policy CS5 and the Warfield Supplementary Planning Document) located between site 6 and the northern edge of Bracknell. The site is connected to Bracknell town centre via the A3095 which suffers from congestion in the peak periods. The local centre can be accessed on foot within 10-20 minutes. However site 6 is disadvantaged by location away from rail station and lack of long distance bus routes.</p>
Impact on Infrastructure and capacity to improve infrastructure	<p>Transport</p> <p>Capacity improvements may be required on junctions on the A3095 Warfield Rd leading to Bracknell Town Centre, with further contributions towards capacity improvements along A3095, B3034, B3022, B3017 and A329 including London Road. Impact upon the SRN is also highlighted as an issue.</p>

BROAD AREA 6 – North Warfield	
Criteria	Officer Assessment
	<p>Any development needs to be designed so that all new properties are less than 400m walking distance to a reasonably spaced bus stop on a sustainable bus route to Bracknell Town Centre.</p> <p>Improved pedestrian / cycle links across Harvest Ride and along the A3095 should be provided to link the site to the existing network and improve access to the town centre and employment areas</p> <p>Utilities</p> <p>Upgrades to local water supply and waste water, together with electricity and gas infrastructure will be required.</p> <p>Education</p> <p>Development of the scale suggested would require a new 2-form entry primary school and the equivalent of 3 additional forms of entry at secondary school. There is insufficient capacity at Garth Hill School to accommodate this scale of development. An appropriate contribution towards improving or expanding education facilities for children with Special Education Needs (SEN) would be required. A bespoke dedicated building would also be needed for use as a Children's Centre.</p> <p>Open Space</p> <p>There is existing open space at Warfield Memorial ground. The Cut provides an opportunity for open space/corridor. Allotment provision is also a priority for the Parish of Warfield. Opportunities should be sought for raising the quality of existing green spaces; creating new links between and extensions to existing green spaces and identifying and providing new larger recreational open spaces. Existing public rights of way cross the site.</p> <p>Community</p> <p>Would require a bespoke dedicated youth centre with good access and a new on-site community centre. Would require a contribution towards improving local sporting facilities. Improvements to local library facilities would not be required.</p>

BROAD AREA 6 – North Warfield	
Criteria	Officer Assessment
	<p>Affordable Housing</p> <p>Would require affordable housing in line with policy.</p>
Potential to build a sustainable community including helping to meet local housing needs and wider community benefits	<p>The Broad Area was estimated to have a capacity of 1,400-1,700 dwellings at the Options (SADPD Participation) stage. The capacity of the area would be less than indicated at the Options stage due to certain parcels of land not being available, and a large portion of the Broad Area having low landscape capacity. This would result in a reduced ability to deliver infrastructure. The site is about 1.5km from the Local Centre at Whitegrove and 2km from Bracknell Town Centre. There are few facilities in Newell Green or Warfield street. However, as highlighted earlier the Broad Area adjoins land agreed for development at Warfield. This development will include a Local Centre, additional education facilities and some small scale employment. The ability to deliver a sustainable community would depend to a large extent on linking any development with that on land at Warfield.</p> <p>The draft SHMA (DTZ, July 2010) indicates that there are a high percentage of family households, with lower percentage of single older people. It also indicates that home ownership is high, with a larger percentage of 4+bedroomed houses. The opportunity should be taken to deliver a range of types and sizes of homes, including smaller units because of limited stock (perhaps targeted at the older generation).</p>
Availability	<p>Parcels of land within the central part of the Broad Area are not available for development. Other parts of the area have been submitted through SHLAA and are confirmed as available by owners of the land (SHLAA refs: 9, 64, 91, 92, 128, 256 and 295).</p>
Sustainability Appraisal (SA)	<p>The Broad Area is ranked 3rd out of the 8 areas. The Broad Area was considered to be remote and suffers from a lack of suitable public transport provision; and would normally score negatively against SA objective 8 (accessibility to essential facilities) and SA Objective 15 (travel choice). However as the site is located close to a site already earmarked for development in the Core Strategy (Land at Warfield), development of this site in conjunction with the earmarked site would allow for infrastructure investment. This investment could establish an improved bus service along with a new local centre with associated facilities that could serve both sites.</p>

BROAD AREA 6 – North Warfield	
Criteria	Officer Assessment
	<p>Again when developed in conjunction with the Core Strategy site new employment sites could be provided to the benefit of the local area and borough as a whole. As a result the site scored positively against SA objectives 21 (employment) and 22 (economic Growth).</p> <p>The site is considered to be greenfield and not previously developed land and scores negatively against SA objective 10 (countryside and historic). There are also listed buildings within the site and without any confirmation that they will be unaffected the site also scores negatively against SA objective 10 for this reason.</p> <p>Parts of the site are located within Flood Zones 2 and 3. This could result in inappropriate development being located within a flood plain. This could be mitigated but without any detail present at the Issue and Options (SADPD Participation) stage it has not been demonstrated that there wouldn't be any conflict. Therefore for this reason the site scores negatively against SA Objective 2 (reduce the risk of flooding).</p> <p>It is likely that development of the site would result in a loss of habitat. It would therefore have an affect upon biodiversity. This resulted in a negative score against SA objective 13 (Conserve and enhance biodiversity).</p> <p>At the Options (SADPD Participation) stage no indication was provided as to how the development would address the need for educational facilities. As such the site scored negatively against SA objective 5 (education).</p>
Overall conclusion	<p>The site is greenfield, and so has a lower priority for development. Some of the land originally identified as part of the Broad Area is not available. Part of the available land (site 6.A1 in the Landscape Capacity Study) has a low landscape capacity partly due to its importance to the setting of existing settlements and the Green Belt beyond the setting of Newell Green. In addition it lies beyond a natural boundary which is formed by The Cut.. The remainder of the site (area 6.A2 and 6B) serves to retain the separate character of the villages of Newell Green and Warfield Street, providing a transition landscape area between the settlements and open countryside to the north. The area also contributes to the rural setting of Warfield Street. Development around the settlements and between them would erode the setting of the settlement and the gap between them.</p>

BROAD AREA 6 – North Warfield	
Criteria	Officer Assessment
	<p>Development of the entirety of the Broad Area would have a significant impact on the character of the settlement of Binfield and effectively merge it with the urban area of Bracknell and extend it to the north-east. This would have a significant adverse impact on the village character and would also adversely affect the heritage asset of the listed Historic Park and Garden at Newbold College and the setting of this Listed Building.</p> <p>The Cut watercourse crosses the site with its associated flood zone, residential development would therefore need to be sequentially located within the site. Further survey work and any associated mitigation would be required in terms of archaeology, biodiversity, agricultural land assessment, minerals and landfill together with a detailed Flood Risk Assessment, which could affect the capacity of the site and extent of developable area.</p> <p>As the whole site of the Broad Area is not available for development, it would not deliver the critical mass for some facilities to be provided on site. However, as the site would adjoin the Warfield SPD area, there would be opportunities to link into facilities that would be provided as part of that development, which would help to improve the sustainability of the area.</p> <p>Given that parts of the Broad Area are not available and together with landscape and character considerations, the Broad Area land within it is not recommended for inclusion in the Preferred Option.</p> <p>The potential of 'available' land within the Broad Area to meet the edge of settlement criteria is assessed in Section 2.5 'Small edge of settlement sites'.</p>

2.6.7 Former Broad Area 7

Map 8 Plan of Former Broad Area 7 - Chavey Down/Winkfield Row

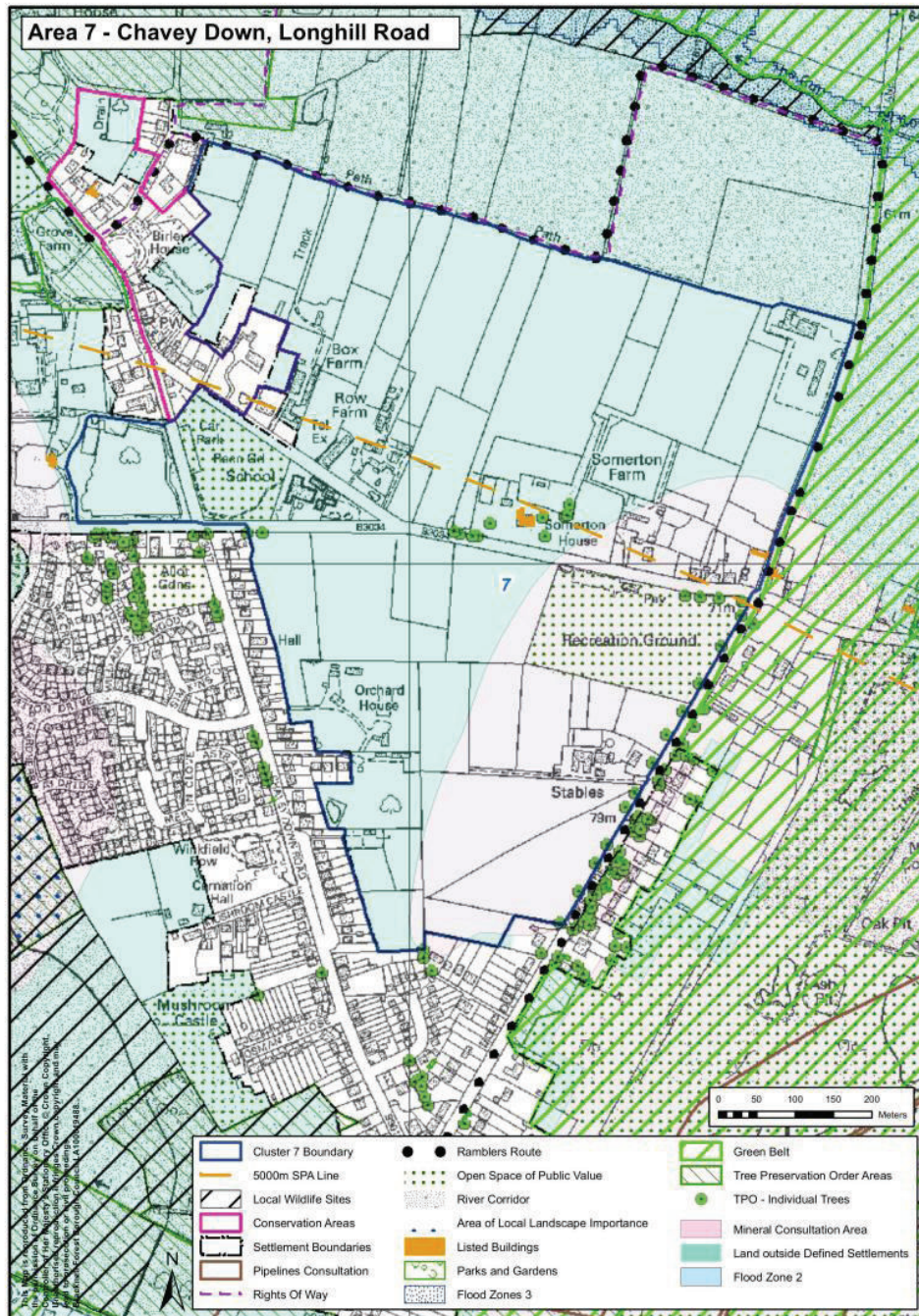


Table 24 Rationale for former Broad Area 7 - Chavey Down/Winkfield Row

BROAD AREA 7 – Chavey Down/Winkfield Row, Winkfield	
Criteria	Officer Assessment
Impact on landscape character and setting of the settlement including consideration of gaps	<p>For landscape analysis purposes, the Strategic Housing Site Options Landscape Capacity Study (Kirkham, March 2010) has divided the Broad Area into 3 main categories, comprising area 7A: small narrow fields south of Winkfield Row and 7B1 and 7B2: open famed landscape north and east of Chavey Down Road. The whole of the area falls within the Winkfield Row Open Clay Farmlands (CL6) of the Landscape Analysis of Sites Allocations and an Assessment of Gaps/Green Wedges (Entec, August 2006). The Broad Area is also adjacent to a river corridor (BFBLP Policy EN14), located to the north, which is designated for nature conservation interests and open character of the landscape. The main issues that need to be considered in respect of development proposals are drawn out below.</p> <p>Area 7A has a moderate landscape setting and provides a rural setting to Winkfield Row Conservation Area, with continuous mature hedgerow planting separating the area from the wider countryside to the north.</p> <p>Area 7.B1 has a low landscape capacity (high landscape sensitivity), and provides the setting to the conservation area, open space in the centre of Winkfield Row and maintains a physical and visual separation of Winkfield Row and Chavey Down Road.</p> <p>Area 7.B2 has a moderate-high landscape capacity, however does provide an important rural setting to properties along Chavey Down Road and Locks Ride and a physical and visual separation of Winkfield Row and Long Hill Road.</p> <p>Development of the eastern part of the Broad Area is likely to be contrary to BFBLP Policy EN8 as it would be conspicuous from, and injure the visual amenities of, the Green Belt.</p> <p>The construction of residential development on the land would have a severe impact upon the setting of settlements, views and gaps between existing settlements.</p>

BROAD AREA 7 – Chavey Down/Winkfield Row, Winkfield	
Officer Assessment	
Criteria	
Impact on character of settlement	<p>The Broad Area would adjoin two areas which are set out in the Character Areas Assessment SPD. Northern Villages Area C (Winkfield Row North) and Northern Villages Area D (Winkfield Row South).</p> <p>Winkfield Row North is of high quality character and townscape. It is based on a historic settlement structure with a number of Victorian houses being set round the school. There is a strong contrast between the tight knit centre and large plots and grounds elsewhere in the settlement.</p> <p>Winkfield Row South is characterised by a linear style of housing development running along Chavey Down Road and Locks Ride. A development of low density, semi detached dwellings (Carnation Drive) lies to the west of Chavey Down Road. This cul de sac development is set back from the street and the houses have drives and front gardens. It creates a poor quality frontage onto the existing street. A variety of one and two storey detached and semi-detached dwellings line the eastern side of Chavey Down Road, creating continuity leading north west to Winkfield Row North. A similar form of development continues north east along Locks Ride, until the boundary with the Green Belt, where the character of the existing area changes, with the houses becoming more dispersed.</p> <p>The crossroads, Recreation Ground and primary school at form important focal points in this area. The Recreation Ground provides an important setting to the Winkfield Row Conservation Area which extends from a restaurant north west through Winkfield Row.</p> <p>The Character Area Assessment for Winkfield Row South comments that new large developments should relate well to the existing street pattern and not impact negatively on existing street character.</p>
Impact on historic environment (Historic Park & Gardens, Listed Buildings, Conservation Areas, archaeology)	<p>The Archaeological Site Assessment (Berkshire Archaeology, March 2010) states that archaeological information is limited due to lack of previous investigation and research. The site contains two 16th Century Listed Buildings, a cottage and hall house. There are likely to be archaeological features associated with Medieval buildings. Given the proximity of the area to local streams, it must be assumed that there is some potential for Prehistoric and early historic procurement activities in the area. The previously undeveloped nature of the site means that archaeological remains are likely to survive in situ.</p>

BROAD AREA 7 – Chavey Down/Winkfield Row, Winkfield	
Criteria	Officer Assessment
Impact on biodiversity	<p>A programme of assessment and evaluation would need to take place to inform development proposals. Depending on the results on of this investigation, further work may be required to ensure that the impact on the archaeology can be mitigated satisfactorily.</p> <p>The area contains two Listed Buildings (Somerton House and Tiles Cottage). Any development would need to consider the setting of the buildings. This may reduce the capacity of the site.</p> <p>Winkfield Row Conservation Area adjoins the Broad Area to the west. English Heritage has commented that the setting of Listed Buildings and the Conservation Areas need to be considered, along with the setting of the Historic Park and Gardens.</p> <p>Any development would need to have regard to the setting of Ascot Place Historic Park and Garden, which is located east of, but not adjoining the Broad Area (BFBLP Policy EN12).</p> <p>The Broad Area is not constrained by a Site of Special Scientific Interest, and so this aspect does not need to be considered further. The Broad Area is adjacent to three Local Wildlife Sites (Big Wood, Chavey Down and Chavey Down Pond). Protected trees line the north-east boundary along Locks Ride and are interspersed within the site. Part of the site falls within 5km of the SPA (see below). The area is also within an Ancient Woodland buffer.</p> <p>The Phase 1 Ecological Survey (Wenman, June 2010) identifies that site contains the following habitats: improved, poor semi-improved and amenity grassland, dominated by widespread and abundant plant species of no special conservation importance. Ponds are also present. The site also contains some woodland areas and hedgerows.</p> <p>The grassland habitat has the potential to support reptiles, and the ponds potential to support Great Crested Newts. Buildings to be demolished and mature trees in the hedgerows and fields have the potential to support roosting bats, and could also form bat commuting routes and foraging areas. The site also has the potential to provide habitat for breeding birds. Further surveys and assessments would need to be undertaken, and any appropriate mitigation identified as part of a Phase 2 Ecological Survey (in accordance with the recommendations as set out in the Phase 1 Habitat Survey for Broad Area 7).</p>

BROAD AREA 7 – Chavey Down/Winkfield Row, Winkfield	
Criteria	Officer Assessment
	<p>It may be possible to accommodate some of these features within the development through the provision of OSPV and SANG, it would also be important to ensure that the development does not have an adverse impact on the identified sites outside the Broad Area.</p>
Impact on SPA	<p>Part of the Broad Area is within 5km of the SPA. Natural England have commented that they are pleased to see that the SPA has been taken into account as a possible constraint and that mitigation standards will need to match those agreed through the Thames Basin Heaths Delivery Framework (2009), the adopted Core Strategy and relevant SPDs.</p> <p>The southern part of the area is within 5km of the SPA (northern part outside of the 5km zone). An on-site SANG and a contribution to the Strategic Access Management and Monitoring would be required, plus the need to consider links to existing open space.</p>
Impact on resources (previously developed land/greenfield, agricultural land classification, flood issues, minerals)	<p>The Broad Area is greenfield, and the majority is in agricultural use, the land is classified as Grade 3 Agricultural Land.</p> <p>Grade 3 is subdivided into 3a and 3b. PPS7 (para. 28) seeks to avoid development on the best and most versatile agricultural land (defined as grades 1, 2 and 3a of the Agricultural Land Classification). Where significant development of agricultural land is unavoidable, it sets out that Local Planning Authorities should seek to use poorer quality land (grades 3b, 5 and 5) in preference to that of higher quality, except where this would be inconsistent with other sustainability considerations (e.g. biodiversity; the quality and character of the landscape; its amenity value or heritage interest; accessibility to infrastructure, workforce and markets; maintaining viable communities; and the protection of natural resources, including soil quality). It also sets out that little weight in agricultural terms should be given to the loss of agricultural land in grades 3b, 4 and 5, except in areas (such as uplands) where particular agricultural practices may themselves contribute in some special way to the quality and character of the environment or the local economy. If any undeveloped agricultural land needs to be developed, any adverse effects on the environment should be minimised.</p>

BROAD AREA 7 – Chavey Down/Winkfield Row, Winkfield	
Criteria	Officer Assessment
	<p>As the area is classed as Grade 3, it is unknown whether it is 3a or 3b. If the land is 3b then the site could accept development. If all or part of the area is 3a then development may require measures to minimise effects on the environment and preserve as much of the best quality land as possible.</p> <p>Part of the Broad Area is within a minerals consultation area and the buffer zone of a landfill site which would require further investigation and mitigation.</p> <p>The area is located outside of Flood Zones 2 and 3. The Cut is located north of the Broad Area. The Environment Agency has commented that as the site is underlain by clay, surface water is likely to affect the site. Some small watercourses cross the site.</p> <p>The SFRA (Halcrow, September 2010) sets out that the area also contains several ponds, which could represent, a flood risk, and therefore, it is advisable to leave open space around them. As the area is currently greenfield, with low permeability soil, it is expected that the surface runoff will increase which will need to be mitigated. If development of the area is to be pursued, an FRA will be required. When looking at the distribution of any development on the land, the layout should ensure that the most vulnerable uses are located in the areas of least surface runoff flood risk. Any increased surface water runoff following development should be mitigated and the use of SUDs should be given priority.</p>
Accessibility	<p>The Broad Area is ranked lowest and being 8th out of 8 when compared with the other Broad Areas in the Transport and Accessibility Assessment (June 2010) with an overall score of -4.5. This site is considered the least suitable for development, in transport sustainability terms, due, in part, to poor provision of cycle and pedestrian facilities. The public transport accessibility to Bracknell Town Centre is poor. The local centre at Whitegrove can be accessed within a 10-20 minutes walk. Due to the number of planned dwellings, the Broad Area could benefit from public transport improvements as well as increased frequency on route 162. The site is connected to Bracknell Town Centre via routes on the A329 and A3095, which are congested in peak hours. The site is disadvantaged by lack of proximity to a railway station and long distance bus routes.</p>

BROAD AREA 7 – Chavey Down/Winkfield Row, Winkfield	
Criteria	Officer Assessment
Impact on Infrastructure and capacity to improve infrastructure	<p>Transport</p> <p>Capacity improvements may be required on junctions on the A3095 and A329 leading to the Bracknell Town Centre, with further contributions towards capacity improvements along B3034, B3022 and B3017. Impact upon the SRN also highlighted as an issue (Highway Agency has flagged up regarding cumulative impact of Broad Areas).</p> <p>The layout should be designed so that all new properties are less than 400m walking distance to a reasonably spaced bus stop on a sustainable bus route to Bracknell Town Centre.</p> <p>Improved pedestrian / cycle links along the B3034 should be provided to link the site to the existing network and improve access to the town centre and employment areas</p> <p>Utilities</p> <p>Upgrades to local water supply and waste water, together with electricity and gas infrastructure. A water pipeline runs through the site.</p> <p>Education</p> <p>Would require new 2-form entry primary school and the equivalent of 3 additional forms of entry at secondary school level. There is insufficient capacity at Garth Hill School to accommodate this scale of development. An appropriate contribution towards improving or expanding education facilities for children with Special Education Needs (SEN) will be required. A bespoke dedicated building would also be needed for use as a Children's Centre.</p> <p>Open Space</p> <p>There are two recreation grounds within the Broad Area: King George V Recreation Ground and Locks Ride Playing Fields. Opportunities would be sought in conjunction with any development for raising the quality of existing green spaces; creating new links between and extensions to existing green spaces and identifying and providing new larger recreational open spaces. Existing public rights of way cross the site.</p>

BROAD AREA 7 – Chavey Down/Winkfield Row, Winkfield	
Criteria	Officer Assessment
	<p>Community</p> <p>Would require a bespoke dedicated youth centre with good access, improvements to local library facilities, new on-site community centre, and contributions towards improving local sporting facilities.</p> <p>Affordable Housing</p> <p>Would require affordable housing in line with policy.</p>
Potential to build a sustainable community including helping to meet local housing needs and wider community benefits	<p>Development of this Broad Area would form an extension to a settlement that is currently considered unsustainable, as it has a poor range of facilities (hall and primary school that is currently full). Furthermore, access to other more sustainable settlements by bus bike or foot, is difficult. The nearest Local Centre is at Whitegrove which is approximately 2 miles to the west. Links to Bracknelltown Centre are poor compared with most other Broad Areas. The Broad Area was estimated to have a capacity of 1,300-1,500 dwellings at the Options (SADPD Participation) stage. Not all of the area identified at the Options (SADPD Participation) stage is available, which would reduce the capacity of the site, restrict the level and type of infrastructure that could be delivered and would not facilitate in the delivery of a sustainable community. However, a consortium has formed, since the consultation on the SADPD Participation Document relating to the majority of the 'Winkfield Triangle' area bound by Chavey Down Road, Locks Ride and Forest Road (SHLAA site 292). A smaller site, however, would not provide the critical mass for some facilities to be delivered on site and would make improvements to public transport to increase the sustainability of the site less likely to happen or to be viable in the long term.</p> <p>The site is surrounded by residential development to the west and south and would need to be integrated with these areas.</p> <p>The draft SHMA (DTZ, July 2010) indicates that this site mirrors the profile of the remainder of the Borough (i.e. high percentage of family households, but contains a higher percentage of multi-person pensioner households reflecting the location of sheltered housing. It also indicates that home ownership is high, and that the area is one of the least affordable part of the Borough. The opportunity should be taken to deliver a range of types and sizes of homes, including smaller units because of limited stock.</p>

BROAD AREA 7 – Chavey Down/Winkfield Row, Winkfield	
Criteria	Officer Assessment
Availability	<p>Parcels of land within the central part of the Broad Area are not available for development. Other parts of the area have been submitted through SHLAA and are confirmed as available by owners of the land (SHLAA refs 288, 291 and 296 and also including the area of land at Winkfield Triangle, SHLAA site 292).</p>
Sustainability Appraisal (SA)	<p>The Broad Area is ranked 5th out of the 8 areas. The Broad Area can provide a significant number of homes of which a number could be affordable. Therefore this site was given a significant positive score (++) against SA Objective 1 (housing need). The site had good access to open space and recreational facilities and therefore scored positively against SA objective 9 (recreation).</p> <p>The site is considered to be greenfield and therefore not previously developed land. This provided a negative score against SA Objective 10 (urban renaissance and efficiency in land use).</p> <p>Listed buildings are located within the site and as there is no detail confirming that they will be unaffected by development the site scored negatively against SA objective 14 (countryside and historic), although the site was considered to have landscape capacity for development.</p> <p>The site was considered to be remote and have poor public transport links and as such scores poorly against SA objective 8. However due to the size of the site and the potential numbers of houses that could be accommodated, development of this site could allow for investment into infrastructure such as improved public transport. The site might provide a new local centre that would provide essential facilities that the area currently lacks. As such the site scored both negatively and positively against SA objective 8 (accessibility to essential services). Although there is the potential for investment the site was considered remote enough to encourage the car to be the preferred mode of transport. As such the site scores negatively against SA Objective 15 (travel choice).</p> <p>The site would result in a loss a habitat and therefore scores negatively against SA objective 13 (Conserve and enhance biodiversity).</p> <p>At the Options (SADPD Participation) stage no indication was provided as to how the development would address the need for educational facilities. As such the site scores negatively against SA objective 5 (education).</p>

BROAD AREA 7 – Chavey Down/Winkfield Row, Winkfield	
Criteria	Officer Assessment
Overall conclusion	<p>The Broad Area is greenfield, and so is low priority for development. Some of the land originally identified as part of the Broad Area is not available.</p> <p>This Broad Area is considered the least suitable for development, in transport sustainability terms, due, in part, to poor provision of cycle and pedestrian facilities. The site is considered to be remote and have poor public transport links. Accessibility to Bracknell Town Centre is poor; however the local centre at Whitegrove can be accessed within 10-20 minutes walk.</p> <p>Part of the Broad Area (site 7. B1 in the Landscape Capacity Study) has a low landscape capacity, and provides the setting to the Winkfield Row Conservation Area. The remainder of the site (area 7 A and 7B2) serves to provide a setting to the Conservation Area, provide a transition landscape area between the settlements and open countryside to the north, and contributes to the setting of properties along Chavey Down Road and Locks Ride. Areas 7. B1 and &. B2 also provide a physical and visual separation of Winkfield Row and Long Hill Road.</p> <p>There may be scope for limited development in these two areas providing any development respects existing settlement patterns and retains specifically identified landscape features. The site is also close to the Green Belt further east.</p> <p>Not all of the Broad Area is available for development. This would prevent the 'critical mass' for some community facilities to be provided on site being reached.</p> <p>In comparison to alternative options to extend the more sustainable settlements of Bracknell and Crowthorne this area is considered less suitable for development.</p> <p>Given sustainability issues, landscape considerations and the fact that the whole site is not available, the Broad Area is not recommended for inclusion in the Preferred Option.</p> <p>The potential of 'available' land within the Broad Area to meet the edge of settlement criteria is assessed in Section 2.5 'Small edge of settlement sites'.</p>

2.6.8 Former Broad Area 8

Map 9 Plan of Former Broad Area 8 - East Bracknell

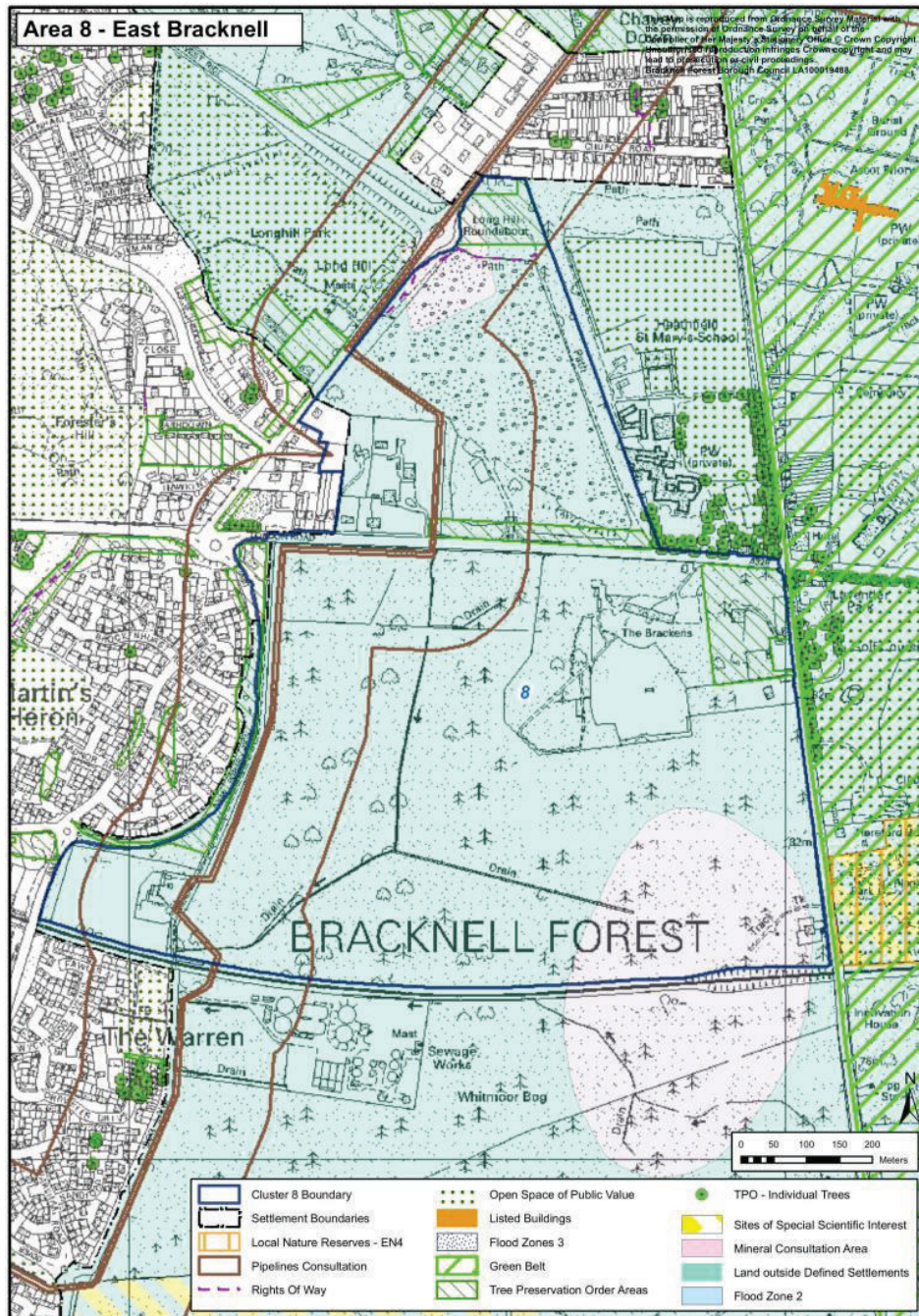


Table 25 Rationale for former Broad Area 8 - East Bracknell

BROAD AREA 8 – East Bracknell	
Criteria	Officer Assessment
<p>Impact on landscape character and setting of the settlement including consideration of gaps</p>	<p>For landscape analysis purposes, the Strategic Housing Site Options Landscape Capacity Study (Kirkham, March 2010) has divided the Broad Area into 2 main categories, comprising area 8A: area of mixed use mainly north of the A329; and 8B: wooded plantation south of the A329. The whole of the area falls within Chavey Down small-scale Enclosed Forest and Heaths (FH1) and Swinley Park Plateau Forest and Heaths (FH2) of the Landscape Analysis of Sites Allocations and an Assessment of Gaps/Green Wedges (Entec, August 2006). The main issues that need to be considered in respect of development proposals are drawn out below.</p> <p>Land in the northern part of the Broad Area is the more developed or disturbed part and lies within Chavey Down Small-scale Enclosed Forest and Heaths. Land to the north of London Road is mainly a former tip which has been landraised and grassed over. Key landscape characteristics which would be vulnerable to development are the wooded edge to the area which retains the wooded character and open wooded landscape providing continuity between Longhill Park and Swinley Park. Key views which are vulnerable to development are the views from London Road and Long Hill Road. The woodland is important to the setting and identity of the settlement along Church Road. It also plays an important role in the separation of the settlements of Bracknell and Ascot and Bracknell and Chavey Down (see Character Area Assessments SPD: Area A Chavey Down East). The landscape capacity is moderate. Any development would need to retain and strengthen boundary tree and shrub cover. Trees should also be used to break up the development.</p> <p>A small plot of land in the south east corner of the Broad Area lies within the Swinley Park Plateau Forest is mainly open scrub with tree cover. Landscape characteristics which are vulnerable include the wooded edge to the area and the historic line of a ride on the eastern boundary which forms a natural limit to the area in the east. The landscape capacity is moderate to high. Any development would need to retain and strengthen boundary tree and shrub cover.</p> <p>The area to the south of London Road lies within Swinley Park Forest and Heaths and comprises coniferous forest with open areas of heathland on a flat plateau. These landscape characteristics would be vulnerable to development. There is also a high sense of visual enclosure and the land forms an important part of the gap between Bracknell and Ascot. The landscape capacity of the area is low.</p>

BROAD AREA 8 – East Bracknell	
Criteria	Officer Assessment
	<p>The Green Belt boundary runs along the eastern boundary of the southern part of the Broad Area. Bracknell Forest Borough Local Plan Policy GB1 recognises the importance of protecting the Green Belt from development that would affect the visual amenities. This includes development proposals within the Green Belt and those conspicuous from the Green Belt.</p> <p>Although it is recognised that extensive tree cover could be used to screen development, the introduction of built form on any scale on land in the southern portion of the Broad Area would erode the landscape value and significantly affect the landscape character.</p>
Impact on character of settlement	<p>A section of the eastern perimeter of the Broad Area adjoins the neighbourhood of Martins Heron. However, the site is severed from the area by New Forest Ride. Martins Heron is characterised by low density suburban cul de sac development that turns its back upon New Forest Ride. The railway line also severs the site from similar suburban development at The Warren. Development along London Road is characterised by individual houses standing in large plots. The northern tip of the Broad Area adjoins a Character Area (Area A Chavey Down East) The Character Area is characterised by red brick Victorian houses following a consistent building line on narrow plots.</p> <p>The character of existing development that adjoins the Broad Area varies considerably. Any new development would need to reflect the characteristics of adjoining development, particularly the more traditional patterns along London Road and along Church Road/ North Road</p>
Impact on historic environment (Historic Park & Gardens, Listed Buildings, Conservation Areas, archaeology)	<p>The Broad Area is not constrained by the presence of historic parks and gardens, listed buildings or conservations areas, so these aspects do not need to be considered further.</p> <p>The Archaeological Site Assessment (Berkshire Archaeology, March 2010) sets out that no archaeological sites are shown within the Broad Area boundaries. This is due to lack of previous fieldwork and investigation. A programme of assessment and evaluation would need to take place to inform development proposals. Depending on the results of this investigation further work may be required to ensure that the impact on archaeology can be mitigated satisfactorily.</p>

BROAD AREA 8 – East Bracknell	
Criteria	Officer Assessment
Impact on biodiversity	<p>There are area TPO's along the western boundary and along the northern boundary of London Road and to the east of the Brackens. There is a SSSI/Local Nature Reserve adjacent to the south east corner of the Broad Area. The southern half of the Broad Area is partly within the Thames Basin Heaths Biodiversity Opportunity Area (BOA).</p> <p>The Phase 1 Ecological Survey (Wenman, June 2010) identifies the following habitats in the Broad Area. Whilst the area is predominantly coniferous plantation (dominated by Scots Pine), there are also areas of mixed woodland and some broadleaved woodland that increase its ecological importance. SHLAA site 204 is an area of broadleaved woodland and acts as a resource for a range of woodland species such as invertebrates, birds and bats. When considered with other woodland in the area, it is likely to be of local ecological value at the district level. Other habitats within the Broad Area comprise patches of amenity grassland, poor semi improved grassland and ponds.</p> <p>The heathland habitats within the open areas of the land south of London Road support a range of native plant species. However, the heathland is a relatively small component of the woodland and less extensive than larger areas of heathland elsewhere within the Borough.</p> <p>The woodland and heathland have the potential to support reptiles. The ponds could support great crested newts. Badgers have been found in the area and the woodland to the south of London Road and grassland to the north have the potential to support badgers. Buildings and mature trees have the potential to support roosting bats. The site also has the potential to provide habitat for breeding birds. Further surveys and assessments would need to be undertaken, so that any appropriate mitigation could be identified.</p> <p>It may be possible to accommodate some of these features within any development through the provision of OSPV and SANG. It would also be important to ensure that the development does not have an adverse impact on the identified sites outside the Broad Area.</p>
Impact on SPA	<p>The Broad Area is within 5km of the SPA. Natural England have commented that they are pleased to see that the SPA has been taken into account as a possible constraint and that mitigation standards will need to match those agreed through the Thames Basin Heaths Delivery Framework (2009), the adopted Core Strategy and relevant SPDs.</p>

BROAD AREA 8 – East Bracknell	
Criteria	Officer Assessment
Impact on resources (previously developed land/greenfield, agricultural land classification, flood issues, minerals)	<p>An on-site bespoke SANG is required and a contribution to Strategic Access Management and Monitoring, plus a link to Englemere Pond.</p> <p>The Broad Area is predominantly greenfield, comprising large areas of woodland and some grassland.</p> <p>Two areas in the south east and north west of the Broad Area are within a mineral consultation area.</p> <p>The former London Road Tip is located on land to the north of London Road and will require considerable remediation.</p> <p>Land within the Broad Area is classified as grade 5 non agricultural.</p> <p>PPS7 (para. 28) seeks to avoid development on the best and most versatile agricultural land (defined as grades 1, 2 and 3a of the Agricultural Land Classification). It also sets out that little weight in agricultural terms should be given to the loss of agricultural land in grades 3b, 4 and 5, except in areas (such as uplands) where particular agricultural practices may themselves contribute in some special way to the quality and character of the environment or the local economy. If any undeveloped agricultural land needs to be developed, any adverse effects on the environment should be minimised.</p> <p>As the site is not classified as Grade 3a or above, it is not considered that there would be any implications in terms of loss of agricultural land.</p> <p>The SFRA (Halcrow, September 2010) comments that the area is within Flood Zone 1. The indicative surface water runoff risk map shows a path of runoff travelling south through the centre of the Broad Area, and another along the south west border. The area is predominantly greenfield and is less likely to have suffered much historic surface water flooding.</p> <p>If development of the Broad Area is to be pursued, an FRA will be required. When looking at the distribution of any development on the land, the layout should ensure that the most vulnerable uses are located in the areas of least surface runoff flood risk. As the Broad Area is mainly greenfield and is of medium permeability (except for a</p>

BROAD AREA 8 – East Bracknell	
Criteria	Officer Assessment
	<p>small area of low permeability soil in the northern part of the area), it is likely to experience a significant decrease in permeability when built on, causing surface water runoff to increase. The increased surface water runoff following development should be mitigated and the use of SUDs should be given priority.</p> <p>The Broad Area contains a network of small streams and a pond. Even though they are small, there is still a flood risk associated with them and it is therefore advisable to leave open space around them. This could be incorporated in OSPV. The area drains west towards the existing neighbourhood of the Warren. The watercourse is culverted as it enters existing development. The new development must avoid increasing runoff to the watercourse as it is unlikely that the existing culvert would have sufficient capacity and could cause flooding. It would be preferable to de-culvert the watercourse.</p>
Accessibility	<p>The Broad Area is ranked highest 1st out of 8 when compared with the other Broad Areas in the Transport and Accessibility Assessment (June 2010) with an overall score of +13.5. This site is the most suitable for future development, in terms of transport sustainability. This is mainly due to its proximity to public transport as well as pedestrian and cycle facilities. The site is within walking distance of Martins Heron railway station. The scale of development indicated for the Broad Area is sufficient to attract further improvements to public transport network / provision close to the site.</p>
Impact on Infrastructure and capacity to improve infrastructure	<p>Transport</p> <p>Capacity improvements may be required to junctions on the A329 London Road leading to Bracknell Town Centre, with further contributions towards capacity improvements at Coral Reef roundabout and junctions along B3430 New Forest Ride. Impact on the Strategic Road Network (SRN) (including Junction 3 of the M3 and Junction 10 of the M4) is also highlighted as an issue.</p> <p>Any development needs to be designed so that all new properties are less than 400m walking distance from a reasonably spaced bus stop on a sustainable bus route to Bracknell Town Centre.</p> <p>Public transport links to and from Bracknell Town Centre and with the wider area should be improved.</p>

BROAD AREA 8 – East Bracknell	
Criteria	Officer Assessment
	<p>Better pedestrian/cycle links across the B3430 should be provided to link the site to the Martins Heron railway station, shops and the existing network. Improve access to Bracknell Town Centre and the employment areas</p> <p>Utilities</p> <p>Local water supply and waste water infrastructure need to be upgraded together with electricity and gas infrastructure. A water pipeline runs adjacent to the Broad Area (Priory Road Swinley Road) and through the south eastern corner (north west corner Whitmore Cottages).</p> <p>Education</p> <p>Would require a new 2 form entry primary school and the equivalent of 3 additional forms of entry at secondary school level. There is insufficient capacity at GarthHillSchool to accommodate this scale of development. A new secondary school is required to serve children in the north of the Borough. Additional special educational needs facilities are also required. A bespoke dedicated building for use as a Children’s Centre is needed.</p> <p>Open Space</p> <p>Demand for sport pitches is greater than current supply and will require a higher increase in provision. A short length of a footpath exists within the northern part of the Broad Area</p> <p>Community</p> <p>Would require a bespoke dedicated youth centre with good access and a new on-site community centre. Would require contributions towards improving local sporting facilities and local library facilities.</p> <p>Affordable Housing</p> <p>Would require affordable housing in line with policy.</p>

BROAD AREA 8 – East Bracknell	
Criteria	Officer Assessment
Potential to build a sustainable community including helping to meet local housing needs and wider community benefits	<p>As already noted, the southern part of the Broad Area is severed from existing communities by New Forest Ride and the railway line. Land to the north of London Road is also poorly related to development at Church Road. A few existing properties along Longhill Road and London Road tend to have a better relationship with the land. A substantial part of the land to the south of London Road is within 800m of the Local Centre at Martins Heron where there is a supermarket. There is also a railway station although the adequacy of parking was raised as an issue at the consultation. Access to social infrastructure such as health centres is poor. However, London Road provides direct access to Bracknell Town Centre which is 2 km to the west. Apart from within the Town Centre, there are also employment opportunities on sites along London Road and within the Eastern Employment Area.</p> <p>The draft SHMA (DTZ, July 2010) comments that the percentage of family households and home ownership is high and that the opportunity should be taken to deliver a range of house types and sizes, including smaller units because of limited stock. The opportunity to deliver affordable older peoples housing is also highlighted.</p> <p>The Broad Area was estimated to have a capacity of 1,800 - 2,100 dwellings at the Options (SADPD Participation) stage. However, that capacity is no longer realistic due to the unavailability of a large parcel of land. This would restrict the level and type of infrastructure that could be delivered and would not aid the delivery of a sustainable community in its own right.</p>
Availability	<p>A large parcel of land to the south of London Road is owned by the Crown Estate (SHLAA ref 49). Since the publication of the SADPD Participation Document in February 2010, it has emerged that this land will not be available for residential development within the plan period. There are other areas of land which are confirmed as available (SHLAA refs 78, 122, 125, 137, 204 and 300).</p>
Sustainability Appraisal (SA)	<p>The Broad Area is ranked 1st out of the 8 areas. The Broad Area could provide between 1,800 and 2,100 homes of which a number could be affordable and therefore was given a significant positive score (++).</p> <p>The Broad Area is considered well located to serve essential facilities in the area with there being a Local Centre at Martins Heron. There is a lack of buses serving the site. However the site is located next to a railway station that provides a link with Bracknell Town Centre. For these reasons, the site scored positively against SA Objective 8 (accessibility to essential services).</p>

BROAD AREA 8 – East Bracknell	
Criteria	Officer Assessment
	<p>The Broad Area contains an old landfill and with development of the site comes the opportunity to remediate the land and therefore improve the soil quality. For this reason the site was given a significant positive score (++) against SA Objective 19 (maintain or improve soil quality).</p> <p>The site is considered to be greenfield and therefore not previously developed land. This provided a negative score against SA objective 10 (urban renaissance and efficiency in land use).</p> <p>At the Options stage no indication was provided as to how the development would address the need for educational facilities. As such the site scored negatively against SA objective 5 (education).</p>
Overall conclusion	<p>Over 50% of the land originally included in the Broad Area is not available. The site is predominantly greenfield and forms part of a narrow and very fragile gap between Bracknell and Ascot and Bracknell and Chavey Down. The woodland in the northern portion of the site is also important to the setting of development at Church Road. The majority of land to the south of London Road has a low landscape capacity whilst land to the north of London Road has a moderate capacity. The Green Belt boundary runs along part of the eastern boundary of the site.</p> <p>A scattering of development already exists along Longhill Road and London Road. The adjacent neighbourhood of Martins Heron contains a Local Centre and Railway Centre but is not easily penetrated due to its layout. Bracknell Town Centre is only 2km to the west, where a range of facilities and services are available. It is hoped that these would be enhanced through the implementation of the regeneration scheme.</p> <p>The available land includes the former London Road Tip. Substantial costs would be encountered in carrying out the remediation required to bring the land up to a suitable standard for development for housing.</p> <p>In addition to coniferous plantations, the area contains mixed woodland and some broadleaved woodland. The latter increases the ecological importance of the area. SHLAA site 204 is an area of broadleaved woodland and acts as a resource for a range of woodland species such as invertebrates, birds and bats. When considered with other woodland in the area, it is likely to be of local ecological value at the district level</p> <p>The Broad Area is not recommended for inclusion in the Preferred Option.</p>

BROAD AREA 8 – East Bracknell	
Criteria	Officer Assessment
	The potential of 'available' land within the Broad Area to meet the edge of settlement criteria is assessed in Section 2.5 'Small edge of settlement sites'.

3 Infrastructure

3.0.1 It is very important to the quality of life in the Borough that the necessary services and facilities are provided along with new development. We will need to ensure there is capacity across a wide range of infrastructure to accommodate the additional population.

3.0.2 Core Strategy policy (CS6) requires new development to contribute towards the infrastructure needed to support growth in the Borough and mitigate its impacts. This policy is supported by a Supplementary Planning Document (SPD) on Limiting the Impact of Development (LID), which is likely to be updated or replaced during the lifetime of the SADPD. Future approaches will depend on the policy adopted by the new government.

3.0.3 The SADPD will be accompanied by an Infrastructure Delivery Plan (IDP). The IDP will identify, as far as possible, the infrastructure needs associated with the development of the sites being considered for allocation. The draft Infrastructure Delivery Plan is being published for consultation with the Preferred Option for the SADPD.

3.0.4 In dealing with larger sites involving a number of landowners it is important that planning is co-ordinated to equalise land values for the different land uses required across the development. We must also ensure that infrastructure is provided when it is needed by new residents of a development which may be built over a number of phases. The SADPD will also identify specific sites for significant elements of new infrastructure required to accommodate the needs arising from cumulative growth over the plan period (such as the proposed new Secondary School in the north of the Borough at the Blue Mountain golf course site).

3.0.5 The SADPD and IDP are being prepared in parallel with the third version of the Local Transport Plan (LTP3) and a study of the two main road corridors through the Borough. LTP3 will set out the Council's strategy for transport to 2026 and the A329/A322 Corridor Study will review options for junction improvements along these key transport routes taking account of the proposed development sites. The SADPD, LTP3 and the corridor study support each other and will all inform the content of the IDP.

3.0.6 For planning purposes infrastructure is taken as including the following:

- Transport – including works to ensure that new sites are properly linked to the local movement network and direct provision, or contributions towards, sustainable transport measures. This will help ensure that there is sufficient capacity on the local highway network and support improvements for walking, cycling and public transport. It also includes contributions towards improvements to the strategic highway network including motorway junction improvements.
- Open Space and Outdoor Recreation – to meet the leisure and recreation needs of the additional population arising from future development.
- Suitable Alternative Natural Greenspace (SANGs) – needed to avoid & mitigate the impact of new development on the integrity of the Thames Basin Heaths Special Protection Area.
- Education – for strategic sites this is likely to include on-site provision for primary education and contributions towards secondary education. A particular need has been identified for additional secondary education capacity in the northern part of the Borough, and a site for a new secondary school is proposed.
- Built Sports Facilities – to ensure that there are sufficient sports centres / swimming pools etc to meet the projected population's needs for indoor sports facilities.

- Library Facilities – this may include a new on-site library facility or contributions towards the cost of providing, expanding or improving local library facilities.
- Community Facilities – it is important for the creation of sustainable communities that there are adequate community halls/buildings to enable local amenity groups, clubs, pre-school groups, senior citizens clubs and social events etc to operate in new and existing communities. This category would include facilities for policing such as Police Points or Stations and CCTV. For strategic residential development on-site provision will generally be sought.
- Youth Facilities and Children’s Centres – proper provision is needed for young people within new developments. The preferred approach is to provide Children’s Centres. For most forms of residential development the Council will seek either on-site provision for the construction and fitting out of a youth facility or a contribution towards the cost of making provision elsewhere.
- Health and Social Services – adequate facilities are required to accommodate the additional health and social care needs generated by the occupation of future development in the Borough. New residential development will be expected to contribute, either by providing new on-site health/social services facilities or by making contributions towards provision by others on a different site.
- Affordable Housing - is seen as a form of infrastructure and will normally be required from all strategic housing developments, but for the purpose of this document it is covered within the housing needs section.
- Provision of adequate drainage and run-off control to ensure that flood risk is properly controlled.
- Provision of utilities infrastructure (water supply, gas, electricity, telecommunications, sewerage)
- Other Requirements – additional infrastructure or specific measures may be needed to mitigate the impacts of developing a particular site. These will, as far as practicable, be identified for each proposed development site.

Infrastructure Delivery Plan

3.0.7 Much of the new infrastructure will be provided through the investment programmes of a range of organisations. As referred to above, an Infrastructure Delivery Plan has been prepared to ensure that these investment programmes are co-ordinated with the planned development. This identifies current and planned infrastructure provision and assesses the requirements arising from planned development. Gaps in existing and planned infrastructure are identified and an assessment made of the timing and cost of additional infrastructure required and of potential funding sources.

3.0.8 Schedules of infrastructure requirements have been prepared individually for the proposed major extensions to settlements and on a zonal basis for the smaller sites around the Borough. These are set out within the IDP and some of the main requirements are included in the policies for the proposed sites.

3.0.9 The IDP may also form the basis for setting a development levy for community infrastructure depending on the nature of forthcoming legislation.

3.0.10 The Council used the IDP process to engage with infrastructure providers to establish that there are no insurmountable problems associated with providing infrastructure for the identified preferred option sites.

3.0.11 A key part of infrastructure planning will be to ensure that levels of infrastructure required from developers are set at a rate that makes it viable to develop. Identifying requirements at this early stage in the planning process should help to ensure that they are built into developers' plans and financial models and avoid unrealistic expectations of development land values.

3.0.12 It may still be necessary in exceptional cases to prioritise essential infrastructure requirements and allow some flexibility on certain less critical aspects to enable necessary development to come forward. Any flexibility will only be exercised on the basis of a thorough understanding of the viability of the development and the impacts of any under-provision.

4 Employment

4.0.1 In light of the findings in the Employment Land Review that there is a supply of land for employment, particularly offices, that goes beyond the plan period it is not proposed to make any additional specific allocations of land for employment. However, it is important that identified employment areas and allocations for mixed-use development, including employment, help to achieve sustainable economic growth. One aspect of this is the aim of achieving a balance between the levels of housing, the resident workforce and the level of employment.

4.0.2 In relation to offices, Bracknell has a significant over-supply which the latest Employment Land Review states is likely to last beyond the plan period. The Review also identifies that in spite of the high level of supply the town has has a weak identity as an office location. Factors contributing to this weak image are identified as being the age of some of the buildings and the quality of the shopping centre.

4.0.3 In order to maintain sustainable economic growth within the Borough the following strategy is proposed.

- plan flexibly for sustainable economic growth;
- continue to promote the regeneration of Bracknell Town Centre as a significant employment location, primarily through the redevelopment of older office stock;
- retain sufficient employment sites and premises to enable economic development, and;
- identify sites which could change from employment to other uses without causing conflict or detracting from the integrity of the employment areas.

4.0.4 In the light of present supply, no major new allocations of employment land are proposed. There is already a significant amount of new employment development with outline planning permission as part of the Town Centre Regeneration scheme but the majority of this will involve the replacement of existing older floorspace. There is also provision in the major locations for growth identified in the Core Strategy, for some limited employment floorspace as part of mixed use schemes including at Amen Corner and Warfield (Land North of Whitegrove and Quelm Park).

4.0.5 Some changes are proposed to the extent of defined employment areas in settlements. The policy relating to this designation seeks to maintain these areas in employment uses. In summary, these changes involve:

- reducing the size of the Eastern Employment Area, to allow a mixed use designation (also see section 2.4 'Sites in defined settlements',
- revising the boundary of the Cain Road/Amen Corner Business Park to allow for housing allocations (see section 2.4 'Sites in defined settlements'),
- Removing the designation from Old Bracknell Lane West to allow for housing allocations (see section 2.4 'Sites in defined settlements'), and
- Removing The Crowthorne Business Park designation which is currently defined as a major employment site in the countryside and it is proposed to remove this designation to accommodate allocation of this site as an urban extension (see section 2.6.3 'Former Broad Area 3')

Eastern Industrial Area

4.0.6 In considering the Eastern Employment Area, the ELR comments that its commercial identity has been reduced by the introduction of other uses along the London Road. It advises that the Council should consider releasing sites that might come forward for redevelopment along the London Road for other uses. Following the Issues and Options (SADPD Participation) consultation, the Council has examined the future of the Eastern Employment Area further. There is already some signs of developer interest in some parcels of land on the edges of the area defined employment area. It is proposed to remove an area from the Eastern Employment Area to the north of Eastern Road and allocate it for mixed use development including a significant amount of residential development.

4.0.7 It is also proposed to remove the employment designation from a site that fronts onto Broad Lane, as shown in the Proposals Map. Over the last few years, sites either side of the land have been re-developed for residential purposes. Due to the nature of other development along Broad Lane and general character of the area, an employment designation on this site is no longer considered appropriate. The land is not being positively allocated for any particular use as availability is unknown and most of the existing floorspace on the site is occupied. In accordance with the ELR, it is not considered that these proposals would threaten the core of the Eastern Employment Area. As set out above, this will require a change of the Proposals Map, and inclusion of the site within an allocation policy for housing, which will be set out in the Preferred Option. For rationale regarding the suitability of the site for housing, see section Urban Areas.

Cain Road

4.0.8 The ELR refers to the need to clarify/redefine the boundary of the defined employment area at Amen Corner. An area of land to the north of Cain Road and south of Turnpike Road has remained undeveloped for a number of years. The land has had the benefit of permission for commercial and residential use although the residential permission has recently lapsed. There is still interest in residential on the site and although there are a number of commercial premises to the south and east, the site adjoins recreational land, a community centre and residential development to the north. It is therefore proposed to remove the employment notation from the site and allocate for residential. As set out above, this will require a change of the Proposals Map, and inclusion of the site within an allocation policy for housing, which will be set out in the Preferred Option. For rationale regarding the suitability of the site for housing, see section 2.4 'Sites in defined settlements'.

Old Bracknell Lane West

4.0.9 Old Bracknell Lane West is a small defined employment area to the south of the railway line and close to the railway station and Bracknell Town Centre. The Council's Commercial Centre is proposed for allocation for residential purposes and this site occupies a significant proportion of the designated area. The ELR refers to the sustainability of this site and its value for offices as it is so close to the railway station. However, it is also important to locate residential development in sustainable locations and in view of the presence of other commercial development around Bracknell Town Centre and commitments in the Town Centre together with the nature of adjoining uses and access to the area, it is proposed to remove the employment designation. This proposal needs to be read alongside Policy relating to the allocation of the Commercial Centre for residential purposes. As set out above, this will require

a change of the Proposals Map, and inclusion of the site within an allocation policy for housing, which will be set out in the Preferred Option. For rationale regarding the suitability of the site for housing, see section 2.4 'Sites in defined settlements'.

Crowthorne Business Estate

4.0.10 The Crowthorne Business Estate is identified as a major employment site in the countryside. The purpose of this designation was to recognise the need for some change of use, infilling or redevelopment but to take account of the surrounding countryside. The buildings were formerly occupied by the Transport Research Laboratory and many remain unoccupied, having little potential for reuse in their current state. The ELR comments that the Council should allow most of the site to be released to housing or other uses. Furthermore, the site is not an ideal location for major office development which is better located in town centre locations. It is therefore proposed to remove the designation and allocate the site for mixed use development including a substantial amount of housing. As set out above, this will require a change of the Proposals Map, and inclusion of the site within an allocation policy, which will be set out in the Preferred Option. For rationale regarding the suitability of the site for housing, see section 2.6.3 'Former Broad Area 3'.

5 Retail

Bracknell Town Centre

5.0.1 The Council remains committed to ensuring that Bracknell has a new town centre and this is seen as critical to plans for further development set out in this DPD. The Core Strategy vision refers to partnership working to ensure that Bracknell Town Centre is regenerated to provide a mix of homes, shops, jobs and other opportunities together with improved accessibility. It sets out the function of Bracknell Town Centre as a major town centre which needs to serve those living, working and visiting the Borough. The locational strategy makes it clear that Bracknell Town Centre is the first location that should be considered for development. Policy CS3 deals specifically with the Town Centre setting out the need for comprehensive delivery and a range of uses.

5.0.2 A masterplan was adopted for the regeneration of Bracknell Town Centre in 2002. An outline permission (04/01129/OUT) was subsequently granted and an application (07/00623/OUT) to amend parameter plans approved under the outline permission was allowed in 2007. This permission relates to the redevelopment of a site of 39.8 hectare with a mix of uses including retail, business, leisure, educational, health centre, civic offices, and residential uses, together with the relocation of the Police Station, Magistrates Court and British Legion. The site is more extensive than the area referred to in the proposals for Bracknell Town Centre in the Bracknell Forest Borough Local Plan (PE 1i and PE1ii). In September 2010, the Council resolved to extend the outline permission for a further 3 years subject to the completion of a legal agreement.

Peel Centre

5.0.3 Under the Development Plan Documents (Core Strategy and Bracknell Forest Borough Local Plan), the Proposals Map shows the Peel Centre within the Bracknell Town Centre Boundary. Comments were raised through the Issues and Options (SADPD Participation) that the Peel Centre should not be defined as a Secondary Frontage.

5.0.4 The Council remains committed to the regeneration of Bracknell Town Centre and recognises its key role in supporting the strategy and development proposals in the LDF. Much effort is being put into moving the regeneration forward. The outline permission remains in place and has been resolved to be extended by a further 3 years.

5.0.5 The achievement of some residential development is critical to achieving a mixed and vibrant scheme. The Town Centre is heavily constrained by the road network and at this stage it is not considered realistic to try and achieve a greater number of residential units within the scheme than is currently planned. The regeneration proposals are designed to reduce physical barriers and improve linkages with peripheral areas which should encourage further sustainable residential development in them.

5.0.6 Bracknell Town Centre currently includes the Peel Centre, an area of retail warehousing where most units are comparison goods and one is a superstore. It is important as the main location for retail warehousing in the Borough and Core Strategy policy states that any new retail warehousing should be located on or adjacent to this area. Physical links between the Peel Centre and the rest of the Town Centre are poor, and Market Street and The Ring act as physical constraints, and it tends to operate in a fairly self contained manner.

5.0.7 The Core strategy para 243 relates to the Peel Centre within the Town Centre Boundary:

Bracknell is fortunate to have a retail warehouse park as part of its defined town centre. This is a unique asset and as such represents an opportunity for any further retail warehouse developments to be sustainably located in a town centre location. Any such development will therefore be expected to locate on or adjacent to this park.

5.0.8 A number of units have recently been refurbished and reconfigured, including the addition of some mezzanine floors. The Bracknell Forest Retail Study (May 2008) comments that although designated as part of the Town Centre, it is an edge of centre location in terms of national policy. The study also warns that if the retail mix moves away from retail warehousing it may be necessary for the Borough Council to consider other retail warehouse locations with the first priority being town centre locations.

5.0.9 National policy in Planning Policy Statement 4: Planning for Sustainable Economic Growth (PPS4) defines edge of centre locations for retail development as being within easy walking distance (ie. up to 300 metres) of the primary shopping area. For all other main town centre uses, this is likely to be within 300 metres of a town centre boundary.

5.0.10 Redefining the Peel Centre as an edge of centre location would require certain proposals to be subjected to the sequential test, as set out in PPS4. This means looking at whether a use can be located in the Town Centre before looking at this edge of centre location. Any main town centre use proposed on an edge of centre site should not have an unacceptable impact on the centre. The proposed change therefore clarifies the position and recognises that in national policy terms, this area should be treated as 'edge of centre' while acknowledging its role within the wider urban area of Bracknell. It would secure the area as appropriate for Retail Warehouse Development and be consistent with para 243 of the Core Strategy as above.

5.0.11 It is therefore recommended to remove the Peel Centre from the Town Centre boundary, and allocate it as an edge of centre retail warehouse park. This would require a change to the Proposals Map and a dedicated policy, which will be included within the Preferred Option.

5.0.12 Crowthorne was identified in the Retail Study as a healthy centre with its own distinctive character aided by a strong representation of independent retailers and two national supermarkets. It has a predominantly local catchment and provides an attractive retail environment.

Crowthorne Centre

5.0.13 Some changes to the extent of the centre and frontage designations are proposed as follows::

- Encompass the Iron Duke public house and Nos 22-72 High Street within the defined centre
- Remove isolated retail units and other areas that lack a concentration of retail or other relevant uses from the defined centre
- Define primary and secondary frontages to more closely accord with the guidance in PPS4 and take account of current land uses
- Establish the relevant areas for the application of saved Core Strategy policies CS21 and CS22 and local plan policies E7, E8, E9 and E10

5.0.14 This will not require a new policy within the Preferred Option, as existing Development Plan Policies will continue to apply to these areas, but will require relevant changes to the Proposals Map, which will be set out in the Preferred Option.

Other Retail Centres

5.0.15 In addition to Bracknell Town Centre and Crowthorne, changes are also proposed to the following centres:

- Binfield
- Birch Hill
- College Town
- Easthampstead
- Great Hollands
- Sandhurst centre (Yorktown Road, west of Swan Lane)
- Wildridings

5.0.16 These changes will ensure that centres are more closely aligned with appropriate land uses as defined in national guidance and will guide the application of saved Local Plan policies E7, E8 and E11. As Sandhurst centre (west of Swan Lane) is defined as a small town centre, the changes will also establish the relevant areas for the application of saved Core Strategy policies CS21 and CS22 and local plan policy E10.

5.0.17 This will not require a new policy within the Preferred Option, as existing Development Plan Policies will continue to apply to these areas, but will require relevant changes to the Proposals Map, which will be set out in the Preferred Option.

6 School Sites

OSPV Boundary Changes - including application to School Sites

Core Strategy Policy CS8 relates to recreation and culture and favours development that retains, improves and maintains existing Recreational Facilities. The Policy also supports new facilities. Recreational Facilities are defined in paragraph 99 of the Core Strategy and the definition includes Open Space of Public Value (OSPV) which comprises active and passive OSPV. Examples are given of both categories of OSPV and they are wide ranging including sports pitches natural and semi-natural open space.

The Bracknell Forest Proposals Map includes an OSPV notation and due to the nature of the sites, it applies to many school sites. However, whilst the policy is Borough wide in terms of its application, the notation on the Proposals Map is not comprehensive in that it does not cover all land that is covered by the OSPV definition.

The Site Allocations Participation Document included a number of options relating to OSPV notation on school sites:

- Option 1 - Keep Existing OSPV Notion
- Option 2 - Move the existing OSPV boundary so that it is further from school buildings to allow some development to take place
- Option 3 - Remove the OSPV notation
- Option 4 - Replace the OSPV notation with an alternative

Following the consultation, it was considered that any change to the policies that apply to OSPV on schools, in terms of an alternative educational notation, would be better dealt with through policies in the Development Management DPD (which will be progressed following Examination of the SADPD). It was not considered appropriate to remove the OSPV notation altogether. OSPV will therefore continue to apply and be a material consideration in the determination of planning applications.

The Bracknell Forest Proposals Map includes an OSPV notation that applies to a range of land uses and sites in private and public ownership. Whilst the notation alerts potential applicants to the need to consider Policy CS8, the application of the notation on the Proposals Map is not comprehensive. Policy CS8 is a Borough wide policy and is triggered when a site includes any of the features set out in the definition of 'Recreational Facilities' irrespective of whether or not it is shown as OSPV on the Proposals Map. Due to these inconsistencies that cause continuing confusion, the Council is proposing to remove the CS8 designation from the Proposals Map. The policy in the Core Strategy would remain and continue to apply to all sites that contain features specified in the definition.

School Sites - Settlement Boundary Changes

In line with the locational principles set out in CS2 - Locational Principles of the Core Strategy, priority is given to locating development within existing settlements. Existing settlements contain a majority of infrastructure, services, employment and transport facilities. This presumption in

favour of development within settlements has been found to be at odds with schools located outside settlements, particularly where there is a proven educational need for additional accommodation to cater for additional pupil numbers, arising from new housing development.

The Site Allocations Participation Document included a number of options relating to school sites outside the settlement boundary:

- Option 1 - Retain existing designations
- Option 2 - Create a new policy designation to allow limited extensions, infilling and alteration

Following the consultation, a review of Local Authority and private schools outside of settlements and the Green Belt, has concluded that existing designations will continue to apply. The one exception is where the school buildings adjoin the settlement boundary and relate physical and visually with the existing settlement. In such cases, amendments have been proposed, to include the school buildings within the settlement. It was considered that any change to the policies that apply to schools outside of settlement would be better dealt with through policies in the Development Management DPD (which will be progressed following Examination of the SADPD). As part of the consultation on the Participation Document, the question was also posed (Question 31) as to whether the Council should consider applying these options to private schools. The majority of respondents to (74%) answered that the Council should also consider applying these options to private schools. A review of the schools within the Borough, has identified several school sites (including private schools) currently located outside of the settlement boundary. These are listed, together with rationale in the table below, as to whether to include them within the settlement boundary. Maps indicating changes will be included within the Preferred Option consultation.

Table 26 School Sites Settlement Boundary Changes

Schools	Parish	Whether to include within Settlement Boundary
Easthampstead Park Community School, Ringmead	Bracknell	The school site is adjacent to the settlement boundary to the north east, and south east. The school buildings relate to the existing settlement to the south east. Therefore, it is proposed to locate the school building within the settlement. The school playing field are located to the rear (east) of the school, However, unlike other sites, the school playing fields are surrounding by settlement on 3 sides, and if the school were also part of the settlement, 4 -sides. In this situation only, it is only proposed to also locate the playing fields within the settlement (to avoid a settlement 'hole'). This would not be inconsistent with other schools within the Borough, whether the entire school site (including playing fields) are located within the settlement boundary. The playing fields would continue to include an Open Space of Public Value designation. A map to show the proposed settlement boundary change will be included with the Preferred Option consultation.
Wooden Hill Primary School, Staplehurst	Bracknell	The school site is adjacent to the settlement boundary to the north, east and south. The school buildings relate to the existing settlement. Therefore, it is proposed to located the school building within the settlement, with the school

Schools	Parish	Whether to include within Settlement Boundary
		playing field area to the rear (west) of the school kept outside of the settlement. A map to show the proposed settlement boundary change will be included with the Preferred Option consultation.
Kennel Lane School, Kennel Lane	Bracknell	The school site is adjacent to the settlement boundary to the north-east and east, with the school buildings immediately adjoining boundary. The schools buildings relate to the existing settlement. Therefore, it is proposed to located the school building within the settlement. A map to show the proposed settlement boundary change will be included with the Preferred Option consultation.
Edgbarrow School, Grant Road	Crowthorne	The school site is adjacent to the settlement boundary to the north and west, with the school buildings immediately adjoining boundary. The schools buildings relate to the existing settlement. Therefore, it is proposed to located the school building within the settlement, with the school playing field area to the rear (south) and east of the school kept outside of the settlement. A map to show the proposed settlement boundary change will be included with the Preferred Option consultation.
Wellington College, Dukes Ride	Crowthorne	The school site is adjacent to the settlement boundary to the north and east. However, the schools buildings do not adjoin the settlement boundary, and are therefore not considered to relate to the existing settlement. Therefore, this school would remain outside of the settlement.
Eagle House School, Crowthorne Road	Sandhurst	The school site is adjacent to the settlement boundary to the south. However, the schools buildings do not adjoin the settlement boundary, and are therefore not considered to relate to the existing settlement. Therefore, this school would remain outside of the settlement.
New Scotland Hill Primary School, Grampian Road	Sandhurst	The school site is adjacent to the settlement boundary to the south, with the school buildings immediately adjoining boundary. The schools buildings relate to the existing settlement. Therefore, it is proposed to located the school building within the settlement, with the school playing field area to the rear (north east) of the school kept outside of the settlement. A map to show the proposed settlement boundary change will be included with the Preferred Option consultation.
St Michael's C of E Primary School, Lower Church Road	Sandhurst	The school site is adjacent to the settlement boundary to the east and school (albeit separated by a road). The school buildings relate to the existing settlement. Therefore, it is proposed to located the school site within the

Schools	Parish	Whether to include within Settlement Boundary
		settlement. A map to show the proposed settlement boundary change will be included with the Preferred Option consultation.
Ascot Heath Primary School, Rhododendron Walk,	Winkfield	This school is located within the Green Belt. It is not proposed to make any changes to the Green Belt boundary, which would require a review of the Council's adopted Core Strategy. Therefore, this school would remain within the Green Belt.
Cranbourne Primary School, Lovel Road	Winkfield	This school is located within the Green Belt. It is not proposed to make any changes to the Green Belt boundary, which would require a review of the Council's adopted Core Strategy. Therefore, this school would remain within the Green Belt Village.
Heathfield School, London Road	Winkfield	The school site does not adjoin a settlement boundary, therefore, this school would remain outside of the settlement.
Licensed Victuallers' School, London Road	Winkfield	This school is located within the Green Belt. It is not proposed to make any changes to the Green Belt boundary, which would require a review of the Council's adopted Core Strategy. Therefore, this school would remain within the Green Belt.
St Mary's C of E Primary School, Winkfield Row	Winkfield	The school site does not abut any settlement boundary, therefore it is not considered to extend the existing settlement boundary (to the north east and south west) to include the school. Therefore, this school would remain outside of the defined settlement.

6.0.1 For completeness, a list of the school sites requiring a change to the Proposals Map are listed below:

Table 27 List of School Sites requiring Settlement Boundary Changes in Preferred Option

Schools	Parish	Change to Proposals Map
Easthampstead Park Community School, Ringmead	Bracknell	Change to settlement boundary.
Kennel Lane School, Kennel Lane	Bracknell	Change to Settlement boundary.

Schools	Parish	Change to Proposals Map
Wooden Hill Primary School	Bracknell	Change to settlement boundary.
Edgbarrow School, Grant Road	Crowthorne	Change to settlement boundary.
New Scotland Hill Primary School. Grampian Road	Sandhurst	Change to settlement boundary.
St Michael's C of E Voluntary Aided Primary School, Lower Church Road	Sandhurst	Change to settlement boundary.

7 Summary of Required Proposals Map Changes

7.0.1 The following table provides a summary of changes that will be required of Proposals Map, which will be contained in the Appendices of the Preferred Option Document:

Table 28 Summary of Map Changes required in Preferred Option.

Proposed Map Change and Site Address	Relevant Map Appendix within Preferred Option
Comprehensive Mixed-Use Development Sites/Urban Extensions	
Land at Broadmoor, Crowthorne	Appendix 5
Land at Transport Research Laboratory, Crowthorne	Appendix 5
Amen Corner North, Binfield	Appendix 5
Land at Blue Mountain, Binfield	Appendix 5
Land at Amen Corner (to take account of land covered by Core Strategy Policy CS4)	Appendix 5
Land at Warfield (to take account of land covered by Core Strategy Policy CS5)	Appendix 5
Defined Employment Area Boundary Changes	
Commercial Centre, Old Bracknell Lane West (to take account of housing allocation - SHLAA ref 215)	Appendix 6
Eastern Industrial Area (to take account of housing allocation - SHLAA ref 308 & removal of employment designation)	Appendix 6
Land north of Cain Road, Bracknell (to take account of housing allocation - SHLAA ref 194)	Appendix 6
Royal Military Academy	Appendix 6
Retail Boundary Changes	
Town Centre Allocation	Appendix 7
Peel Centre	Appendix 7

Proposed Map Change and Site Address	Relevant Map Appendix within Preferred Option
Crowthorne Centre	Appendix 7
Sandhurst Centre	Appendix 7
Binfield	Appendix 7
Birch Hill	Appendix 7
Harmanswater	Appendix 7
Whitegrove	Appendix 7
Bullbrook	Appendix 7
College Town	Appendix 7
Crownwood	Appendix 7
Crowthorne Station	Appendix 7
Easthampstead	Appendix 7
Owlsmoor	Appendix 7
Wildridings	Appendix 7
Settlement Boundary Changes	
White Cairns, Dukes Ride, Crowthorne (to take account of housing allocation - SHLAA ref 34)	Appendix 8
Land east of Murrell Hill Lane, South of Foxley Lane and north of September Cottage, Binfield (to take account of housing allocation - SHLAA ref 24)	Appendix 8
Land at junction of Forest Road and Foxley Lane, Binfield, (to take account of housing allocation - SHLAA ref 93)	Appendix 8
Dolyhir, Fern Bungalow and Palm Hills Estate, Bracknell (to take account of housing allocation - SHLAA ref s 122 and 300)	Appendix 8
Easthampstead Park Community School, Ringmead, Bracknell	Appendix 9
Kennel Lane School, Kennel Lane, Bracknell	Appendix 9
Wooden Hill Primary School, Bracknell	Appendix 9

Proposed Map Change and Site Address	Relevant Map Appendix within Preferred Option
Edgbarrow School, Grant Road, Crowthorne	Appendix 9
New Scotland Hill Primary School, Grampian Road, Sandhurst	Appendix 9
St Michael's C of E Voluntary Aided Primary School, Lower Church Road, Sandhurst	Appendix 9

Abbreviations

ALLI - Area of Local Landscape Importance

AMR - Annual Monitoring Report

ASLI - Area of Special Landscape Importance

BAP - Biodiversity Action Plan

BFBLP - Bracknell Forest Borough Local Plan

BFC - Bracknell Forest Council

BOA - Biodiversity Opportunity Area

CS - Core Strategy

DCLG - Department of Communities and Local Government

DPD - Development Plan Document

DPH - Dwellings per Hectare

EIA - Environmental Impact Assessment

ELR - Employment Land Review

FRA - Flood Risk Assessment

GOSE - Government Office for the South East

GTAA - Gypsy and Traveller Accommodation Assessment

GVA - Gross Value Added

IDP - Infrastructure Delivery Plan

LDF - Local Development Framework

LPA - Local Planning Authority

LTP - Local Transport Plan

LWS - Local Wildlife Site

NHS - National Health Service

ODPM - Office for Deputy Prime Minister

ONS - Office for National Statistics

OSPV - Open Space of Public Value

PDL - Previously Developed Land

PPG - Planning Policy Guidance Note

PPS - Planning Policy Statement

RSS - Regional Spatial Strategy

SA - Sustainability Appraisal

SAC - Special Area of Conservation

SADPD - Site Allocations Development Plan Document

SANG - Suitable Alternative Natural Greenspace

SDL - Strategic Development Location

SEA - Strategic Environmental Assessment

SEEPB - South East England Partnership Board

SEERA - South East England Regional Assembly

SEN - Special Education Needs

SEP - South East Plan

SFRA - Strategic Flood Risk Assessment

SHLAA - Strategic Housing Land Availability Assessment

SHMA - Strategic Housing Market Assessment

SI - Statutory Instrument

SPA - Special Protection Area

SPD - Supplementary Planning Document

SRN - Strategic Road Network

SSSI - Site of Special Scientific Interest

STW - Sewage Treatment Works

SUDS - Sustainable Urban Drainage Systems

TBHSPA - Thames Basins Heaths Special Protection Area

TPO - Tree Preservation Order

TRL - Transport Research Laboratory

WBC - Wokingham Borough Council

Glossary

Affordable Housing – includes social rented and intermediate housing, provided to specified eligible households whose needs are not met by the market.

Annual Monitoring Report (AMR) – Annual report submitted to government on the progress of preparing the Local Development Framework and the effectiveness of policies and proposals.

Area Action Plan (AAP)– a type of Development Plan Document used to provide a planning framework for areas of change and areas of conservation.

Areas of Landscape Importance - Includes Areas of Special Landscape Importance - ASLI (The Blackwater Valley and Windsor Great Park) and Areas of Local Landscape Importance - ALLI (Cabbage Hill and Land south of Forest Road, west of Chavey Down Road and West of Warfield Park).

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

Biodiversity Opportunity Areas (BOAs) - are the regional priority areas of opportunity for restoration and creation of BAP habitats. They are a spatial representation of BAP targets and are areas of opportunity, not constraint.

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

Core Strategy Development Plan Document – Sets out the Council’s long-term vision and strategy to be applied in promoting and managing development throughout Bracknell Forest Borough.

Conservation Areas - areas of special architectural or historic interest, the character of appearance of which it is desirable to preserve or enhance. Areas within the Borough include Warfield, Easthampstead, Winkfield Village, Winkfield Row and Church Street, Crowthorne

Defined Employment Areas – distinct areas within settlements where employment development already takes place in a successful manner. Development for employment-generating uses will be directed to these areas along with Bracknell Town Centre.

Deliverable Sites - those which are:

- Available - now
- Suitable - offering a locate for development now and would contribute to the creation of sustainable, mixed communities
- Achievable - there is reasonable protected that the housing will be delivered on the site

Developable Sites - those which should be in a suitable location for housing development and there should be a reasonable protected that the site is available for, and could be developed at the point envisaged

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

Edge of Centre Retail Sites - defined as being within 300m walking distance of the

Gaps - help preserve the physical and visual separation of settlements by protecting the rural areas between them.

Green Belt - An area of open land around certain cities and built up areas with strict planning controls in order, in particular to check further growth of a large built up area.

Greenfield Site – Land which has not been previously developed.

Historic Park and Gardens - includes Ascot Place, Winkfield; Moor Close (Newbold Colleges)m Binfield; South Hill Park, Bracknell; and Broadmoor Hospital, Crowthorne.

Listed Building - buildings and other special features of architectural or historic importance which contribute to the character and quality of the environment,.

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

Local Development Framework (LDF) – A non-statutory term used to collectively describe the Local Development Documents that together guide development and use of land in the borough.

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

Local Nature Reserves (LNRs) - contain habitats of local significance and can provide access to the countryside and assist in environmental education.

Local Wildlife Sites (LWS) - define those areas which have been identified as having nature conservation interest according to criteria produced by the Berkshire Nature Conservation Forum.

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

Open Space of Public Value (OSPV)

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

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

Proposals Map – A map forming part of the Local Development Framework which identifies the locations to which policies and proposals set out in DPDs apply.

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

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

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

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

Sites of Special Scientific Interest (SSSI) - areas of special interest by reason of their flora, fauna or geological or physiological features. SSSIs enjoy statutory protection from works likely to have an adverse impact on their special interest.

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

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

Strategic Environmental Assessment (SEA) – Internationally used term to describe high-level environmental assessment as applied to policies, plans and programmes required by the EU SEA Directive.

Supplementary Planning Document (SPD) – A type of Local Development Document that provides further guidance to the implementation of planning policies and proposals. SPDs hold less weight than a Development Plan Document.

Sustainability Appraisal (SA)– The assessment of the impact of plan policies from an environmental, economic and social perspective, which fully incorporates the requirements of the SEA Directive.

Sustainable Urban Drainage System (SUDS)– A sequence of management practices and control structures design to drain surface water in a sustainable manner.

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

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Nepali

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Infrastructure Delivery Plan - SADPD Preferred Options (Consultation Draft)

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1 Introduction

1.0.1 Bracknell Forest Council (BFC) has produced this Infrastructure Delivery Plan (IDP) to identify key infrastructure required to support development in the Borough up to 2026. Although it is envisaged it will have a life of its own, it's primary role is to act as a supporting document to the Site Allocations Development Plan Document (SADPD).

1.0.2 Over this plan period BFC has a target to deliver 10,780 dwellings.⁽¹⁾ Following previous public consultation, the SADPD Preferred Options identifies several 'major' sites, each containing 10+ net additional dwellings, identified as part of BFC's Strategic Housing Land Availability Assessment (SHLAA) and four major new urban extensions with the potential for comprehensive development, namely:

- Land at Broadmoor, Crowthorne
- Land at TRL, Crowthorne
- Amen Corner North, Binfield
- Land at Blue Mountain, Binfield.

1.0.3 A more detailed breakdown of sites can be found in 2.1 'Predicted Growth and Housing Numbers'.

1.0.4 Bracknell Forest's Core Strategy DPD, adopted in 2008, has already identified land at Amen Corner (Policy CS4) and North of Whitegrove and Quelm Park (Warfield Parish) (CS5) for development. As a Supplementary Planning Document (SPD), which contains an infrastructure delivery schedule, has already been adopted for the Amen Corner site, and one is currently being produced for the Warfield site (expected adoption 2011), these sites will not be comprehensively covered by this document, however due to their proximity to some of the sites covered, they may be referred to.

1.0.5 In light of this, the IDP should be read in conjunction with the SADPD, Warfield SPD and Amen Corner SPD. These can be found at (www.bracknell-forest.gov.uk/SADPD, www.bracknell-forest.gov.uk/warfield and www.bracknell-forest.gov.uk/amencorner). Map 1 'Proposed Development Sites' below shows the location of these SADPD Preferred Option and Core Strategy development sites.

1.0.6 Government guidance emphasises the importance of local planning authorities planning ahead to demonstrate that necessary physical, social and green infrastructure can be provided to support their vision for the area. This Plan explains the approach BFC has taken in identifying the infrastructure needs arising from new major housing developments, how it will be delivered and an assessment of the potential risks associated with doing so. Each infrastructure service area will have its own template outlining existing provision, planned provision and any key issues to come out of consultation with service providers. Each major new urban extension site has a site-specific schedule outlining all of the identified requirements for each site. Our approach to the smaller SHLAA sites is detailed in 5 'Small Sites for Potential Allocation'.

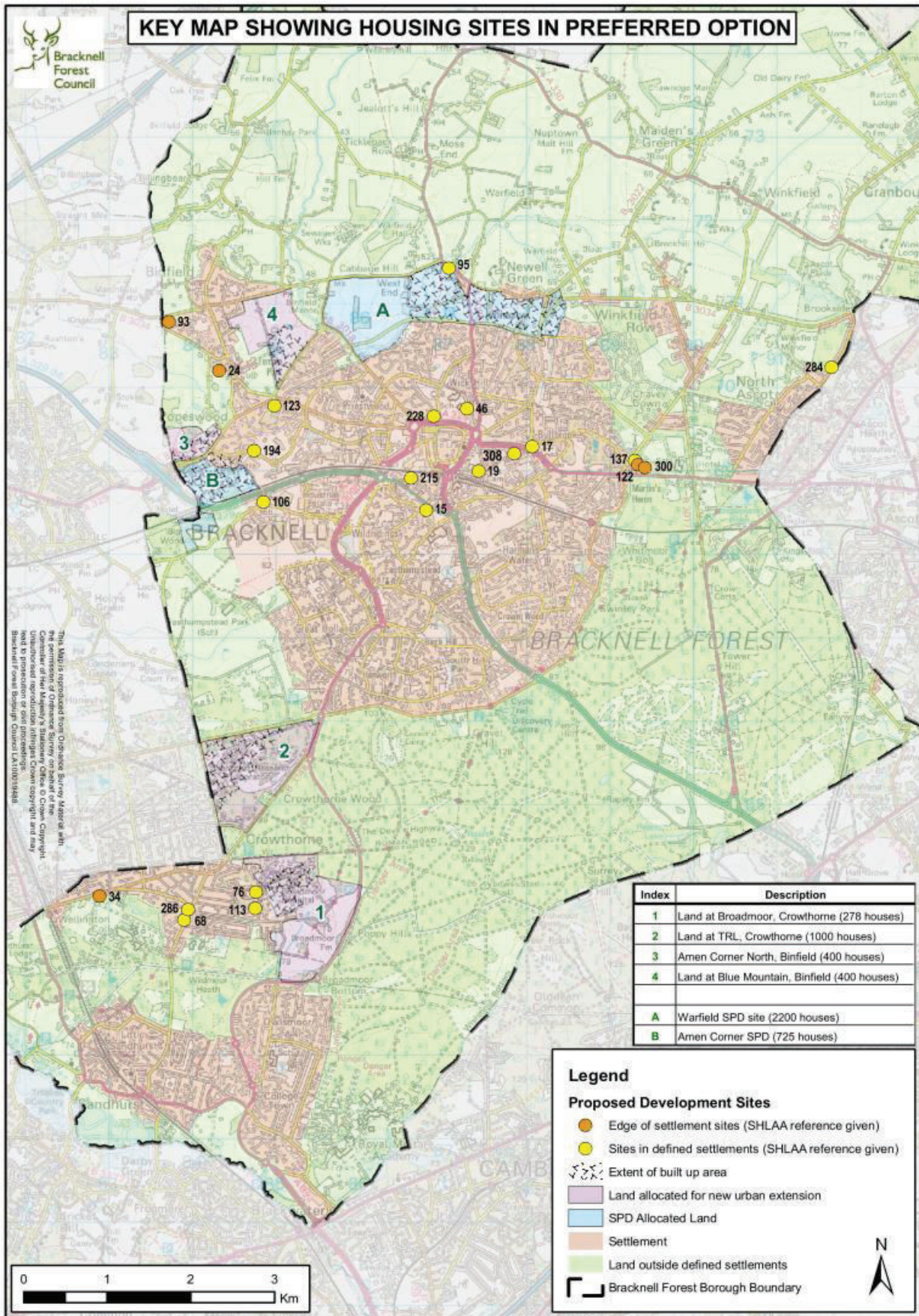
1.0.7 Although this plan has been coordinated by BFC, the information it contains is the result of collaboration with numerous internal and external service providers of areas such as transport, education and healthcare. It draws on information from sources including government guidance and infrastructure providers' investment programmes. Through this engagement, BFC has sought as much information as possible however, instances exist where the required information has not been available. In light of this, the IDP will remain a 'live' document, subject to regular review and updated accordingly as more information emerges, and schemes are implemented.

1 The Government has revoked the South East Plan (SEP) Regional Spatial Strategy (RSS) and it therefore no longer forms part of the planning policy hierarchy. The Government have advised that the planning framework now comprises national policies and adopted Development Plan Documents and Saved Policies. For Bracknell this includes the Core Strategy which has a target based on a requirement of 10,780 (plus an allowance for a carry-over from the previous plan period which no longer needs to be included).

1.0.8 The IDP will help to:

- Direct the right level of growth and housing development in the right place;
- Bid for funding from other infrastructure agencies; and
- Engage with infrastructure funding providers and deliver the right levels of infrastructure for growth.

Map 1 Proposed Development Sites



1.1 Purpose of the Infrastructure Delivery Plan

1.1.1 The purpose of this plan is to provide background evidence as to the Physical, Social and Green infrastructure required to support the planned growth up to 2026. The IDP includes a site-specific delivery schedule for each Broad Area that sets out who will provide the infrastructure and when it will be delivered.

1.1.2 Infrastructure planning helps to ensure a common understanding between service providers, developers, local communities and the Council as to what the local infrastructure requirements are. It essentially enables the Council to develop a partnership approach to ensure infrastructure is properly planned, funded and provided in tandem with planned development in the borough.

1.1.3 The IDP also plays a corporate role, in identifying, supporting and informing other strategies and decisions relating to capital investment and will help the council to align its own financial decision-making to facilitate the delivery of necessary infrastructure for which it is responsible. It will also inform work with the Council, external partners within the Local Strategic Partnership (LSP) and beyond.

1.1.4 Funding will also need to be secured through the development control process as planning obligations and through any future arrangements, e.g. the forthcoming Community Infrastructure Levy (CIL).

1.1.5 This document will remain 'live', in so far as information will be subject to change, therefore will be periodically reviewed and updated. (refer to Ch. 4).

1.1.6 The IDP contains information regarding the type, timing and potential costs of infrastructure to support the planned development as required in Planning Policy Statement 12 (PPS12), to show how development identified will be delivered and contribute towards our Core Strategy and Local Plan policies.

1.1.7 BFC's role in facilitating and securing the delivery of the infrastructure identified in the IDP will vary for different infrastructure types. These roles include:

- the delivery of the infrastructure through its spatial policies – e.g. by allocating sites for infrastructure in later DPDs or by drafting criteria based policies to support infrastructure provision
- the direct funding of the infrastructure
- indirect funding of infrastructure through enabling private sector investment, including through negotiating to secure planning obligations
- indirect funding through influencing third party public sector investment
- providing a statutory service which impacts on its spatial policies (such as schools, adult and children's services and public transport).

1.2 Method

1.2.1 The method used for the production of the IDP included the following steps:

Identification of Service Providers

1.2.2 A list of Infrastructure to be included in the IDP was established and initial contact was made with the service providers for each type of infrastructure. In most cases this was building on information and contacts already obtained through the LDF process.

Establishment of Infrastructure Reference Group (IRG)

1.2.3 The LSP Board resolved to form an IRG as a sub-group of the LSP to facilitate effective infrastructure planning in the the Borough.

1.2.4 Once the contacts for each type of infrastructure were confirmed they were added to the IRG. This group does not have formal meetings but provides access to the relevant service providers and the most appropriate method of contact. In addition specialised groups can be established through the IRG, such as the Transport Sub Group, to deal with specific issues between service providers.

Identification of Plans and Strategies for Service Areas

1.2.5 A review of Plans, Policies and Strategies was undertaken to identify existing levels of infrastructure, standards of provision and if any shortfalls had been identified.

1.2.6 Draft schedules were completed for each service area, where possible, to identify:

- Responsible Delivery Bodies
- Existing Plans, Policies and Strategies
- Existing Provision
- Planned Provision
- Key Issues
- Role of the LDF

Liaising with members of the IRG

1.2.7 The draft schedules were sent to the service area providers along with a detailed schedule for infrastructure requirements for each site. These were then considered and amended as necessary by the service areas. Service providers were also sent information on the development proposals in the SADPD and Core Strategy, including details of scale, location and densities of the potential developments.

1.2.8 Service providers were asked to consider opportunities to deliver new infrastructure or opportunities for expanding existing provision. Where individual sites required specific infrastructure, they were asked to complete the area-specific schedules with the following information:

- Item of infrastructure required;
- Phasing of provision (whether required in the short (April 2012 - March 2017), medium (April 2017 - March 2022) or long term (April 2022 - March 2026));
- Lead delivery organisation;
- Cost (if known);
- Sources of funding (if known);
- Any dependencies for provision;
- Risk of not proceeding and;
- Importance to delivery of SADPD.

Capacity Study

1.2.9 To support the IDP, Bracknell Forest Council has undertaken a study of existing infrastructure for particular service areas, where information allowed and it was deemed necessary, which identified any potential capacity or shortfall in existing infrastructure provision in the Borough to form the evidence-base to requirements identified by internal (BFC) providers, which included areas such as Open Space and Educational Needs. This has been used to help identify where there is capacity for and where additional infrastructure may be required to support new growth. The results are contained within the relevant template for the service area and in the site schedules.

Preparation of the IDP and re-consultation with Service Providers

1.2.10 The information gathered through the above steps was used to prepare the IDP. The principal elements of the IDP are the infrastructure type specific templates and the area specific infrastructure requirements.

1.2.11 Following re-consultation with service providers, amendments were made to finalise the current document, ready to accompany the SADPD Preferred Option for full consultation.

Identification of monitoring procedure

1.2.12 The final step of the IDP process was to identify the monitoring and reviewing procedure to enable the IDP to be a 'live' document. The monitoring proposals are set out in Section 4 of this document.

1.3 Key Elements of the IDP

1.3.1 Communities need an appropriate level of services and facilities in order to be sustainable. There are a number of strands to sustainability that the provision of infrastructure should support. These are:

- Social Cohesion and Inclusion
- Protection and Enhancement of the Environment
- Prudent use of Natural Resources
- Sustainable Economic Development
- Integrating Sustainable Development in Development Plans

1.3.2 These overarching aims should be pursued in an "integrated way through a sustainable, innovative and productive economy that delivers high levels of employment, and a just society that promotes social inclusion, sustainable communities and personal well being, in ways that protect and enhance the physical environment and optimise resource and energy use" (PPS1, 2005).

1.3.3 Supporting planning policy can be found in 'Appendix 1: Planning Policy'.

Component Parts of Infrastructure

Infrastructure needed to deliver development and support the elements of sustainability have been split into three categories: Physical, Social and Green, then further sub-divided into service headings, determined through consideration of various definitions of infrastructure and refined with a local slant through consultation with service providers.

These service areas will be used as the basis for developing a detailed set of schedules within this IDP.

Physical

Highway Network

- Strategic Road Network
- Local Road Network
- Footpaths and Cycleways

Transport

- Public Transport
- Community Transport

Waste Management

Utilities

- Water and Waste Water
- Electricity and Gas Network

- Renewable Energy
- Telecommunications

Social

Education

- Primary Education
- Secondary Education
- Special Education Needs
- Early Years

Social Care

- Children's Social Care
- Adult Social Care

Community Facilities

- Community Centres
- Libraries
- Youth Facilities
- Built Sports
- Public Art
- Heritage

Affordable Housing

Emergency Services

- Police Service
- Ambulance Service
- Fire and Rescue Service

Health

- Primary Health Care
- Acute Care / General Hospitals and Mental Health Provision

Cemeteries and Crematoriums

Green

Open Space

Suitable Alternative Natural Greenspace (SANG)

Biodiversity

Flood Defence

Public Rights of Way

Prioritising

Whereas some infrastructure is essential to enable a development to go ahead, such as water supply and waste water treatment, other services are more related to quality of life, such as public art. Whilst BFC would ideally seek the delivery of all identified components, due to issues such as economic viability or availability of public funding, it is necessary to prioritise infrastructure for consideration at the planning application stage. In light of this, each identified item has been categorised as follows:

Table 1.1

Risk (to site delivery)	Definition
Critical	The identified infrastructure is critical , without which development cannot commence, e.g. some transport/utility infrastructure
Necessary	The identified infrastructure is necessary to support new development, but the precise timing and phasing is less critical and development can commence ahead of its provision, e.g. schools/primary health care

Risk (to site delivery)	Definition
Preferred	The delivery of the identified infrastructure is preferred in order to build sustainable communities. Timing and phasing is not critical over the plan period, e.g. libraries, green infrastructure, youth provision.

Identifying Risk

1.3.4 The IDP also includes an assessment of the likely risk of infrastructure items not being delivered, alongside contingency measures where required. The varying degrees of 'Risk' are defined as:

Table 1.2

Risk of Not Proceeding	Definition
High	<p>Either/or:</p> <ul style="list-style-type: none"> - Infrastructure requirements are identified but there is no clear mechanism at present to secure funding. - Planning and/or other consents are required to secure delivery. - The likelihood of consents being granted is uncertain.
Medium	<ul style="list-style-type: none"> - Infrastructure requirements are identified and there is a clear mechanism identified to secure funding. - Planning /and or other consents may be required to secure delivery. There is a strong likelihood that consents would be granted.
Low	<ul style="list-style-type: none"> - Infrastructure requirements are identified, costs are known and funding is secured or a robust mechanism identified to secure funding. - No other planning or consents are required, and/or there is a statutory duty to provide the required infrastructure in step with development.

Cross-boundary Issues

1.3.5 The following neighbouring planning authorities were consulted to consider the impact of Bracknell Forest's development plans:

1.3.6 Hart District Council

Comment:

No concerns raised.

1.3.7 Royal Borough of Windsor and Maidenhead

Comment:

Concerns were raised over the impact of cross border commuting on transport infrastructure from development in the north of the Borough.

Education consider impact should be minimal so long as primary and secondary schools promised as part of the Binfield development are delivered.

1.3.8 Rushmoor Borough Council

Comment:

The only concern identified would be in relation to transport infrastructure, with particular consideration given to the cumulative impact of proposed development in other areas on the M3 corridor and the rail links to London.

1.3.9 Surrey Heath Borough Council

Comment:

Concerns over pressures on the highway network from potential housing in the south of Bracknell Forest that could increase traffic flows up to junction 3, via the Nine Mile Ride and onto the A322 corridor, or junction 4 via Sandhurst and through the Meadows gyratory onto the A331 Blackwater Valley Relief Road. The increased traffic flow is likely to require mitigation measures.

1.3.10 Wokingham Borough Council

Comment:

No concerns over education so long as education facilities to absorb new demand are delivered in line with development.

WBC would be keen to see new shopping facilities at TRL integrated with the existing residential area with supporting pedestrian and cycle links.

WBC emphasised the potential for the existing Pinewood Leisure Centre to accommodate additional or enhanced facilities, especially as it is within 800m of the majority of the TRL site.

WBC would like the cross-boundary flooding issues to be considered in the TRL development.

WBC would like to see improved public transport and cycle links between the boroughs.

WBC have concerns over the impact of proposed development sites on the highway network.

2 Summary of SADPD Preferred Options

2.0.1 The SADPD will help to deliver the vision set out for the Borough in both the Sustainable Communities Strategy and the Core Strategy.

2.0.2 The two strategic sites set out in the Core Strategy are not sufficient to meet the housing requirements for Bracknell Forest. The Site Allocations Development Plan Document (SADPD) will therefore be the document that identifies the locations to meet the housing requirements for the Borough up to 2026.

2.0.3 The SADPD Preferred Options will identify sites for 3,213 dwellings. This figure is derived from BFC's Core Strategy and takes account of those already built, with planning permission and within the Major Locations for Growth, identified in the Core Strategy. Some sites will be within existing defined settlements, however, much of the new housing will need to be on sites outside the current defined settlements. The SADPD Preferred Options provides a list of suitable sites with the potential for new housing, gives an indication of the number of houses that can be built on each site, when they are likely to be built and how they will be implemented.

2.0.4 Each of the sites identified in the SADPD will be selected on its merits, including the deliverability and viability of each site, which will be supported by this IDP.

2.0.5 In addition to allocating sites for housing, the SADPD will also allocate sites for employment, retail and other supporting infrastructure, determined through the IDP.

The SADPD will also review the following:

- The defined settlement boundaries in relation to small anomalies and rounding-off sites.
- Employment area boundaries
- Town Centre and Local Centre boundaries
- The role of School land.

It will also serve to identify an appropriate approach to sites in institutional use in the countryside (beyond the Green Belt) and amend the Council's current Proposals Map to reflect the changes listed above.

2.1 Predicted Growth and Housing Numbers

2.1.1 Over the Plan period, to 2026, the housing requirement for Bracknell Forest Borough is 10,780 (net) dwellings (please see the SADPD Preferred Option Background Paper for how the housing requirement was established) . Of these 1,424 new dwellings have been completed between 2006 and 2010 and a further 5,730 have either planning permission or are accepted in principle through strategic allocations in the Core Strategy. The Site Allocations DPD will need to find sites for the remaining 3,626 dwellings, as displayed in the table below.

Table 2.1 Housing Requirements for Bracknell Forest Council

Housing Requirement	10,780
Dwellings which are complete/have planning permission/or strategic allocations through Core Strategy	7,154
Balance of sites to be allocated through SADPD	3,626

Growth Areas

2.1.2 The SADPD Preferred Options identifies four new major urban extensions:

- Land at Broadmoor, Crowthorne (278 homes)
- Land at TRL, Crowthorne (1,000 homes)
- Amen Corner North, Binfield (400 homes)
- Land at Blue Mountain, Binfield (400 homes)

2.1.3 In addition to these sites, this Plan will include infrastructure provision for other 'major' (10+ net additional dwellings) development sites, that fall outside of the new major urban extensions. These further sites were identified through the Council's Strategic Housing Land Availability Assessment (SHLAA).

2.1.4 These sites will collectively deliver the Borough's housing target, alongside sites that either already have planning permission or sites that have been allocated in the Core Strategy (CS4: Land at Amen Corner, CS5: Land north of Whitegrove and Quelm Park).

2.1.5 Table 2.2 'SHLAA sites for proposed development' are listed below and [Could not find copy_1371699_ID_19](#) shows their location in the Borough alongside the Broad Area and Core Strategy sites.

Table 2.2 SHLAA sites for proposed development

Sites for Proposed Allocation		
SHLAA Ref	Site Address	Estimated capacity (net)
15	Adastron House, Crowthorne Road, Bracknell	18
17	Bay Drive, Bullbrook, Bracknell	40
19	The Football Ground, Larges Lane, Bracknell	85
24	Land East of Murrell Hill Lane, South of Foxley Lane and North of September Cottage, Binfield	67
34	White Cairn, Dukes Ride, Crowthorne	16
46	Garth Hill School, Sandy Lane, Bracknell	100
68	24-30 Sandhurst Road, Crowthorne	10
76	Land S of Cricket Field Grove, Crowthorne	100
93	Land at junction of Forest Road and Foxley Lane, Binfield	31
95	Land at Battle Bridge House, Warfield House and Garage, Forest Road, Warfield	14
106	Peacock Bungalow, Peacock Lane, Binfield	28
113	Land at School Hill, Crowthorne	20

Sites for Proposed Allocation		
SHLAA Ref	Site Address	Estimated capacity (net)
122 + 300 combined	Dolyir & Palms Hills	60
123	Farley Hall, London Road, Binfield	35
137	Sandbanks, Longhill Road, Winkfield	11
194	Land N of Cain Road, Binfield	75
215	Commercial Centre, Bracknell Lane West, Bracknell	77
228	Albert Road Car Park, Bracknell	40
284	152 New Road, Ascot	12
286	The Iron Duke, Waterloo Place, Old Bakehouse Court, High Street, Crowthorne	20
308	Land N of Eastern Road, Bracknell	216
	Total	1075

2.1.6 In total, land for 3,213 dwellings will be proposed in the SADPD (Broad Areas + SHLAA sites). Combined with the 480 dwellings windfall allowance (30 units per year 2011-2026), this equates to 3693 homes, marginally higher than the required amount.

3 Monitoring and Review

3.0.1 This IDP has been produced so that it can be a live tool, and can be updated through active monitoring to inform decisions. This is the first IDP and therefore is at the beginning of the process. It is intended that subsequent versions of the IDP will be able to draw on the monitoring and review process to gauge more accurate costs, priorities and needs.

3.0.2 In addition to this, Bracknell Forest Council undertakes regular monitoring of the LDF through the Annual Monitoring Report (AMR). As part of the AMR exercise the IDP will be monitored, either as a stand alone document or as part of the AMR.

3.0.3 The AMR is subject to internal approval prior to submission to the Secretary of State, this process will ensure there is Corporate and Political recognition of the progress that has been made on delivering infrastructure each year. It will also ensure a commitment to any amendments or additions to the IDP which may be necessary to ensure the proposals in the Site Allocations DPD are achieved.

4 Infrastructure

4.0.1 To inform the Broad Area Infrastructure Schedules (ref. 6 'Broad Areas Infrastructure Schedules'), this section collates relevant information on each service area, as identified in 1.3 'Key Elements of the IDP', gathered during the consultation with service providers.

4.1 Physical

4.1.1 Highway Network

Strategic Road Network	
Lead Organisation	The Highways Agency (HA), on behalf of the Secretary of State for Transport is responsible for managing the safe and efficient operation of the Strategic Road Network (SRN).
Main Sources of Information	<ul style="list-style-type: none"> • Delivering a Sustainable Transport System, 2008, DfT • Roads – Delivering Choice and Reliability, July 2008, DfT • Britain’s Transport Infrastructure, Motorways and Major Trunk Roads, January 2009, DfT • RSS: The South East Plan, May 2009, SEERA • Delivering the South East Plan, a revised South East Implementation Plan, October 2006, SEERA • Local Transport Plan 2006 – 2011 (LTP2) • Limiting the Impact of Development SPD (July 2007)
Existing provision	<p>Only a short section (less than 1km) of the SRN lies within Bracknell Forest Borough – part of the M4 motorway. There are no junctions providing direct access to either the M4 to the north or the M3 to the south within the Borough.</p> <p>Access to the motorway network is achieved to the south of Bracknell Forest via the A322 to M3 junction 3 and the A3095 to M3 junction 4, and to the north via the A329(M) to junction 10 of the M4. Although not part of the SRN, traffic flows on these link roads are critically important to the safety and efficiency of the SRN.</p> <p>HA evidence to the South East Plan EiP identified that the M4 between Junctions 9 and 11 was currently congested at peak hours and other times, and that the route would be unable to cope with future traffic levels without flow and demand management measures. By 2016 and 2026, HA evidence shows that the M4 will be unable to cope with demand.</p>
Planned Provision	<p>The DfT published ‘Roads – Delivering Choice and Reliability’ in July 2008, setting out how the key role of the SRN will be sustained in the face of current congestion at peak times and traffic growth. Up to £6 billion has been made available to fund improvements to the SRN in England. The Highway Agency’s programme of capacity enhancements includes a proposal for the introduction of Hard Shoulder Running (HSR) on the M4 J3-12 west of London for construction.</p> <p>Any spending will be subject to the Comprehensive Spending Review due in autumn 2010. Regarding Managed Motorways, Major Project are currently working towards a preferred scheme announcement, subject to funding.</p>

Strategic Road Network

	<p>There is a need to address the unreliability of the SRN, including consideration of M4 management and capacity measures. Improvements to the M4 interchanges near Reading and Reading Station have been identified as regionally significant schemes.</p> <p>The HA does not plan to improve M4 junction 10 in its current forward work programme. The HA will work with Wokingham, Bracknell and Reading local authorities to develop an appropriate scheme, although in the current climate this should be through developer funding. No regional or central funding is available. The Spending Review should provide more clarity, however funding for such a scheme is at present very unlikely.</p>
Sources of Funding	<p>The indicative cost for M4 Junction 10 improvements is approximately £8.2m, and the HA have prepared a preliminary scheme design. The HA have also produced indicative figures which apportion the cost of the scheme between the relevant local authorities. A detailed scheme however is not fully developed, costed nor apportioned. The mechanism for improvements is a key consideration, i.e. how much (if any) should fall on development and how much procured from other sources.</p>
Key Issues	<p>The HA advises that it considers that the committed/proposed development in the DPD will almost certainly affect the safe and efficient operation of the SRN, specifically junction 10 of the M4. The HA is also concerned that traffic levels at Junction 3 of the M3 are likely to increase owing to the proposed development. Any development coming forward should consider fully the effects of the proposals on M3 J3 and M4 J10, and any necessary infrastructure improvements should be discussed with the HA.</p> <p>The HA requests that infrastructure to support the development sites in the DPD should include improvements to M4 junction 10 to alleviate the impact and reduce forecast congestion at the junction. The HA proposes that the cost of the improvements to M4 Junction 10 will be proportioned between Bracknell Forest, Wokingham and Reading and would be developer funded.</p> <p>The HA also requests information regarding proposed mitigation at M3 Junction 3 to reduce the impact that the Site Allocations DPD development may have on the SRN.</p> <p>Additional comments on the potential broad development areas provided by the HA can be found in the site specific schedules.</p>
Role of the LDF	<p>BFC Core Strategy DPD Policy CS6 – Limiting the Impact of Development, states that development “will contribute to the delivery of infrastructure needed to support growth in the Borough and will mitigate adverse impacts on communities, transport and the environment”. This can be met by:</p> <ul style="list-style-type: none"> i. on-site provision prior to full occupation and maintained for the life of the development;

Strategic Road Network	
	<p>ii. contributing to additional or expanded provision on a different site; or</p> <p>iii. a mix of on-and off-site provision, to be sufficient and in proportion to the scale and nature of the development, making it more sustainable.</p> <p>Policy CS23 – Transport, states that the Council will use its planning and transport powers to:</p> <p>i. reduce the need to travel;</p> <p>ii. increase the safety of travel;</p> <p>iii. maintain and where possible improve the local road network;</p> <p>iv. provide improved access to key services and facilities;</p> <p>v. promote alternative modes of travel;</p> <p>vi. secure the reliable movement of goods through the Borough;</p> <p>vii. enhance sub-regional connectivity to and from the Borough;</p> <p>viii. promote travel planning;</p> <p>ix. make representations and bids for funding major transport infrastructure to help deliver the Core Strategy and Local Transport Plan schemes.</p> <p>Policy CS24 – Transport and New Development, states that developers should mitigate “against the transport impacts which may arise from the development or cumulatively with other developments...through the submission of a transport assessment or transport statement” and where appropriate:</p> <p>i. contribute towards local public transport and strategic transport improvements;</p> <p>ii. contribute towards transport modelling work;</p> <p>iii. implement works to the highway.</p>

Table 4.1

Local Road Network	
Lead organisation	Bracknell Forest Council
Main Sources of Information	<ul style="list-style-type: none"> • Local Transport Plan 2 (2006 - 2011) (LTP2) • LTP3 (2011-2026) (to be adopted in March 2011) • Sensitivity tests through use of the Bracknell Forest Multi Modal Transport Model (to be complete in Sept 2010) • Limiting the Impact of Development SPD (July 2007)
Existing provision	Bracknell Forest Borough lies between two major (broadly) east-west corridors of movement converging in London. The northern corridor consists of the M4 and the A4, and the main Great Western railway line, linking London (Paddington) with the west. The southern corridor consists of the M3 and A30 and the South West railway linking London (Waterloo) and the south west. Further to the north are other motorways, the M40 and A404(M). To the east, the M25 carries a significant amount of north / south traffic as part of the London Orbital.

Local Road Network

	<p>For Bracknell Forest, peak hour congestion is recognised as a problem at particular locations on the route network; specifically major junctions around Bracknell Town Centre, along the A329/A322 corridor and approaches to it, the A329 London Road, the A3095 Blackwater Valley to Twin Bridges together with localised issues in Crowthorne, Sandhurst and Binfield. The major routes such as the A3095, A322 and the A329 experience congestion over longer periods - reflecting the longer distance trips they carry.</p> <p>The A329 / A322 is the Boroughs busiest route, passing through Bracknell's urban areas, carrying in excess of 40,000 vehicles per day. Although the route serves as a primary means of access into Bracknell, it is also used by through-traffic as an "outer orbital" link between the M3 and M4 with up to 25% of the total vehicles in pm peak travelling from the M3 corridor and onwards to the M4.</p> <p>Some key successes to tackle congestion in the current Local Transport Plan (LTP) period include:</p> <ul style="list-style-type: none"> • The implementation of 19 Travel Plans between 2006/07 and 2007/08; • The development of a multi-modal transport model; • The adoption of Parking Standards Supplementary Planning Document, 2007; • The development of a Network Management Plan; • Capacity improvements at several junctions including London Road/John Nike Way, Plough and Harrow and Sports Centre roundabout; • Development of an ITS (Intelligent Transport Systems) strategy; • Car share website; • Accessibility improvements to public transport; • Modal shift towards more sustainable modes for local journeys.
Planned Provision	<p>BFC will undertake the following schemes and initiatives during the plan period to fulfil the objective of managing congestion to maintain existing levels from the 2006 baseline:</p> <ul style="list-style-type: none"> • Approval of development with layouts enabling and encouraging sustainable travel; • Encouraging the introduction of Travel Plans (company, residential, community, school); • Junction improvements with particular attention paid to the key junctions around Bracknell Town Centre, and along key corridors; • Continue the programme of review of Traffic Control Systems at key junctions; • Better coordination of work on the Borough's roads and of incident management; • Initiatives to encourage the number of children going to school by means other than the car; • Initiatives to promote the use of alternative forms of transport; • Bus priority measures; • Walking and cycling initiatives. <p>The 5 year Capital Programme for 2006 -2011 includes Integrated Transport Improvements work along two main corridors the A3095 and B3408 and also improvements to the two main Industrial estates.</p>

Local Road Network

The following list of schemes, cross-referenced in the appropriate site schedule in 6 'Broad Areas Infrastructure Schedules', have been highlighted as needing improvements by 2026 to cope with the level of proposed development:

EB (East Binfield) - Land at Blue Mountain, Binfield

WB (West Binfield) - Amen Corner North, Binfield

TRL - Land at TRL, Crowthorne

BM - Land at Broadmoor, Crowthorne

('ticks' indicate contributing developments)

Table 4.2

EB	WB	TRL	BM	Ref	Scheme	Est. Cost
✓	✓			1.1	Capacity improvements to junctions on B3408 leading to Town Centre including realignment of junction with St. Marks Road and Beehive Road from staggered to cross roads;	£300,000
✓	✓			1.2	Capacity Improvements to Coppid Beech Roundabout;	£500,000
✓	✓			1.3	Capacity Improvements to junction of Temple Way and B3018 Binfield Rd;	£150,000
		✓	✓	1.4	Capacity Improvements to junction with B3348 Bracknell Road and Old Wokingham Road;	£200,000
		✓	✓	1.5	Improvements to Crowthorne High Street and Dukes Ride;	£1,000,000
		✓	✓	1.6	Capacity Improvements to junction with A3095 Foresters Way and B3430 Nine Mile Ride;	£1,000,000
		✓		1.7	Capacity improvements to Old Wokingham Road/B3430 Nine Mile Ride by signalised crossroads;	£300,000
		✓	✓	1.8	Capacity improvements to the junction with B3348 Dukes Ride and A321 Wokingham Road;	£300,000

Local Road Network

EB	WB	TRL	BM	Ref	Scheme	Est. Cost
		✓	✓	1.9	Further improvements to A3095 including Hanworth Rbt. Running signals 24hr;	£250,000
		✓	✓	1.10	Improvements to junction with B3348 Bracknell Road and A3095 Foresters Way;	£50,000
		✓	✓	1.11	Signalisation of A3095 Rackstraws Rd and Owlsmoor Rd including bus priority;	£250,000
				1.12	Simplify the current Five Ways Junction (Forest Road/Bracknell Road/Warfield Street/Jigs Lane North) to provide safety and the need to utilise more capacity on Forest Road East (Warfield SPD only);	£350,000
✓	✓			1.13	B3034 Forest Road/B3018 Binfield Road junction;	£250,000
				1.14	Warfield Road/Met Office roundabout (Warfield SPD only);	£750,000
				1.15	A330 Ascot Road/A3095 Maidenhead Road (Warfield SPD only);	£250,000
✓	✓			1.16	Binfield Road between Harvest Ride and 3M roundabout;	£500,000
				1.17	Signalisation of Maiden Green Crossroads (Warfield SPD only);	£250,000
✓	✓			1.18	Temple Way/ B3408 Wokingham Rd Roundabout;	£300,000
				1.19	Junction of Long Hill Road and A329 London Road (Baldocks Junction) (Warfield SPD only);	£500,000
✓	✓			1.20	Easthampstead Rd/ Western Rd Junction;	£250,000
				1.21	Running Horse Roundabout (Warfield SPD only);	£120,000
✓	✓			1.22	Twin Bridges Junction;	£5,000,000

Local Road Network

Local Road Network							
	EB	WB	TRL	BM	Ref	Scheme	Est. Cost
	✓	✓			1.23	Western Roundabout (also known as 3M rbt);	£600,000
					1.24	Station Roundabout (Warfield SPD only);	£700,000
			✓	✓	1.25	Coral Reef Roundabout.	£1,000,000
Sources of Funding	<p>Indicative cost of £10-20m for improvements, to be funded through s106, LTP, DfT, S278, DaST, the Urban Challenge Fund (UCF) and potential for Air Quality Management Area (AQMA) funding.</p> <p>Following the principle that the development should make an appropriate contribution to providing the infrastructure needed, there should be no funding gaps as a result of need derived from the development site. However there may be funding gaps for maintaining / improving the existing network and any parts of the existing network that need additional provision which is not reasonably related to any development sites.</p>						
Key Issues	<p>Improvements to the highway network will be crucial in facilitating identified development. These will take place alongside the promotion of sustainable means of travel, minimising congestion and emissions. This will support the economy of Bracknell whilst also protecting quality of life, air quality and improving accessibility and road safety.</p> <p>Studies planned for 2010/11 will identify improvements and upgrades to the highway network necessary to manage traffic, improve road safety and to deliver the Core Strategy. These, including schemes directly related to the strategic housing sites, are as follows:</p> <ul style="list-style-type: none"> • A329/B3408 Corridor Study - running east/west through Bracknell • A329/A322 Corridor Study - running SE/NW through Bracknell • A3095 Corridor Study - running north/south through Bracknell <p>Other development on sites outside of the cluster areas (e.g. in defined settlements) will also provide localised improvements and financial contributions which could be applied to the measures listed above.</p>						
Capacity Study	<p>Highway improvements and costs outlined in the IDP are indicative only. A transport assessment is currently being undertaken (Sept. 2010) that will form the evidence-base to prescribed schemes and measures. The IDP will then be updated accordingly.</p>						
Role of the LDF	<p>BFC Core Strategy DPD Policy CS6 – Limiting the Impact of Development, states that development “will contribute to the delivery of infrastructure needed to support growth in the Borough and will mitigate adverse impacts on communities, transport and the environment”. This can be met by:</p>						

Local Road Network

	<p>i. on-site provision prior to full occupation and maintained for the life of the development;</p> <p>ii. contributing to additional or expanded provision on a different site; or</p> <p>iii. a mix of on-and off-site provision,</p> <p>to be sufficient and in proportion to the scale and nature of the development, making it more sustainable.</p> <p>Policy CS7 – Design, states that development proposals will be required to be of a “high quality design” that “aids movement through accessibility, connectivity, permeability and legibility.”</p> <p>Policy CS23 – Transport, states that the Council will use its planning and transport powers to:</p> <p>i. reduce the need to travel;</p> <p>ii. increase the safety of travel;</p> <p>iii. maintain and where possible improve the local road network;</p> <p>iv. provide improved access to key services and facilities;</p> <p>v. promote alternative modes of travel;</p> <p>vi. secure the reliable movement of goods through the Borough;</p> <p>vii. enhance sub-regional connectivity to and from the Borough;</p> <p>viii. promote travel planning;</p> <p>ix. make representations and bids for funding major transport infrastructure to help deliver the Core Strategy and Local Transport Plan schemes.</p> <p>Policy CS24 – Transport and New Development, states that developers should mitigate “against the transport impacts which may arise from the development or cumulatively with other developments...through the submission of a transport assessment or transport statement” and where appropriate:</p> <p>i. contribute towards local public transport and strategic transport improvements;</p> <p>ii. contribute towards transport modelling work;</p> <p>iii. implement works to the highway.</p>
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Footpaths and Cycleways

Lead organisation	Bracknell Forest Council
Main Sources of Information	<ul style="list-style-type: none"> • Local Transport Plan 2 (2006 - 2011) (LTP2) • LTP3 (2011-2026) (to be adopted in March 2011) • Bracknell Forest Borough Council Cycle Strategy • Limiting the Impact of Development SPD (July 2007)

Footpaths and Cycleways

Existing provision	<p>A significant proportion of the developed area of Bracknell Forest includes high quality segregated footpaths and cycletracks with strategic routes allowing “direct travel” to key destinations such as Bracknell Town Centre. This reduces the travel distance compared to using all-purpose roads. Integrating identified development with the Borough's bus links and wider rail network is key to delivering truly sustainable development.</p> <p>Walking and cycling play a significant role in reducing congestion and improving the health of the community in Bracknell Forest. The Borough has seen an increase in the number of pedestrians and cyclists over the life of the LTP1(2001-2006) and LTP2(2006-2011). It is therefore important to continue to encourage the growth in walking and also to implement strategies to increase the number of children walking.</p> <p>Key achievements so far to encourage walking and cycling in the Borough have included:</p> <ul style="list-style-type: none"> • A successful bid for a government grant to ensure the completion of a new cycleway and footbridge across Mill Lane; • The adoption of Work and School Travel Plans; • Improvements to footpaths in the Borough, leading to a 17% increase in pedestrian trips between 2003 and 2009; • A 22% increase in cycle trips between 2003 and 2009; • Campaigns and promotion.
Planned Provision	<p>The internal layout of new development should continue with the established standard of segregated direct footpaths with parallel cycleways for strategic routes, giving travel distance advantage over all-purpose roads, and priority at junctions with all but distributor roads, where formal crossings should be provided.</p> <p>Creating a high level of connectivity for sustainable transport modes between new housing development and existing centres is key to securing sustainability of the new development, and so financial contributions are needed provide high quality links as expanded on below.</p> <p>The promotion of walking and cycling through the following measures are all expected to help increase the number of people who walk and cycle as an alternative method to get to school or work:</p> <ul style="list-style-type: none"> • Increasing the number and length of cycle / footpaths - in particular identifying key linkages to improve cycle permeability and creating new routes as part of sustainable developments; • The encouragement of walking/cycling through school, residential and company travel plans; • Travel choice campaigns and initiatives to encourage walking / cycling for a healthy lifestyle to improve cycle journey flows; • Support initiatives such as Active 8, a health-based walking initiative with the PCT and the Leisure division of the Council; • Continue to implement road safety schemes, to encourage the use of alternative modes in localities where traffic speeds are managed.

Footpaths and Cycleways

	<p>The 5 year Capital Programme for 2006-2011 includes Integrated Transport Improvements work along two main corridors the A3095 and B3408 and also investigations of walking and cycling measures in Crowthorne and Sandhurst and the Northern Parishes as well as the Borough's two main industrial estates.</p>
<p>Sources of Funding</p>	<p>Indicative cost of £2m, funded through s106, BFC Capital Programme, LTP, and grants run by bodies such as Sustrans and the DfT. There should be no funding gaps as a result of need derived from development site (clusters or otherwise), however there may be funding gaps for maintaining the existing network and any parts of the existing network that need additional provision which is not reasonably related to any development sites.</p> <p>Employment and housing development on sites outside of the cluster areas, e.g. in defined settlements, will also provide localised improvements and financial contributions which could also be applied to the measures listed above.</p>
<p>Key Issues</p>	<p>Infrastructure to support walking and cycling will need to be implemented across the Borough to ensure that new development is delivered in a sustainable way.</p> <p>The South East Plan (now revoked) and BFC emphasise the role of walking and cycling in reducing reliance on the private car, and achieving objectives including reducing congestion and contributing to addressing climate change.</p> <p>Walking and cycling projects and schemes will be planned to deliver increased opportunities for people to use these modes of travel, with the greatest need for improvements in accessibility to everyday activities. Throughout the Core Strategy period, infrastructure schemes that support walking and cycling (and therefore the delivery of a more sustainable community) will be delivered, including: new, extended and improved footpaths and cycleways, surfacing improvements, dropped kerbs, new road crossing facilities and new and improved signage.</p>
<p>Role of the LDF</p>	<p>BFC Core Strategy DPD Policy CS6 – Limiting the Impact of Development, states that development “will contribute to the delivery of infrastructure needed to support growth in the Borough and will mitigate adverse impacts on communities, transport and the environment”. This can be met by:</p> <ul style="list-style-type: none"> i. on-site provision prior to full occupation and maintained for the life of the development; ii. contributing to additional or expanded provision on a different site; or iii. a mix of on-and off-site provision, <p>to be sufficient and in proportion to the scale and nature of the development, making it more sustainable.</p> <p>Policy CS7 – Design, states that development proposals will be required to be of a “high quality design” that “aids movement through accessibility, connectivity, permeability and legibility.”</p>

Footpaths and Cycleways

	<p>Policy CS23 – Transport, states that the Council will use its planning and transport powers to:</p> <ol style="list-style-type: none"> i. reduce the need to travel; ii. increase the safety of travel; iii. maintain and where possible improve the local road network; iv. provide improved access to key services and facilities; v. promote alternative modes of travel. <p>Policy CS24 – Transport and New Development, states that developers should mitigate “against the transport impacts which may arise from the development or cumulatively with other developments...through the submission of a transport assessment or transport statement” and where appropriate “provide new and improve existing pedestrian and cycle routes”.</p>
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4.1.2 Transport

Table 4.3

Public Transport	
Lead Organisation	<p>Bracknell Forest Council: a transport authority with power and duties in respect of public transport.</p> <p>External Operators:</p> <p style="padding-left: 40px;"><u>Bus Operators</u> - First (Borough's principal operator)</p> <p style="padding-left: 80px;">Courtney Coaches</p> <p style="padding-left: 80px;">Stagecoach South</p> <p style="padding-left: 80px;">Thames Travel</p> <p style="padding-left: 80px;">White Bus Services</p> <p style="padding-left: 80px;">Yateley Coaches</p> <p style="padding-left: 40px;"><u>Train Operators</u> - First Great Western</p> <p style="padding-left: 80px;">South West Trains</p>
Main Sources of Information	<ul style="list-style-type: none"> • Delivering a Sustainable Transport System, 2008, DfT • Delivering a Sustainable Railway, White Paper, 2007, DfT • Great Western Route Utilisation Strategy (March 2010), led by Network Rail on behalf of the rail industry. • Stations Improvement Programme, Network Rail • Network Rail Discretionary Fund, Network Rail • Local Transport Plan 2 (2006 - 2011) (LTP2)

Public Transport

- LTP3 (2011-2026) (to be adopted in March 2011)
- Adding Life to Years – A Strategy for Older People
- Climate Change Action Plan
- Limiting the Impact of Development SPD (July 2007)

Existing provision

Bus Services

First is the principal bus operator in the Borough, operating the majority of town services in the Bracknell urban area, and interurban services linking Bracknell with Reading, Wokingham, Camberley, Windsor and Slough. They also operate the ‘Green Line’ limited stop service to Windsor, Slough and London. This network operates commercially.

Five other operators run regular local bus services in the Borough, comprising:

- Courtney Coaches, who operate services either under contract to the Council or to neighbouring authorities;
- Thames Travel who (from 29 May 2010) operate the majority of services which require financial support from the Council (mainly those to the north of Bracknell, including town services and the interurban service to Maidenhead and Wexham Park Hospital) with contributions from the Rural Bus Subsidy Grant from Government, and with contributions from neighbouring councils where services cross borough boundaries;
- White Bus Services whose services, under contract to neighbouring authorities, enter the Borough;
- Stagecoach South who operate a number of services which enter the Borough at ‘The Meadows’ centre in Sandhurst;
- Yateley Coaches who operate a twice weekly ‘shopper’ service under contract to the Council.

Bus services to new residential developments within Bracknell at Jennett's Park and The Parks are currently served by bus services fully funded through developer contributions. The planning agreements also included the provision of roads suitable for bus services, and for bus stop infrastructure.

Including developer funding and Rural Bus Subsidy Grant, the Council spends approx £670,000 per year on revenue support of services that are not commercially viable.

A few other operators have registered services in connection with works or schools’ requirements, and a number of unregistered staff shuttle bus services operate from Bracknell railway station to and from Western and Southern Business Areas.

Bus Infrastructure & Policy

Within the Local Transport Plan 2006 – 2011, bus travel has been recognised as central to the delivery of congestion reduction, and therefore features as a key aspect of the LTP. The Borough Bus Strategy aims to “improve attractiveness and convenience of buses and increase their use”.

Public Transport

	<p>Objectives include improving public transport information, the installation of “real time” information on key routes, maintenance and enhancement of existing and development of new Bus Quality Partnerships, accessibility improvements to vehicles in the Borough and integrated ticketing between the rail and bus operators at Bracknell Railway Station.</p> <p>New high quality bus stop furniture has been installed at many stops in the borough, with raised kerbs to assist in boarding and alighting. Real Time Information has been provided on service 190 (Bracknell – Wokingham – Reading) in partnership with the other two authorities on the line of route. Selective Vehicle Detection giving bus priority at traffic signal controlled junctions has been installed in a number of locations.</p> <p>In 2009, First withdrew the last remaining step-entrance service buses from the local fleet, meaning that all bus services in the Bracknell Urban Area are now operated with low floor buses, the majority being wheelchair accessible. Green Line service 702 to London is operated with a mix of low floor double deck coaches, and high floor coaches fitted with wheelchair lifts.</p> <p>Bus patronage (indicator NI 177) and punctuality (NI 178) have an improving trend, although both fell slightly in 2009/10, probably due to a combination of the economic climate (affecting patronage) and the severe winter (affecting both.) This matches a national picture of falling patronage in 2009/10. The use of ‘Plus Bus’ tickets for bus / rail travel via Bracknell Station has shown a steady increase.</p> <p>Train Services</p> <p>South West trains operate the London Waterloo – Reading service. Bracknell and Martins Heron train stations lie along this line to the north of the Borough.</p> <p>First Great Western operate the Gatwick Airport – Reading service. Crowthorne and Sandhurst train stations in the south of the Borough serve this route.</p> <p>Key achievements in the current LTP period have been:</p> <ul style="list-style-type: none"> • accessibility improvements at Bracknell Train Station; and • redevelopment of the forecourt at Bracknell Train Station.
Planned Provision	<p>Bus Services</p> <p>LTP2 aims to build on the trend of increasing patronage and continue to work with the bus operators to identify bus service improvements. The implementation of a bus lane on Bagshot Road and the delivery of a new bus station by the end of the LTP period are listed as priorities. The latter is dependent on regeneration of the Town Centre.</p> <p>While the ‘New Town’ era developments within the Bracknell urban area are well provided with bus priority measures (mainly ‘bus links’), opportunities to implement additional priorities are sought as bus services evolve. A new ‘bus gate’ allowing buses to turn right from Downshire Way to Western Road is about to be</p>

Public Transport	
	<p>constructed. Further bus priority at traffic signal controlled junctions is about to be installed at recently re-modelled junctions, using GPS (linked to the RTP1 system) to provide bus detection.</p> <p>The Council participates in the Berkshire Strategic Transport Forum, which recently commissioned a study on a number of inter-urban bus route corridors, with a view to seeking enhancements that can be made under Quality Partnerships and LTP funding. This study included the Bracknell – Wokingham - Reading and Bracknell – Windsor – Slough corridors.</p> <p>The Council has recently commissioned a study on the Bracknell – Camberley corridor, to identify a strategy for service enhancements in the light of potential residential developments along and close to the line of route.</p> <p>Train Service</p> <p>No information provided by train operating companies.</p>
Sources of Funding	<p>Bus Service</p> <p>An indicative sum of £1m will be required for enhancements to physical infrastructure (excluding routes/services). Funding could be secured through LTP, S106 developer contributions and DfT.</p> <p>There should be no funding gaps (TBC following the spending review) as a result of need derived from development site (clusters or otherwise), however there may be funding gaps for maintaining/improving existing services and any parts of the existing network that need additional provision which is not reasonably related to any development sites.</p> <p>The main dependencies are the timing of development and any associated contributions of works. Other dependencies are the bus operators in that they decide which routes they run their buses. Existing bus routes also are awarded on a tendering basis which could change services and routes.</p> <p>Train Service</p> <p>No information on specific requirements has been provided by the train companies at this stage. It is considered unlikely that there would be any requirement for enhanced services in relation to the development proposed.</p>
Key Issues	<p>Bus Service</p>

Public Transport	
	<p>In addition to the site-specific schedules, employment and housing development on sites outside of the cluster areas (e.g. in defined settlements) will also provide localised improvements and financial contributions which could also be applied to the measures listed set out for each site.</p> <p>Train Service</p> <p>The emerging site allocations are not considered by themselves to require rail infrastructure enhancements as part of their delivery. Some improvements to passenger facilities, including rail interchange facilities with other transport modes may be delivered utilising transport contributions negotiated in association with new residential developments.</p>
Role of the LDF	<p>BFC Core Strategy DPD Policy CS2 – Locational Principles, states that land will be allocated for development in “extensions to defined settlements with good public transport links to the rest of the urban area or with firm proposals to provide such links.”</p> <p>Policy CS6 – Limiting the Impact of Development, states that “development alone or in combination with other proposals, will contribute to the delivery of infrastructure needed to support growth in the Borough and will mitigate adverse impacts on communities, transport and the environment”. This can be met by “contributing to additional or expanded provision...to be sufficient and in proportion to the scale and nature of the development.”</p> <p>Policy CS7 – Design, states that development proposals will be required to be of a “high quality design” that “aids movement through accessibility, connectivity, permeability and legibility.”</p> <p>Policy CS23 – Transport, states that the Council will use its planning and transport powers to “provide improved access to key services and facilities”.</p> <p>Policy CS24 – Transport and New Development, states that developers should mitigate “against the transport impacts which may arise from the development or cumulatively with other developments...through the submission of a transport assessment or transport statement”, and where appropriate contribute “towards local public transport and strategic transport improvements”, provide “travel plans to promote sustainable travel patterns for work related trips” and enter into “bus quality partnerships with the local authority and/or third parties.”</p>

Table 4.4

Community Transport	
Lead organisation	External taxi companies and Bracknell Forest Council in partnership with 'Keep Mobile'

Community Transport

Main Sources of Information	<ul style="list-style-type: none"> • Local Transport Plan 2 (LTP2), LTP3 (2011-2026) • Adding Life to Years – A Strategy for Older People • Climate change Action Plan • Limiting the Impact of Development SPD (July 2007)
Existing provision	<p><u>Home to School Transport</u></p> <p>BFC currently procure home to school transport from six external transport providers and local bus companies based on eligibility of the pupil. Based on the existing transport provision approximately 0.90% of the BFC population (assuming 110,000) have some type of school transport support. This is split between special educational needs (0.45%) and mainstream provision (0.45%).</p> <p>Any increase in population within the Borough is therefore likely to have an impact on the numbers of pupils who are eligible for support. The average cost of mainstream support per pupil is ?(TBC) and the average for Special Educational Needs is £3,200 (2008 figures).</p> <p><u>Social Care Transport</u></p> <p>BFC, through Keep Mobile under a Service Level Agreement, currently provide the following borough-wide services for people of any age with a disability that prevents them from using public transport, or persons over 70 years old:</p> <ol style="list-style-type: none"> i. Dial a Ride (DAR) ii. Group transport iii. Day excursions <p>BFC also provide transport to eligible clients in Adult Social Care and Health and Children, Young People and Learning. These clients are accessing a variety of Council services both within the Borough and adjacent to it.</p> <p>When making any changes to the transport arrangements, the local authority must be mindful that it is required to ensure that they can deliver and maintain the level of transport to social care service users who have been assessed as eligible to receive transport. The social care transport currently being provided cannot be removed or varied without a prior re- assessment. Social care transport is provided under S2 of the Chronically Sick and Disabled Persons Act 1970. It is one of only two rights (the other being after care under the Mental Health Act 1983) that are owed to an individual by a local authority as an individual duty, rather than a general target duty to the community as a whole.</p> <p>BFC published a commissioning strategy for older peoples services in 2007 which stated that in 2005/6 1,615 older residents over 65 received community care services from BFC which is around 1.5% of the population. This figure is expected to increase over the next five years. In addition to residents aged over 65, the Council also supports others who have been registered disabled or have specific requirements.</p>
Planned Provision	<p>The centralisation of transport from Social Care to the Integrated Transport Unit in Corporate Services took place on the 1st April 2010. A financial saving is being made from these changes and this is predominantly made up from vehicles being released as they were underutilised. In addition any spare vehicles have been centralised so</p>

Community Transport

	<p>that the additional capacity can be used to support other activities. This means that there is less spare capacity than previously and therefore any increase in client numbers would require additional investment in transport services.</p> <p>The programme of Personalisation in Adult Social Care gives individuals choice and control over the support they receive to live their lives as independently as possible. In Bracknell Forest we are working to ensure that everyone who is eligible can have a Personal Budget – this is an amount of money to spend on the social care support that people need to live their lives. People will be able to take this as a Direct Payment and arrange their support themselves or they can choose to leave the money with the Council and the Council will arrange the support for them.</p> <p>Everyone who has a personal budget will need to have a financial assessment – this is to make sure that people are claiming all the benefits they are entitled to and also calculates the amount of money that an individual needs to contribute towards the cost of their support. In Bracknell Forest all people with a learning disability, who are eligible for support from Adult Social Care, can have a Personal Budget.</p> <p>For older people, people with mental health problems and people with long term conditions there is a pilot project to test out the Councils systems – the Council plans to be able to offer everyone, who wants one and who is eligible, a personal budget later in 2010. In addition the Council is also working with providers and voluntary sector groups to ensure that there are the flexible support options and activities in the community that people want and can access.</p> <p>Following the roll out of a personalised budget a client may want to spend a proportion of their allowance on transport. They will be able to buy transport services with their funds but as these funds originate from the Council, if further provision is required new vehicles will have to be brought onto the fleet to provide the expanded service.</p> <p>The Council has made a commitment in its Climate Change Action Plan to reduce greenhouse gas emissions from the Council’s own operations, especially, energy sourcing and use, travel and transport, waste production and disposal, and the purchase of goods and services. Therefore any increase in transport provision needs to be balanced with the above commitment.</p>
Sources of Funding	<p>To run a fully accessible vehicle with a full time driver and escort for one year costs around £70K. Any increase in population is going to require additional capacity.</p> <p>Current funding is from existing budgets but these are for existing services only. Any increase in client population is going to require additional funding from either local taxation or s106 contribution.</p>
Key Issues	<p>There is no requirement for any additional infrastructure to provide Community Transport as this form of travel is currently provided on a door to door basis and generally starts at the clients home address. However additional vehicles and drivers would be required should there be an increase in client numbers.</p>

Community Transport	
	Based on the data from 2007 approximately 1.5% of any population will qualify for access to Community Care and the majority of these clients will require transportation outside of public transport. In addition 1% of the population with require school transport support with 0.5% being outside of public transport.
Role of the LDF	<p>BFC Core Strategy DPD Policy CS6 – Limiting the Impact of Development, states that development “will contribute to the delivery of infrastructure needed to support growth in the Borough and will mitigate adverse impacts on communities, transport and the environment”. This can be met by:</p> <ul style="list-style-type: none"> • on-site provision prior to full occupation and maintained for the life of the development; • contributing to additional or expanded provision on a different site; or • a mix of on-and off-site provision, <p>to be sufficient and in proportion to the scale and nature of the development, making it more sustainable.</p> <p>Policy CS7 – Design, states that development proposals will be required to be of a “high quality design” that “aids movement through accessibility, connectivity, permeability and legibility.”</p> <p>Policy CS23 – Transport, states that the Council will use its planning and transport powers to “provide improved access to key services and facilities”.</p>

4.1.3 Waste Management

Table 4.5

Waste Management	
Lead organisation	<p>Bracknell Forest Council – through 2 external contractors: Sita (contract expires on 31st July 2011) for kerb-side waste collection and re3 for joint waste disposal facilities, whilst collection from charity banks is the responsibility of the individual charities.</p> <p>Bracknell Forest Council work with Reading Borough Council, Wokingham Borough Council and the Waste Recycling Group through the re3 partnership to increase the amount of waste that is reused, recycled and composted and to minimise the amount of waste sent to landfill. Formed in 1999, they work together to develop long-term facilities for managing and disposing of the areas waste over the next 25 years.</p> <p>Waste Recycling Group joined the partnership in 2006. They signed a Private Finance Initiative (PFI) contract with the councils, worth £610million, to provide new waste management facilities and work with them to minimise waste. This funded the recent refurbishment of both Household Waste Recycling Centres (HWRCs).</p>

Waste Management

	<p>The partnership received a PFI grant from the Government of £37m. As this is paid as an annual grant over the 25 years, this equates to £74m by the end of the contract term.</p> <p>By the end of the PFI contract in 2031 the re3 partnership expects to recycle or compost more than 50% of its waste and obtain value from 74% of it.</p>
<p>Main Sources of Information</p>	<ul style="list-style-type: none"> • Government National Waste Management Strategy 2007 • Joint Municipal Waste Management Strategy • Limiting the Impact of Development SPD (July 2007) <p>The Joint Municipal Waste Management Strategy, outlines re3's current objectives and plans to help the three councils to meet or exceed Government targets for waste reduction and recycling including:</p> <ul style="list-style-type: none"> • reducing the amount of waste in the three boroughs which is sent to landfill by 75% of the 1995 levels by 2010; • recycling or composting 40% of household waste by 2010; • obtaining value from 45% of the waste collected which is not recycled or composted, (for example by turning it into electricity) by 2010.
<p>Existing provision</p>	<p>Bracknell Forest Council operate 'Alternate Bin Collections' (ABC) to promote recycling and minimise household waste destined for landfill.</p> <p>Household waste is collected fortnightly in a green 240l bin and on the alternate week recyclables (paper, card, plastic bottles, tins, cans and aerosols) are collected in a 240l blue bin and garden waste in a 240l brown bin or biodegradable brown sack.</p> <p>Across the Borough, there are 39 Council maintained public recycling sites for glass, textiles, drinks cartons, aluminium foil, books and CDs.</p> <p>There are two HWRCs, which include waste transfer stations at Longshot Lane, Bracknell and Smallmead, Reading.</p>
<p>Planned Provision</p>	<p>The Parks, Jennett's Park and Wykery Copse all have planned underground recycling sites. These are for glass recycling. Alongside the underground containers, space is planned for a textile recycling bank.</p> <p>All three of the above developments have rear or side access to allow storage of bins in the back gardens.</p> <p>The Parks also has composters provided in the rear gardens of houses.</p> <p>The Waste and Recycling Collection contract for Bracknell Forest Council is currently supplied by Sita UK. The contract expires on 31st July 2011. The first stage of a full procurement exercise has started (24th May 2010). Invitations to tender will be sent out in June, with formal award, following evaluation and approval processes, in January. The new contract will commence on 1st August 2011 and be for 7 years and 8 months with potential for extension for a further 8 years.</p>

Waste Management

	<p>As part of the tender evaluation, tenderers will be asked to include proposals describing how they will manage predicted demographic growth, based on overall growth figures and the potential areas for new housing, all provided by the Spatial Policy team. They will be asked to define how they will manage the growth in collections required – in terms of vehicles, staffing and collection patterns, how they will manage actual variations from the predicted growth pattern, and to propose pricing mechanisms which give the best fit of clarity, flexibility and value for money to the council. Details of the tender will be finalised in the next 3-4 weeks.</p>
Sources of Funding	<p>Underground recycling sites are anticipated to be funded through Section 106 developer contributions, as has happened at recent developments including Jennett's Park, Wykery Copse and The Parks.</p> <p>Site-specific cost assumptions are based on underground recycling sites each costing approximately £40,000. Other costs to be taken into consideration for an underground recycling site are the reinforcement of the highway surrounding them to allow the vehicle to manoeuvre and empty the containers.</p> <p>Refurbishment of the 2 household waste recycling centres was funded through the joint waste PFI.</p> <p>Previous improvements to recycling sites has been funded from the Waste Infrastructure Capital Grant 2009/10. The Council's Capital Programme states that £80,000 will be made available for financial year 2010/11. However, this is the last year this will be available.</p>
Key Issues	<p>Recycling and the use of Energy from Waste is reducing Bracknell Forest's landfill rate considerably. The current recycling rate in Bracknell is 38% (provisional figure 2009/10) and landfill is around 45% and is expected to be closer to 35% by 2010/11.</p> <p>Developers should be asked to provide a site waste management plan for the construction phase.</p> <p>The provision of the appropriate recycling site, underground or over ground, will provide a local recycling point and therefore minimise travelling distance for residents and the impact on the environment.</p> <p>Home composters also provide a way of disposing of some waste such as fruit and vegetable peelings and garden waste at home. This again reduces residents' journeys, and also reduces the waste being collected and disposed of by Bracknell Forest Council. This keeps the vehicle journeys to and from disposal facilities to a minimum.</p>
Capacity Study	<p>There are waste thresholds for the re3 partnership, all of the waste collected gets passed over to re3 and they process it. The maximum waste input is 295,197 tonnes per annum, provisional figures are showing for financial year 2009/10 the</p>

Waste Management	
	<p>3 local authorities are almost 100,000 tonnes below this threshold so there is capacity for population growth and the additional waste. The current recycling rate in Bracknell is 38% (provisional figure 2009/10).</p> <p>In respect of increased demand on waste facilities over the plan period, there are no plans for additional HWRCs. Longshot and Smallmead are expected to be able to cope with identified development.</p> <p>Conclusion:</p> <p>There are no capacity issues expected for existing waste management facilities over the plan period.</p>
Role of the LDF	<p>BFC Core Strategy DPD Policy CS6 – Limiting the Impact of Development, states that development “will contribute to the delivery of infrastructure needed to support growth in the Borough and will mitigate adverse impacts on communities, transport and the environment”. This can be met by:</p> <ol style="list-style-type: none"> i. on-site provision prior to full occupation and maintained for the life of the development; ii. contributing to additional or expanded provision on a different site; or iii. a mix of on-and off-site provision, <p>to be sufficient and in proportion to the scale and nature of the development, making it more sustainable.</p> <p>Policy CS13 – Sustainable Waste Management, states that development should make provision for the management and treatment of waste in accordance with the Berkshire Unitary Authorities Joint Minerals and Waste Local Development Framework, and other local management strategies. Additionally, the policy states that development should:</p> <ol style="list-style-type: none"> i. minimise the quantity of waste requiring treatment; ii. maximises the re-use, recovery and recycling of waste materials; iii. minimise the environmental consequences of waste production and treatment.

4.1.4 Utilities

Table 4.6

Water and Waste Water	
Lead Organisation	Thames Water Utilities Ltd. (TWU) Veolia Water (VW) South East Water (SEW)
Main Sources of Information	<ul style="list-style-type: none"> • Water company Strategic Direction Statements

Water and Waste Water

	<ul style="list-style-type: none"> • Water Company Business Plans • Water Company Water Resource Management Plans • Water Resources Strategy for England and Wales (March 2009) published by the Environment Agency sets out how the Agency believes water resources should be managed over the coming decades so that water can be abstracted and used sustainably. • Limiting the Impact of Development SPD (July 2007)
Existing provision	<p><u>Water Supply</u></p> <p>Veolia Water Central supplies the Eastern part of Bracknell Forest extending to just over 1/3 of the Borough beyond the built up area of Bracknell. This falls within VW's Southern Water Resource Zone (WRZ). Water is supplied from a combination of ground and surface water sources and through pipeline transfers.</p> <p>South East Water supplies water to the rest of the Borough, including the built up area of Bracknell. Water is supplied from a combination of ground and surface water sources and through pipeline transfers, including from VW. One of SEW's major sources is an abstraction from the River Thames at Bray in Windsor and Maidenhead. SEW has implemented improved pipeline transfers from Bray during the 2005-2010 period.</p> <p><u>Wastewater and Sewerage</u></p> <p>Thames Water are responsible for wastewater and sewerage infrastructure. There are five existing wastewater treatments works (WwTW) within Bracknell Forest. These are:</p> <ul style="list-style-type: none"> • Bracknell STW • Ascot STW (sometimes known as Whitmoor Bog STW) • Sandhurst STW (Swan Lane) • Easthampstead Park STW (Old Wokingham Road) • Billingbear STW <p>Where new WwTW are provided, they are designed to have capacity to treat approximately an additional 10% population equivalent without further upgrade. This is not the position with existing WwTW which may or may not have any additional capacity.</p> <p>The Water Framework Directive (2000) has led to the Environment Agency setting more stringent water quality standards in relation to waste water discharge consents. This has led to the need for upgrades to some WwTW to meet the required discharge standards.</p>
Planned Provision	<p>Water and Waste Water</p> <p>The water and sewerage companies are funded in 5 year planning periods known as Asset Management Plans (AMP). The money available to spend on Water Services Infrastructure during an AMP period is determined by the Office of Water Services (Ofwat) in consultation with the Government, the Environment Agency</p>

Water and Waste Water

	<p>and consumer organisations amongst others. Ofwat published final determinations of how much money the companies have to spend between 2010 and 2015 (AMP 5) in late 2009.</p> <p><u>Water Supply</u></p> <p>Both VW and SEW propose to implement a combination of metering and water efficiency programmes, together with asset enhancements, reduced leakage and pipeline upgrades to meet future water resource requirements. No major new water resource developments are proposed within Bracknell Forest Borough. SEW is indicating it may require additional infrastructure at Bray post 2021 – the precise requirements for this would be confirmed through future water resource management plans (prepared on a 5 yearly cycle).</p> <p><u>Wastewater upgrades</u></p> <p>Bracknell STW will require an upgrade between 2010 and 2015 in order to comply with the EU Nitrates Directive. The proposed upgrade is known as the Bracknell STW Nitrate Vulnerable Zone (NVZ) Project and involves the construction and operation of a new sludge de-watering facility, a new sludge storage building and bringing back into service existing unused plant. The purpose of the project is to enhance the existing sewage treatment process rather than to provide additional capacity. The NVZ Project is currently scheduled to be operational by early 2012.</p> <p>Thames Water's delivery plan for AMP5 has yet to be finally approved so at this stage we are not in a position to confirm all the schemes that are to be delivered in Bracknell Forest.</p>
Sources of Funding	<p>The cost of modifying the existing network is through agreement between the developer and the utility company, therefore cannot be estimated. All maintenance, repairs and upgrades would be funded by the particular utility company.</p>
Key Issues	<p><u>Water Supply</u></p> <p>New development areas will be likely to require new or upgraded distribution mains and potentially also enhanced pumping capacity. Precise requirements would be identified through further investigations alongside site masterplanning work. These measures are not to increase water resource availability, but to ensure that the physical pipe network is able to cope with the extra demand created by the new dwellings, without a deterioration in service to existing customers e.g. such as unacceptably low water pressure. Developers will be expected to work closely with the relevant water company, paying any relevant contribution for necessary improvements to the water company.</p> <p>WATER EFFICIENCY</p> <p>In accordance with EA guidance, developers will be expected to set a water efficiency standard for new homes of 105 litres/head/day (l/h/d), equivalent to level 3/4 for water within the Code for Sustainable Homes, because there are</p>

Water and Waste Water

limited water resources in the local area and high and growing demand for water. This standard can be achieved easily with existing technology and at very little extra cost.

Bracknell Forest sits within an area of 'serious' water stress. To emphasise this, there is less water available per person than Sudan or Syria. Bracknell Forest is mostly situated in South East Water water supply zone RZ4. Average water use in this zone is 174l/h/d, which is above the England and Wales average of 148l/h/d.

Water use accounts for 27 percent of all carbon emissions from our homes. If 200 new homes are built per year until 2026, employing a 105 l/h/d standard in your area will save 447 million litres of water and 3044 tonnes of carbon above new building regulations.

With the limited water resources in the local area and a high and growing demand for water combined with the amount of development proposed in the borough, the EA believe it is vital for water efficiency standards in new homes to be higher than building regulation standards. Climate change will also increase the risk of reduced water availability. The recently published CLG consultation on Planning Policy Statement (PPS) Planning for a Low Carbon Future in a Changing Climate supports this approach. In particular Policy LCF 5 states that:

'In areas of water stress, and so as to secure development that would otherwise be unacceptable for its proposed location, [climate change] resilience should be provided by setting standards for water usage in new development;'

Policy LCF 9 allows that a requirement can be stipulated locally and solely in relation to the energy/CO₂ emissions standard and/ or water standard in an identified level of the Code.

Wastewater and Sewerage

Thames Water's largest Sewage Treatment Works (STWs) in the Bracknell Forest area are Bracknell STW and Ascot STW. These works are the most suitable to accommodate the future growth requirements. These STWs will require upgrades in the future but provided there is enough time, funding and suitable phasing, upgrades should not prove too problematic (3 - 5 years for STW upgrades). Thames Water would therefore prefer development to take place within Bracknell Forest in areas that drain to these STWs.

It is important to also consider the sewerage network demands for developments and this would need to be determined on a site by site basis using detailed modelling possibly funded by developers. It is generally easier to provide upgrades for a smaller number of larger clearly defined sites than a larger number of smaller less well identified sites. As previously stated, Bracknell STW is located to the north of the town and therefore Thames Water's preferred location for future development would be to the north of Bracknell. Ascot STW is located to the South East of Bracknell and could accommodate some future growth.

Water and Waste Water	
Role of the LDF	<p>The Core Strategy policy CS6 requires development to contribute to the delivery of infrastructure needed to support growth in the Borough.</p> <p>The Limiting the Impact of Development SPD sets out the details for implementing and delivering sustainable communities.</p>

Table 4.7

Electricity and Gas Network	
Lead Organisation	<ul style="list-style-type: none"> • National Grid • Southern and Scottish Energy • Scotia Gas Networks <p>National Grid (NG) owns and operates the high-voltage electricity transmission network in Bracknell Forest. It also owns and operates the high pressure gas transmission system. Southern Electric Power Distribution (SEPD) and Scotia Gas Networks (SGN) own and operate the local electricity and gas distribution networks respectively.</p>
Main Sources of Information	<ul style="list-style-type: none"> • Delivering the South East Plan, a revised South East Implementation Plan, October 2006, SEERA • SEE-STATS, South East Renewable Energy Statistics • GB Seven year Statement 2009, National Grid • Gas Transportation Ten Year Statement, 2008, National Grid • The Cost and Funding of Growth in South East England, June 2005, Roger Tym and Partners. <p>National Grid, Southern and Scottish Energy and Scotia (Southern) Gas Networks provide services to other parts of the UK. Annual corporate and performance review plans are publicly available providing details of their corporate strategy and priorities for their particular service plan areas as a whole.</p>
Existing provision	<p><u>Electricity Transmission</u></p> <p>National Grid operates the national electricity transmission network across Great Britain and owns and maintains the network in England and Wales, providing electricity supplies from generating stations to local distribution companies. National Grid do not distribute electricity to individual premises, instead their key role is in the wholesale market, ensuring a reliable and quality supply to all. National Grid's high voltage electricity system, which operates at 400,000 and 275,000 volts, is made up of approximately 22,000 pylons with an overhead line route length of 4,500 miles, 420 miles of underground cable and 337 substations. Separate regional companies own and operate the electricity distribution networks that comprise overhead lines and cables at 132,000 volts and below. It is the role of these local distribution companies to distribute electricity to homes and businesses.</p>

Electricity and Gas Network

National Grid’s high voltage electricity overhead transmission lines / underground cables within Bracknell Forest District Council’s administrative area that form an essential part of the electricity transmission network in England and Wales include the following:

- ZH line 400,000-volt route from Bramley substation in Basingstoke and Deane to West Weybridge substation in Runnymede

Electricity Distribution

SSE operates the local electricity distribution network serving Bracknell Forest, including overhead and underground electricity lines, substations and other associated infrastructure.

Gas Transmission

National Grid owns and operates the high pressure gas transmission system in England, Scotland and Wales that consists of approximately 4,300 miles of pipelines and 26 compressor stations connecting to 8 distribution networks. National Grid has a duty to develop and maintain an efficient co-ordinated and economical transmission system for the conveyance of gas and respond to requests for new gas supplies in certain circumstances.

National Grid has a gas transmission pipeline (pipeline 2290) located within the administrative area of Bracknell Forest Borough Council, listed as Feeder 7 A4130 / Winkfield.

Gas Distribution

SGN has significant medium pressure and intermediate pressure pipelines that feed the low pressure systems for all major towns and rural areas in the Bracknell Forest area.

Planned Provision

National Grid has the following work planned on the electricity transmission system within Bracknell Forest:

Table 4.8

Year	Location	Works
-	Overhead Line and Underground Cable Works	Reconductor both of the Bramley-West Weybridge overhead line circuits with 2x500mmm ² AAAC conductor to operate at a maximum of 75C.

SEPD and SGN have previously advised that there are numerous projects currently being undertaken to expand the existing electricity and gas network infrastructure with a view to increasing capacity and supplying new potential demands.

Electricity and Gas Network	
Sources of Funding	<p>The cost of modifying the existing network is through agreement between the developer and the utility company, therefore cannot be estimated. All maintenance, repairs and upgrades would be funded by the particular utility company.</p> <p>The cost of any relocation of existing overhead lines are met in full by the developer.</p> <p>Where the existing infrastructure is inadequate to support the increased demands for the new development, the costs of any necessary upstream reinforcement required would normally be apportioned between developer and Distribution Network Operator, in accordance with the current Statement of Charging Methodology agreed with Ofgem. Maximum timescales in these instances would not normally exceed 2 years therefore should not impede development.</p>
Key Issues	<p>Electricity and gas transmission networks</p> <p>Distribution of new development in the Bracknell Forest area will not have a significant effect upon National Grid’s gas and electricity transmission infrastructure. It is unlikely that any extra growth will create capacity issues for National Grid given the scale of these gas and electricity transmission networks. The existing network should be able to cope with additional demand.</p> <p><u>Advice from National Grid on Broad Areas for Development</u></p> <p>Where “Broad Areas” are crossed by National Grid’s high voltage overhead electricity transmission lines, the following guidance is relevant.</p> <p>National Grid does not own the land over which the overhead lines cross, and it obtains the rights from individual landowners to place our equipment on their land. Potential developers of the sites should be aware that it is National Grid policy to retain existing overhead lines in-situ. Because of the scale, bulk and cost of the transmission equipment required to operate at 400kV, National Grid only supports proposals for the relocation of existing high voltage overhead lines where such proposals directly facilitate a major development or infrastructure project of national importance which has been identified as such by central government Therefore it is advised developers and planning authorities take into account the location and nature of existing electricity transmission equipment when planning developments.</p> <p>National Grid prefers that buildings are not built directly beneath its overhead lines. This is for two reasons, the amenity of potential occupiers of properties in the vicinity of lines and because National Grid needs quick and easy access to carry out maintenance of its equipment to ensure that it can be returned to service and be available as part of the national transmission system. Such access can be difficult to obtain without inconveniencing and disturbing occupiers and residents, particularly where properties are in close proximity to overhead lines.</p> <p>The statutory safety clearances between overhead lines, the ground, and built structures must not be infringed. To comply with statutory safety clearances, the live electricity conductors of National Grid’s overhead power lines are designed to be a minimum height above ground. Where changes are proposed to ground levels beneath an existing line then it is important that changes in ground levels</p>

Electricity and Gas Network

	<p>do not result in safety clearances being infringed. National Grid can, on request, provide to developers detailed line profile drawings that detail the height of conductors, above ordnance datum, at a specific site.</p> <p>National Grid seeks to encourage high quality and well planned development in the vicinity of its high voltage overhead lines. Land beneath and adjacent to the overhead line route should be used to make a positive contribution to the development of the site and can for example be used for nature conservation, open space, landscaping areas or used as a parking court. National Grid, in association with David Lock Associates has produced 'A Sense of Place' guidelines, which look at how to create high quality development near overhead lines and offers practical solutions which can assist in avoiding the unnecessary sterilisation of land in the vicinity of high voltage overhead lines.</p> <p>Electricity and gas distribution networks</p> <p>The electricity and gas distribution networks are the responsibility of Scottish and Southern Energy and Southern Gas Networks. These companies have not responded with detailed comments on the implications of the potential broad areas for development.</p> <p>Based on experience from elsewhere it is considered that localised distribution system improvements and enhancements would be likely to be required in associated with the development of any of the sites. Detailed procedures are in place for such improvements to be investigated, planned and delivered at site development brief and planning application stage in close liaison with the relevant company.</p> <p><u>Advice from Scottish Southern Energy on proposed new development areas</u> The areas highlighted may require significant off-site works to support their possible future load requirements. It will be possible to service some of the proposed new developments (subject to confirmations of their future load requirements) by making connections to our existing infrastructure The provision of supply can normally be delivered within 6 months from acceptance.</p>
Role of the LDF	<p>The Core Strategy policy CS6 requires development to contribute to the delivery of infrastructure needed to support growth in the Borough.</p> <p>The Limiting the Impact of Development SPD sets out the details for implementing and delivering sustainable communities.</p>

Table 4.9

Renewable Energy	
Lead Organisation	<p>National Grid</p> <p>Scottish & Southern Energy</p> <p>Bracknell Forest Council</p>

Renewable Energy	
Main Sources of Information	<ul style="list-style-type: none"> • BFC Climate Change Action Plan (Revised 2010) • BFC Carbon Management Plan 2009 • Bracknell Forest Climate Change Partnership Action and Communications Plan 2010 • A low carbon / renewable energy study is being undertaken with the Carbon Trust in 2010 to assess the potential for low carbon development throughout the borough
Existing provision	<p>South East Renewable Energy Statistics (SEE-Stats) is an on-line database of operational and planned renewable energy installations, initiated by TV Energy and sub-regional data partners on behalf of the SE England Partnership Board (previously on behalf of SEEDA and GOSE). At August 2009 the database contained a total of 512 operational and 154 planned installations in the region. Of these, the only listing in Bracknell Forest is the Bracknell Town Centre biomass CHP, which was abandoned in 2006.</p> <p>There are a number of domestic (solar thermal) installations in the Borough which are not captured by the planning system as they are classed as “permitted development”. This is expected to accelerate with stimulation of the domestic market from feed-in-tariffs from April 2010 and the renewable heat incentive from April 2011.</p> <p>Since February 2008, when the LDF Core Strategy was published, new planning applications are required to meet policy CS12 on-site renewable energy generation. Although this has increased the number of installations in the Borough, there is no reliable system in place to capture the number or feed data into SEE-Stats.</p> <p>It is known that the new Bracknell and Wokingham College has a ground source heat pump. It is not known what other installations may exist.</p>
Planned Provision	<p>In spring 2007, the UK agreed with other member states to an EU wide target of 20% of the EU's total energy consumption from renewable sources by 2020. The European Commission proposed that the UK share of this target would be 15% of the UK's energy from renewables by 2020.</p> <p>The Regional Economic Strategy (RES) 2006-2016 (SEEDA) adopted the UK target of 15% renewable energy for South East England by 2020.</p> <p>Thames Valley Energy also produced a lower South East target of 8.5%, based on current actual capacity and a pragmatic, achievable programme of renewables technology installation, based on a review of the evidence base for SEEPB.</p> <p>Although Bracknell Forest adopted policy CS12 – Renewable Energy in its Core Strategy, no targets have been set for renewable energy installations in the borough.</p> <p>The South East's target is under review by the new Government and the outcome is expected to be announced late 2010. It is also anticipated that a new renewables national indicator will be created in 2010 to stimulate renewable energy installations by local authorities.</p>

Renewable Energy

	<p>In 2009 the Berkshire Economic Strategy Board's (BESB) Sustainable Prosperity sub group commissioned TV Energy to study the potential for renewable energy technologies across Berkshire. The draft Phase II report dated 9th February 2010 identifies a number of opportunities in BracknellForest, although their current status is uncertain.</p> <p>A biomass boiler is being installed in the new Garth Hill College, due to open in September 2010.</p> <p>Two potential wind turbine sites have been identified on council owned land.</p> <p>A feasibility study has been conducted for a distributed energy scheme between Bracknell Leisure Centre and adjacent sites.</p>
Sources of Funding	<p>Developers Utility providers Government subsidies</p>
Key Issues	<p>There are no specific requirements to support the delivery of the DPD. The inclusion of renewable energy proposals within the planned new residential developments will contribute towards the regional and sub-regional renewable energy targets.</p> <p>A low carbon / renewable energy study is being undertaken with the Carbon Trust in 2010 to assess the potential for low carbon development throughout the borough.</p>
Role of the LDF	<p>BFC Core Strategy DPD Policy CS1 – Sustainable Development Principles, states that development will be permitted that “conserves the use of resources including water and energy through a reduction in their use”, whilst protecting and enhancing “the character and quality of local landscapes”.</p> <p>Policy CS6 – Limiting the Impact of Development, states that “development alone or in combination with other proposals, will contribute to the delivery of infrastructure needed to support growth in the Borough and will mitigate adverse impacts on communities, transport and the environment”. This can be met by “contributing to additional or expanded provision...to be sufficient and in proportion to the scale and nature of the development.”</p> <p>Policy CS7 – Design, states that development proposals will be required to be of a “high quality design” that “builds on the local character, enhances the landscape and provides innovative architecture”.</p> <p>Policy CS11 – Renewable Energy Generation, states that such provision should consider the impacts of location and other issues that “could not be outweighed by wider environmental, social, economic or other benefits”.</p> <p>Policy CS12 – Renewable Energy, stipulates that for the development of five or more net additional dwellings, or for 500 sqm (GEA) or more of floorspace for other development, it should be demonstrated “how (potential) carbon dioxide emissions will be reduced by at least 20% of their energy requirements from on-site renewable energy generation”.</p>

Table 4.10

Telecommunications	
Lead Organisation	<p>British Telecommunications PLC</p> <p>British Telecommunications PLC, Open Reach infrastructure management subsidiary.</p>
Main Sources of Information	<ul style="list-style-type: none"> • Digital Britain Bill and Final Report (June 2009), • Government Department for Culture, Media and Sport and Business, Innovation and Skills
Existing provision	<p>Openreach was created in 2005 to provide a regulatory framework for BT and manages the UK's telecommunications infrastructure. The division allows for all operators to have equal access to BT's own local network. Openreach installs, services, supports and maintains the wiring, fibres and connections to the selected communication providers' network.</p> <p>BT Openreach's Copper Access Infrastructure is the only network that reaches 100% of the UK population enabling telephone services and broadband access for the majority of residents and businesses within Bracknell Forest. Whilst some progress has been made in extending broadband facilities to rural communities in Bracknell Forest through wireless providers and the use of broadband Hotspots, parts of the borough still have significant broadband access issues and/or only receive slow broadband services.</p> <p>BT Openreach are currently undertaking an extensive programme to roll out the fibre optic broadband network across the UK. This service operates on a demand basis, where individual customers pay for the privilege of receiving access to a more speedy broadband service. Once instructed, Openreach pick up the fibre optic cabling from a node and extend the cabling to individual houses.</p>
Planned Provision	<p>The Government's aims for ensuring the UK is at the leading edge of global digital technology is set out in the Digital Britain Bill (November 2009). The Digital Britain Final Report (2009) includes actions to strengthen and modernise the communications infrastructure and includes the aim of delivering the Universal Service Broadband Commitment so that everyone has access to broadband technology by 2012. The report identifies that this can be delivered by upgrades to the existing copper and wireless networks.</p> <p>In terms of future infrastructure provision for internet access, Openreach are responsible for providing duct networks and are currently only required to run a copper wire through the duct network to provide a network of standard broadband access for customers. New technologies are available such as fibre optic cabling, which provides higher speed network access.</p> <p>The duct network provides the permanent infrastructure to enable a network of cables to be installed, thus allowing for fibre optic cabling, and other emerging technologies to run alongside the copper wiring in the future.</p>

Telecommunications

Sources of Funding	<p>The cost of modifying the existing network is through agreement between the developer and the utility company, therefore cannot be estimated. All maintenance, repairs and upgrades would be funded by the particular utility company.</p>
Key Issues	<p>There are no specific telecommunication infrastructure requirements necessary to support the delivery of the DPD. Localised enhancements and improvements will be required to be completed alongside planned new developments and there are well developed systems in place for developers to liaise with the system providers at site development brief and planning application stages to ensure the timely provision of this infrastructure.</p> <p>BT Openreach have advised that the Copper Access Infrastructure is the most mature telecommunications network in the UK and as such, large scale infrastructure improvements are rarely required. BT Openreach has a legal obligation to provide a telephone service and telephone line to all new development. Telecommunication infrastructure is delivered in step with new development following consultation with developers. The copper network is widely deployed and in most places can meet customers' needs with only minor rearrangement or deployment of plant. In the future, the fibre-optic networks provide the opportunity to allow for improved internet access for those people in rural areas.</p> <p>BT Openreach will provide the necessary primary infrastructure for broadband access for new larger scale development through installing a duct network and laying copper wiring. As Government guidance progresses, there may be requirements for more advanced technologies to be installed as a standard procedure; this can be achieved by laying cabling alongside the existing duct network. There is currently no legal obligation to provide fibre-optic cabling to new development. Where such requests are made, the cost of providing the fibre-optic networks will be passed on to the developer and ultimately the end user.</p> <p>Although other service providers can lease and use the network provided by BT Openreach, only cabling supplied by BT Openreach can be installed in the BT Openreach duct networks; a no duct sharing agreement prevails.</p> <p>'Site lock' is a major concern to BT Openreach, whereby developers refuse to install BT line plant, consequently delaying the provision of services (other communication companies could offer their own network as an alternative). Consequences of a BT network not being installed from the outset include the need for subsequent surface wiring and surface mounted termination points, resulting in excavating customers front gardens and scarring new footpaths.</p>
Role of the LDF	<p>The Core Strategy policy CS6 requires development to contribute to the delivery of infrastructure needed to support growth in the Borough.</p> <p>The Limiting the Impact of Development SPD sets out the details for implementing and delivering sustainable communities.</p>

4.2 Social

4.2.1 Education

Primary Education	
Lead Organisation	Bracknell Forest Council
Main Sources of Information	<ul style="list-style-type: none"> • Limiting the Impact of Development SPD (July 2007) • Primary Capital Strategy (2008) • School Places Plan 2009-2014 (2009) • Pupil Product Ratio Research Study (2005) • Children and Young People's Plan (2006) • Joint Strategic Needs Assessment
Existing provision	38 Schools maintained by the Council
Planned Provision	<p>New 2 form entry (FE) School at Jennett's Park (First form planned to open Sept 2011)</p> <p>Amen Corner planned 1FE School</p> <p>Planned extensions to Sandy Lane primary to increase capacity to meet standards required for its current designation as a 3FE school.</p> <p>Planned extensions to Meadow Vale and Holly Spring to expand schools from 2FE to 3FE.</p>
Sources of Funding	Developer Contributions
Key Issues	<p>Over the last few years BFC has seen a steady increase in the birth rate and rising rolls in primary schools, resulting in pressure on the intake year.</p> <p>Cross-boundary developments especially in Wokingham could impact on the need for places in Bracknell Forest.</p>
Capacity Study	The Map 2 'Primary Schools in Bracknell Forest' illustrates the Borough's primary schools and their Designated Areas. Current information for the capacity of schools within the Borough is located in the School Places Plan 2010-2015.
Role of the LDF	<p>The Core Strategy policy CS6 requires development to contribute to the delivery of infrastructure needed to support growth in the Borough.</p> <p>The Limiting the Impact of Development SPD sets out the details for implementing and delivering sustainable communities.</p>

Map 2 Primary Schools in Bracknell Forest

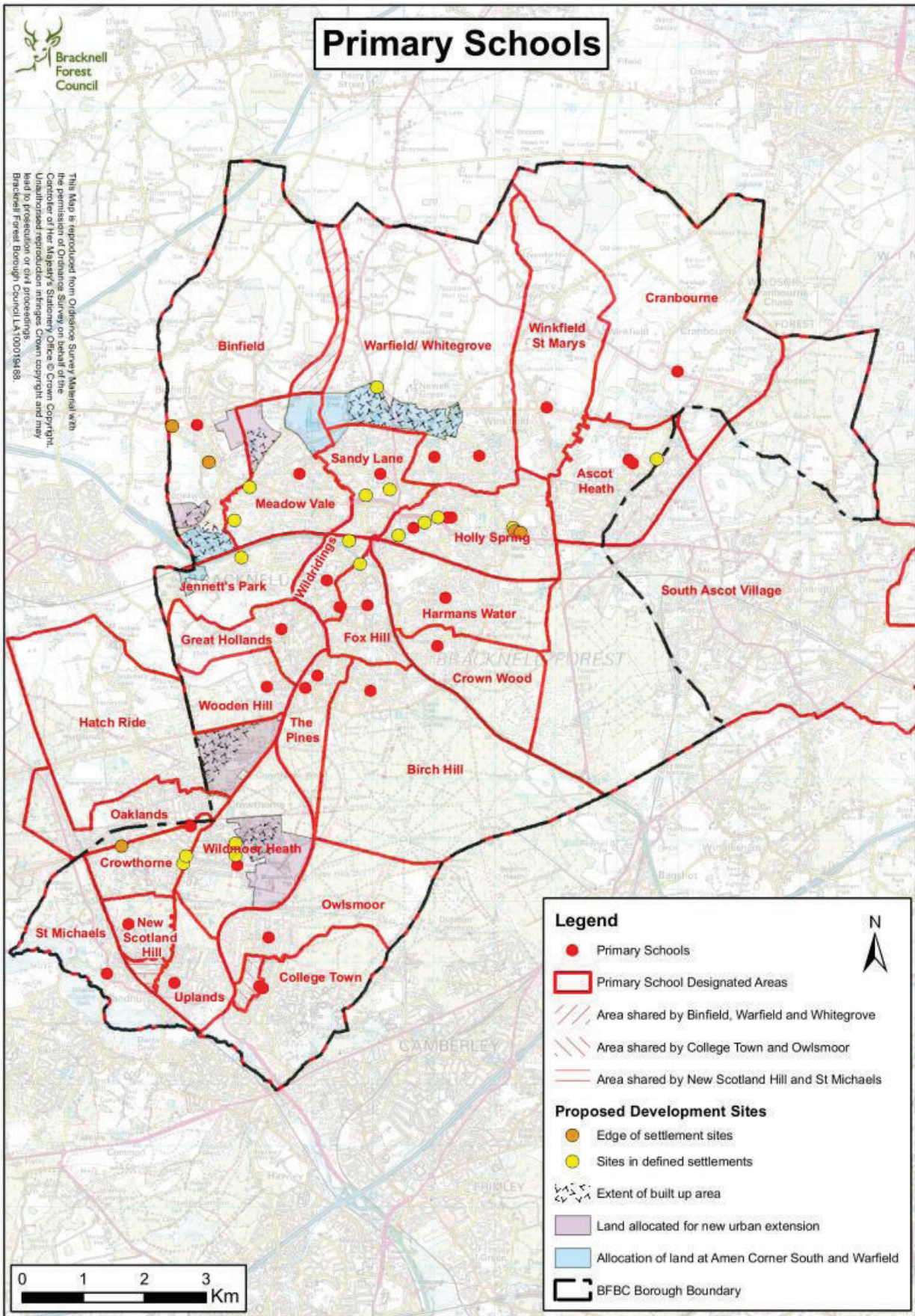


Table 4.11

Secondary Education	
Lead Organisation	Bracknell Forest Council
Main Sources of Information	<ul style="list-style-type: none"> • Limiting the Impact of Development SPD (July 2007) • 14-19 Education Plan (2008-2013) • Children and Young People's Plan (2006-2008) • Joint Strategic Needs Assessment (2008)
Existing provision	<p>The Brakenhale School Edgebarrow School Easthampstead Park School Garth Hill College Ranelagh School (Church of England aided) Sandhurst School</p>
Planned Provision	<p>Edgebarrow School - capacity will increase in 2011 Garth Hill College - capacity will increase in 2011</p>
Sources of Funding	<p>Developer Contributions Building Schools for the Future</p>
Key Issues	<p>As a result of the Education and Skills Act 2008 the compulsory learning age will rise to 18 by 2015.</p> <p>Cross-boundary developments especially in Wokingham could impact on the need for places in Bracknell Forest.</p>
Capacity Study	<p>The Map 3 'Secondary Schools in Bracknell Forest' map illustrates the Borough's primary schools and their Designated Areas. Current information for the capacity of schools within the Borough is located in the School Places Plan 2010-2015.</p>
Role of the LDF	<p>The Core Strategy policy CS6 requires development to contribute to the delivery of infrastructure needed to support growth in the Borough.</p> <p>The Limiting the Impact of Development SPD sets out the details for implementing and delivering sustainable communities.</p>

Map 3 Secondary Schools in Bracknell Forest

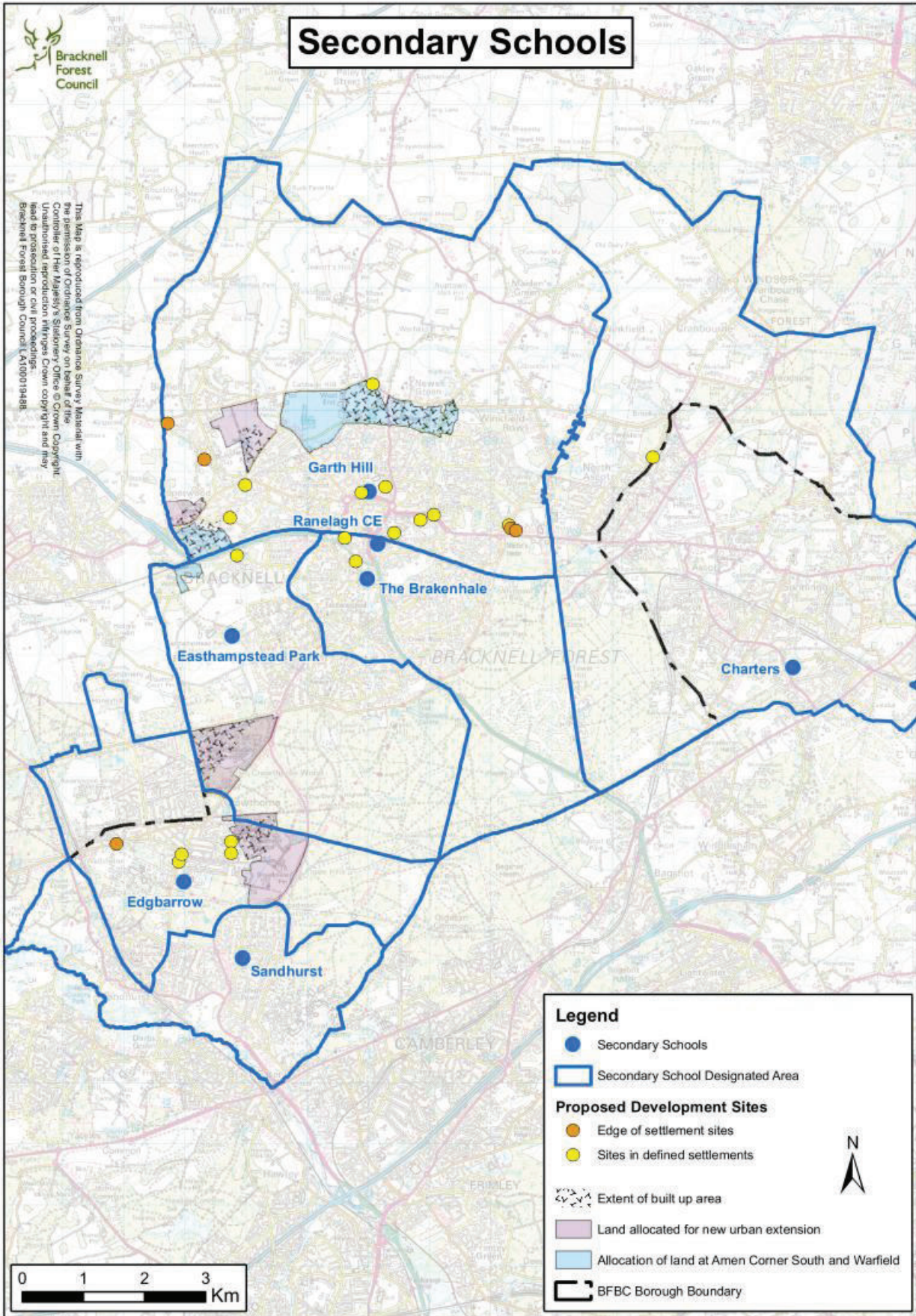


Table 4.12

Special Education Needs	
Lead Organisation	Bracknell Forest Council
Main Sources of Information	<ul style="list-style-type: none"> • Every Child Matters - Change for Children (2004) • Limiting the Impact of Development SPD (July 2007) • Children and Young People's Plan (2006-2008)
Existing provision	<p>Special education resources attached to mainstream Schools:</p> <ul style="list-style-type: none"> • Great Hollands Primary and Nursery School - Rainbow Resource for children with social and communication difficulties; • Meadow Vale Primary and nursery School - for children with speech and language difficulties • Ranelagh School - Secondary School • Kennel Lane School
Planned Provision	Planned expansion to Kennel Lane School
Sources of Funding	Developer Contributions
Key Issues	Cross-boundary impacts from Wokingham could impact on the need for places in Bracknell Forest.
Role of the LDF	<p>The Core Strategy policy CS6 requires development to contribute to the delivery of infrastructure needed to support growth in the Borough.</p> <p>The Limiting the Impact of Development SPD sets out the details for implementing and delivering sustainable communities.</p>

Table 4.13

Early Years	
Lead Organisation	Bracknell Forest Council
Main Sources of Information	<p>Every Child Matters – Change for Children (2004)</p> <p>Core Strategy CS6 (2008)</p> <p>Limiting the Impact of Development SPD (2007)</p> <p>Children and Young People's Plan (2006-2009)</p> <p>Joint Strategic Needs Assessment</p>
Existing provision	There are currently 8 Children's centres in Bracknell Forest; The Rowans, The Oaks, The Family Tree, The Alders, The Chestnuts The Maples, The Hollies and The Sycamores.
Planned Provision	New facilities have recently been granted planning permission at:

Early Years	
	<ul style="list-style-type: none"> • Crown Wood Community Centre • Crowthorne Primary School
Sources of Funding	Developer Contributions
Key Issues	Over the last few years BFC has seen a steady increase in the birth rate increasing demand for early years provision.
Role of the LDF	<p>The Core Strategy policy CS6 requires development to contribute to the delivery of infrastructure needed to support growth in the Borough.</p> <p>The Limiting the Impact of Development SPD sets out the details for implementing and delivering sustainable communities.</p>

4.2.2 Social Care

Children's Social Care	
Lead Organisation	Bracknell Forest Council
Main Sources of Information	<ul style="list-style-type: none"> • Children and Young People's Plan (2006) • Core Strategy CS6 (2007) • Limiting the Impact of Development SPD (2007)
Existing provision	The Children's Social Care services does not rely on site specific infrastructure to provide the service
Planned Provision	None specified
Sources of Funding	Non identified.
Key Issues	<p>Although additional housing will place an increase in the demand for the services they provide, the impact of the increase is difficult to estimate. It will be particularly influenced by the level of social/affordable housing that the development will generate.</p> <p>When more information can be provided on the amount and type of affordable housing to be provided and more accurate assessment of the impact of the development could be undertaken.</p> <p>The development is unlikely to generate the requirement for specific infrastructure. However, an increase in the demand for the services that the Children's Social Care team provide is likely to require additional staff.</p>

Children's Social Care	
Role of the LDF	<p>The Core Strategy policy CS6 requires development to contribute to the delivery of infrastructure needed to support growth in the Borough.</p> <p>The Limiting the Impact of Development SPD sets out the details for implementing and delivering sustainable communities.</p>

Adult Social Care	
Lead Organisation	Bracknell Forest Council
Main Sources of Information	<ul style="list-style-type: none"> • Core Strategy CS6 (2007) • Limiting the Impact of Development SPD (2007)
Existing provision	Not specified
Planned Provision	Not specified
Sources of Funding	Non identified
Key Issues	<p>It is expected that between 2008 and 2013 there will be a 20% increase in the number of people aged over 65 and a 2.5% increase in the number of people aged 18-64. This would effect the number and types of property needed to support the increase in the number of elderly residents, e.g. equipment to support them to live at home, telecare, supported housing etc. It is also expected that there will be an increased demand for extra care sheltered housing.</p> <p>It is estimated that approximately 3.3% of the residents of the new development would be need ASC support. This figure is based on the number of people receiving services in 2008/09.</p>
Role of the LDF	<p>The Core Strategy policy CS6 requires development to contribute to the delivery of infrastructure needed to support growth in the Borough.</p> <p>The Limiting the Impact of Development SPD sets out the details for implementing and delivering sustainable communities.</p>

4.2.3 Community Facilities

Community Centres	
Lead Organisation	Bracknell Forest Council

Community Centres

Main Sources of Information	<ul style="list-style-type: none"> Limiting the Impact of Development SPD (July 2007)
Existing provision	There are currently 12 Community Centres; Bullbrook, Crown Wood, Coppers Hill, Easthampstead and Wildridings, Farley Wood, Forest Park, Great Hollands, New Great Hollands, Hanworth, Martins Heron & The Warren, North Ascot, Owlsmoor, Priestwood.
Planned Provision	New Community Centres are proposed at Jennetts Park and The Parks developments
Sources of Funding	Developer Contributions
Key Issues	The funding is to include the fitting out cost of Community Centres. In order to secure funding, multi-purpose community centres will be explored where possible.
Capacity Study	Refer to Map 4 'Community and Youth Centres in Bracknell Forest' for Borough-wide provision illustrating their catchments. There is currently insufficient information available for capacity to be accurately calculated. TBC.
Role of the LDF	<p>The Core Strategy policy CS6 requires development to contribute to the delivery of infrastructure needed to support growth in the Borough.</p> <p>The Limiting the Impact of Development SPD sets out the details for implementing and delivering sustainable communities.</p>

Map 4 Community and Youth Centres in Bracknell Forest

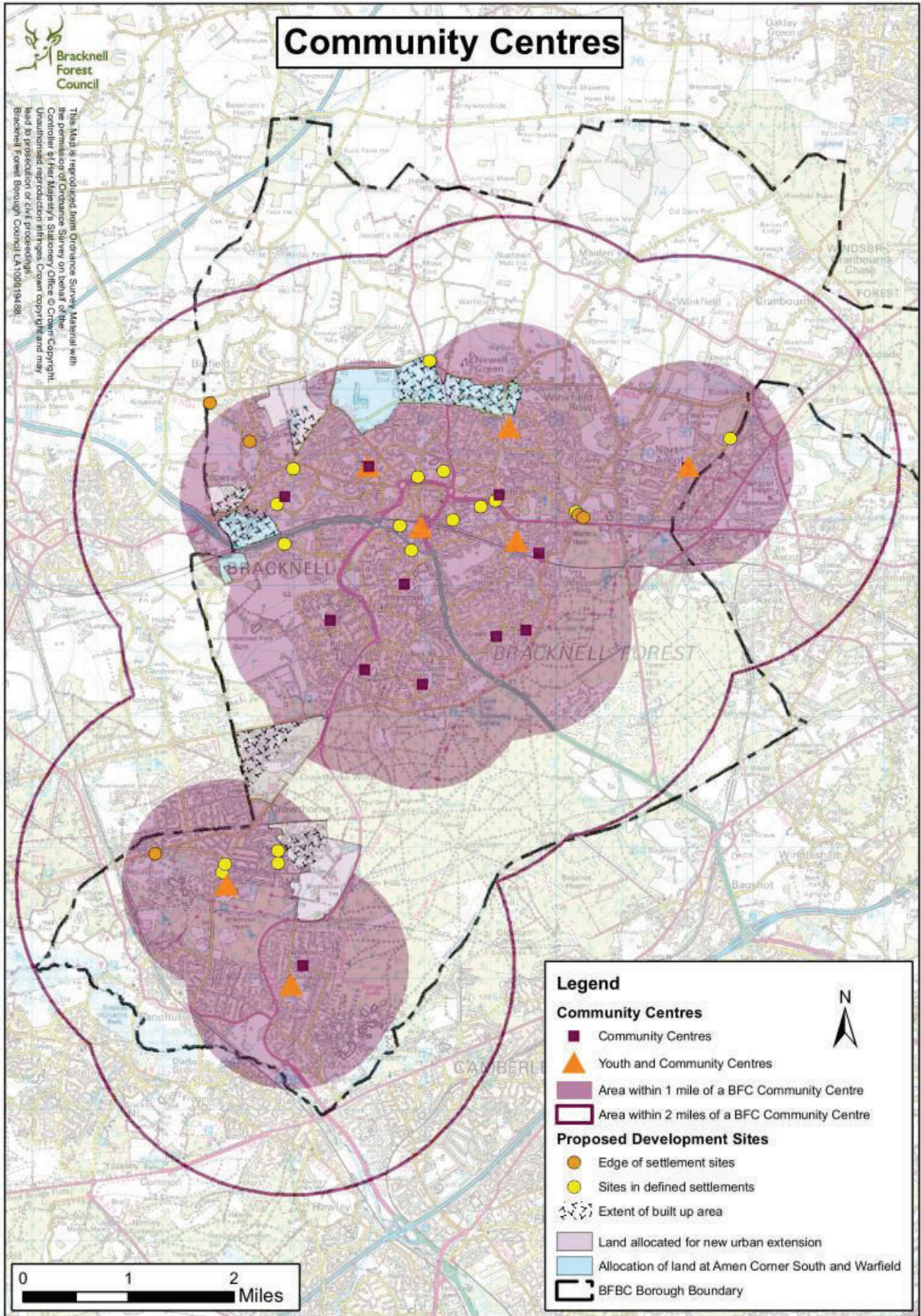


Table 4.14

Libraries	
Lead Organisation	Bracknell Forest Council
Main Sources of Information	<ul style="list-style-type: none"> • Public Libraries, Archives and New Development MLA (June 2008) • Limiting the Impact of Development SPD (July 2007)
Existing provision	10: Bracknell Town, Ascot Heath, Binfield, Birch Hill, Crowthorne, Great Hollands, Harmans Water, Sandhurst, Whitegrove (additionally there is a home library service).
Planned Provision	There is currently no planned expansions or new facilities proposed.
Sources of Funding	Developer Contributions
Key Issues	Improvements to existing facilities will be sought rather than the provision of new facilities. The current main Bracknell Town library needs improvements to bring it to an acceptable standard for the borough.
Capacity Study	<p>TBC. Refer to Map 5 'Libraries in Bracknell Forest' for Borough-wide provision illustrating their catchments.</p> <p>The Department for Culture, Media and Sport have produced guidance for library standards, which states that Local Authorities are required to provide a comprehensive, efficient and accessible library service.</p> <p>Firstly, guidance states each library should be open for at least 5 convenient hours per week - meaning outside of 9am - 5pm Monday to Friday. All libraries in Bracknell Forest meet or exceed this standard.</p> <p>Secondly, the recommended annual hours per 1000 population is 128hrs. In Bracknell Forest, this figure is 131.18 hrs.</p> <p>Thirdly, standards recommend that, for Unitary Authorities, 88% of households should be within 1 mile or 100% of households should be within 2 miles of a library. As illustrated in Map 5 'Libraries in Bracknell Forest', Bracknell Forest's residents are well served by libraries with the majority, including proposed developments, within 2 miles and the vast majority of settlements within 1 mile of a library.</p> <p><u>Conclusion</u></p> <p>No gaps or notable deficits in library provision have been identified. Where appropriate a new facility might be sought, however it might be deemed more appropriate, depending on demand and revenue available to staff facilities, to seek contributions to upgrade existing facilities able to serve the development.</p>

Libraries

Role of the LDF	<p>The Core Strategy policy CS6 requires development to contribute to the delivery of infrastructure needed to support growth in the Borough.</p> <p>The Limiting the Impact of Development SPD sets out the details for implementing and delivering sustainable communities.</p>
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Map 5 Libraries in Bracknell Forest

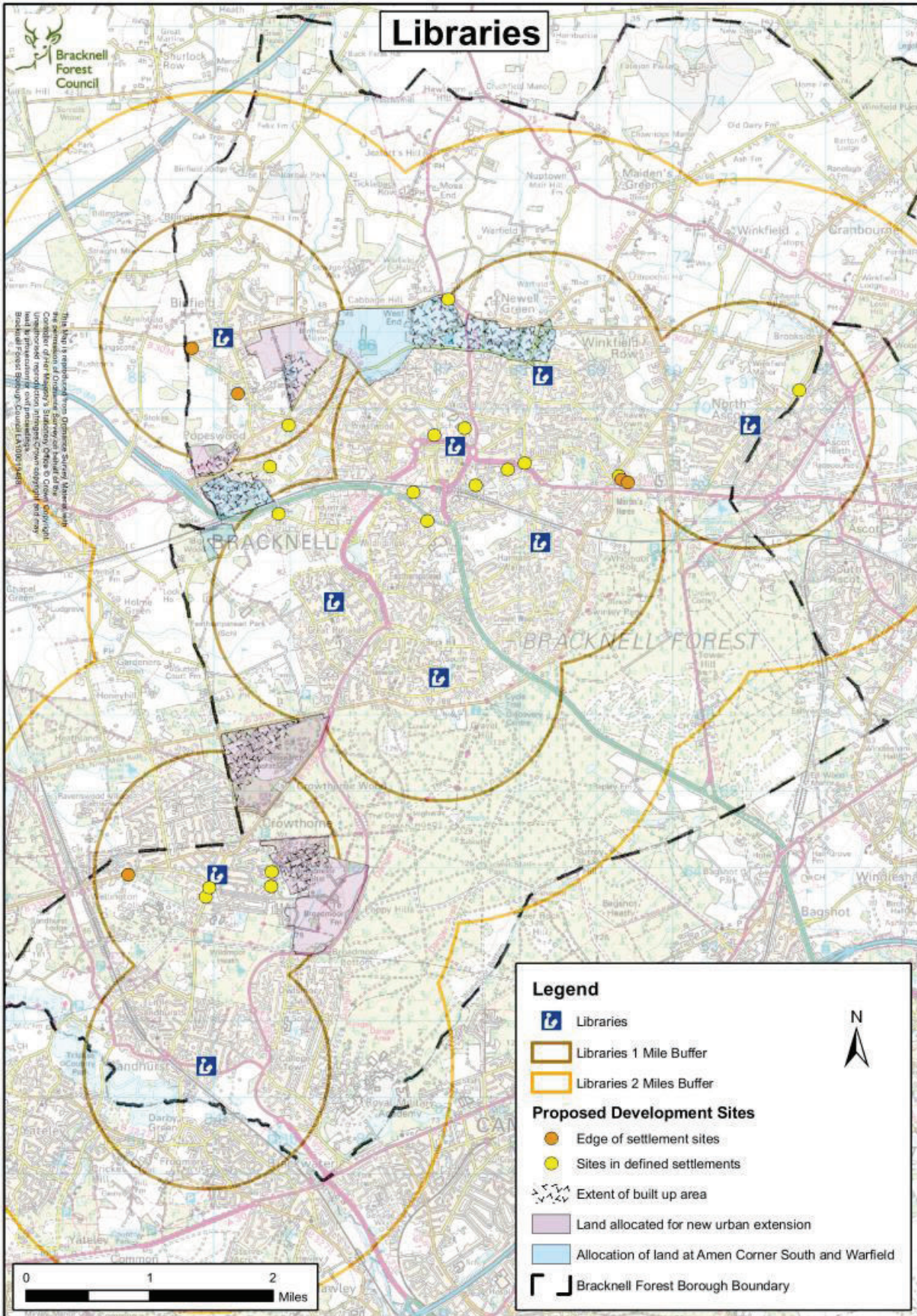


Table 4.15

Youth Facilities	
Lead Organisation	Bracknell Forest Council
Main Sources of Information	<ul style="list-style-type: none"> • Limiting the Impact of Development SPD (2007) • Children and Young People's Plan (2006-2009) • Joint Strategic Needs Assessment
Existing provision	NRG, Coopers Hill Youth & Community Centre, Bagshot Road, Bracknell Edgbarrow School, Crowthorne The Spot, Owlsmoor Road, Sandhurst TRAX (North Ascot Youth Centre), Mill Ride, North Ascot Whitegrove, 3 County Lane, Warfield Priestwood (Woodies), Priestwood Court Road, Priestwood The Wayz (Commissioned Youth Work), Calfridus Way, Bullbrook, Bracknell
Planned Provision	There is currently no planned provision of extra Youth Facilities in the Borough.
Sources of Funding	Developer Contributions
Key Issues	Either a dedicated building is required for Youth facilities or a dedicated room within a multipurpose centre will be required.
Capacity Study	Refer to Map 4 'Community and Youth Centres in Bracknell Forest' for Borough-wide provision illustrating their catchments. There is currently insufficient information available for capacity to be accurately calculated. TBC.
Role of the LDF	<p>The Core Strategy policy CS6 requires development to contribute to the delivery of infrastructure needed to support growth in the Borough.</p> <p>The Limiting the Impact of Development SPD sets out the details for implementing and delivering sustainable communities.</p>

Table 4.16

Built Sports	
Lead Organisation	Bracknell Forest Council
Main Sources of Information	<ul style="list-style-type: none"> • Limiting the Impact of Development SPD (July 2007)
Existing provision	Bracknell Leisure Centre Coral Reef Downshire Golf complex Edgebarrow Sports Centre Sandhurst Sports Centre The Look out Discovery Centre

Built Sports	
Planned Provision	Non specified
Sources of Funding	Developer Contributions
Key Issues	None specified
Role of the LDF	<p>The Core Strategy policy CS6 requires development to contribute to the delivery of infrastructure needed to support sustainable growth in the Borough.</p> <p>Limiting the Impact of Development SPD - Chapter 5: Built Sports Facilities - states that the increased pressure on local facilities from development "should be mitigated by the provision of additional facilities that are reasonably related and needed to serve a new development and which will make it more sustainable".</p>

Table 4.17

Public Art	
Lead Organisation	<p>Bracknell Forest Council</p> <p>Developer</p>
Main Sources of Information	<ul style="list-style-type: none"> • Limiting the Impact of Development SPD (July 2007) • Turning Point 2006-08 • Arts, Health and Wellbeing 2006-08 • Community Arts development Plan 2008-12 • Public Art Strategy (2004) - to be refreshed in 2010/11
Existing provision	An audit of public art in the Borough started in 2008 (ongoing) has found over 50 pieces of art have been commissioned, most of these in the last 50 years.
Planned Provision	<p>Remaining 7 pieces of public art at Jennett's Park</p> <p>Wykery Copse 1 piece of art</p> <p>1-3 pieces of public art at The Parks</p>
Sources of Funding	Developer Contributions
Key Issues	BFC set up a public art advisory panel in 2006, which meets approximately 3 times a year to advise and comment on public art schemes, commissions and policy. The Panel sends representatives to sit on specific commissions steering groups, such as Bracknell and Wokingham College commission in 2009.

Public Art	
Role of the LDF	<p>The Core Strategy policy CS6 requires development to contribute to the delivery of infrastructure needed to support sustainable growth in the Borough.</p> <p>CS7: Design - supports high quality design in development, stating development proposals will be permitted which "provide well designed and integrated public art".</p> <p>The Limiting the Impact of Development SPD - Chapter 15: Public Realm and Environmental Enhancements - states developers will be encouraged "to provide works of art as part of development schemes" or "if it is not practical to make provision for public art within the application site...a developer may be given the option of providing a contribution to a work of art in the vicinity of the application site or exceptionally in another part of the Borough".</p>

Table 4.18

Heritage	
Lead Organisation	Bracknell Forest Council Berkshire Archaeology
Main Sources of Information	<ul style="list-style-type: none"> • Limiting the Impact of Development SPD (July 2007) • Turning point 2006-08 • Making the Past part of our Future (2005-2010) • Heritage Strategy 2004-2008 (currently being refreshed)
Existing provision	Details can be found at the Historic Environment Record for Bracknell Forest.
Planned Provision	Non specified
Sources of Funding	Developer Contributions
Key Issues	<p>There is a funding shortfall as there are no dedicated revenue budgets for heritage work.</p> <p>There is a need to continue to keep in balance the need for new development and the protection of Bracknell Forest's historic assets in the built and natural environment.</p>
Role of the LDF	<p>The Core Strategy policy CS6 requires development to contribute to the delivery of infrastructure needed to support sustainable growth in the Borough.</p> <p>Limiting the Impact of Development SPD - Chapter 16: Heritage - states that developers are expected to contribute "in kind through the physical <i>preservation in situ</i>, or, if this is not feasible, an archaeological excavation for the purposes of <i>preservation by record</i>".</p>

4.2.4 Affordable Housing

Table 4.19

Affordable Housing	
Lead Organisation	Bracknell Forest Council
Main Sources of Information	<ul style="list-style-type: none"> • The Right Home - Housing Strategy for Bracknell Forest (2009-2014) • Bracknell Forest Strategic Housing Market Assessment 2010 • Berkshire Strategic Housing Market Assessment 2007 • Joint Strategic Needs Assessment (2008) • PPS 3 “Housing”
Existing provision	<p>The Council has responsibility for enabling the provision of new affordable housing in conjunction with its Preferred Partner Registered Social Landlords (RSLs). This partnership was reviewed in 2009 and a new partnership of RSLs launched in 2010 – a key objective is to deliver new affordable housing of different tenures which meet the housing needs of households in the Borough.</p> <p>The provision of affordable housing is based on the Affordable Housing from Residential Development Supplementary Planning Guidance (2003). On sites of 25 or more net dwellings or > 1ha, negotiations are now based on a provision of 23% of total dwellings for affordable rent and 15% of total dwellings for intermediate housing. There is reference in the Housing Strategy to a potential change in planning policy which will need to be incorporated in a future Development Management DPD in order to replace the current thresholds and % quotas.</p> <p>Evidence of housing need is contained in the Housing Strategy and Bracknell Forest Housing Market Assessment. There are some 3,400 households of various sizes on the Housing Register and a variety of dwelling types and tenures are required to address those needs. Affordable rented dwellings should have an emphasis on 2 and 3-bedroomed houses, whilst intermediate housing (e.g. shared ownership, intermediate rent) should have an emphasis on 2-bed flats.</p>
Planned Provision	<p>Preferred Partner RSLs have delivery targets for new affordable housing of 125 dwellings in 2010/11 and 130 dwellings 2011/12. This is consistent with the Local Area Agreement NI 155 targets for 2008-11. Affordable housing will be delivered on a combination of Section 106 sites and 100% affordable housing sites which have been assembled by RSLs.</p> <p>Future provision of affordable housing (quantum, types and tenure) will be clarified by undertaking a viability assessment for each site which should include an adequate level of developer subsidy i.e. the RSL price for the affordable housing should be significantly below the land and build cost (formerly Total Cost Indicator).</p> <p>The Council has introduced a Local Authority Mortgage aimed at first time buyers who are seeking shared ownership accommodation, and also a “BFC My Homebuy” equity share scheme whereby the council owns up to 75% of the dwelling and the household owns the remainder.</p>

Affordable Housing	
Sources of Funding	<p>A significant level of developer subsidy will be required.</p> <p>Social Housing Grant from the Homes and Communities Agency is unlikely to be forthcoming for Section 106 sites unless this can be justified on the grounds of viability or additionality.</p>
Key Issues	<p>All qualifying sites will be expected to provide suitable affordable housing of the right quantum, type and tenure which meets local housing needs. It will be provided on-site i.e. on the site which generated the need for affordable housing in the first place.</p> <p>There may need to be more than one viability assessment undertaken for a site. A generic viability assessment could be done early to inform land assembly and financial feasibility issues to be followed by a more detailed assessment nearer the time of actual delivery to inform the affordable housing and other Section 106 issues.</p>
Role of the LDF	<p>Core Strategy Policy CS17 refers to affordable housing comprising affordable rented and intermediate housing being delivered on suitable sites to meet local housing needs.</p> <p>Core Strategy Policy CS6 requires development to contribute to the delivery of infrastructure needed to support growth in the Borough. Developers are expected to contribute to this by the provision of on-site facilities. The Limiting the Impact of Development SPD sets out the details for implementing and delivering sustainable communities.</p>

4.2.5 Emergency Services

Table 4.20

Police Service	
Lead Organisation	Thames Valley Police Authority (TVPA)
Main Sources of Information	<ul style="list-style-type: none"> • Safer Places – The Planning System and Crime Prevention, 2004, DCLG • Second Year Strategic Plan 2008 – 2011, Thames Valley Police
Existing provision	There are 2 Police Stations located within Bracknell Forest at Bracknell and Crowthorne, plus a police office open to the public at Sandhurst. In addition to these publicly accessible sites, there are also police facilities at Sandhurst and Binfield; none of which are open to the public.
Planned Provision	Any proposals for new/amended provision new neighbourhood police office at Easthampstead.
Sources of Funding	Developer Contributions

Police Service	
Key Issues	<p>Pooled contributions would be used by the Police Authority to provide additional policing services. This could take a variety of forms ranging from purpose-built new facilities, to extensions and adaptation of existing buildings. This would also include provision of a local presence of uniformed officers, Special Constables, and Police Community Support Officers and to tackle problems and issues at a local level.</p> <p>Growth has a wider impact too, necessitating the need for other facilities to house functions such as Road Policing, Crime Support, Forensics, storage and other support functions, which are likely to be located away from the community. Pooled contributions would also be used for capacity building at these levels.</p> <p>TVPA is happy to consider co-location opportunities with other services, and would seek only growth-related capital expenditure to be funded by developer contributions.</p>
Role of the LDF	<p>The Core Strategy policy CS6 requires development to contribute to the delivery of infrastructure needed to support growth in the Borough.</p> <p>The Limiting the Impact of Development SPD sets out the details for implementing and delivering sustainable communities.</p>

Table 4.21

Ambulance Service	
Lead Organisation	Southern Central Ambulance Service
Main Sources of Information	<ul style="list-style-type: none"> • SCAS Business Plan, 2008 – 2011
Existing provision	<p>The South Central Ambulance Service (SCAS) NHS Trust provides services across Berkshire, Buckinghamshire, Hampshire and Oxfordshire. In addition to the emergency 999 service SCAS also provides Patient Transport Services. SCAS currently meet the response targets for Berkshire East residents. The performance target is assessed on a Trust wide basis. Directors of Commissioning across South Central have agreed that additional investment should be targeted at areas of non-performance for the benefit of the whole health system. SCAS currently operate their resources in high demand areas to ensure that the service reaches the majority of calls within the government set standards. In addition, SCAS use alternative responses such as community first responders to target the life threatening calls in low demand areas.</p>
Planned Provision	<p>In April 2008 SCAS faced extremely challenging new emergency performance targets. The Trust improved infrastructure in a far-reaching modernisation programme and has recently completed moves to new headquarters in both the north and the south of the South Central area.</p>

Ambulance Service	
Sources of Funding	Developer Contributions
Key Issues	SCAS has advised that any increase in population will lead to an increase in calls for the ambulance service. SCAS services are commissioned by the PCT and provisions are in place to respond to circumstances where there is a large increase in 999 calls. If a greater than 10% increase in calls occurs, SCAS will be required to submit a case to the PCT for an increase in funding to provide additional resources to cope with the rise in demand.
Role of the LDF	The Core Strategy policy CS6 requires development to contribute to the delivery of infrastructure needed to support growth in the Borough. The Limiting the Impact of Development SPD sets out the details for implementing and delivering sustainable communities.

Table 4.22

Fire and Rescue Service	
Lead Organisation	Royal Berkshire Fire and Rescue Service
Main Sources of Information	<ul style="list-style-type: none"> • 5 Year Integrated Risk Management Plan (2010/11 – 2015/16), Royal Berkshire Fire and Rescue Service • Corporate Plan 2009/2110, Royal Berkshire Fire and Rescue Service
Existing provision	RBFRS have 2 fire stations in the Bracknell area, providing 3 emergency fire appliances. One Fire Station (Bracknell) has two fire appliances, one crewed by full time staff the other by retained duty staff (RDS), with crew members responding from home or place of work when required. The other fire station located in Crowthorne is crewed only by RDS.
Planned Provision	RBFRS are currently reviewing all the retained duty system resources across the brigade area. Subject to the outcome of the review, alternative crewing arrangements, the closure or relocation of fire stations may prove necessary. The first stage of the review is due to conclude mid 2010, with further information being available at that time.
Sources of Funding	Developer Contributions
Key Issues	RBFRS considers that any development in and around Bracknell will place additional burdens on its service which, subject to size and location, has the potential to become unsustainable. RBFRS has an approved response standard of 8 minutes for the first fire appliance and 10 minutes for the second to respond to house fires, and 11 minutes for attendance at road traffic collisions. The level of growth proposed in the Bracknell development Strategy (both housing and an extended road network) is considered by RBFRS to be significant enough to require and justify an increase in the level of service provided in the area.

Fire and Rescue Service	
	The inclusion of fire prevention and fire safety measures will need to be provided in new buildings, some of which are included in building regulations, however the inclusion of domestic sprinklers are considered by RBFRS to be an essential inclusion in all new domestic dwellings. If all dwellings in the proposed development were fitted with domestic sprinklers it would negate the need to alter the existing fire service provision in the area, thus reducing associated costs for any proposed provision, reducing the burden on society after a fire, save lives, reduce casualties and reduce damage from fire.
Role of the LDF	<p>The Core Strategy policy CS6 requires development to contribute to the delivery of infrastructure needed to support growth in the Borough.</p> <p>The Limiting the Impact of Development SPD sets out the details for implementing and delivering sustainable communities.</p>

4.2.6 Health

Table 4.23

Primary Health Care	
Lead Organisation	Berkshire East Primary Care Trust
Main Sources of Information	Primary Care Trust Strategic Plan 2009 -2013
Existing provision	<p>NHS Berkshire East is the Primary Care Trust (PCT) that plans and commissions health care to the population of the eastern part of Berkshire. At 1st April 2010 there are 107,320 registered patients in Bracknell Forest. There are 13 GP practices in the locality, with some 54 GPs working in them. In 2006, the quality of care provided by these practices was the best in Berkshire East and above the national average, with the average practice score being 98.7% (average England is 96.2%).</p> <p>The average practice population size is 8,255. The majority of GP practices in Bracknell Forest Borough have little or no spare capacity to improve their premises on their current sites. There is no specialist diagnostic equipment provided by any of the GP practices. All patients requiring x-ray who do not need acute treatment will be sent to Fitzwilliam House or Heatherwood Hospital. Each practice has a phlebotomy service, though the provision is varied.</p> <p>There are 17 pharmacies in the locality, out of 73 altogether for East Berkshire. There are nine in Bracknell, three in Crowthorne, three in Sandhurst, one in Binfield and one in Warfield. There are 20 dental practices in the locality, thirteen in Bracknell, three in Sandhurst, two in Crowthorne, and two in Owlsmoor.</p> <p>There are no community hospitals in Bracknell Forest locality, but the other hospitals in East Berkshire and Surrey all have services that may be accessed by Bracknell people.</p>

Primary Health Care

<p>Planned Provision</p>	<p>The Bracknell HealthSpace is planned to be the major new development in primary care provision in Bracknell, centrally located so as to be easily accessible for the majority of the Bracknell Forest locality population. The HealthSpace will focus on providing (local), high quality, cost-effective extended primary care and specialist services – ie the health care people need most often and which does not need the high-tech facilities of a major hospital. The Centre will be integrated within the local health system so that the services it provides will optimally complement future acute hospital services, standard services offered in GP surgeries, specialist mental health services and so on. The services delivered in the HealthSpace will be a part of a new overall service model for Bracknell Forest developed by GPs in their role as commissioners in partnership with the public, the local authority (BFC) and service providers.</p> <p>Bracknell HealthSpace has been specifically planned to meet residents changing health requirements and in response to further growth and development in the Town. There has never been a major health facility serving the local population, something which is increasingly needed as the population grows. Moreover, the Bracknell town centre regeneration will require the existing health centre building to be demolished to provide an opportunity to build a modern facility that reflects modern ways of delivering health (and social) care.</p> <p>The HealthSpace facility will provide services under four main themes:</p> <ul style="list-style-type: none"> • Be Healthy/ Healthy living • Urgent care • Specialist care services • Extended primary care <p>together with other services which are not necessarily commissioned health services, but which enhance the HealthSpace service (e.g carer support). In addition to specific primary care facilities (GP practices) it will provide services either not cost effective or easily replicated or provided in primary care / GP practices.</p> <p>The planning application for the HealthSpace facility is planned to be submitted in Autumn 2010. There will be a phased implementation of the available floor space within the facility, enabling services to be implemented in response to the scale and type of service required, taking account of the changing requirements and scale of the local population.</p>
<p>Sources of Funding</p>	<p>Developer Contributions</p>
<p>Key Issues</p>	<p>In relation to Primary Care services and facilities, the major required infrastructure development is the planned provision of the Bracknell HealthSpace facility in Bracknell Town Centre. Securing good access from new development areas to the town centre by public transport is an essential part of the delivery of primary care services.</p> <p>However, in addition, it is likely that a new facility or the replacement of the existing Binfield surgery will be required to accommodate the increase in population from the Binfield and Amen Corner Developments.</p>

Primary Health Care	
Role of the LDF	<p>The Core Strategy policy CS6 requires development to contribute to the delivery of infrastructure needed to support growth in the Borough.</p> <p>The Limiting the Impact of Development SPD sets out the details for implementing and delivering sustainable communities.</p>

Table 4.24

Acute Care / General Hospitals and Mental Health Provision	
Lead Organisation	<p>Heatherwood and Wexham Park NHS Hospitals Foundation Trust Berkshire Healthcare NHS Foundation Trust Royal Berkshire Hospital NHS Foundation Trust</p>
Main Sources of Information	<ul style="list-style-type: none"> • Heatherwood and Wexham Park NHS Hospitals Foundation Trust Strategic Plan • Integrated Business Plan 2007, Berkshire Healthcare NHS Trust (also Annual Plan 2008/09)
Existing provision	<p><i>Acute Care and General Hospitals</i> The Heatherwood and Wexham Park NHS Hospitals Foundation Trust (HWPFT) is the main provider of acute hospital services, providing a full range of general and acute services, along with a number of more specialised services. The services are provided at Wexham Park (Slough) King Edward VII (Windsor), Heatherwood (Ascot), St Marks (Maidenhead), Fitzwilliam House outpatients (Bracknell).</p> <p>Frimley Park Hospital NHS Foundation Trust provide acute services predominantly for residents of Sandhurst and Crowthorne.</p> <p><i>Mental health provision</i> Berkshire Healthcare NHS Foundation Trust is the service provider for people in Bracknell Forest who suffer from mental illness. The Trust provides community mental health teams and outreach services, child and adolescent mental health services (CAMHS), an outpatient clinic at Church Hill House, Bracknell and at the Woodlands Day Hospital at Heatherwood. Heatherwood is also the location for in patient services.</p>
Planned Provision	<p><i>Acute Care and General Hospitals</i> HWPFT NHS Foundation Trust are embarking on a major programme of service redesign in support of financial turnaround. This will include a consolidation of services currently provided on the Heatherwood Hospital site at Ascot, potentially rationalising the range of services provided there.</p> <p>Royal Berkshire Hospital NHS Foundation Trust is developing specialist cancer and renal services at Brant's Bridge, close to Bracknell Town Centre. Due to open in Winter 2010/11, the facility will provide cancer and renal services locally to Bracknell residents for the first time, avoiding the need for travel to the Royal Berkshire Hospital, Reading.</p>

Acute Care / General Hospitals and Mental Health Provision	
	<p><u>Mental health provision</u></p> <p>Berkshire HealthCare NHS Foundation Trust is continuing to develop its community provision, providing locally accessible mental health services within community settings, combined with focused in-patient care provision.</p>
Sources of Funding	Developer Contributions
Key Issues	Improved and enhanced acute care, general hospitals and mental health service provision will be planned and delivered by the relevant NH Trust, catering for the needs of the changing population. As these are Borough-wide services, there are no specific infrastructure requirements relating to individual site allocations arising from these service areas.
Role of the LDF	<p>The Core Strategy policy CS6 requires development to contribute to the delivery of infrastructure needed to support growth in the Borough.</p> <p>The Limiting the Impact of Development SPD sets out the details for implementing and delivering sustainable communities.</p>

4.2.7 Cemeteries and Crematoriums

Table 4.25

Cemeteries and Crematoriums	
Lead Organisation	Bracknell Forest Council own and manage the Easthampstead Park Cemetery and Crematorium facility.
Main Sources of Information	<ul style="list-style-type: none"> • Cemeteries Policy (to be adopted 2011/12) • BFC Capital Programme (CP) 2010/11 • Limiting the Impact of Development SPD (July 2007)
Existing provision	Easthampstead Park Cemetery and Crematorium has sufficient space to receive up to 140 new burials.
Planned Provision	<p>The facility is to be extended using £10,000 from the BFC CP that would provide land to cater for an estimated 20 year period.</p> <p>£1.1m, designated under the 2010/011 BFC CP, is funding a Mercury abatement scheme in response to DEFRA emission legislation.</p>
Sources of Funding	BFC Capital Programme

Cemeteries and Crematoriums	
Key Issues	<p>Approximately 1,600 cremations and 80 burials are carried out annually. Around 66% of cremations are from outside the Borough. In addition to a growing population, religious demands from a changing demographic could exert additional pressure; for example all practising Muslims and Roman Catholics are buried, whereas Sikhs and Hindus are cremated.</p> <p>Failure to provide sufficient burial plots to meet demand will both reduce income and threaten to undermine the facilities excellent reputation.</p>
Capacity Study	<p>Easthampstead Park Cemetery and Crematorium has sufficient space to receive up to 140 new burials, and is to be extended to cater for an estimated 20 year period.</p> <p>If pressures on land availability emerge, it might be necessary to restrict custom from beyond the Borough and there is further potential to extend onto adjacent pitch-and-putt (BFC owned) and allotment (Bracknell Town Council owned) land.</p> <p>Conclusion: There is sufficient capacity anticipated over the plan period. If necessary, there is the potential to expand facilities.</p>
Role of the LDF	<p>The Core Strategy policy CS6 requires development to contribute to the delivery of infrastructure needed to support growth in the Borough.</p> <p>The Limiting the Impact of Development SPD sets out the details for implementing and delivering sustainable communities.</p>

4.3 Green

Table 4.26

Open Space	
Lead organisation	<p>Public Sector - Bracknell Forest Council, Parish and Town Councils</p> <p>Private Sector – Developers, land owners, utility companies</p> <p>Voluntary Sector – Wildlife Trusts, National Trust, Community Groups</p>
Main Sources of Information	<ul style="list-style-type: none"> • Bracknell Forest Play Strategy • Bracknell Forest Green Space Strategy (Draft) • Planning and Design for Outdoor Sport and Play (Fields in Trust) • Limiting the Impact of Development SPD (July 2007)
Existing provision	<p><i>“Green spaces are the 'green lungs' of our towns and cities contributing to improving people's physical and mental health by providing places for informal recreation - walking, cycling, sitting, socialising and children's play - and 'breathing</i></p>

Open Space

spaces' to take time out from the stresses of modern life. They bring the countryside into our towns and cities, and make it accessible from our 'backdoors'." (Greenspace Scotland)

Local residents view access to recreational green spaces and quality of the environment as key contributors to quality of life. Survey results indicate provision and management of open space as being one of their highest priorities, and the most significant positive feature about living in Bracknell Forest.

Green spaces can be identified according to primary functions served; some examples of which are summarised in the table below.

Table 4.27

Function	Characteristics
Play	Spaces providing opportunities targeted towards children and young people. This is becoming increasingly significant in relation to encouraging healthy, active lifestyles and enabling social development. Provision can range from specific, equipped play areas; to less formal places allowing for and encouraging unstructured, imaginative play and / or socialising
Active	Sites supporting sport and leisure activities such as outdoor ball games and keep fit
Formal	Designed, landscaped areas specifically laid out as publicly accessible green space. This includes parks and gardens. In addition (especially within urban settings), formal green space encompasses civic spaces such as squares, public art, planted borders and flower beds
Informal	This can encompass semi-natural land with low key or 'de facto' public access
Natural	Biodiversity rich spaces including heathland, meadows, river corridors, ponds and woodlands
Linear	Public Rights of Way, Cycle Tracks and trails
Buffer	Highway verges, embankments and boundaries
Climate Change	A relatively new concept, this recognises the vital role that green infrastructure plays in mitigating the environmental impacts from increasing development pressure and associated pollution. Examples include land drainage features such as balancing ponds

Open Space

For Bracknell Forest, local standards of open space provision reflect the distinctive features of the Borough. Particularly notable is the significance of Bracknell New Town and aspirations behind the New Towns Act 1946 to develop a total community based on the motto of “Home, Industry, Leisure”. The standards are set out in LID SPD (2007):

The minimum recommended standard of open space provision:

- 4.3 hectares of Open Space of Public Value (OSPV) per 1000 persons

This standard comprises:

- Active open space at 2 hectares per 1000 persons
- Passive open space at 2.3 hectares per 1000 persons

OSPV is defined as:

i) Public open space which is land available for satisfying the recreational needs of the local community, such as pitches, play areas or country parks and is usually maintained by the Borough or Parishes

ii) Private open space which is land that serves a similar purpose but may have very limited public access, such as golf courses and horse riding centres operated by organisations or trusts; or no public access as with Ministry of Defence land.

(N.B. In addition to the above standards / definitions is the requirement for and provision of incidental open space. This includes features such as landscaping areas, verges and buffers / screening. Incidental open space should not be counted as directly contributing to OSPV; it is additional.)

At policy level, Open Space has generally been identified on the basis of ‘typologies’. This is in accordance with PPG17. Details of existing provision and deficiencies at individual ward level are set out within the Bracknell Forest Borough Study of Open Space, Sports, Recreational and Leisure Facilities (2006).

For the sake of clarity and consistency, this typology approach could be used to develop more site-specific green spaces guidance and / or requirements. Considerations for each site include positioning, unique characteristics, surrounding land / townscape, deficiencies. The following typologies are particularly relevant:

Passive OSPV

- *Parks and Gardens (and Civic Spaces)*
- *Amenity Green space*
- *Natural and Semi-natural Green spaces*
- *Urban Woodland*
- *Green Corridors*
- *Cemeteries*

Active OSPV

Open Space	
	<ul style="list-style-type: none"> • <i>Provision for Children and Young People</i> • <i>Outdoor Sports Facilities</i> • <i>Allotments</i> <p><i>As set out within LID SPD (2007):</i></p> <p><i>4.8 The Borough Council's (PPG17) study also provides evidence of need and a method of calculating mitigation contributions, where those occupying a development would have an adverse impact and increase the pressure on local OSPV.</i></p> <p><i>4.9 Mitigation contributions will be applied to meet recreational need and any need to remedy local deficiencies....When seeking contributions, the physical condition, facilities provided, accessibility, capacity and quality of local OSPV will be taken into account by the Council, together with any need to realise other priority planning objectives.</i></p>
Planned Provision	<p>Jennett's Park will contribute a 34 Ha countryside park and a 4.6 Ha park (Jennett's Hill) along with the woodland Tarman's Copse 7.6 Ha with a 20m wide buffer to three sides, plus a network of wildlife corridors. The development will also provide new play areas comprising LAP / LEAP / MUGGA.</p> <p>Wykery Copse development will contribute the SSSI woodland of about 3.2 Ha plus a 20m buffer zone. The development will also provide new play areas comprising LAP / LEAP.</p> <p>The Parks will contribute approx. 19 Ha of open space. This includes woodland, grassland, sports pitches, tennis courts and play areas. BFC has recently purchased Big Wood which is to the north and west of the Jennett's Parks countryside park.</p> <p>Historic landscape at Lily Hill Park has recently been restored through grant support from the Heritage Lottery Fund.</p> <p>South Hill Park is currently being restored following successful application to the HLF / Big Lottery Fund, Parks for People Programme.</p>
Sources of Funding	<p>Costs are not yet known, though open space could materialise through developer provision and / or contributions and potentially the BFC capital programme. Another potential stream could be from an external grant, such as the HLF, which can be used to restore and enhance existing key sites where they meet specific criteria and funding priorities. These schemes are all competitive and so opportunities are limited, especially in the context of reductions to public sector investment. Of particular importance is the need to identify revenue funding to secure appropriate standards of day to day maintenance.</p>
Key Issues	<p>Whilst Bracknell Forest is well served in relation to accessibility to open space at a local level, the size of individual sites is generally small. A large number of small sites results in disproportionate maintenance costs; and high use and reliance on larger areas such as the Crown Estate land at Swinley Forest (within the Thames Basin Heaths Special Protection Area (SPA)).</p>

Open Space

	<p>Opportunities should be sought for:</p> <ul style="list-style-type: none"> • Raising quality of existing green spaces • Creating new links between and extensions of existing green spaces • Identifying and providing new larger recreational open spaces <p>It is important that open space is considered at an early stage and considered as integral to the design process. It is inappropriate to focus provision on marginal locations and / or land of perceived lowest value for development.</p> <p>Design needs to be to a good standard, factoring potential future issues such as anti-social behaviour (e.g. allowing for natural surveillance and not being to the rear of housing).</p> <p>At a general level, demand for allotments and sports pitches is greater than current supply and so additional population levels will require relatively higher increases in provision.</p> <p>With regards to play provision, opportunities should be sought to provide larger, more adventurous provision across the age ranges; with less reliance on numerous small Local Areas for Play. This should include allowing for natural play.</p>
Capacity Study	<p>This study looked specifically at areas where there is a recognised need, sufficient information is available, and there are national and local standards to identify surpluses and deficiencies. The areas assessed were:</p> <ul style="list-style-type: none"> • Allotments • Equipped Play Areas • Sports Pitches <p>The PPG17 audit (http://www.bracknell-forest.gov.uk/ppg17-audit-report.pdf) carried out in October 2006 has not been superseded. Although it is acknowledged open space provision might have changed since, a comprehensive re-audit of typologies has not been carried out. This study will therefore assess, where appropriate, the quantity of open space versus population by ward estimates as it existed in 2006.</p> <p>Allotments</p> <p>Allotment gardening makes a valuable contribution to the quality of people's lives and plays an important role in creating and maintaining healthy neighbourhoods and sustainable communities. It can provide health benefits, improving both physical and mental health, it provides a source of recreation and contributes to green and open space provision. They also help in adapting to and mitigating against the adverse impacts of climate change by encouraging the provision of locally-sourced food.</p> <p>There are 12 allotment sites in the Borough, as illustrated in Map 6 'Allotments in Bracknell Forest', containing 172 plots with a total area of 5.8 ha, equating to 0.053 ha per 1000 people (PPG17 Audit, 2006). The National Society of Allotment and Leisure Gardeners (NSALG) recommend a national standard of 20 allotments per 1,000 households or 1 allotment per 200 people. This equates to 0.125 ha per 1,000 population based on an average plot size of 250m².</p>

Open Space

Conclusion

All plots in the Borough are occupied and despite some Wards exceeding standards for provision, demand is evidently not being met. There is an uneven distribution of plots across the Borough, with a particular shortage to the north. Overall, allotment provision in the Borough is markedly less than the recommended national standard. Based on figures from 2006, local standards indicate a deficit of only 0.79 ha, whereas a deficit of 8.11 hectares (able to provide 324 plots) has been identified according to national standards. Because of the recorded demand exhibited and the lengthy waiting lists, which in itself often falls short of actual demand, the national standards are considered to give a more true reflection of the Borough's shortfall of allotment plots.

It is therefore recommended that opportunities be sought to increase provision in the Borough with consideration given to new development, rising population and popularity of 'growing your own' and the social and environmental benefits that result.

Equipped Play Areas

The table in Appendix 7 of the BFBC PPG17 audit (2006) (<http://www.bracknell-forest.gov.uk/ppg17-appendices.pdf>) shows the provision of play areas by ward. Map 7 'Play Areas in Bracknell Forest' illustrates this alongside proposed sites and those that have been built since the audit was conducted on the Wykery Copse, Jennett's Park, The Parks and Churchill House developments.

Each category of play area has been plotted with their associated 'straight line distance' catchment in accordance with the Accessibility Benchmark Standards set out in Fields in Trust (NPFA, 2008):

LAP - 60m

LEAP - 240m

NEAP - 600m

The map shows areas of the Borough served by play areas, thereby identifying where provision is lacking.

The recent 'Playbuilder' scheme that has modified many play areas in the Borough has led to a change in status for several areas, i.e. from a LAP to LEAP. This has been accounted for.

Conclusion

The map illustrates that the Broad Areas are generally poorly served by existing play areas. When development comes forward, opportunity should be sought to rectify this deficit.

In the instance of SHLAA sites being developed and unable to provide for onsite play areas, the 'plus one' principle will be applied, using Section 106 contributions to raise standards of existing play areas able to serve the development.

Open Space

Sports Pitches

Map 8 'Sports Pitches in Bracknell Forest' illustrates the provision of different categories of sports pitch by ward. The areas are based on an assumed area for one pitch being:

- Football 0.86ha
- Rugby 1.26ha
- Cricket 1.86ha
- Artificial pitches 1.72 ha

These quantities are illustrated to highlight the disparity of sports pitch provision across the Borough according to the national standard of 1.2ha per 1000 residents (NPFA, 2008).

Conclusion

The assessment has identified a deficit of 56.55 hectares of sports pitches across the borough. Only 3 wards have provision in excess of the 0.12 ha per 1000 person national standard, whereas 15 wards fall short, with Crown Wood and Owlsmoor having no pitches at all.

Opportunities should therefore be sought for new development to increase sports pitch provision in the Borough when contributing to OSPV.

Role of the LDF

Open Space is delivered through planning policy, requiring the developer to provide recreational open space and outdoor play/sporting facilities to support the residents that the development provides for.

BFC Core Strategy DPD Policy CS6 – Limiting the Impact of Development, states that development “will contribute to the delivery of infrastructure needed to support growth in the Borough and will mitigate adverse impacts on communities, transport and the environment”. This can be met by:

1. on-site provision prior to full occupation and maintained for the life of the development;
2. contributing to additional or expanded provision on a different site; or
3. a mix of on-and off-site provision,

to be sufficient and in proportion to the scale and nature of the development, making it more sustainable.

Where off-site mitigation is determined to be of greater value for sustainable communities, contributions for provision on a different site will be secured through planning obligations.

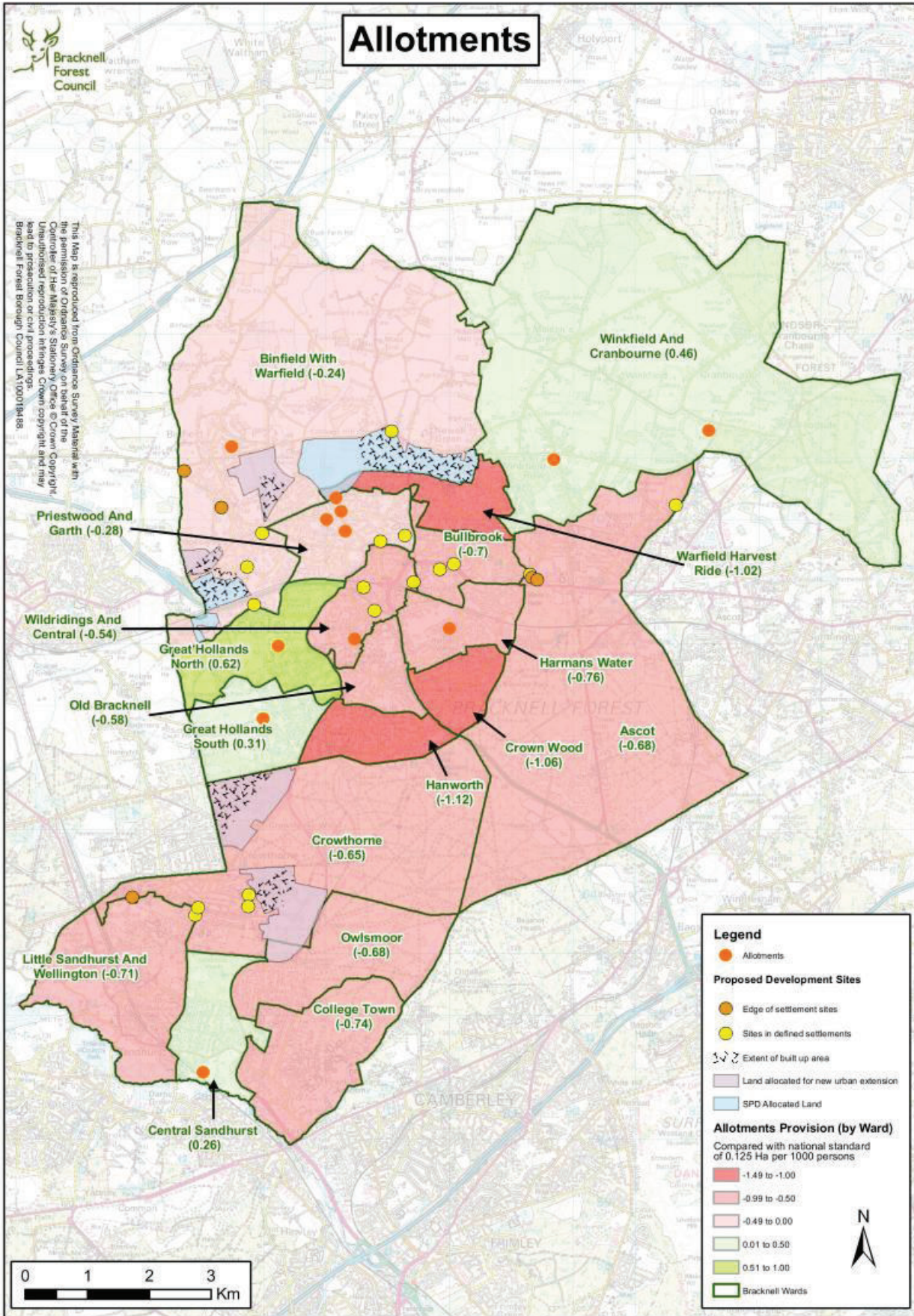
Policy CS7 – Design, states that development proposals will be required to be of a “high quality design” that “enhances the landscape and promotes biodiversity” and “provide high quality usable open spaces and public realm”.

Policy CS8 – Recreation and Culture, states that developments will be required to:

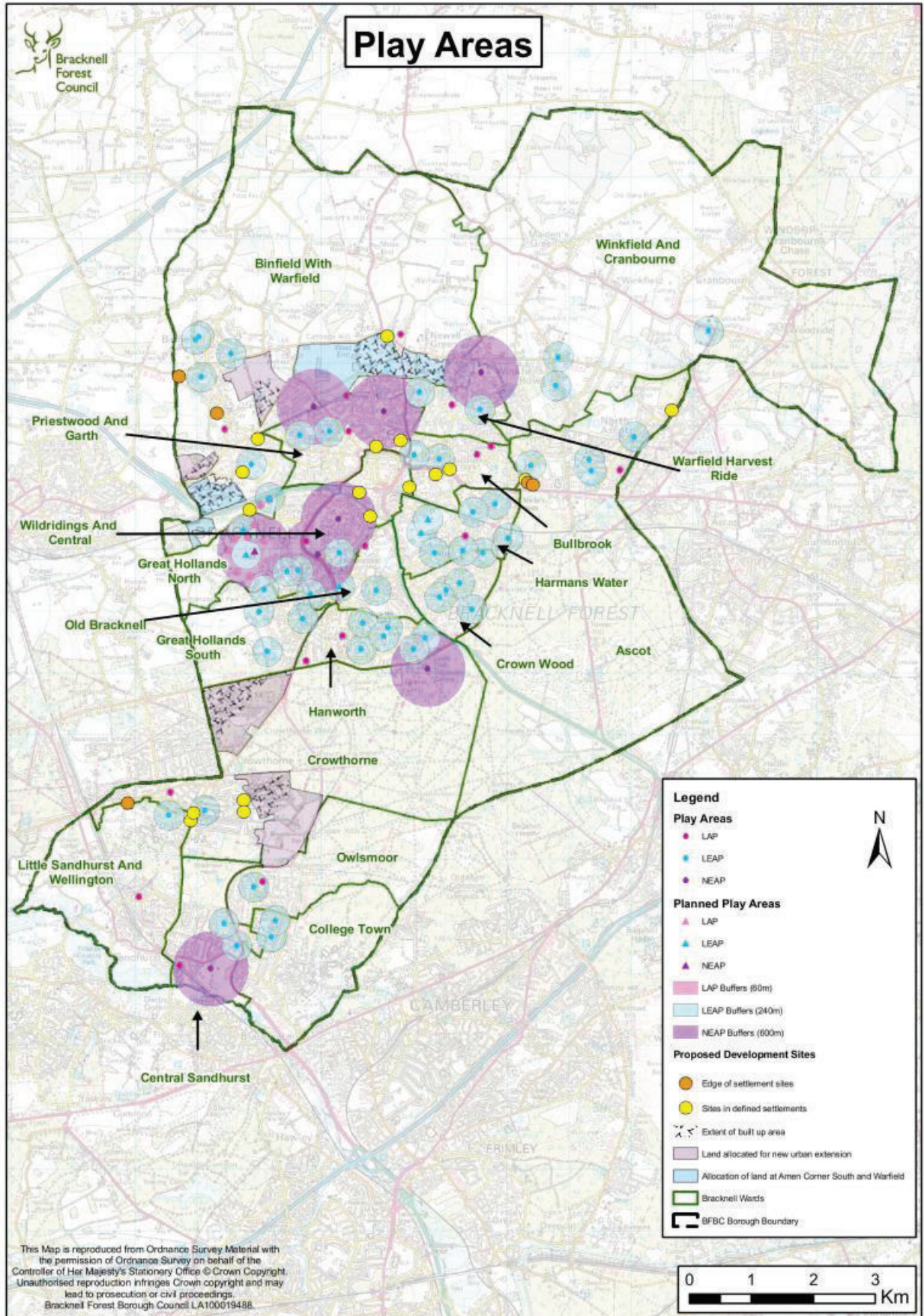
Open Space

- i. retain, improve and maintain existing Recreational Facilities; and/or
- ii. provide and maintain new Recreational Facilities.

Map 6 Allotments in Bracknell Forest



Map 7 Play Areas in Bracknell Forest



Map 8 Sports Pitches in Bracknell Forest

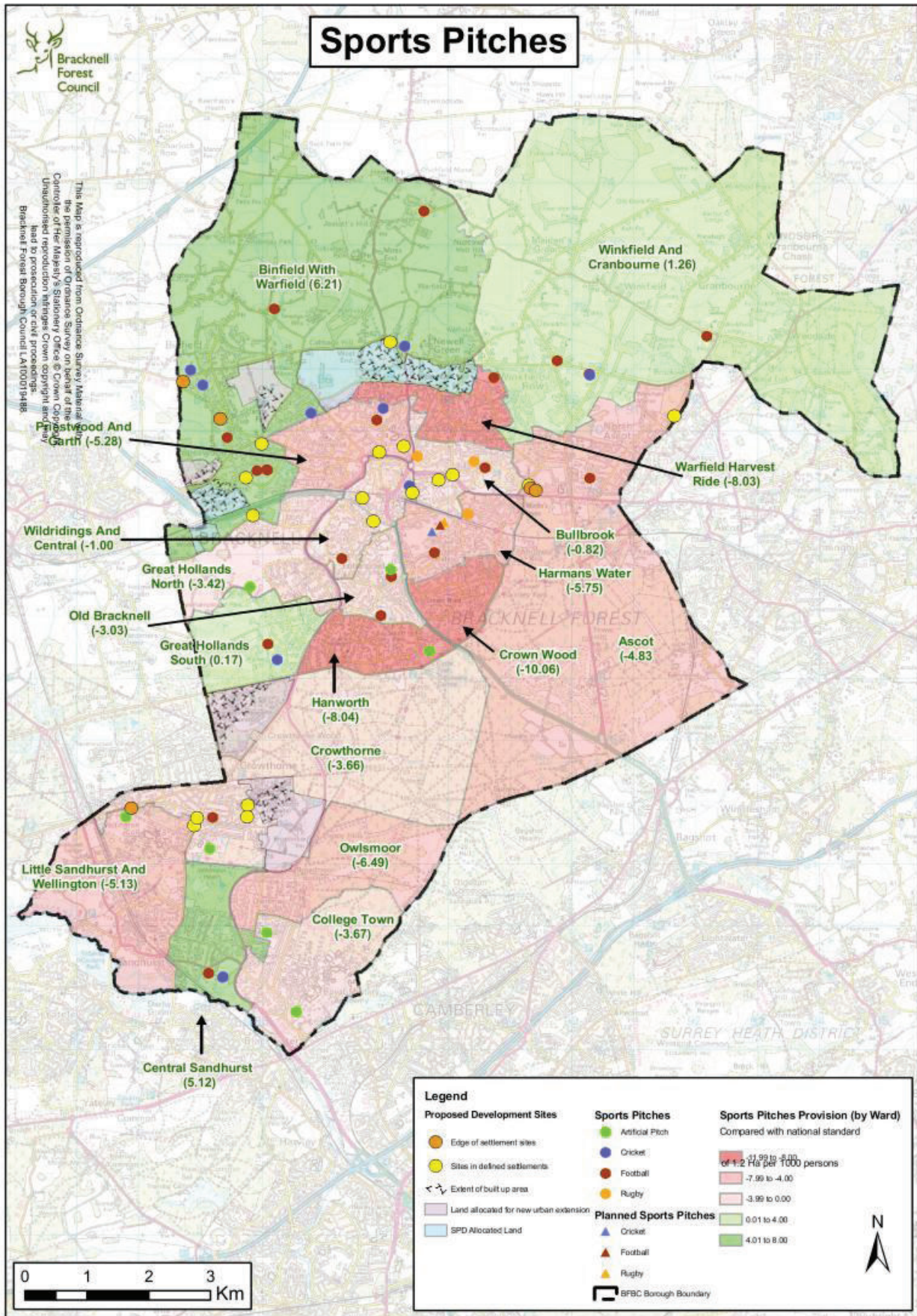


Table 4.28

Suitable Alternative Natural Greenspace (SANG)	
Lead Organisation	Bracknell Forest Council with contributions, land or works funded by developers.
Main Sources of Information	<ul style="list-style-type: none"> • Thames Basin Heaths Technical Background Document to the Core Strategy – June 2007 • BFC Limiting the Impact of Development SPD (2007): Section 11 • BFC Thames Basin Heaths Special Protection Area Avoidance and Mitigation SPD (Draft): Section 5
Existing provision	<p>As part of the existing Thames Basin Heaths Special Protection Area Avoidance and Mitigation Strategy, Bracknell Forest Council manages a suite of Suitable Alternative Natural Greenspaces (SANGs) to attract visitors. These will be enhanced and managed through contributions from small developments in line with the strategy. The strategy is due to be updated but the premise of contributing to the suite of SANGs will remain.</p> <p>Large developments provide their own bespoke SANG to meet the needs of new residents. This requirement is in addition to existing requirements for open space of public value.</p> <p>All SANG must meet the criteria set out by Natural England for this purpose in Appendix 7 of the Draft strategy.</p> <p>Development will also be expected to contribute towards Strategic Access Management and Monitoring (SAMM) which is likely to be charged at a rate depending on the number of bedrooms a new dwelling has.</p>
Planned Provision	<p>Smaller sites will make a payment to the Avoidance and Mitigation Strategy for example, on works to SANGs and SAMM.</p> <p>The SANGs up and running are:</p> <ul style="list-style-type: none"> • The Cut Cluster • LonghillPark Cluster • Ambarrow Hill/Court • Shepherds Meadow • Englemere Pond • HorseshoeLake <p>The SANGs which require the preparation of management plans are:</p> <ul style="list-style-type: none"> • Great Holland Recreation Ground <p>The Amen Corner SPD highlights a bespoke solution which is likely to include land at Big Wood which is linked to Riggs Copse.</p> <p>The Warfield SPD will include a bespoke SANG at Cabbage Hill. Jennett’s Park will include land at its proposed Country Park.</p>

Suitable Alternative Natural Greenspace (SANG)

Sources of Funding	<p>Developer contributions through s106 mechanism requiring:</p> <ul style="list-style-type: none"> • For smaller sites: Strategic contributions towards the provision and maintenance of SANGs on a per dwelling basis. Contributions towards SAMM on a per bedroom basis (to be included as soon as possible). • For larger sites: Bespoke SANG – on a site by site basis. Contributions towards Strategic Access Management and Monitoring (SAMM) on a per bedroom basis (to be included as soon as possible). <p>SANG measures are required in perpetuity, therefore contributions must guarantee their provision and maintenance in perpetuity.</p> <p>Measures to avoid and mitigate impacts on the SPA will be monitored for their efficacy and may need to be reviewed.</p>
Key Issues	<p>Strategic SANGs, are based on at least 8 ha/1000 residents (based on 2.31 per persons per dwelling) (LIDSPD).</p> <p>Large development will be expected to provide bespoke SANGs and contributions towards the provision of a package of strategic level access management measures on the SPA to be implemented through the SAMM project (this will be calculated on a per bedroom basis).</p> <p>All other residential development (which do not require bespoke mitigation) should make a payment towards the Council's Avoidance and Mitigation Strategy (currently £1536 per dwelling but is under review).</p> <p>The Avoidance and Mitigation Strategy is under review through an SPD and the SAMM contribution is dependent on partnership working arrangements between 11 local authorities.</p>
Role of the LDF	<p>SANGs are delivered through planning policy, requiring the developer to provide measures that will mitigate the affect of the development on the SPA.</p> <p>BFC Core Strategy DPD Policy CS6 – Limiting the Impact of Development, states that development “will contribute to the delivery of infrastructure needed to support growth in the Borough and will mitigate adverse impacts on communities, transport and the environment”. This can be met by:</p> <ol style="list-style-type: none"> i. on-site provision prior to full occupation and maintained for the life of the development; ii. contributing to additional or expanded provision on a different site; or iii. a mix of on-and off-site provision, <p>to be sufficient and in proportion to the scale and nature of the development, making it more sustainable.</p> <p>Policy CS14 – Thames Basin Heaths Special Protection Area, specifies that the Council will assess the risk of a development proposal, either alone or in combination with other proposals, on the conservation objectives of the SPA. “Proposals leading to a net increase in residential dwellings, within a straight line</p>

Suitable Alternative Natural Greenspace (SANG)	
	distance of 5 km from the SPA boundary, are likely to have a significant effect". Section 166 then states: "Development outside the 400-metre zone will be permitted where it can demonstrate that it can remove any adverse affect by contributing towards avoidance and mitigation measures in line with the SPA Technical Background Document".

Table 4.29

Biodiversity	
Lead organisation	Bracknell Forest Council, Developers, Landowners and Natural England
Main Sources of Information	<ul style="list-style-type: none"> • Planning Policy Statement 9 • BFC Limiting the Impact of Development SPD (2007) • UK Biodiversity Action Plan • Berkshire Biodiversity Action Plan • Bracknell Forest Biodiversity Action Plan • Bracknell Forest Green Space Strategy (Draft)
Existing provision	<p>Bracknell Forest Borough covers 10,941 hectares, of which around 35% forms built areas. Agricultural land covers 24% and forestry 20%.</p> <p>More than 20% of the total area is designated for its biodiversity value either as Local Wildlife Site (LWS), Site of Special Scientific Interest (SSSI), Special Protection Area (SPA) or Special Area of Conservation (SAC). This signifies the high biodiversity value of habitats within the borough.</p> <p>The Bracknell Forest Biodiversity Action Plan identifies a number of key habitats where conservation is required in the borough:</p> <p style="text-align: center;">-</p> <p><u>Neutral Meadows and pastures</u> Objectives that relate to IDP: 7.1.5 c) Identify and protect species rich grassland outside existing designated sites d) extend the area of species rich meadows and pastures meeting LWS selection criteria. f) Achieve an increase in the area of agricultural grassland covered by agri-environmental schemes.</p> <p><u>Heathland and bogs</u> Objectives that relate to IDP: 7.2.6 e) Appropriate management plans in place for heathland areas outside designated sites.</p> <p><u>Woodland, Scrub and Hedgerows</u> Objectives that relate to IDP:</p>

Biodiversity

	<p>7.3.5</p> <ul style="list-style-type: none"> d) increase the area of native woodland e) increase the length and number of hedgerows in the countryside f) protect individual veteran trees <p>Actions that relate to IDP:</p> <p>7.3.6</p> <ul style="list-style-type: none"> c) retain all LWS woodland d) identify suitable locations for woodland planting e) identify and protect important veteran trees outside WindsorGreatPark f) seek to plant new hedgerows within Binfield, Warfield and Winkfield <p><u>Rivers and Wetlands</u></p> <p>Objectives that relate to IDP:</p> <p>7.4.5</p> <ul style="list-style-type: none"> c) increase the number of ponds in the borough d) increase the number of ponds in positive management for nature conservation f) Rivers The Cut and Blackwater to act as a naturally functioning corridor within the wider countryside h) Bank side vegetation to be managed appropriately <p>Actions that relate to IDP:</p> <p>7.4.6</p> <ul style="list-style-type: none"> d) create new ponds; focusing on areas close to existing ponds. <p><u>Farmed Land</u></p> <p>Objectives that relate to IDP:</p> <p>7.5.5</p> <ul style="list-style-type: none"> a) No further losses of farmland birds c) Seek to increase the populations of farmland birds <p><u>Urban and Built Environment</u></p> <p>Objectives that relate to IDP:</p> <ul style="list-style-type: none"> c) identify and protect existing key areas of urban biodiversity d) make some provision for biodiversity within all urban greenspace f) make provision for biodiversity within new housing development <p>In the half-term progress report, of the habitat targets only 17 of 52 have been achieved. Since 2005, 64.2 ha of Local Wildlife Sites have been lost reducing the current area to 430.6 ha. Of these sites, 43% are currently in positive management. The Annual Monitoring Report 2008/9 sets out a key action to identify and improve positive management of Local Wildlife Sites to correct this trend.</p>
Planned Provision	<p>Provision can take place within new and existing buildings, public open space and green infrastructure where different functions can be accommodated.</p> <p>The Parks (former RAF Staff College) – swift and bat boxes have been provided partly to mitigate the loss of existing bat roosts but also as enhancement of new development. A range of habitats on the site will be enhanced or created including woodland, semi-improved grassland and two ponds (1 net gain).</p>

Biodiversity	
	<p>Jennett's Park (Peacock Farm) – Positive management and buffer planting for Tarmans Copse LWS and West Garden Copse LWS. Wildflower meadows and woodland planting to be created on wildlife corridors and new open space.</p> <p>Bracknell Town Centre to provide new Jubilee Gardens as mitigation for existing. Other biodiversity features such as swift and bat boxes as enhancements to be included.</p>
Sources of Funding	<p>Costs unknown. Secured through developer contributions (LID) for off-site provision and strategic projects.</p> <p>Long term investment required for management of habitats beyond land transfer to the council or management body.</p>
Key Issues	<p>Limiting the Impact of Development SPD (section 12.1) sets out a five point sequential approach for the provision of biodiversity in planning. Briefly, this requires: information, avoidance, mitigation, compensation and new benefits. Through spatial planning, key ecological areas should be expanded, buffered, linked, restored and enhanced. Infrastructure provision for biodiversity forms part of green infrastructure to enable the sustainable function of natural ecosystems.</p> <p>The provision of habitats for biodiversity will be determined by the survey and impact assessment of existing resources on the site. Provision will be implemented through protection of most valuable habitats, aiming for no net loss, considering off-site compensation and enhancement of retained habitats to maximise their value. The type of habitats will be appropriate to those existing on site, supporting locally important species and relative to the area.</p> <p>Requirements set out in this document are without prejudice to the results of ecological surveys and impact assessment.</p> <p>All developments will be required to provide some biodiversity enhancements within the built environment such as swift or bat bricks.</p> <p>Sites located within Biodiversity Opportunity Areas (BOAs) will be expected to contribute towards habitat targets for those areas identified by the Berkshire Nature Conservation Forum.</p> <p>Provision is dependent on:</p> <ul style="list-style-type: none"> • Permission for survey on private land • Land values • Physical conditions affecting habitat types • Space restrictions relating to housing provision/density
Role of the LDF	<p>Biodiversity is the variety of life that drives the functioning of the natural environment on which we all rely. This great diversity is a sensitive measure of the area's well-being and contributes to the character of the Borough.</p>

Biodiversity	
	<p>Biodiversity is delivered through planning policy, requiring the developer to protect existing species populations and habitats and create new ones to support biodiversity within the new development.</p> <p>Limiting the Impact of Development chapter 12, sets out that contributions for biodiversity apply to “any proposal that has a negative effect on biodiversity and/or geological interests”. These can take the form of in kind contributions through enhancement or creation of features and/or habitats on or off site or contributions negotiated on a site-by-site basis towards measures to avoid and mitigate against the effects of the development on biodiversity and geological features.</p> <p>For large scale developments, onsite provision will take priority, however, where off-site mitigation is determined to be of greater value for sustainable communities, contributions for provision on a different site will be secured through planning obligations.</p> <p>Core Strategy policy CS1: Sustainable Development Principles states “development will be permitted which; protects and enhances: vii. The quality of natural resources including water, air, land and biodiversity”.</p> <p>Core Strategy policy CS7: Design, sets out that “development proposals will be permitted which: iii. enhance landscape and promote biodiversity”.</p>

Table 4.30

Flood Defence	
Lead Organisation	The Environment Agency (EA) Bracknell Forest Council
Main Sources of Information	<p>The EA has carried out “A National Assessment of Flood Risk” (2009), setting out the risk of fluvial and coastal flooding and the EA’s response to it. “Investing in the Future: Flood and Coastal Risk Management in England” (2009) sets out the EA’s long-term investment strategy to meet the challenge over the next 25 years.</p> <p>The EA takes a strategic approach to flood risk management, assessing and managing it on a ‘whole catchment’ basis. The Thames Catchment Flood Management Plan (TCFMP) seeks a sustainable planning-led solution to flood risk management within the Thames Region. The EA has also prepared the Thames River Basin Management Plan (TRBMP) which will implement the requirements of the Water Framework Directive, including actions relating to the use of Sustainable Drainage to manage surface water.</p> <p>The Flood and Water Management Act received Royal Assent on 8th April 2010. The Act introduces amended and additional responsibilities for flood risk, affecting the EA and local authorities.</p>

Flood Defence	
	<p>Bracknell Forest Borough Council has carried out a Strategic Flood Risk Assessment (SFRA) to determine the variation in flood risk across the borough, informing flooding policies in the Core Strategy and subsequent DPDs. This has recently been published.</p> <ul style="list-style-type: none"> • BFC Limiting the Impact of Development SPD (2007)
Existing provision	<p>The EA has statutory responsibility for flood management and defence in England, responsible for forecasting and mapping flood risk, providing warnings, building and keeping defences in good order and taking part in emergency planning and response. The EA has permissive powers to maintain watercourses and flood defences. Bracknell Forest Council is responsible for managing flood risk from Ordinary Watercourses.</p> <p>Existing flood defences in Bracknell Forest include formal flood defences built specifically for that purpose. There are also a number of de facto flood defences (structures not specifically built to retain floodwater) providing a degree of protection against fluvial flooding.</p> <p>All new and/or improved flood defences planned and implemented by the EA are solely for the purpose of protecting existing communities and not to facilitate new development. The risk of flooding to new development is most effectively addressed by guiding development away from areas at risk in accordance with PPS25 and the Sequential and Exception Tests.</p>
Planned Provision	<p>There are currently no proposed new flood defences within the Borough. The modelling of The Cut is currently taking place, although it is unlikely that the modelling of this flood plain will be completed before the adoption of the SADPD. This IDP will be updated accordingly.</p>
Sources of Funding	<p>Costs unknown. Secured through developer contributions.</p>
Key Issues	<p>A detailed assessment of the flood risk implications of development of the sites proposed within the SADPD will be required. When consulted, the EA noted that BFC was in the process of updating its SFRA and considered that it was premature to consider infrastructure requirements ahead of the completion of this work.</p> <p>The EA considers that all of the broad areas will require significant surface water management infrastructure to comply with National Planning Policy. It is ultimately the responsibility of those proposing development to provide this, with co-ordination through the SADPD if Borough wide, or regional solutions are to be sought. It considers that borough-wide SUDS are likely to be needed and may require a large amount of space.</p> <p>These therefore need to be considered early in the planning process. Some assessment of the likely area and volume of drainage infrastructure required as part of the broad development areas should be undertaken. It is preferable that potential drainage infrastructure is discussed as part of site allocation so that specific areas can be designated for drainage and its associated infrastructure.</p>

Flood Defence	
	<p>In terms of the broad development areas, the EA considers that the presence of drainage ditches may well indicate some degree of surface water flood risk. Where there are a number of drainage ditches, the developers will also need to consider any additional fluvial flood modelling to some extent.</p> <p>Extensive green infrastructure should be provided at the outset and at a strategic level there is no reason why a drainage network could not be considered in conjunction with an appropriate green infrastructure network. All open watercourses should be retained and an appropriate buffer zone adjacent to each one.</p> <p>Infrastructure that needs to be working and easily accessible at all times e.g. fire stations should be located away from the small watercourses/drainage ditches and key overland flow routes. Access roads to these facilities should be located where possible to avoid the risk of small scale localised flooding preventing access. The EA is opposed to the culverting of watercourses, except in instances where it is proven that access is essential and there is no other practicable option.</p> <p>The Water Framework Directive needs to be considered in relation to water quality and treatment. If it is shown in the River Basin Management Plan that certain watercourses require infrastructure led improvements then this should be acknowledged. If development would lead to a detriment in the WFD status of a relevant water body (without appropriate infrastructure upgrades) then the EA would have concern.</p>
Role of the LDF	<p>Planning permissions are determined in accordance with PPS25: Development and Flood Risk.</p> <p>It is anticipated a flood risk policy will feature in the forthcoming Development Management DPD.</p>

Table 4.31

Public Rights of Way	
Lead organisation	Bracknell Forest Council has the duty to maintain paths but limited capacity to improve or extend.
Main Sources of Information	<ul style="list-style-type: none"> • Local Transport Plan 2 (LTP2) • LTP3 (to be adopted March 2011) • Rights of Way Improvement Plan (ROWIP) (2006) • BFC Limiting the Impact of Development SPD (2007)
Existing provision	77km of public rights of way (PRoW) over 153 individual paths, including footpaths, bridleways, Roads Used As Public Paths (RUPPs), Byways Open To All Traffic (BOATs), and Restricted Byways.

Public Rights of Way

244 hectares of Open Access Land is also available for public access under the Countryside and Rights of Way (CRoW) Act 2000, in addition to publicly accessible Crown Estate forest and Borough Council parks and open spaces.

There are several designated, signed routes across the borough providing important short, medium and long distance routes for walking, cycling or horseriding. This includes;

- Ramblers Route
- Binfield Bridleway Circuit
- The Cut Riverside Path
- Blackwater Valley Path
- Three Castles Path

Planning Policy Guidance Note (PPG) 17 states that “rights of way are an important recreational facility, which local authorities should protect and enhance. Local authorities should seek opportunities to provide better facilities for walkers, cyclists and horse-riders, for example by adding links to existing rights of way networks” and that authorities should “protect and enhance those parts of the rights of way network that might benefit open space”.

BFC, through the ROWIP, aims to provide a PRow network:

- on which up-to-date information is readily available by a variety of means;
- that is physically accessible for all where practicable;
- which meets the needs of a wide variety of users for both recreation and access.

As set out within the ROWIP:-

The following conclusions can be drawn from consideration of the current Bracknell Forest PRow network:

- *Walkers have the greatest access to PRow and are able to use 100% of the network;*
- *Cyclists and horse-riders have access to 23.43km (14.46 miles) or approximately one third (31%) of the network;*
- *Carriage-drivers have access to 13.21km (8.21 miles) or just over 17% of the network. (N.B. access for carriage-drivers to some bridleways that previously had RUPP status also takes place via agreements with landowners);*
- *Motorised vehicles have access to 7.76km (4.82 miles) or just over 10% of the network;*
- *Although the PRow network is distributed evenly across the six parishes, this means that Winkfield and Bracknell Town have significantly lower densities of PRow than other parts of the borough;*
- *Footpaths and bridleways are spread across the borough, whilst most byways and RUPPs are found in Binfield and Warfield;*
- *Results from the BVPI surveys and ROWIP Audit indicate that the network is in good physical condition, including its accessibility and way furniture.*

Public Rights of Way

	<p><i>However, a full audit of the suitability of access for the mobility impaired would be beneficial in the future;</i></p> <ul style="list-style-type: none"> • <i>Opportunities exist for closer working with neighbouring authorities, particularly with Wokingham Borough and the Royal Borough of Windsor and Maidenhead.</i> <p>Public consultation (as part of the ROWIP) indicates;</p> <ul style="list-style-type: none"> • The majority use the rights of way network for leisure and recreation, and the choice to use 'conveniently located' paths provides an opportunity to increase use of the network by publicising under-used and less well known areas and routes; • Although the network condition was seen by most respondents as good, there is clear room for improvement in certain areas. Issues include path surfaces, vegetation and litter clearance, illegal motorcycling and marketing; • A range of network improvements, both to existing paths and creating new paths, has been suggested and should be explored. Increasing the bridleway network would also be welcomed. <p>In accordance with the CRoW Act 2000, Bracknell Forest Council has set up a Local Access Forum to advise on network improvements and outdoor recreation.</p> <p>Recent improvements have included surfacing of key byways and bridleways in the north of the Borough (Warfield and Winkfield).</p>
Planned Provision	Refer to the ROWIP for the Action Plan which outlines the proposed new paths and linkages, physical improvements and maintenance.
Sources of Funding	Costs unknown. Secured through developer contributions.
Key Issues	<p>Public Rights of Way are an integral part of a sustainable transport network in encouraging alternative modes of transport for short journeys. They should be duly considered in site layout for interlinking services and settlements to mitigate the affect of new development on the highway network.</p> <p>The general principle should be to safeguard the existing path network and identify opportunities to create new strategic links. This includes protecting the character of the path network and avoiding paths being absorbed within estate roads.</p>
Role of the LDF	<p>Through planning policy, s106 contributions can be secured from the developer for their provision.</p> <p>BFC Core Strategy DPD Policy CS7 – Design, states that development should “aid movement through accessibility, connectivity, permeability and legibility”.</p> <p>This is supported by Policy CS24 – Transport and New Development, which states that, where relevant, mitigation should be sought against transport impacts arising from new development through the additional provision, and the improvement of existing, pedestrian and cycle routes.</p>

5 Small Sites for Potential Allocation

5.0.1 The Limiting the Impact of Development (LID) SPD will be used as a starting point, in consideration of proposals at the planning application stage, to gauge infrastructure requirements and developer contributions from the 'major' SHLAA sites identified in the SADPD Preferred Option and mapped at [Could not find copy_1371699_ID_19](#). For details, the LIDSPD can be found at: <http://www.bracknell-forest.gov.uk/limiting-the-impact-of-development-spd-july-2007-whole-document.pdf>

6 Broad Areas Infrastructure Schedules

6.0.1 The following section outlines site specific infrastructure requirements for each of the Broad Areas.

6.1 Land at Broadmoor, Crowthorne

Infrastructure	Infrastructure Required	Delivery Requirement		Lead Delivery Organisation	Cost	Sources of Funding	Any dependencies	Relevant DPD Policy / Objective	Risks (Contingencies)			
		Sht	Med						lrg	Risk of not proceeding	Importance to delivery of site/DPD	Contingency
Land at Broadmoor (278 residential units)												
<i>Physical</i>												
Strategic Road Network	<p>The Highways Agency are concerned about the potential impact on M4 J10 and M3 J3. Proposed development located in the north will have most impact on M4 J10, whereas developments located in the south will also have an impact on M3 J3.</p> <p>In accordance with Circular 02/2007, measures should be examined in order to mitigate the development impact.</p> <p>The HA request an Evidence Base (including modelling work) to fully understand the impact and the required mitigation measures.</p>	✓	✓	Highways Agency BFC	The HA have prepared a preliminary scheme for M4 J10, with an initial estimate of £8.2m	Developer funded. Apportioned between Bracknell Forest, Wokingham and Reading.	Exact extent and nature of works will depend on the details of the modelling and proposed mitigation.	BFBLP M4 Core Strategy CS6, CS23, CS24	High	Necessary		

Infrastructure	Infrastructure Required	Delivery Requirement			Lead Delivery Organisation	Cost	Sources of Funding	Any dependencies	Relevant DPD Policy / Objective	Risks (Contingencies)		
		Shrt	Med	lrg						Risk of not proceeding	Importance to delivery of site/DPD	Contingency
Local Road Network	Capacity improvements to Junctions 1.4, 1.5, 1.6, 1.8, 1.9, 1.10, 1.11 & 1.25 as detailed in the Local Road Network template	✓	✓	✓	BFC	Contributions to the total cost of these schemes which is £4.05m.	s106, LTP, DfT, s278, DaSTS and the Urban Challenge Fund (UCF).	Phasing of development.	<u>BFBLP</u> M4 Core Strategy CS6, CS23, CS24	Low	Critical	
Footpaths & Cycleways	1) Converting South Rd to footway/cycletrack and connecting to Owlsmoor via Toucan Crossing 2) Improvements to Upper Broadmoor Rd linking to B3348 Bracknell Road and Foresters Way 3) Improvements to Sandhurst Rd linking to Lower Broadmoor Rd.	✓	✓	✓	Bracknell Forest Council Developer	1) £250k 2) £80k 3) £120k (indicative costs)	Developer funding: s106 LTP DfT Sustrans	Phasing of development. Pooling together of contributions received from several developers. Coordination of specific works.	<u>BFBLP</u> M1, M4, M6 Core Strategy CS1, CS6, CS7, CS23, CS24	Low	Critical	
Public Transport	Future Bus access - Direct Links to and from Bracknell Town Centre and linking into the wider area (existing) and also the future development in area (TRL etc); Bus Priority measures throughout site	✓	✓	✓	Bracknell Forest Council In partnership with: <u>Bus Operators</u> - First (principal operator in Borough)	Part of £1m total indicative cost of physical infrastructure required for Borough-wide bus service improvements.	S106, LTP, DfT, S278, DaSTS and the Urban Challenge Fund (UCF).	Phasing of development. Bus operator agreement. Bus operator tendering.	<u>BFBLP</u> M1, M4, M7, M8 Core Strategy	Medium	Necessary	

Infrastructure	Infrastructure Required	Delivery Requirement			Lead Delivery Organisation	Cost	Sources of Funding	Any dependencies	Relevant DPD Policy / Objective	Risks (Contingencies)		
		Sht	Med	Log						Risk of not proceeding	Importance to delivery of site/DPD	Contingency
	<p>All properties within 400m walking distance of Bus stops;</p> <p>Bus infrastructure improvements (real time passenger information, Kassel kerbs, shelters, etc.).</p> <p>Enhancements to commercial service 194 would be required. Broadmoor is small and remote from the existing bus network and would require a level of enhancement to the local bus service that could not be justified on the basis of this site alone.</p>				<ul style="list-style-type: none"> - Courtney Coaches - Stagecoach South - Thames Travel - White Bus Services - Yateley Coaches 	Revenue costs – between £100 – 260K pa (combined with TRL site)		CS1, CS2, CS6, CS7, CS23, CS24				
Community Transport	Additional vehicles and drivers should there be an increase in demand.	✓	✓	✓	Bracknell Forest Council	Not known	Bracknell Forest Council – through Personalisation in Adult Social Care's 'Personal Budget' scheme.	An individual's needs.	<u>BFBLP</u> M4, M7 Core Strategy CS1, CS6, CS23, CS24	High	Preferred	
Waste Management	None required. There is an existing recycling site on Cricketfield	✓	✓	✓	Bracknell Forest Council	N/A	Joint waste PFI through the re3 partnership.	Phasing of development.	<u>Core Strategy</u>	Low	Critical	

Infrastructure	Infrastructure Required	Delivery Requirement			Lead Delivery Organisation	Cost	Sources of Funding	Any dependencies	Relevant DPD Policy / Objective	Risks (Contingencies)		
		Shrt	Med	lrg						Risk of not proceeding	Importance to delivery of site/DPD	Contingency
	Grove. This will be sufficient to support an additional 278 homes.								CS1, CS6, CS13			
Water & Waste Water	<p><u>Water supply</u></p> <p>Upgrades to local water supply infrastructure likely to be required</p> <p>Developers will be expected to deliver new homes with a water efficiency standard of 105 litres/head/day.</p>	✓	✓	✓	South East Water (SEW)	Unknown	<p>Initial impact studies funded by developers.</p> <p>Water services infrastructure improvements funded by South East Water through the Asset Management Plan (AMP) process on a 5 year funding cycle.</p>	<p>Impact studies need to be undertaken to gauge what precise upgrades to infrastructure is required. Phasing conditions to be agreed as part of this process to ensure that upgrades can be completed prior to new development.</p>	Core Strategy CS1, CS6	Low	Critical	<p>Partial review of DPD may be required to adjust phasing if funding is delayed and/or site allocations where unforeseen infrastructure constraints arise over the plan period.</p>
	<p><u>Waste water</u></p> <p>Development in this location would drain to Sandhurst STW.</p> <p>Upgrades to local wastewater infrastructure will be expected to be required.</p>	✓	✓	✓	Thames Water Utilities LTD (TWU)	Unknown	<p>Initial impact studies funded by developers.</p> <p>Water services infrastructure improvements funded by TWU through the Asset Management Plan (AMP) process.</p>	<p>Impact studies to be undertaken by developers to gauge precise infrastructure required. Phasing conditions to be agreed as part of this process to ensure that upgrades can be completed prior to new development.</p>	Core Strategy CS1, CS6	Low	Critical	<p>Partial review of DPD may be required to adjust phasing if funding is delayed and/or site allocations where unforeseen infrastructure constraints arise over the plan period.</p>

Infrastructure	Infrastructure Required	Delivery Requirement			Lead Delivery Organisation	Cost	Sources of Funding	Any dependencies	Relevant DPD Policy / Objective	Risks (Contingencies)		
		Shrt	Med	lg						Risk of not proceeding	Importance to delivery of site/DPD	Contingency
Electricity	National Grid high voltage overhead lines cross this site. This constraint must be assessed in the site design and layout	✔	✔	✔	National Grid	not known	Re-routing (if required by design solution) would need to be funded by the developer.	Any re-routing would need to be agreed with National Grid	Core Strategy CS1, CS6	Low	Critical	Either the layout will have to accommodate the lines, or the lines will need to be re-routed.
	Electricity Distribution – potential requirement for upgrades to existing 11KV infrastructure	✔	✔	✔	Scottish and Southern Energy Developers	Unknown	Initial impact studies funded by developers. Costs of infrastructure improvements apportioned between Southern Electric Power Distribution and Developers.	Specific sites may need to deliver upgrades to infrastructure. Phasing conditions may need to be agreed to ensure that upgrades are completed prior to new development. Maximum timescales in these instances would not normally exceed 2 years therefore should not impede development.	Core Strategy CS1, CS6	Low	Critical	None required – upgrades routinely undertaken to facilitate new development Upgrades not required unless development takes place.
Gas	Gas Distribution – potential requirement for upgrades to gas infrastructure	✔	✔	✔	Scotia Gas Network Developers	Unknown	Initial impact studies funded by developers. Costs of infrastructure improvements apportioned between Scotia Gas Network and Developers.	Specific sites may need to deliver upgrades to infrastructure. Phasing conditions may need to be agreed to ensure that upgrades are completed prior to new development.	Core Strategy CS1, CS6	Low	Critical	None required – upgrades routinely undertaken to facilitate new development Upgrades not required unless development takes place.

Infrastructure	Infrastructure Required	Delivery Requirement			Lead Delivery Organisation	Cost	Sources of Funding	Any dependencies	Relevant DPD Policy / Objective	Risks (Contingencies)		
		Shrt	Med	lrg						Risk of not proceeding	Importance to delivery of site/DPD	Contingency
Renewable energy	Renewable energy projects, including wind, biomass, hydro and CHP	✓	✓	✓	Developers	Unknown	Developer funding, DECC (FIT and RHI), some capital grants available, SEEDA, public sector grants or private sector funding.	Some renewable energy schemes will need planning consent, or be included in other development projects.	<u>Core Strategy</u> CS1, CS6, CS7, CS11, CS12	Medium	Preferred	n/a
Telecommunications	No identified infrastructure requirements at present (to be reviewed with BT as sites are selected)	✓	✓	✓	BT				<u>Core Strategy</u> CS1, CS6	Low	Critical	
Social												
Primary Education	Estimated pupil yield: 100.41 pupils Equivalent to additional 0.48 form entry. Financial contributions sought towards provision of primary school education.	✓	✓	✓	Bracknell Forest Council	Subject to negotiation.	Developer contributions	Developer contributions	<u>Core Strategy</u> CS1, CS6	Low	Necessary	
Secondary Education	Estimated pupil yield: 38.02 pupils Equivalent to additional 0.25 form entry The site falls within the Designated Area for Edgebarrow which may require further	✓	✓	✓	Bracknell Forest Council	Subject to negotiation. Indicative extension cost: £2,100 - £2,500m ² .	Developer contributions	Developer contributions	<u>Core Strategy</u> CS1, CS6	Low	Necessary	

Infrastructure	Infrastructure Required	Delivery Requirement			Lead Delivery Organisation	Cost	Sources of Funding	Any dependencies	Relevant DPD Policy / Objective	Risks (Contingencies)		
		Shrt	Med	lrg						Risk of not proceeding	Importance to delivery of site/DPD	Contingency
	<p>expansion to accommodate this level of development.</p> <p>Financial contribution required to enhance existing facility at Edgebarrow School.</p>											
Special Education Needs	<p>Estimated pupil yield: 2.16 pupils.</p> <p>A contribution towards expanding education facilities for children with SEN.</p>	✓	✓	✓	Bracknell Forest Council	<p>Indicative £4,000m² (range B) - £4,200m² (range D) dependent on SEN it is intended to serve.</p>	Developer contributions	Developer contributions	Core Strategy CS1, CS6	Low	Necessary	
Early Years	<p>Estimated yield: 58 0-3 yr olds.</p> <p>A bespoke dedicated building that could be used as a Children's Centre.</p>		✓	✓	Bracknell Forest Council	Subject to negotiation	Developer funded	Land Planning Permission Developer contributions	Core Strategy CS1, CS6	Medium	Necessary	
Children's Social Care	<p>No specific requirements. However the increased development will lead to increase demand for Children's Social Care although an estimate will rely on the tenure, size and number of dwellings.</p>				Bracknell Forest Council				Core Strategy CS1, CS6			

Infrastructure	Infrastructure Required	Delivery Requirement			Lead Delivery Organisation	Cost	Sources of Funding	Any dependencies	Relevant DPD Policy / Objective	Risks (Contingencies)		
		Shrt	Med	lrg						Risk of not proceeding	Importance to delivery of site/DPD	Contingency
Adult Social Care	No specific improvements although it is estimated that approx. 3.3% of residents in the new development areas would require ASC support.				Bracknell Forest Council				<u>Core Strategy</u> CS1, CS6 CS16			
Community Centres	Enhance existing community facilities.	✓	✓	✓	Developer Bracknell Forest Council	£375k	Developer contributions - s106	Developer contributions; Land secured; Planning permission; Negotiations to assess viability of enhancing existing facility.	<u>Core Strategy</u> CS1, CS6, CS8	Medium	Preferred	
Libraries	No improvements required.				Bracknell Forest Council				<u>Core Strategy</u> CS1, CS6			
Youth Facilities	Preference for a bespoke dedicated youth centre with good access. The size and design of each centre would need to be based upon the numbers of young people anticipated in the development. Estimated yield of 54.45 11-19 yr olds.	✓	✓	✓	Bracknell Forest Council Developer	Subject to negotiation	Developer funded	Funding. Land made available by the developer.	<u>Core Strategy</u> CS1, CS6, CS8	Medium	Necessary	

Infrastructure	Infrastructure Required	Delivery Requirement			Lead Delivery Organisation	Cost	Sources of Funding	Any dependencies	Relevant DPD Policy / Objective	Risks (Contingencies)		
		Sht	Med	Log						Risk of not proceeding	Importance to delivery of site/DPD	Contingency
	The centre would require a suitable level of revenue to allow it to be utilised over several evenings of each week.											
Built Sports	Improvements to local built sports facilities within the local area	✓	✓	✓	Bracknell Forest Council	Dependent on housing mix - refer to LID	Developer contributions	None specified	Core Strategy CS1, CS6	Medium	Preferred	
Public Art	Negotiated on a site-by-site basis. Contributions circa 1% of the gross development costs excluding land.			✓	Developer Bracknell Forest Council	Circa 1% of gross development costs excluding land.	Developer contributions	Funding	Core Strategy CS1, CS6, CS7	Medium	Preferred	
Heritage	If the proposal is identified as having an impact on archaeological remains then they should be preserved in situ or if this is not feasible, an archaeological excavation for the purposes of preservation by record.	✓	✓	✓	Bracknell Forest Council Developer Berkshire Archaeology	Unknown	Developer contributions	Funding	BFBLP EN6, EN7, EN12 Core Strategy CS1, CS6	High	Preferred	
Affordable Housing	An appropriate level of Affordable Housing on Site in line with policy.	✓	✓	✓	Bracknell Forest Council	Unknown	Developer funded	Land Planning Permission RSL partnership	BFBLP H8 Core Strategy	Medium (dependent on threshold)	Preferred	

Infrastructure	Infrastructure Required	Delivery Requirement			Lead Delivery Organisation	Cost	Sources of Funding	Any dependencies	Relevant DPD Policy / Objective	Risks (Contingencies)		
		Sht	Med	lg						Risk of not proceeding	Importance to delivery of site/DPD	Contingency
									CS1, CS16			
Police Service	Possible improvements to local police facilities and/or additional manpower.	✓	✓	✓	Thames Valley Police Authority	unknown	TVPA, plus TVPA seeking developer contributions		Core Strategy CS1, CS6	High	Preferred	Not required.
Ambulance Service	SCAS has advised that any increase in population will lead to an increase in calls for the ambulance service. SCAS services are commissioned by the PCT and provisions are in place to respond to circumstances where there is a large increase in 999 calls. If a greater than 10% increase in calls, occurs, SCAS will be required to submit a case to the PCT for an increase in funding to provide additional resources to cope with the rise in demand.	✓	✓	✓	Southern Central Ambulance Service	Not Specified	PCT	Not Specified	Core Strategy CS1, CS6	Low	Necessary	
Fire & Rescue Service	Development would place additional pressure on the retained service at Crowthorne. Subject to the outcome of the RDS review it may be necessary for	✓	✓	✓	Royal Berkshire Fire & Rescue (RBFRS)	£1m p/a revenue for additional staffing £1.5m capital works (estimate)	RBFRS funded from revenue budgets developer contributions.	Developer contributions and planning permission for improvements (if required)	Core Strategy CS1, CS6	Medium	Preferred	Should residential sprinklers be installed in these developments the risk would be

Infrastructure	Infrastructure Required	Delivery Requirement			Lead Delivery Organisation	Cost	Sources of Funding	Any dependencies	Relevant DPD Policy / Objective	Risks (Contingencies)		
		Sht	Med	Log						Risk of not proceeding	Importance to delivery of site/DPD	Contingency
	<p>RBFRS to upgrade the facilities at the station. Should this be necessary a capital investment will be necessary on the existing site to upgrade the facility to full time.</p> <p>Should residential sprinklers be installed in these developments the risk would be reduced to a level negating the need to upgrade the facility.</p>				based on similar upgrade to Wokingham Fire Station).	Should residential sprinklers be installed in these developments the risk would be reduced to a level negating the need to upgrade the facility.				Risk of not proceeding	Importance to delivery of site/DPD	Contingency
Primary Health Care	Possible extension to existing facility or relocation		✓	✓	PCT/Practice	Not known	Developer Contributions to be secured by either land/ facility or a monetary contribution (where on or off-site provision not readily available at the time)	Planning consent for any new built primary care facilities	Core Strategy CS1, CS6	Medium	Necessary	S106 agreement linked to planning permission to secure contributions
Acute Care / General Hospitals & Mental Health Provision	None identified				NHS							
Cemeteries & Crematoriums	No site specific requirements.				Bracknell Forest Council				Core Strategy			

Infrastructure	Infrastructure Required	Delivery Requirement			Lead Delivery Organisation	Cost	Sources of Funding	Any dependencies	Relevant DPD Policy / Objective	Risks (Contingencies)		
		Shrt	Med	lrg						Risk of not proceeding	Importance to delivery of site/DPD	Contingency
									CS1, CS6			
Green												
Open Space	<p>Resident yield: 642.</p> <p>Open Space Contribution: 4.5ha taking into account neighbouring SHLAA sites.</p> <p>Open space provision to reduce reliance / impact on SPA;</p> <p>Connect and add to accessible urban woodlands;</p> <p>Play and youth provision to be increased;</p> <p>Need for allotments;</p> <p>Safeguard / mitigate sports pitches.</p> <p>Opportunities should be sought for:</p> <ul style="list-style-type: none"> Raising quality of existing green spaces Creating new links between and extensions 	✓	✓	<p>Developers</p> <p>Land owners</p> <p>Bracknell Forest Council</p> <p>Voluntary Sector</p>	Not known	<p>Developer provision / contribution</p> <p>Bracknell Forest Council – Capital Programme</p>	Not specified	<p><u>BFBLP</u></p> <p>R4, R5, R7, R8</p> <p><u>Core Strategy</u></p> <p>CS1, CS6, CS7, CS8</p>	Low	Necessary		

Infrastructure	Infrastructure Required	Delivery Requirement			Lead Delivery Organisation	Cost	Sources of Funding	Any dependencies	Relevant DPD Policy / Objective	Risks (Contingencies)		
		Shrt	Med	lg						Risk of not proceeding	Importance to delivery of site/DPD	Contingency
	<p>of existing green spaces</p> <ul style="list-style-type: none"> Identifying and providing new larger recreational open spaces <p>At a general level, demand for allotments and sports pitches is greater than current supply and so additional population levels will require relatively higher increases in provision.</p> <p>Play provision opportunities should be sought to provide larger, more adventurous provision across the age ranges; with less reliance on numerous small Local Areas for Play. This should include allowing for natural play.</p>											
SANG	The site borders the SPA and will therefore require onsite bespoke SANG in excess of 8 ha /1000 persons including maintenance measures in perpetuity and	✓	✓		Bracknell Forest Council with contributions, land or works funded by developers.	Strategic contributions on a per bedroom basis (to be included as soon as possible).	Developer – s106	The Avoidance and Mitigation Strategy is under review through an SPD. The Strategic Access Management and Monitoring contribution is dependent on partnership working arrangements between 11 local authorities.	BFBLP EN3, EN4 <u>Core Strategy</u>	Low	Critical	

Infrastructure	Infrastructure Required	Delivery Requirement			Lead Delivery Organisation	Cost	Sources of Funding	Any dependencies	Relevant DPD Policy / Objective	Risks (Contingencies)		
		Shrt	Med	lrg						Risk of not proceeding	Importance to delivery of site/DPD	Contingency
	<p>contribution to Strategic Access Management and Monitoring.</p> <p>A comprehensive package of measures will be required. SANG provision will need to be exceptional in order to avoid increased recreational pressure on the SPA. In particular, access routes into Wildmoor Heath will need to be carefully designed and managed. As part of the avoidance measures package, an area of land to the south of the site may need to be excluded from public access to provide ideal ecological mitigation for sensitive species.</p>					Bespoke SANG – on a site by site basis.		Measures to avoid and mitigate impacts on the SPA will be monitored for their efficacy and may need to be reviewed.	CS1, CS6, CS7, CS14			
Biodiversity	<p>To reflect the range of habitats on the site and the ecologically important setting of the development, an exceptional level of biodiversity provision will be required.</p> <p>The site will be expected to contribute towards the Thames Basin Heaths BOA habitat targets:</p>	✓	✓	✓	Bracknell Forest Council Developers Landowners	Not available	Developer provision / LID contributions for offsite provision and strategic projects.	<ul style="list-style-type: none"> • Permission for survey on private land • Land values • Physical conditions affecting habitat types • Space restrictions relating to housing provision/density 	BFBLP EN1, EN2, EN3, EN4, EN14 <u>Core Strategy</u> CS1, CS6, CS7	Medium	Preferred	

Infrastructure	Infrastructure Required	Delivery Requirement			Lead Delivery Organisation	Cost	Sources of Funding	Any dependencies	Relevant DPD Policy / Objective	Risks (Contingencies)		
		Shrt	Med	lg						Risk of not proceeding	Importance to delivery of site/DPD	Contingency
	<p>recreation of lowland heath, lowland acid grassland and maintain existing wetland habitats including fen and mesotrophic standing water.</p> <p>An area of land to the south of the site may need to be excluded from public access and would provide ideal ecological mitigation for sensitive species.</p> <p>Public access to habitats supporting schedule 1 birds (particularly ground nesting species) should be carefully controlled or avoided.</p>											
Flood Defence	<p>Mostly within Flood Zone 1;</p> <p>Site drains directly into Sandhurst, therefore SUDS should be maximised to reduce risk of surface water runoff thereby reducing flood risk;</p> <p>Numerous watercourses indicate susceptibility to surface water flooding;</p>	✓	✓		Bracknell Forest Council, Developers, EA.	Site design & layout issue	Developer - s106	Design and layout of development to accord with site specific SFRA and Environment Agency approval required.	Core Strategy CS1, CS6, CS7	Low	Necessary	Infrastructure required to facilitate development of site. If no development, no infrastructure required.

Infrastructure	Infrastructure Required	Delivery Requirement			Lead Delivery Organisation	Cost	Sources of Funding	Any dependencies	Relevant DPD Policy / Objective	Risks (Contingencies)		
		Shrt	Med	lrg						Risk of not proceeding	Importance to delivery of site/DPD	Contingency
	<p>Green strips forming appropriate buffer zones to water courses and SUDS should be incorporated into site design;</p> <p>Deculvert watercourses as part of surface water strategy;</p> <p>Surface runoff should be reduced to Greenfield rates to prevent flooding;</p> <p>Subject to Natural England's satisfaction, because of the sites proximity to the SPA, SANGs might present a biodiversity and flood risk (drainage) opportunity.</p>											
Public Rights of Way	<p>Protection and enhancement of PRoW.</p> <p>Three Castles Path (also Ramblers route) passes through site.</p> <p>Crowthorne FP8 (Sandhurst FP21 for part). This should be protected.</p>	✓	✓		Bracknell Forest Council	Unknown	<p>Developer provision</p> <p>BFC has duty to maintain paths but limited capacity to improve or extend</p>	<p>None specified.</p> <p>Phasing of development.</p> <p>Land owner agreement.</p>	<p>BFBLP</p> <p>R8: Public rights of way</p> <p>Core Strategy</p> <p>CS1, CS6, CS7, CS23, CS24</p>	Medium	Preferred	

Infrastructure	Infrastructure Required	Delivery Requirement			Lead Delivery Organisation	Cost	Sources of Funding	Any dependencies	Relevant DPD Policy / Objective	Risks (Contingencies)		
		Sht	Med	High						Risk of not proceeding	Importance to delivery of site/DPD	Contingency
	Opportunities should be sought to connect to Crowthorne village and attract people away from the Thames Basin Heath SPA.											

6.2 Land at TRL, Crowthorne

Table 6.1

Infrastructure	Infrastructure Required	Delivery Requirement			Lead Delivery Organisation	Cost	Sources of Funding	Any dependencies	Relevant DPD Policy / Objective	Risks (Contingencies)		
		Short	Medium	Long						Risk of not proceeding	Importance to delivery of site/DPD	Contingency
Land at TRL, Crowthorne (1,000 residential units)												
Physical												
Strategic Road Network	<p>The Highways Agency (HA) is concerned about the potential impact on M4 J10 and M3 J3. Proposed development located in the 'northern arc' will have most impact on M4 J10, whereas developments located in the south will also have an impact on M3 J3.</p> <p>In accordance with Circular 02/2007, measures should be examined in order to mitigate the development impact.</p> <p>The HA requests an Evidence Base (including modelling work) to fully understand the impact and the required mitigation measures.</p>	✓	✓	✓	Highways Agency Bracknell Forest Council	<p>The HA has prepared a preliminary scheme for M4 J10, with an initial estimate of £8.2m</p>	<p>Developer contributions; Proportioned between Bracknell Forest, Wokingham and Reading; Highways Agency.</p> <p>No HA funding likely to be available.</p>	<p>Phasing of development. Exact extent and nature of works will depend on the details of the modelling and proposed mitigation.</p>	<p><u>BFBLP</u> M4 <u>Core Strategy</u> CS6, CS23, CS24</p>	Medium	Necessary	Discussions with HA and adjoining authorities to identify required solutions.

Infrastructure	Infrastructure Required	Delivery Requirement			Lead Delivery Organisation	Cost	Sources of Funding	Any dependencies	Relevant DPD Policy / Objective	Risks (Contingencies)		
		Short	Medium	Long						Risk of not proceeding	Importance to delivery of site/DPD	Contingency
Local Road Network	Capacity improvements to Junctions 1.4, 1.5, 1.6, 1.7, 1.8, 1.9, 1.10, 1.11 & 1.25 as detailed in the Local Road Network template.	✓	✓	✓	Bracknell Forest Council	Contributions to the total cost of these schemes which is £4.35m.	S106, LTP, DfT, S278, DaSTS and the Urban Challenge Fund (UCF).	Phasing of development.	<u>BFBLP</u> M4 <u>Core Strategy</u> CS6, CS23, CS24	Low	Critical	
Footpaths & Cycleways	1) Continuation of Footway/Cycletrack along Nine Mile Ride 2) Improvements to Old Wokingham Road through to Bracknell Rd connecting to existing network including ped/cycle crossings 3) Accessibility improvements to Crowthorne rail station including improvements along Dukes Ride	✓	✓	✓	Bracknell Forest Council Developer	1) £100k 2) £150k 3) £100k (indicative costs)	Developer funding: s106 LTP DfT Sustrans	Phasing of development. Coordination of specific works.	<u>BFBLP</u> M1, M4, M6 <u>Core Strategy</u> CS1, CS6, CS7, CS23, CS24	Low	Critical	
Public Transport	Future Bus access - Direct Links to and from Bracknell Town Centre and linking into the wider area (existing) and also	✓	✓	✓	Bracknell Forest Council In partnership with:	Part of £1m total indicative cost of physical infrastructure	Developer funding: S106 LTP – Capital Programme	Phasing of development. Bus operator agreement.	<u>BFBLP</u> M1, M4, M7, M8 <u>Core Strategy</u>	Medium	Necessary	

Infrastructure	Infrastructure Required	Delivery Requirement			Lead Delivery Organisation	Cost	Sources of Funding	Any dependencies	Relevant DPD Policy / Objective	Risks (Contingencies)		
		Short	Medium	Long						Risk of not proceeding	Importance to delivery of site/DPD	Contingency
	<p>the future development in area (N. Bracknell etc);</p> <p>Reinvestigate potential links and opening up of closed off roads for bus only to maximise bus accessibility;</p> <p>All properties within 400m walking distance of Bus stops;</p> <p>Bus infrastructure improvements (real time passenger information, Kassel kerbs, shelters, etc.);</p> <p>Enhancements to commercial service 194 would be required.</p>				<p><u>Bus Operators</u></p> <ul style="list-style-type: none"> - First (principal operator in Borough) - Courtney Coaches - Stagecoach South - Thames Travel - White Bus Services - Yateley Coaches 	<p>required for Borough-wide bus service improvements.</p> <p>Revenue costs – between £100 – 260K pa (combined with Broadmoor)</p>	<p>DfT</p> <p>S278</p> <p>DaSTS</p> <p>Urban Challenge Fund (UCF)</p>	<p>Bus operator tendering if necessary or negotiation with commercial operators.</p>	<p>CS1, CS2, CS6, CS7, CS23, CS24</p>			
Community Transport	<p>Additional vehicles and drivers should there be an increase in demand.</p> <p>No specific requirements.</p>	✓	✓	✓	Bracknell Forest Council	Not known	<p>Personalisation in Adult Social Care's 'Personal Budget' scheme.</p>	<p>An individual's needs.</p>	<p><u>BFBLP</u></p> <p>M4, M7</p> <p>Core Strategy</p> <p>CS1, CS6, CS23, CS24</p>	High	Preferred	

Infrastructure	Infrastructure Required	Delivery Requirement			Lead Delivery Organisation	Cost	Sources of Funding	Any dependencies	Relevant DPD Policy / Objective	Risks (Contingencies)		
		Short	Medium	Long						Risk of not proceeding	Importance to delivery of site/DPD	Contingency
Waste Management	<p>One site consisting of:</p> <ul style="list-style-type: none"> Underground recycling facility with three containers for glass recycling. A litter bin alongside and an area of hard standing for a charity textile bank. <p>Strategic facilities should be able to cope with increased demand.</p>	✓	✓	✓	Bracknell Forest Council	£40,000	<p>Developer contributions – S106</p> <p>Joint waste PFI through the re3 partnership</p>	<p>Phasing of development.</p> <p>Planning permission for underground sites.</p>	Core Strategy CS1, CS6, CS13	Low	Critical	
Water & Waste Water	<p><u>Water supply</u></p> <p>Upgrades to local water supply infrastructure likely to be required.</p> <p>Developers will be expected to deliver new homes with a water efficiency standard of 105 litres/head/day.</p>	✓	✓	✓	South East Water (SEW)	Unknown	<p>Initial impact studies funded by developers.</p> <p>Water services infrastructure improvements funded by SEW through the Asset Management Plan (AMP) process on a 5 year funding cycle.</p>	<p>Impact studies will need to be undertaken to gauge what precise upgrades to infrastructure is required.</p> <p>Phasing conditions to be agreed as part of this process to ensure that upgrades can be completed prior to new development.</p>	Core Strategy CS1, CS6	Low	Critical	<p>Partial review of DPD may be required to adjust phasing if funding is delayed and/or site allocations where unforeseen infrastructure constraints arise over the plan period.</p>

Infrastructure	Infrastructure Required	Delivery Requirement			Lead Delivery Organisation	Cost	Sources of Funding	Any dependencies	Relevant DPD Policy / Objective	Risks (Contingencies)		
		Short	Medium	Long						Risk of not proceeding	Importance to delivery of site/DPD	Contingency
	<p><u>Waste water</u></p> <p>Development in this location would drain to Sandhurst STW. This is a relatively small STW and a development of this scale would be likely to require significant infrastructure upgrades. Upgrades to local wastewater infrastructure will be expected to be required.</p>	✓	✓	✓	Thames Water Utilities LTD (TWU)	Unknown	<p>Initial impact studies funded by developers.</p> <p>Water services infrastructure improvements funded by TWU through the Asset Management Plan (AMP) process.</p>	<p>Impact studies will need to be undertaken by developers to gauge precise upgrades to waste water infrastructure required.</p> <p>Phasing conditions to be agreed as part of this process to ensure that upgrades can be completed prior to new development.</p>	Core Strategy CS1, CS6	Low	Critical	<p>Partial review of DPD may be required to adjust phasing if funding is delayed and/or site allocations where unforeseen infrastructure constraints arise over the plan period</p>
Electricity	<p>National Grid specifically does not foresee any capacity issues with the high voltage network.</p> <p>Electricity Distribution – potential requirement for local upgrades to existing 11KV infrastructure.</p> <p>In addition, the development may (depending upon final load estimates), require a new Primary Sub Station Site to be provided. An area approximately 30m x 40m would</p>	✓	✓	✓	National Grid Scottish and Southern Energy Developers	Unknown	<p>Initial impact studies funded by developers.</p> <p>Costs of infrastructure improvements apportioned between Southern Electric Power Distribution and Developers.</p>	<p>May need to deliver local upgrades to infrastructure. Phasing conditions may need to be agreed to ensure that upgrades are completed prior to new development.</p> <p>Maximum timescales in these instances would not normally exceed 2 years therefore should not impede development.</p>	Core Strategy CS1, CS6	Low	Critical	<p>None required – upgrades routinely undertaken to facilitate new development. Upgrades not required unless development takes place.</p>

Infrastructure	Infrastructure Required	Delivery Requirement			Lead Delivery Organisation	Cost	Sources of Funding	Any dependencies	Relevant DPD Policy / Objective	Risks (Contingencies)		
		Short	Medium	Long						Risk of not proceeding	Importance to delivery of site/DPD	Contingency
	typically be needed to house substation equipment.											
Gas	Gas Distribution – potential requirement for upgrades to gas infrastructure	✓	✓	✓	Scotia Gas Network Developers	Unknown	Initial impact studies funded by developers. Costs of infrastructure improvements apportioned between Scotia Gas Network and Developers.	May need to deliver local upgrades to infrastructure. Phasing conditions may need to be agreed to ensure that upgrades are completed prior to new development.	Core Strategy CS1, CS6	Low	Critical	None required – upgrades routinely undertaken to facilitate new development. Upgrades not required unless development takes place.
Renewable Energy	Renewable energy projects, including wind, biomass, hydro and CHP	✓	✓	✓	Developers	Unknown	Developer funding, DECC (FIT and RHI), some capital grants available, SEEDA, public sector grants or private sector funding	Some renewable energy schemes will need planning consent, or be included in other development projects	Core Strategy CS1, CS6, CS7, CS11, CS12	Medium	Preferred	n/a
Telecommunications	No identified infrastructure requirements at present (to be reviewed with BT as sites are selected)	✓	✓	✓	BT				Core Strategy CS1, CS6			

Social

Infrastructure	Infrastructure Required	Delivery Requirement			Lead Delivery Organisation	Cost	Sources of Funding	Any dependencies	Relevant DPD Policy / Objective	Risks (Contingencies)		
		Short	Medium	Long						Risk of not proceeding	Importance to delivery of site/DPD	Contingency
Primary Education	<p>Estimated pupil yield: 361.18 pupils</p> <p>Equivalent to additional 1.72 form entry.</p> <p>Land and financial contributions for new 2-form entry primary school required.</p> <p>All new primary schools to have sufficient site area to accord with government guidelines to meet the needs of pupil numbers arising from the developments in line with infant class size regulations.</p> <p>Likely to be positioned on this site.</p>	✓	✓	✓	Bracknell Forest Council	Subject to negotiation or school provided by developer.	<p>Developer contributions.</p> <p>Other funding streams.</p>	<p>Land</p> <p>Planning permission</p> <p>Developer contributions</p>	Core Strategy CS1, CS6	Low	Necessary	
Secondary Education	<p>Estimated pupil yield: 136.75 pupils.</p> <p>Equivalent to additional 0.91 form entry.</p> <p>Brackenhale and Easthampstead Park Schools are</p>	✓	✓	✓	Bracknell Forest Council	<p>Subject to negotiation.</p> <p>Indicative extension cost: £2,100 - £2,500m².</p>	Developer contributions	Developer contributions	Core Strategy CS1, CS6	Low	Necessary	

Infrastructure	Infrastructure Required	Delivery Requirement			Lead Delivery Organisation	Cost	Sources of Funding	Any dependencies	Relevant DPD Policy / Objective	Risks (Contingencies)		
		Short	Medium	Long						Risk of not proceeding	Importance to delivery of site/DPD	Contingency
	currently under capacity and the site falls within the Designated Area for Easthampstead Park. Therefore, it is likely that demand could be absorbed without need for new school. Financial contribution required to enhance existing facilities at Easthampstead Park.											
Special Education Needs	Estimated pupil yield: 7.77 pupils. An appropriate contribution towards providing education facility for children with SEN.	✓	✓	✓	Bracknell Forest Council	Indicative £4,000m ² (range B) - £4,200m ² (range D) dependent on SEN it is intended to serve.	Developer funded.	Developer contributions	Core Strategy CS1, CS6	Low	Necessary	
Early Years	Estimated yield: 208.64 0-3 yr olds. A bespoke dedicated Children's Centre.	✓	✓	✓	Bracknell Forest Council	Subject to negotiation	Developer funded	Land Planning Permission Developer contributions	Core Strategy CS1, CS6	Medium	Preferred	
Children's Social Care	No specific requirements. However the				Bracknell Forest Council				Core Strategy			

Infrastructure	Infrastructure Required	Delivery Requirement			Lead Delivery Organisation	Cost	Sources of Funding	Any dependencies	Relevant DPD Policy / Objective	Risks (Contingencies)		
		Short	Medium	Long						Risk of not proceeding	Importance to delivery of site/DPD	Contingency
	increased development will lead to increase demand for Children's Social Care although an estimate will rely on the tenure, size and number of dwellings.							CS1, CS6				
Adult Social Care	No specific improvements although it is estimated that approx. 3.3% of residents in the new development areas would require ASC support.				Bracknell Forest Council				<u>Core Strategy</u> CS1, CS6 CS16,			
Community Centres	Preference for new on-site Community Centre. Potential to co-locate with other community facilities.	✓	✓	✓	Developer Bracknell Forest Council	£1.25m	Developer contributions – s106	Developer contributions Negotiate co-locating Land secured Planning permission	<u>Core Strategy</u> CS1, CS6, CS8	Medium	Preferred	
Libraries	No improvements required				Bracknell Forest Council				<u>Core Strategy</u> CS1, CS6			

Infrastructure	Infrastructure Required	Delivery Requirement			Lead Delivery Organisation	Cost	Sources of Funding	Any dependencies	Relevant DPD Policy / Objective	Risks (Contingencies)		
		Short	Medium	Long						Risk of not proceeding	Importance to delivery of site/DPD	Contingency
Youth Facilities	<p>Preference for a bespoke dedicated youth centre with good access.</p> <p>The development of 1,000 dwellings is considered to yield 195.85</p> <p>11-19 yr olds.</p>	✓	✓	✓	<p>Bracknell Forest Council</p> <p>Developer</p>	<p>Subject to negotiation.</p>	<p>Developer funded</p>	<p>Funding.</p> <p>Land made available by the developer.</p>	<p>Core Strategy</p> <p>CS1, CS6, CS8</p>	<p>Medium</p>	<p>Preferred</p>	
Built Sports	<p>Improvements to local sporting facilities</p>	✓	✓	✓	<p>Bracknell Forest council</p>	<p>Circa £787,920-£853,580</p>	<p>Developer contributions</p>	<p>None specified</p>	<p>Core Strategy</p> <p>CS1, CS6</p>	<p>Medium</p>	<p>Preferred</p>	
Public Art	<p>Negotiated on a site-by-site basis.</p> <p>Contributions circa 1% of the gross development costs excluding land.</p>		✓	✓	<p>Developer</p> <p>Bracknell Forest Council</p>	<p>Circa 1% of gross development costs excluding land.</p>	<p>Developer contributions</p>	<p>None specified.</p>	<p>Core Strategy</p> <p>CS1, CS6, CS7</p>	<p>Medium</p>	<p>Preferred</p>	
Heritage	<p>If the proposal is identified as having an impact on archaeological remains then they should be preserved in situ or if this is not feasible, an archaeological excavation for the</p>	✓	✓	✓	<p>Bracknell Forest Council</p> <p>Developer</p> <p>Berkshire Archaeology</p>	<p>Not specified</p>	<p>Not Specified</p>	<p>Funding</p>	<p>BFBFLP</p> <p>EN6, EN7, EN12</p> <p>Core Strategy</p> <p>CS1, CS6</p>	<p>High</p>	<p>Preferred</p>	

Infrastructure	Infrastructure Required	Delivery Requirement			Lead Delivery Organisation	Cost	Sources of Funding	Any dependencies	Relevant DPD Policy / Objective	Risks (Contingencies)		
		Short	Medium	Long						Risk of not proceeding	Importance to delivery of site/DPD	Contingency
	purposes of preservation by record.											
Affordable Housing	An appropriate level of Affordable Housing on Site in line with policy.	✓	✓	✓	Bracknell Forest Council	Unknown	Developer funded	Land , Planning Permission, RSL partnership	<u>Local Plan</u> H8 <u>Core Strategy</u> CS1, CS16	Low	Preferred	
Police Service	Additional policing services including police officers, Special Constables and Police Community Support Officers. New or improved facilities may also be required. Consider co-location opportunities with other service	✓	✓	✓	Thames Valley Police Authority	N/A	TVPA, developer contributions	Not specified	<u>Core Strategy</u> CS1, CS7	High	Preferred	
Ambulance Service	SCAS has advised that any increase in population will lead to an increase in calls for the ambulance service. SCAS services are commissioned by the PCT and provisions are in	✓	✓	✓	Southern Central Ambulance Service	Not Specified	PCT	Not Specified	<u>Core Strategy</u> CS1	Low	Necessary	

Infrastructure	Infrastructure Required	Delivery Requirement			Lead Delivery Organisation	Cost	Sources of Funding	Any dependencies	Relevant DPD Policy / Objective	Risks (Contingencies)		
		Short	Medium	Long						Risk of not proceeding	Importance to delivery of site/DPD	Contingency
	place to respond to circumstances where there is a large increase in 999 calls. If a greater than 10% increase in calls occurs, SCAS will be required to submit a case to the PCT for an increase in funding to provide additional resources to cope with the rise in demand.											
Fire & Rescue Service	<p>Development would place additional pressure on the retained service at Crowthorne.</p> <p>Subject to the outcome of the RDS review it may be necessary for RBFRS to upgrade the facilities at the station. Should this be necessary a capital investment will be necessary on the existing site to upgrade the facility to full time.</p> <p>Should residential sprinklers be installed in these developments the risk would be</p>	✓	✓	✓	Royal Berkshire Fire & Rescue (RBFRS)	<p>If upgrade required, £1m p/a revenue for additional staffing.</p> <p>£1.5m capital works (estimate based on similar upgrade to Wokingham Fire Station)</p>	<p>RBFRS funded from revenue budgets.</p> <p>Developer contributions.</p>	<p>Developer contributions and planning permission for improvements (if required).</p> <p>NB. Inclusion of residential sprinklers could obviate the need for upgrade</p>	Core Strategy CS1	Medium	Preferred	Inclusion of residential sprinklers could obviate the need for upgrade.

Infrastructure	Infrastructure Required	Delivery Requirement			Lead Delivery Organisation	Cost	Sources of Funding	Any dependencies	Relevant DPD Policy / Objective	Risks (Contingencies)		
		Short	Medium	Long						Risk of not proceeding	Importance to delivery of site/DPD	Contingency
	reduced to a level negating the need to upgrade the facility.											
Primary Health Care	No site specific requirements. However, securing good public transport access from development to HealthSpace facility in Bracknell Town Centre is an essential part of the delivery of primary care services.	✓	✓	✓	PCT/ Practice	Not known	Developer Contributions to be secured by either land/ facility or a monetary contribution (where on or off-site provision not readily available at the time)	Planning consent for any new built primary care facilities	Core Strategy CS1, CS6	Medium	Necessary	S106 agreement linked to planning permission to secure contributions
Acute Care / General Hospitals & Mental Health Provision	None identified				NHS							
Cemeteries & Crematoriums	No site specific requirements.				Bracknell Forest Council				Core Strategy CS1, CS6			
Green												
Open Space	Resident yield: 2310. Open Space Contribution: 9.93ha. Woodland character should be protected and enhanced.	✓	✓	✓	Developers Land owners Bracknell Forest Council Voluntary Sector	Not yet known	Developer provision / contribution Bracknell Forest Council – Capital Programme External Grant	Not specified	BEFLP R4, R5, R7, R8 Core Strategy CS1, CS6, CS7, CS8	Low	Necessary	

Infrastructure	Infrastructure Required	Delivery Requirement			Lead Delivery Organisation	Cost	Sources of Funding	Any dependencies	Relevant DPD Policy / Objective	Risks (Contingencies)		
		Short	Medium	Long						Risk of not proceeding	Importance to delivery of site/DPD	Contingency
	<p>Opportunities should be sought for:</p> <ul style="list-style-type: none"> • Raising quality of existing green spaces • Creating new links between and extensions of existing green spaces • Identifying and providing new larger recreational open spaces <p>At a general level, demand for allotments and sports pitches is greater than current supply and so additional population levels will require relatively higher increases in provision.</p> <p>Play provision opportunities should be sought to provide larger, more adventurous provision across the age ranges; with less reliance on</p>											

Infrastructure	Infrastructure Required	Delivery Requirement			Lead Delivery Organisation	Cost	Sources of Funding	Any dependencies	Relevant DPD Policy / Objective	Risks (Contingencies)		
		Short	Medium	Long						Risk of not proceeding	Importance to delivery of site/DPD	Contingency
	numerous small Local Areas for Play. This should include allowing for natural play.											
SANG	Provision of a SANG in excess of 8 ha/1000 persons including its maintenance in perpetuity and a contribution to Strategic Access Management and Monitoring. SANG provision will need to be of an exceptional high standard (refer to recent Appeal Decision) in order to avoid increased recreational pressure on the SPA.	✓	✓	✓	Bracknell Forest Council with contributions, land or works funded by developers.	Strategic contributions on a per bedroom basis (to be included as soon as possible). Bespoke SANG – on a site by site basis.	Developer – s106	The Avoidance and Mitigation Strategy is under review through an SPD. The Strategic Access Management and Monitoring contribution is dependent on partnership working arrangements between 11 local authorities. Measures to avoid and mitigate impacts on the SPA will be monitored for their efficacy and may need to be reviewed.	<u>BFBLP</u> EN3, EN4 <u>Core Strategy</u> CS1, CS6, CS7, CS14	Low	Critical	
Biodiversity	To contribute towards the Thames Basin Heaths BOA habitat targets: recreation of lowland heath, lowland acid	✓	✓	✓	Bracknell Forest Council Developers Landowners	Not available	Developer provision / LID contributions for offsite provision and strategic projects.	Permission for survey on private land Land values	<u>BFBLP</u> EN1, EN2, EN3, EN4, 14 <u>Core Strategy</u>	Medium	Preferred	

Infrastructure	Infrastructure Required	Delivery Requirement			Lead Delivery Organisation	Cost	Sources of Funding	Any dependencies	Relevant DPD Policy / Objective	Risks (Contingencies)		
		Short	Medium	Long						Risk of not proceeding	Importance to delivery of site/DPD	Contingency
	<p>grassland and maintain existing wetland habitats including fen and mesotrophic standing water.</p> <p>Provision of SANGs should not prevent the restoration of appropriate heathland habitats.</p> <p>Public access to habitats supporting schedule 1 birds (particularly ground nesting species) should be carefully controlled or avoided.</p>						Physical conditions affecting habitat types Space restrictions relating to housing provision/density	CS1, CS6, CS7				
Flood Defence	<p>Site layout and design needs to take into account numerous watercourses and drains on site that indicate a susceptibility to surface water flooding. In addition, watercourses drain into Emm Brook which has flooding problems from surface water flooding. A suitable drainage strategy incorporating SUDs</p>	✓	✓	✓	Bracknell Forest Council, Developers, EA.	Site design & layout issue	Developer - s106	Design and development to accord with site specific SFRA and Environment Agency approval required.	Core Strategy CS1, CS6, CS7	Low	Necessary	Infrastructure required to facilitate development of site. If no development, no infrastructure required.

Infrastructure	Infrastructure Required	Delivery Requirement			Lead Delivery Organisation	Cost	Sources of Funding	Any dependencies	Relevant DPD Policy / Objective	Risks (Contingencies)		
		Short	Medium	Long						Risk of not proceeding	Importance to delivery of site/DPD	Contingency
	will be required on this site, together with appropriate buffer zones to water courses. Existing watercourses should be deculverted.											
Public Rights of Way	Opportunity to establish new footpath/cycleway links between Crowthorne and south west edge of Bracknell (Great Hollands/Hanworth) away from busy road network.	✓	✓	✓	Bracknell Forest Council	Not yet known	Developer provision BFC has duty to maintain paths but limited capacity to improve or extend	None specified. Phasing of development. Land owner agreement.	<u>BFBLP</u> R8 <u>Core Strategy</u> CS1, CS6, CS7, CS23 CS24	Medium	Preferred	

6.3 Amen Corner North, Binfield

Infrastructure	Infrastructure Required	Delivery Requirement			Lead Delivery Organisation	Cost	Sources of Funding	Any dependencies	Relevant DPD Policy / Objective	Risks (Contingencies)		
		Stat	Medium	Long						Risk of not proceeding	Importance to delivery of site/DPD	Contingency
Amen Corner North, Binfield (400 residential units)												
Physical												
Strategic Road Network	<p>The Highways Agency (HA) is concerned about the potential impact on M4 J10.</p> <p>In accordance with Circular 02/2007, measures should be examined in order to mitigate the development impact.</p> <p>The HA requests an Evidence Base (including modelling work) to fully understand the impact and the required mitigation measures.</p>	✓	✓		Highways Agency Bracknell Forest Council	The HA has prepared a preliminary scheme for M4 J10, with an initial estimate of £8.2m	Developer contributions - proportioned between Bracknell Forest, Wokingham and Reading; Highways Agency.	Phasing of development. Exact extent and nature of works will depend on the details of the modelling and proposed mitigation.	BFBLP M4 Core Strategy CS6, CS23, CS24	High	Necessary	Discussions with HA and adjoining authorities to identify required solutions.
Local Road Network	Capacity improvements to Junctions 1.1, 1.2, 1.3, 1.13, 1.16, 1.18, 1.20, 1.22, and 1.23 as detailed in the Local Road Network template.	✓	✓		Bracknell Forest Council	Contributions to the total cost of these schemes which is £7.85m	S106, LTP, DfT, S278, DaSTS and the Urban Challenge Fund (UCF).	Phasing of development.	BFBLP M4 Core Strategy CS6, CS23, CS24	Low	Critical	

Infrastructure	Infrastructure Required	Delivery Requirement			Lead Delivery Organisation	Cost	Sources of Funding	Any dependencies	Relevant DPD Policy / Objective	Risks (Contingencies)			
		Short	Medium	Long						Risk of not proceeding	Importance to delivery of site/DPD	Contingency	
Footpaths & Cycleways	<p>1) Further improvements to the B3408 including safe pedestrian / cycle crossings linking the site to the existing network, the southern Amen Corner SPD site and easy access to Bracknell Town Centre</p> <p>2) Improvements to Beehive Road linking the development to the industrial estates and Cain Road</p> <p>3) Improvements to the north linking site to schools and facilities within Binfield</p> <p>4) Safe pedestrian / cycle crossing of Temple Way linking site to the existing network</p>	✓	✓	✓	Bracknell Forest Council Developer	<p>1) £100k</p> <p>2) £80k</p> <p>3) £60k</p> <p>4) £60k</p> <p>(indicative costs)</p>	<p>Developer funding: S106</p> <p>LTP</p> <p>DfT</p> <p>Sustrans</p>	<p>Phasing of development.</p> <p>Pooling together of contributions received from several developers.</p> <p>Coordination of specific works.</p>	<p>BFBLP</p> <p>M1, M4, M6</p> <p>Core Strategy</p> <p>CS1, CS6, CS7, CS23, CS24</p>	Low	Critical		
			✓	✓	✓	Bracknell Forest Council In partnership with: <u>Bus Operators</u> - First (principal operator in Borough) - Courtney Coaches	Part of £1m total indicative cost of physical infrastructure required for Borough-wide bus service improvements.	<p>Developer funding: S106</p> <p>LTP – Capital Programme</p> <p>DfT</p> <p>S278</p> <p>DaSTS</p>	<p>Phasing of development.</p> <p>Bus operator agreement.</p> <p>Bus operator tendering if necessary or negotiation with commercial operators.</p>	<p>BFBLP</p> <p>M1, M4, M7, M8</p> <p>Core Strategy</p> <p>CS1, CS2, CS6, CS7, CS23, CS24</p>	Medium	Necessary	
Public Transport	<p><u>Bus</u></p> <p>Future Bus access - Direct Links to and from Town Centre and linking into the wider area (existing) and also the future development in area (north of N Bracknell etc).</p>												

Infrastructure	Infrastructure Required	Delivery Requirement			Lead Delivery Organisation	Cost	Sources of Funding	Any dependencies	Relevant DPD Policy / Objective	Risks (Contingencies)		
		Stat	Medium	Long						Risk of not proceeding	Importance to delivery of site/DPD	Contingency
	<p>Sustainable efficient routes for the larger area with maximisation of accessibility to routes – especially for sustainable / denser development.</p> <p>Reinvestigate potential links and opening up of closed off roads for bus only to maximise bus accessibility</p> <p>All properties within 400m walking distance of Bus stops</p> <p>Bus infrastructure improvements (real time passenger information, Kassel kerbs, shelters, etc.)</p> <p><u>Train</u></p> <p>None identified</p>				<ul style="list-style-type: none"> - Stagecoach South - Thames Travel - White Bus Services - Yateley Coaches 	<p>Revenue cost</p> <ul style="list-style-type: none"> - Up to £150K pa needed to serve East & West Binfield. 	Urban Challenge Fund (UCF)					
Community Transport	Additional vehicles and drivers should there be an increase in demand.		✓	✓	Bracknell Forest Council In partnership with Keep Mobile	Not known	Developer contributions – S106 (tbc) Bracknell Forest Council – through Personalisation in Adult Social Care's 'Personal Budget' scheme.	An individual's needs.	BFBLP M4, M7 <u>Core Strategy</u> CS1, CS6, CS23, CS24	High	Preferred	

Infrastructure	Infrastructure Required	Delivery Requirement			Lead Delivery Organisation	Cost	Sources of Funding	Any dependencies	Relevant DPD Policy / Objective	Risks (Contingencies)		
		Short	Medium	Long						Risk of not proceeding	Importance to delivery of site/DPD	Contingency
Waste Management	<p>Due to close proximity to Amen Corner site this site may not require any recycling site of its own.</p> <p>Between the Amen Corner and West Binfield site, 2 overground recycling sites would be required.</p> <p>Both could be located in the Amen Corner development site if preferred.</p> <p>The developers will need to provide 2 areas of hard standing to accommodate 3 glass banks, a charity clothing bank and a litter bin.</p>	✓	✓	✓	<p>Bracknell Forest Council</p> <p>In partnership with 2 external contractors for waste collection and re3 for joint waste disposal facilities.</p>	<p>Cost of access and hardstanding unknown - banks supplied by re3.</p>	<p>Joint waste PFJ through the re3 partnership comprising: Bracknell Forest Council, Reading and Wokingham Borough Councils and the Waste Recycling Group (WRG).</p>	<p>Phasing of development.</p>	<p>Core Strategy CS1, CS6, CS13</p>	Low	Critical	
Water & Waste Water	<p><u>Water supply</u></p> <p>Upgrades to local water supply infrastructure likely to be required.</p> <p>Developers will be expected to deliver new homes with a water efficiency standard of 105 litres/head/day.</p>	✓	✓	✓	South East Water (SEW)	Unknown	<p>Initial impact studies funded by developers.</p> <p>Water services infrastructure improvements funded by SEW through the Asset Management Plan (AMP) process on a 5 year funding cycle.</p>	<p>Impact studies will need to be undertaken to gauge what precise upgrades to infrastructure are required.</p> <p>Phasing conditions to be agreed as part of this process to ensure that upgrades can be completed prior to new development.</p>	<p>Core Strategy CS1, CS6</p>	Low	Critical	<p>Partial review of DPD may be required to adjust phasing if funding is delayed and/or site allocations where unforeseen infrastructure constraints arise over the plan period.</p>

Infrastructure	Infrastructure Required	Delivery Requirement			Lead Delivery Organisation	Cost	Sources of Funding	Any dependencies	Relevant DPD Policy / Objective	Risks (Contingencies)		
		Stat	Medium	Long						Risk of not proceeding	Importance to delivery of site/DPD	Contingency
	<p><u>Waste water</u></p> <p>Upgrades to local wastewater infrastructure will be expected to be required. Development in this location would drain to Bracknell STW.</p>		✓	✓	Thames Water Utilities LTD (TWU)	Unknown	<p>Initial impact studies funded by developers.</p> <p>Water services infrastructure upgrades to waste water infrastructure funded by TWU through the Asset Management Plan (AMP) process.</p>	<p>Impact studies will need to be undertaken by developers to gauge precise upgrades to waste water infrastructure required.</p> <p>Phasing conditions to be agreed as part of this process to ensure that upgrades can be completed prior to new development.</p>	<p>Core Strategy</p> <p>CS1, CS6</p>	Low	Critical	<p>Partial review of DPD may be required to adjust phasing if funding is delayed and/or site allocations where unforeseen infrastructure constraints arise over the plan period</p>
<p>Electricity</p>	<p>Electricity Distribution – potential requirement for upgrades to existing 11KV infrastructure</p> <p>National Grid specifically does not foresee any capacity issues.</p>		✓	✓	<p>Scottish and Southern Energy</p> <p>National Grid</p> <p>Developers</p>	Unknown	<p>Initial impact studies need to be undertaken, funded by developers.</p> <p>Costs of infrastructure improvements apportioned between Southern Electric Power Distribution and Developers.</p>	<p>Specific sites may need to deliver upgrades to infrastructure. Phasing conditions may need to be agreed to ensure that upgrades are completed prior to new development.</p> <p>Maximum timescales in these instances would not normally exceed 2 years therefore should not impede development.</p>	<p>Core Strategy</p> <p>CS1, CS6</p>	Low	Critical	<p>None required – upgrades routinely undertaken to facilitate new development.</p> <p>Upgrades not required unless development takes place.</p>

Infrastructure	Infrastructure Required	Delivery Requirement			Lead Delivery Organisation	Cost	Sources of Funding	Any dependencies	Relevant DPD Policy / Objective	Risks (Contingencies)		
		Short	Medium	Long						Risk of not proceeding	Importance to delivery of site/DPD	Contingency
Gas	Gas Distribution – potential requirement for upgrades to gas infrastructure	✓	✓	✓	Scotia Gas Network Developers	Unknown	Initial impact studies funded by developers. Costs of infrastructure improvements apportioned between Scotia Gas Network and Developers.	Specific sites may need to deliver upgrades to infrastructure. Phasing conditions may need to be agreed to ensure that upgrades are completed prior to new development.	Core Strategy CS1, CS6	Low	Critical	None required – upgrades routinely undertaken to facilitate new development. Upgrades not required unless development takes place.
Renewable Energy	Renewable energy projects, including wind, biomass, hydro and CHP	✓	✓	✓	Developers National Grid Scottish & Southern Energy Bracknell Forest Council	Unknown	Developer funding, DECC (FIT and RHI), some capital grants available, SEEDA, public sector grants or private sector funding	Some renewable energy schemes will need planning consent, or be included in other development projects	Core Strategy CS1, CS6, CS7, CS11, CS12	Medium	Preferred	n/a
Telecommunications	No identified infrastructure requirements at present (to be reviewed with BT as sites are selected)	✓	✓	✓	BT				Core Strategy CS1, CS6	Low	Critical	
Social												
Primary Education	Estimated pupil yield: 144.47 pupils Equivalent to additional 0.69 form entry.	✓	✓	✓	Bracknell Forest Council	Subject to negotiation.	Developer contributions Other sources of funding.	Developer contributions Land (level topography) Planning Permission	Core Strategy CS1, CS6	Low	Necessary	

Infrastructure	Infrastructure Required	Delivery Requirement			Lead Delivery Organisation	Cost	Sources of Funding	Any dependencies	Relevant DPD Policy / Objective	Risks (Contingencies)		
		Short	Medium	Long						Risk of not proceeding	Importance to delivery of site/DPD	Contingency
	<p>New primary school required following revision of designated areas.</p> <p>Contribution required towards new primary school at either Amen Corner SPD primary school or the new primary school at the Blue Mountain site.</p> <p>All new primary schools to have sufficient site area to accord with government guidelines to meet the needs of pupil numbers arising from the developments in line with infant class size regulations.</p>											
Secondary Education	<p>Estimated pupil yield: 54.7 pupils</p> <p>Equivalent to additional 0.36 form entry</p> <p>Garth Hill College full. New school required to serve Binfield Broad Areas, Amen Corner SPD and Warfield SPD site, in addition to rounding and SHLAA sites that fall within existing DA for Garth Hill College.</p>		✓	✓	Bracknell Forest Council	<p>Subject to negotiation.</p> <p>Circa. £3,000m² (based on new Garth Hill College costings)</p>	<p>Developer Contributions</p> <p>Other sources of funding.</p>	<p>Land (level topography)</p> <p>Planning Permission</p> <p>Developer contributions</p>	<p>Core Strategy</p> <p>CS1, CS6</p>	Low	Necessary	

Infrastructure	Infrastructure Required	Delivery Requirement			Lead Delivery Organisation	Cost	Sources of Funding	Any dependencies	Relevant DPD Policy / Objective	Risks (Contingencies)		
		Short	Medium	Long						Risk of not proceeding	Importance to delivery of site/DPD	Contingency
	<p>Financial contributions required towards new secondary school at the Blue Mountain site.</p> <p>All new secondary schools to have sufficient site area to accord with government guidelines to meet the needs of pupil numbers arising from the developments in line with class size regulations.</p> <p>Dependent on the review of Designated Areas, land for the new school within this site may also be required.</p> <p>The proposals to change the school leaving age may also have an impact. However, at this time it has not been possible to fully quantify what this impact would be.</p> <p>Possible impact from Wokingham developments should be considered.</p>											
Special Education Needs	Estimated pupil yield: 3.11.		✓	✓	Bracknell Forest Council	Subject to negotiation.	Developer contributions	Developer contributions.	Core Strategy	Low	Necessary	

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		Stat	Medium	Long						Risk of not proceeding	Importance to delivery of site/DPD	Contingency
	An appropriate contribution towards providing education facility for children with SEN.					Indicative £4,000m ² (range B) - £4,200m ² (range D) dependent on SEN it is intended to serve.			CS1, CS6			
Early Years	Estimated yield: 83.45 0-3 yr olds. A bespoke dedicated Children's Centre.	✓	✓	✓	Bracknell Forest Council	Subject to negotiation.	Developer Contributions	Land Planning Permission Developer Contributions	Core Strategy CS1, CS6	Medium	Necessary	
Children's Social Care	No specific requirements. However the increased development will lead to increase demand for Children's Social Care although an estimate will rely on the tenure, size and number of dwellings.		✓	✓	Bracknell Forest Council				Core Strategy CS1, CS6			
Adult Social Care	No specific improvements although it is estimated that approx. 3.3% of residents in the new development areas would require ASC support.		✓	✓	Bracknell Forest Council				Core Strategy CS1, CS6 CS16			

Infrastructure	Infrastructure Required	Delivery Requirement			Lead Delivery Organisation	Cost	Sources of Funding	Any dependencies	Relevant DPD Policy / Objective	Risks (Contingencies)		
		Short	Medium	Long						Risk of not proceeding	Importance to delivery of site/DPD	Contingency
Community Centres	Extension to Farley Wood Community Centre or new on site centre at Amen Corner SPD land permitting depending on phasing of the two developments. Potential to co-locate with libraries, youth provision, leisure, meeting space etc. A foot bridge would need to be created from the site to enable residents to safely walk to the centre.	✓	✓	✓	Developer Bracknell Forest Council	£340k	Developer contributions – s106	Developer contributions; Negotiate co-locating; Land secured; Planning permission.	Core Strategy CS1, CS6, CS8	Medium	Preferred	
Libraries	None required.				Bracknell Forest Council				Core Strategy CS1, CS6			
Youth Facilities	Preference for a bespoke dedicated youth centre with good access. The size and design of each centre would need to be based upon the numbers of young people anticipated in each cluster. Estimated yield of 78.34 11-19 yr olds.		✓	✓	Bracknell Forest Council Developer	Subject to negotiation.	Developer funded	Funding. Land made available by the developer.	Core Strategy CS1, CS6, CS8	Medium	Necessary	

Infrastructure	Infrastructure Required	Delivery Requirement			Lead Delivery Organisation	Cost	Sources of Funding	Any dependencies	Relevant DPD Policy / Objective	Risks (Contingencies)		
		Stat	Medium	Long						Risk of not proceeding	Importance to delivery of site/DPD	Contingency
	The centre would require a suitable level of revenue to allow it to be utilised over several evenings of each week.											
Built Sports	Improvements to local sporting facilities	✓	✓	✓	Bracknell Forest Council Developer	Circa £1,313,200 - £1,510,180	Developer contributions	Not specified	Core Strategy CS1, CS6	Medium	Preferred	
Public Art	Negotiated on a site-by-site basis. Contributions circa 1% of the gross development costs excluding land.	✓	✓	✓	Developer Bracknell Forest Council	Circa 1% of gross development costs excluding land.	Developer contributions – s106	None specified.	Core Strategy CS1, CS6, CS7	Medium	Preferred	
Heritage	If the proposal is identified as having an impact on archaeological remains then they should be preserved in situ or if this is not feasible, an archaeological excavation for the purposes of preservation by record.	✓	✓	✓	Bracknell Forest Council Developer Berkshire Archaeology	Not specified	- Developer contributions - Heritage Lottery Funding	Funding	BFBLP EN6, EN7, EN12 Core Strategy CS1, CS6	Medium	Preferred	
Affordable Housing	An appropriate level of Affordable Housing on Site in line with policy.	✓	✓	✓	Bracknell Forest Council Developer	Unknown	Developer funded	Land , Planning Permission, RSL partnership	Local Plan H8 Core Strategy	Low	Preferred	

Infrastructure	Infrastructure Required	Delivery Requirement			Lead Delivery Organisation	Cost	Sources of Funding	Any dependencies	Relevant DPD Policy / Objective	Risks (Contingencies)		
		Short	Medium	Long						Risk of not proceeding	Importance to delivery of site/DPD	Contingency
									CS1, CS16			
Police Service	<p>On-site requirement for Police Drop-in Facility. This would comprise one room with access to shared facilities including a meeting and interview room, toilets, kitchen etc.</p> <p>This facility would serve the Broad Areas 4, 5 and 6.</p>	✓	✓	✓	TVPA Developer	Approximately £28,500 (£10,500 of which is fitting out).	Developer contributions	Developer contributions	Core Strategy CS1, CS6	High	Necessary	
Ambulance Service	<p>SCAS has advised that any increase in population will lead to an increase in calls for the ambulance service. SCAS services are commissioned by the PCT and provisions are in place to respond to circumstances where there is a large increase in 999 calls. If a greater than 10% increase in calls, occurs, SCAS will be required to submit a case to the PCT for an increase in funding to provide additional resources to cope with the rise in demand.</p>		✓	✓	Southern Central Ambulance Service	Not Specified	PCT	Not Specified	Core Strategy CS1, CS6	Low	Necessary	

Infrastructure	Infrastructure Required	Delivery Requirement			Lead Delivery Organisation	Cost	Sources of Funding	Any dependencies	Relevant DPD Policy / Objective	Risks (Contingencies)		
		Start	Medium	Long						Risk of not proceeding	Importance to delivery of site/DPD	Contingency
Fire & Rescue Service	It is envisaged the development can be covered by existing provision from Bracknell Fire Station. It may be necessary to upgrade Bracknell Fire Station from one full and one part time provision to two full time provision. It may be required to make physical alterations to Bracknell Fire Station.		✓	✓	Royal Berkshire Fire & Rescue (RBFRS)	£500k p/a RBFRS revenue £100k capital works	RBFRS funded from revenue budgets developer funded improvements to Fire Station	Developer contributions and planning permission for improvements (if required)	Core Strategy CS1, CS6	Medium	Preferred	TBC.
Primary Health Care	One potential new facility (or replacement of existing) required for East and West Binfield and Amen Corner SPD site, alone or in combination with Blue Mountain site.		✓	✓	PCT/Practice	Not known	Developer Contributions to be secured by either land/ facility or a monetary contribution (where on or off-site provision not readily available at the time)	Planning consent for any new built primary care facilities	Core Strategy CS1, CS6	Medium	Necessary	S106 agreement linked to planning permission to secure contributions
Acute Care / General Hospitals & Mental Health Provision	None specified.				NHS							
Cemeteries and Crematoriums	No site specific requirements.				Bracknell Forest Council	unknown	BFC Capital Programme	unknown	Core Strategy CS1, CS6	medium	necessary	unknown

Infrastructure	Infrastructure Required	Delivery Requirement			Lead Delivery Organisation	Cost	Sources of Funding	Any dependencies	Relevant DPD Policy / Objective	Risks (Contingencies)		
		Short	Medium	Long						Risk of not proceeding	Importance to delivery of site/DPD	Contingency
Green												
Open Space	<p>Resident yield: 924.</p> <p>Open Space Contribution: 3.97 ha.</p> <p>Veteran trees and historic landscape to be protected and buffered.</p> <p>Open character of open spaces should be used to add to and protect setting of Popes Meadow.</p> <p>Opportunities should be sought for:</p> <ul style="list-style-type: none"> • Raising quality of existing green spaces • Creating new links between and extensions of existing green spaces • Identifying and providing new larger recreational open spaces <p>At a general level, demand for allotments and sports pitches is greater than current supply and so additional population levels will require relatively higher increases in provision.</p>		✓	✓	<p>Developers</p> <p>Land owners</p> <p>Bracknell Forest Council</p> <p>Voluntary Sector</p>	Not yet known	<p>Developer provision / contribution</p> <p>Bracknell Forest Council – Capital Programme</p> <p>External grant support.</p>	Not specified	<p><u>BFBLP</u></p> <p>R4, R5, R7, R8</p> <p><u>Core Strategy</u></p> <p>CS1, CS6, CS7, CS8</p>	Low	Necessary	

Infrastructure	Infrastructure Required	Delivery Requirement			Lead Delivery Organisation	Cost	Sources of Funding	Any dependencies	Relevant DPD Policy / Objective	Risks (Contingencies)		
		Short	Medium	Long						Risk of not proceeding	Importance to delivery of site/DPD	Contingency
	Play provision opportunities should be sought to provide larger, more adventurous provision across the age ranges; with less reliance on numerous small Local Areas for Play. This should include allowing for natural play.											
SANG	Onsite bespoke SANG of at least 8 ha /1000 persons: contribution of at least 7.39 ha from 400 dwellings including maintenance measures in perpetuity and a contribution to Strategic Access Management and Monitoring. Link to SANG provision from Amen Corner SPD; however, onsite bespoke SANG must be suitable as a standalone site. Provision may be off-site if it can pass an Appropriate Assessment.		✓	✓	Bracknell Forest Council with contributions, land or works funded by developers.	Strategic contributions on a per bedroom basis (to be included as soon as possible). Bespoke SANG – on a site by site basis.	Developer – s106	The Avoidance and Mitigation Strategy is under review through an SPD. The Strategic Access Management and Monitoring contribution is dependent on partnership working arrangements between 11 local authorities. Measures to avoid and mitigate impacts on the SPA will be monitored for their efficacy and may need to be reviewed.	<u>BFBLP</u> EN3, EN4 <u>Core Strategy</u> CS1, CS6, CS7, CS14	Low	Critical	

Infrastructure	Infrastructure Required	Delivery Requirement			Lead Delivery Organisation	Cost	Sources of Funding	Any dependencies	Relevant DPD Policy / Objective	Risks (Contingencies)		
		Short	Medium	Long						Risk of not proceeding	Importance to delivery of site/DPD	Contingency
Biodiversity	To include special measures for two ancient woodland Local Wildlife Sites within the development area. These habitats should be expanded, buffered, linked and restored. Hedgerows, notable trees, semi-improved grassland and ponds are likely to form the basis of an ecological network providing corridors for wildlife and ensuring adequate foraging areas for amphibian populations. The current farmland mixture of habitats is likely to indicate that some farmland species not suited to public open space may need to be provided for either on or off site.	✓	✓	✓	Bracknell Forest Council Developers Landowners	Not available	Developer provision / LID contributions for offsite provision and strategic projects.	<ul style="list-style-type: none"> • Permission for survey on private land • Land values • Physical conditions affecting habitat types • Space restrictions relating to housing provision 	BFBLP EN1, EN2, EN3, EN4, EN14 Core Strategy CS1, CS6, CS7	Medium	Preferred	
Flood Defence	Clay geology could be cause of sites susceptibility to flooding; Source Protection Zone should be viewed as indication of underlying aquifer;	✓	✓	✓	Developer	n/a	n/a	n/a	Core Strategy CS1, CS6, CS7	n/a	n/a	TBC

Infrastructure	Infrastructure Required	Delivery Requirement			Lead Delivery Organisation	Cost	Sources of Funding	Any dependencies	Relevant DPD Policy / Objective	Risks (Contingencies)		
		Short	Medium	Long						Risk of not proceeding	Importance to delivery of site/DPD	Contingency
	Suitable buffer zones to water courses and SUDS should be incorporated into site design.											
Public Rights of Way	Protect and extend path network. At North and East edges of site the Ramblers Route is on roads and there is a footpath through site - Binfield FP 11	✓	✓	✓	Bracknell Forest Council	Not yet known	Developer provision BFC has duty to maintain paths but limited capacity to improve or extend	Phasing of development. Land owner agreement.	<u>BFBLP</u> R8 <u>Core Strategy</u> CS1, CS6, CS7, CS23, CS24	Medium	Preferred	

6.4 Land at Blue Mountain, Binfield

Infrastructure	Infrastructure Required	Delivery Requirement			Lead Delivery Organisation	Cost	Sources of Funding	Any dependencies	Relevant DPD Policy / Objective	Risks (Contingencies)		
		Short	Medium	Long						Risk of not proceeding	Importance to delivery of site/DPD	Contingency
Land at Blue Mountain, Binfield (400 residential units)												
Physical												
Strategic Road Network	<p>The Highways Agency is concerned about the potential impact on M4 J10.</p> <p>In accordance with Circular 02/2007, measures should be examined in order to mitigate the development impact.</p> <p>The HA requests an Evidence Base (including modelling work) to fully understand the impact and the required mitigation measures.</p>	✓	✓		Highways Agency BFC	The HA has prepared a preliminary scheme for M4 J10, with an initial estimate of £8.2m	<p>Developer contributions;</p> <p>Local Authorities (Proportioned between Bracknell Forest, Wokingham and Reading);</p> <p>Highways Agency.</p> <p>No HA funding likely to be available</p>	Exact extent and nature of works will depend on the details of the modelling and proposed mitigation	<p><u>BFBLP</u></p> <p>M1, M4, M6</p> <p><u>Core Strategy</u></p> <p>CS1, CS6, CS23,</p> <p>CS24</p>	High	Necessary	Discussions with HA and adjoining authorities to identify required solutions.
Local Road Network	Capacity improvements to junctions 1.1, 1.2, 1.3, 1.13, 1.16, 1.18, 1.20, 1.22, and 1.23 as detailed in the Local Road Network template.	✓	✓		Bracknell Forest Council	Contributions to the total cost of these schemes which is £7.85m.	s106, LTP, DfT, S278, DaSTS and the Urban Challenge Fund (UCF).	Phasing of development.	<p><u>BFBLP</u></p> <p>M4</p> <p><u>Core Strategy</u></p> <p>CS1, CS6, CS23,</p> <p>CS24</p>	Low	Critical	

Infrastructure	Infrastructure Required	Delivery Requirement			Lead Delivery Organisation	Cost	Sources of Funding	Any dependencies	Relevant DPD Policy / Objective	Risks (Contingencies)		
		Short	Medium	Long						Risk of not proceeding	Importance to delivery of site/DPD	Contingency
Footpaths & Cycleways	<p>1) Further improvements to the B3408 including safe pedestrian / cycle crossings linking the site to the existing network and easy access to Bracknell Town Centre</p> <p>2) Improvements to Beehive Road linking the development to the industrial estates and Cain Road</p> <p>3) Improvements to the north linking site to schools and facilities within Binfield</p> <p>4) Safe pedestrian / cycle crossing of Temple Way linking site to the existing network</p>	✓	✓		Bracknell Forest Council Developer	<p>1) £100k</p> <p>2) £80k</p> <p>3) £60k</p> <p>4) £60k</p> <p>(indicative costs)</p>	<p>Developer funding: s106 LTP DfT Sustrans</p>	<p>Phasing of development.</p> <p>Pooling together of contributions received from several developers.</p> <p>Coordination of specific works.</p>	<u>BFBLP</u> M4, M7 <u>Core Strategy</u> CS1, CS6, CS23, CS24	Low	Critical	
Public Transport	<p>Future Bus access</p> <p>- Direct Links to and from Bracknell Town Centre and linking into the wider area (existing) and also the future development in area (north of N Bracknell etc);</p>	✓	✓		Bracknell Forest Council In partnership with: <u>Bus Operators</u> - First (principal operator in Borough) - Courtney Coaches	<p>Part of</p> <p>£1m total indicative cost of physical infrastructure required for Borough-wide bus service improvements.</p>	<p>Developer funding: S106 LTP – Capital Programme DfT S278</p>	<p>Phasing of development.</p> <p>Bus operator agreement.</p> <p>Bus operator tendering.</p>	<u>BFBLP</u> M1, M4, M6 <u>Core Strategy</u>	Medium	Necessary	

Infrastructure	Infrastructure Required	Delivery Requirement			Lead Delivery Organisation	Cost	Sources of Funding	Any dependencies	Relevant DPD Policy / Objective	Risks (Contingencies)		
		Short	Medium	Long						Risk of not proceeding	Importance to delivery of site/DPD	Contingency
	<p>Sustainable efficient routes for the larger area with maximisation of accessibility to routes – especially for sustainable / denser development;</p> <p>Reinvestigate potential links and opening up of closed off roads for bus only to maximise bus accessibility;</p> <p>All properties within 400m walking distance of Bus stops;</p> <p>Bus infrastructure improvements (real time passenger information, Kassel kerbs, shelters, etc.).</p>				<ul style="list-style-type: none"> - Stagecoach South - Thames Travel - White Bus Services - Yateley Coaches <u>Train Operators</u> - First Great Western - South West Trains 	<p>Revenue cost</p> <ul style="list-style-type: none"> - Up to £150K pa needed to serve East & West Binfield. 	DaSTS Urban Challenge Fund (UCF)		CS1, CS6, CS7, CS23, CS24			
Community Transport	Additional vehicles and drivers should there be an increase in demand.	✓	✓		Bracknell Forest Council In partnership with Keep Mobile	Not known	Developer contributions – S106 Bracknell Forest Council – through Personalisation in Adult Social Care's	An individual's needs.	<u>BEBLP</u> M4 <u>Core Strategy</u> CS1, CS6, CS23,	High	Preferred	

Infrastructure	Infrastructure Required	Delivery Requirement			Lead Delivery Organisation	Cost	Sources of Funding	Any dependencies	Relevant DPD Policy / Objective	Risks (Contingencies)		
		Short	Medium	Long						Risk of not proceeding	Importance to delivery of site/DPD	Contingency
						'Personal Budget' scheme.		CS24				
Waste Management	<p>The recycling site in Binfield village is already at full capacity so more provision will be needed in the area.</p> <p>An overground recycling site will be sufficient at this site; the developer will need to provide an area of hard standing to accommodate 3 glass banks, a charity clothing bank and a litter bin.</p>	✓	✓		Bracknell Forest Council In partnership with 2 external contractors for waste collection and re3 for joint waste disposal facilities.	Cost of access and hardstanding - unknown - banks supplied by re3.	Developer contributions – S106 Joint waste PFI through the re3 partnership comprising: Bracknell Forest Council, Reading and Wokingham Borough Councils and the Waste Recycling Group (WRG).	Phasing of development.	Core Strategy CS1, CS6, CS13	Low	Critical	
Water & Waste Water	<p><u>Water supply</u> Upgrades to local water supply infrastructure likely to be required. Developers will be expected to deliver new homes with a water efficiency standard of 105 litres/head/day.</p>	✓	✓		South East Water (SEW) Thames Water Utilities LTD (TWU)	Unknown	Initial impact studies funded by developers. Water services infrastructure improvements funded by South East Water and TWU through the Asset Management Plan (AMP) process on a 5 year funding cycle.	Impact studies need to be undertaken to gauge what precise upgrades to infrastructure is required. Phasing conditions to be agreed as part of this process to ensure that upgrades can be completed prior to new development.	Core Strategy CS1, CS6	Low	Critical	Partial review of DPD may be required to adjust phasing if funding is delayed and/or site allocations where unforeseen infrastructure constraints arise over the plan period.

Infrastructure	Infrastructure Required	Delivery Requirement			Lead Delivery Organisation	Cost	Sources of Funding	Any dependencies	Relevant DPD Policy / Objective	Risks (Contingencies)		
		Short	Medium	Long						Risk of not proceeding	Importance to delivery of site/DPD	Contingency
	<p><u>Waste water</u></p> <p>Development in this location would drain to Bracknell STW. Upgrades to local wastewater infrastructure are expected to be required.</p>	✓	✓		Thames Water Utilities LTD (TWU)	Unknown	<p>Initial impact studies funded by developers.</p> <p>Wastewater services infrastructure improvements funded by TWU through the Amp process on a 5 year funding cycle.</p>	<p>Impact studies need to be undertaken to gauge what precise upgrades to infrastructure is required. Phasing conditions to be agreed as part of this process to ensure that upgrades can be completed prior to new development.</p>	<p><u>Core Strategy</u></p> <p>CS1, CS6</p>	Low	Critical	<p>Partial review of DPD may be required to adjust phasing if funding is delayed and/or site allocations where unforeseen infrastructure constraints arise over the plan period.</p>
Electricity	<p>Electricity Distribution – potential requirement for upgrades to existing 11KV infrastructure</p>	✓	✓		Scottish and Southern Energy Developers	Unknown	<p>Initial impact studies funded by developers. Costs of infrastructure improvements apportioned between Southern Electric Power Distribution and Developers.</p>	<p>Specific sites may need to deliver upgrades to infrastructure. Phasing conditions may need to be agreed to ensure that upgrades are completed prior to new development.</p> <p>Maximum timescales in these instances would not normally exceed 2 years therefore should not impede development.</p>	<p><u>Core Strategy</u></p> <p>CS1, CS6</p>	Low	Critical	<p>None required – upgrades routinely undertaken to facilitate new development. Upgrades not required unless development takes place.</p>

Infrastructure	Infrastructure Required	Delivery Requirement			Lead Delivery Organisation	Cost	Sources of Funding	Any dependencies	Relevant DPD Policy / Objective	Risks (Contingencies)		
		Short	Medium	Long						Risk of not proceeding	Importance to delivery of site/DPD	Contingency
Gas	Gas Distribution – potential requirement for upgrades to gas infrastructure	✓	✓		Scotia Gas Network Developers	Unknown	Initial impact studies funded by developers. Costs of infrastructure improvements apportioned between Scotia Gas Network and Developers.	Specific sites may need to deliver upgrades to infrastructure. Phasing conditions may need to be agreed to ensure that upgrades are completed prior to new development.	Core Strategy CS1, CS6	Low	Critical	None required – upgrades routinely undertaken to facilitate new development. Upgrades not required unless development takes place.
Renewable Energy	Renewable energy projects, including wind, biomass, hydro and CHP	✓	✓		Developers	Unknown	Developer funding, DECC (FIT and RHI), some capital grants available, SEEDA, public sector grants or private sector funding	Some renewable energy schemes will need planning consent, or be included in other development projects	Core Strategy CS1, CS6, CS7, CS11, CS12	Medium	Preferred	n/a
Telecommunications	No identified infrastructure requirements at present (to be reviewed with BT as sites are selected)	✓	✓		BT				Core Strategy CS1, CS6	Low	Critical	
Social												
Primary Education	Estimated pupil yield: 144.47 pupils Equivalent to additional 0.69 form entry	✓	✓		Bracknell Forest Council	Subject to negotiation. Financial contribution or provided by developer.	Developer funded Other funding streams.	Land (level topography) Planning Permission Developer contributions	Core Strategy CS1, CS6	Low	Necessary	

Infrastructure	Infrastructure Required	Delivery Requirement			Lead Delivery Organisation	Cost	Sources of Funding	Any dependencies	Relevant DPD Policy / Objective	Risks (Contingencies)		
		Short	Medium	Long						Risk of not proceeding	Importance to delivery of site/DPD	Contingency
	New primary school required, following revision of designated areas, of sufficient site area to accord with government guidelines to meet the needs of pupil numbers arising from the developments in line with infant class size regulations.											
Secondary Education	<p>Estimated pupil yield: 54.7 pupils.</p> <p>Equivalent to additional 0.36 form entry.</p> <p>Garth Hill College full. New school required to serve Binfield Broad Areas, Amen Cornert SPD and Warfield SPD site, in addition to rounding and SHLAA sites that fall within existing DA for Garth Hill College - likely to be on this site.</p> <p>New school required, following revision of designated areas,</p>	✓	✓		Bracknell Forest Council	<p>Financial contribution or school provided by developer.</p> <p>Indicative cost: 3,000m²</p>	<p>Developer contributions</p> <p>Other funding streams.</p>	<p>Land (level topography)</p> <p>Planning Permission</p> <p>Developer contributions</p>	<p>Core Strategy</p> <p>CS1, CS6</p>	Low	Necessary	

Infrastructure	Infrastructure Required	Delivery Requirement			Lead Delivery Organisation	Cost	Sources of Funding	Any dependencies	Relevant DPD Policy / Objective	Risks (Contingencies)		
		Short	Medium	Long						Risk of not proceeding	Importance to delivery of site/DPD	Contingency
	<p>of sufficient site area to accord with government guidelines to meet the needs of pupil numbers arising from the developments in line with class size regulations.</p> <p>Land and financial contributions required.</p> <p>Possible impact from Wokingham developments should be considered.</p>											
Special Education Needs	<p>Estimated pupil yield: 3.11 pupils.</p> <p>Appropriate contribution towards improving or expanding education facilities for Children with SEN in addition to land for a new SEN facility to be provided. Kennel Lane school is currently at capacity and although is currently being expanded this will mean that it can accommodate 200</p>	✓	✓		Bracknell Forest Council	<p>Financial contribution or school provided by developer. Indicative costing: £4,000m² (range B) - £4,200m² (range D) dependent on SEN it is intended to serve.</p>	Developer contributions	Land Developer contributions	Core Strategy CS1, CS6	Medium	Necessary	

Infrastructure	Infrastructure Required	Delivery Requirement			Lead Delivery Organisation	Cost	Sources of Funding	Any dependencies	Relevant DPD Policy / Objective	Risks (Contingencies)		
		Short	Medium	Long						Risk of not proceeding	Importance to delivery of site/DPD	Contingency
	pupils. This is unlikely to be sufficient to cater for the new population. Therefore a new SEN School will be required. Education has indicated that this would be best located next to a mainstream school and therefore locate it next to the new Secondary School as part of new 'Education Village'.											
Early Years	Estimated yield: 83.45 0-3 yr olds. A bespoke dedicated building to be used as a Children's Centre	✓	✓		Bracknell Forest Council	Not identified.	Developer Contributions	Developer contributions Land	Core Strategy CS1, CS6	Medium	Necessary	
Children's Social Care	No specific requirements. However the increased development will lead to increase demand for Children's Social Care although an estimate will rely on the tenure, size and number of dwellings.	✓	✓		Bracknell Forest Council	Not specified	Not specified	N/A	Core Strategy CS1, CS6	N/A	N/A	

Infrastructure	Infrastructure Required	Delivery Requirement			Lead Delivery Organisation	Cost	Sources of Funding	Any dependencies	Relevant DPD Policy / Objective	Risks (Contingencies)		
		Short	Medium	Long						Risk of not proceeding	Importance to delivery of site/DPD	Contingency
Adult Social Care	No specific improvements although it is estimated that approx. 3.3% of residents in the new development areas would require ASC support.	✓	✓		Bracknell Forest Council	N/A	N/A	N/A	Core Strategy CS1, CS6 CS16	N/A	N/A	
Community Centres	Contribution to existing facilities; explore shared facilities with Warfield site. Potential to co-locate with libraries, youth provision, leisure, meeting space etc.	✓	✓		Developer Bracknell Forest Council	£340k	Developer contributions – S106	Developer contributions Negotiate co-locating Land secured Planning permission Development / phasing of Cluster 4 and negotiations to secure joint facility.	Core Strategy CS1, CS6, CS8	Medium	Preferred	
Libraries	Possible contributions towards Bracknell Town Library	✓	✓		Bracknell Forest Council	circa £88,000	Developer contributions	Funding	Core Strategy CS1, CS6	Medium	Preferred	
Youth Facilities	Preference for bespoke dedicated youth centre with good access.	✓	✓		Bracknell Forest Council Developer	Subject to negotiation.	Developer funded	Funding. Land made available by the developer.	Core Strategy CS1, CS6, CS8	Medium	Necessary	

Infrastructure	Infrastructure Required	Delivery Requirement			Lead Delivery Organisation	Cost	Sources of Funding	Any dependencies	Relevant DPD Policy / Objective	Risks (Contingencies)		
		Short	Medium	Long						Risk of not proceeding	Importance to delivery of site/DPD	Contingency
	<p>The size and design of each centre would need to be based upon the numbers of young people anticipated in each cluster.</p> <p>Estimated yield: 73.34 11-19 yr olds.</p> <p>The centre would require a suitable level of revenue to allow it to be utilised over several evenings of each week.</p>											
Built Sports	Contribution towards improving local sporting facilities	✓	✓		Bracknell Forest Council	Not specified	Developer contributions		Core Strategy CS1, CS6	Medium	Preferred	
Public Art	<p>Negotiated on a site-by-site basis.</p> <p>Contributions circa 1% of the gross development costs excluding land.</p>	✓	✓		Developer Bracknell Forest Council	Circa 1% of gross development costs excluding land.	Developer contributions	None specified.	Core Strategy CS1, CS6, CS7	Medium	Preferred	
Heritage	If the proposal is identified as having an impact on archaeological remains then they	✓	✓		Bracknell Forest Council Developer Berkshire Archaeology	Not specified	Developer contributions Heritage Lottery Funding	Funding	<u>BEFLP</u> EN6, EN7, EN12	High	Preferred	

Infrastructure	Infrastructure Required	Delivery Requirement			Lead Delivery Organisation	Cost	Sources of Funding	Any dependencies	Relevant DPD Policy / Objective	Risks (Contingencies)		
		Short	Medium	Long						Risk of not proceeding	Importance to delivery of site/DPD	Contingency
	should be preserved in situ or if this is not feasible, an archaeological excavation for the purposes of preservation by record.								Core Strategy CS1, CS6			
Affordable Housing	An appropriate level of Affordable Housing on Site in line with policy.	✓	✓		Bracknell Forest Council	Unknown	Developer funded	Land Planning Permission RSL partnership	Local Plan H8 Core Strategy CS1, CS16	Low	Preferred	
Police Service	Possible improvements to local police facilities and/or additional manpower.	✓	✓		Thames Valley Police Authority	unknown	TVPA, plus TVPA seeking developer contributions		Core Strategy CS1, CS6	High	Preferred	Not required.
Ambulance Service	SCAS has advised that any increase in population will lead to an increase in calls for the ambulance service. SCAS services are commissioned by the PCT and provisions are in place to respond to circumstances where there is a large increase in	✓	✓		Southern Central Ambulance Service	Not Specified	PCT	Not Specified	Core Strategy CS1, CS6	Low	Necessary	

Infrastructure	Infrastructure Required	Delivery Requirement			Lead Delivery Organisation	Cost	Sources of Funding	Any dependencies	Relevant DPD Policy / Objective	Risks (Contingencies)		
		Short	Medium	Long						Risk of not proceeding	Importance to delivery of site/DPD	Contingency
	999 calls. If a greater than 10% increase in calls, occurs, SCAS will be required to submit a case to the PCT for an increase in funding to provide additional resources to cope with the rise in demand.											
Fire & Rescue Service	It may be necessary to upgrade Bracknell Fire Station from one full and one part time provision to two full time provision.	✓	✓		Royal Berkshire Fire & Rescue (RBFRS)	£500k p/a revenue £100k capital works	RBFRS funded from revenue budgets developer funded improvements to Fire Station	Developer contributions and planning permission for improvements (if required)	Core Strategy CS1, CS6	Medium	Preferred	tbc.
Primary Health Care	One potential new facility (or replacement of existing) required for East and West Binfield and Amen Corner SPD site.	✓	✓		PCT/Practice	Not known	Developer Contributions to be secured by either land/ facility or a monetary contribution (where on or off-site provision not readily available at the time)	Planning consent for any new built primary care facilities	Core Strategy CS1, CS6	Medium	Necessary	S106 agreement linked to planning permission to secure contributions
Acute Care / General Hospitals & Mental Health Provision	None identified				NHS							
Cemeteries and Crematoriums	No site specific requirements.				Bracknell Forest Council				Core Strategy			

Infrastructure	Infrastructure Required	Delivery Requirement			Lead Delivery Organisation	Cost	Sources of Funding	Any dependencies	Relevant DPD Policy / Objective	Risks (Contingencies)		
		Short	Medium	Long						Risk of not proceeding	Importance to delivery of site/DPD	Contingency
									CS1, CS6			
Green												
Open Space	<p>Resident yield: 924.</p> <p>Open Space Contribution: 3.97 ha.</p> <p>Loss of OSPV and outdoor sport - very high mitigation requirements would be necessary.</p> <p>Opportunities should be sought for:</p> <ul style="list-style-type: none"> • Raising quality of existing green spaces • Creating new links between and extensions of existing green spaces • Identifying and providing new larger recreational open spaces 	✓	✓	Developers Land owners Bracknell Forest Council Voluntary Sector	Not yet known	Developer provision / contribution; Bracknell Forest Council – Capital Programme; External grant support.	Not specified	BEFLP R4, R5, R7, R8 Core Strategy CS1, CS6, CS7, CS8	Low	Necessary		

Infrastructure	Infrastructure Required	Delivery Requirement			Lead Delivery Organisation	Cost	Sources of Funding	Any dependencies	Relevant DPD Policy / Objective	Risks (Contingencies)		
		Short	Medium	Long						Risk of not proceeding	Importance to delivery of site/DPD	Contingency
	At a general level, demand for allotments and sports pitches is greater than current supply and so additional population levels will require relatively higher increases in provision. Play provision opportunities should be sought to provide larger, more adventurous provision across the age ranges; with less reliance on numerous small Local Areas for Play. This should include allowing for natural play.											
SANG	On-site bespoke SANG of at least 8 ha /1000 persons: minimum contribution of at least 7.39 ha from 400 dwellings including provision for its maintenance in perpetuity and contribution to Strategic Access Management and Monitoring.	✓	✓		Bracknell Forest Council with contributions, land or works funded by developers.	Strategic contributions on a per bedroom basis (to be included as soon as possible). Bespoke SANG – on a site by site basis.	Developer – s106	The Avoidance and Mitigation Strategy is under review through an SPD. The Strategic Access Management and Monitoring contribution is dependent on partnership working arrangements between 11 local authorities.	<u>BFBLP</u> EN3, EN4 <u>Core Strategy</u> CS1, CS6, CS7, CS14	Low	Critical	

Infrastructure	Infrastructure Required	Delivery Requirement			Lead Delivery Organisation	Cost	Sources of Funding	Any dependencies	Relevant DPD Policy / Objective	Risks (Contingencies)		
		Short	Medium	Long						Risk of not proceeding	Importance to delivery of site/DPD	Contingency
	Links to The Cut Countryside Corridor may be possible; however, onsite bespoke SANG must be suitable as a standalone site. Provision may be off-site if it can pass an Appropriate Assessment.						Measures to avoid and mitigate impacts on the SPA will be monitored for their efficacy and may need to be reviewed.					
Biodiversity	To include protection, buffering, restoration and creation of habitats along The Cut, adjacent Local Wildlife Sites, the network of ponds and semi-natural habitats on the golf course and adjacent areas. Foraging areas may be required for amphibian and badger populations in the area.	✓	✓		Bracknell Forest Council Developers Landowners	Not available	Developer provision / LID contributions for offsite provision and strategic projects.	Permission for survey on private land Land values Physical conditions affecting habitat types Space restrictions relating to housing provision/density	<u>BFBLP</u> EN1, EN2, EN3, EN4, EN14 <u>Core Strategy</u> CS1, CS6, CS7	Medium	Preferred	
Flood Defence	Similar to Cluster 4 in environmental terms;	✓	✓		Bracknell Forest Council, Developers, Landowners,	Site design & layout issue	Developer - s106	Design and layout of development to accord with site specific SFRA	<u>Core Strategy</u> CS1, CS6, CS7	Low	Necessary	Infrastructure required to facilitate development of site. If no

Infrastructure	Infrastructure Required	Delivery Requirement			Lead Delivery Organisation	Cost	Sources of Funding	Any dependencies	Relevant DPD Policy / Objective	Risks (Contingencies)		
		Short	Medium	Long						Risk of not proceeding	Importance to delivery of site/DPD	Contingency
	Difference being more watercourses cross this site with a greater proportion at risk of surface water flooding; Green infrastructure, suitable buffer zones to water courses, deculverting and SUDS should be incorporated into site design to mitigate concerns.				EA.			and Environment Agency approval required.				development, no infrastructure -required.
Public Rights of Way	Bracknell FP10 is on eastern edge of site. Safeguard and extend The Cut path.	✓	✓		Bracknell Forest Council	Not yet known	Developer provision BFC has duty to maintain paths but limited capacity to improve or extend	None specified. Phasing of development. Land owner agreement.	<u>BEFLP</u> R8 <u>Core Strategy</u> CS1, CS6, CS7, CS23, CS24	Medium	Preferred	

Appendix 1: Planning Policy

The following section provides a 'top-down' context to planning policy at national, regional and local level.

National Policy

The Government's Strategy for Sustainable development, '**A Better Quality of Life - A Strategy for Sustainable Development for the UK**' (May, 1999), sets out four Government objectives:

- Social progress which recognises the needs of everyone
- Effective protection of the environment
- The prudent use of natural resources
- The maintenance of high and stable levels of economic growth

Local Planning Authorities contribute to sustainable development through development plans. **Planning Policy Statement (PPS) 1- Delivering Sustainable Development**, serves to underpin the Government's stance through the planning system by "facilitating and promoting sustainable and inclusive patterns of urban and rural development". Paragraph 5 states that such plans should seek to:

1. Make suitable land available for development in line with economic, social and environmental objectives to improve people's quality of life;
2. Contribute to sustainable economic development;
3. Protect and enhance the natural and historic environment, the quality and character of the countryside, and existing communities;
4. Ensure high quality development through good and inclusive design, and the efficient use of resources; and
5. Ensure that development supports existing communities and contributes to the creation of safe, sustainable, liveable and mixed communities with good access to jobs and key services for all members of the community.

Infrastructure planning is an essential component of planning sustainable communities, directly impacting upon whether these objectives can be delivered on the ground. As such, provision of infrastructure will be a key consideration in the assessment of a site's viability for development and their requirements will be used to inform LDF documents in allocating sites for development.

PPS 12 - Local Spatial Planning: Section 4.8 states that infrastructure planning should take into account the type and distribution of development, who will provide the infrastructure and when. The policy advises the IDP be informed from a "robust evidence-base" by identifying:

- Infrastructure needs and costs
- Phasing of development
- Funding sources
- Responsibilities for delivery

This methodology will seek to "draw on and in parallel influence any strategies and investment plans of the local authority and other organisations...to align their planning processes." As such key infrastructure providers have been engaged to provide information and evidence supporting this document.

Regional Policy

There is no longer a regional tier of planning policy. The Coalition Government has revoked the SEP, advising that it will be abolished in due course.

Local Policy

The **Sustainable Communities Strategy** (SCS) is the product of a collaboration between the service providers in the Borough that form the Bracknell Forest Partnership. The SCS sets out the Borough's long-term vision, consistent with national and regional policy, up to 2030 aimed at improving the lives of residents, workers and visitors alike.

The objectives for the Borough include preserving and enhancing Bracknell's green character, improving accessibility to public services and the town centre for all and strengthening local communities through the economy, recreation and opportunity. Physical, social and green infrastructure, as considered in this Plan, all play an important part in delivering this overarching vision.

Bracknell Forest Council's **Core Strategy** contains the framework for "guiding the location and level of development in the Borough up to 2026". The document contains policies that affect the provision of physical, social and green infrastructure. Alongside the Bracknell Forest Borough Local Plan, these supporting policies are cross-referenced under their particular service headings in the delivery schedules.

Core Strategy Policy CS1 outlines the Borough's strategic objective for sustainable development, to deliver national objectives in the local context. Policy CS6 - Limiting the Impact of Development outlines the Council's stance on "contributions to the delivery of infrastructure needed to support growth...and mitigating adverse impacts on communities, transport and the environment."

Bracknell Forest's **Limiting the Impact of Development** SPD provides guidance on planning obligations that might be required to satisfy planning policy aimed at making development more sustainable. This document assists in achieving a consistent approach in mitigating the impact of development in the determination of planning applications and has been used to gauge anticipated development contributions for this plan.

Securing Funding from Developers

Under the current mechanism funding from developers is secured under planning obligations in line with Circular 5/05. The recent Community Infrastructure Levy (CIL) regulations which came into force April 2010 provide a transition period to 2014 for Local Authorities to adopt a CIL. The mechanism for securing developer contributions towards infrastructure currently used at Bracknell Forest Council is under Section 106 of the Town and Country Planning Act.

Glossary

Affordable Housing – includes social rented and intermediate housing, provided to specified eligible households whose needs are not met by the market.

Annual Monitoring Report (AMR) – Annual report submitted to government on the progress of preparing the Local Development Framework and the effectiveness of policies and proposals.

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

Core Strategy Development Plan Document – Sets out the Council’s long-term vision and strategy to be applied in promoting and managing development throughout Bracknell Forest Borough.

Defined Employment Areas – distinct areas within settlements where employment development already takes place in a successful manner. Development for employment-generating uses will be directed to these areas along with Bracknell Town Centre.

Deliverable Sites - those which are:

- Available - now
- Suitable - offering a locate for development now and would contribute to the creation of sustainable, mixed communities
- Achievable - there is reasonable protected that the housing will be delivered on the site

Developable Sites - those which should be in a suitable location for housing development and there should be a reasonable protected that the site is available for, and could be developed at the point envisaged

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

Edge of Centre Retail Sites - defined as being within 300m walking distance of the

Gaps - help preserve the physical and visual separation of settlements by protecting the rural areas between them.

Greenfield Site – Land which has not been previously developed.

Historic Park and Gardens - includes Ascot Place, Winkfield; Moor Close (Newbold Colleges)m Binfield; South Hill Park, Bracknell; and Broadmoor Hospital, Crowthorne.

Listed Building - buildings and other special features of architectural or historic importance which contribute to the character and quality of the environment,.

Local Development Framework (LDF) – A non-statutory term used to collectively describe the Local Development Documents that together guide development and use of land in the borough.

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

Open Space of Public Value (OSPV)

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

Previously Developed Land (PDL) - see 'brownfield land' above

Proposals Map – A map forming part of the Local Development Framework which identifies the locations to which policies and proposals set out in DPDs apply.

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

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

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

Strategic Environmental Assessment (SEA) – Internationally used term to describe high-level environmental assessment as applied to policies, plans and programmes required by the EU SEA Directive.

Supplementary Planning Document (SPD) – A type of Local Development Document that provides further guidance to the implementation of planning policies and proposals. SPDs hold less weight than a Development Plan Document.

Sustainability Appraisal (SA)– The assessment of the impact of plan policies from an environmental, economic and social perspective, which full incorporates the requirements of the SEA Directive.

Sustainable Urban Drainage System (SUDS)– A sequence of management practices and control structures design to drain surface water in a sustainable manner.

Copies of this booklet may be obtained in large print, Braille, on audio cassette or in other languages. To obtain a copy in an alternative format please telephone 01344 352000

Nepali

यस प्रचारको सक्षेपं वा सार निचोड चाहिं दिइने छ ठूलो अक्षरमा, ब्रेल वा क्यासेट सून्नको लागी । अरु भाषाको नक्कल पनि हासिल गर्न सकिने छ । कृपया सम्पर्क गनुहोला ०१३४४ ३५२००० ।

Tagalog

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Urdu

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Polish

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Portuguese

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Draft Sustainability Appraisal Report (Incorporating SEA) Site Allocations DPD Preferred Option

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Foreword

This Sustainability Appraisal (SA) has examined how the different options for the Site Allocations Development Plan Document (DPD) contribute towards sustainable development. The process has made recommendations on how to improve the sustainability of the DPD, and this has enabled the plan to be amended to improve their overall sustainability. This document gives details of the process to date and indicates how the sustainability of the DPD has been enhanced.

This Draft SA Report is published alongside the Site Allocations DPD Preferred Options and these documents are subject to a six week consultation period between Monday 8th November and Friday 17th December 2010. Representations on the plan and the Sustainability Appraisal will be considered by Bracknell Forest Council in order to inform the production of the Submission Site Allocations DPD and the Final SA Report.

Therefore, we welcome any representations you have on this appraisal process by 17th December 2010.

Please send representations to:

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1 Introduction

Introduction

1.1 An essential consideration when drawing up planning documents is their effect on the environment and people's quality of life, both now and in the future. To help address this, Sustainability Appraisals and Strategic Environmental Assessments are carried out alongside the preparation of these plans to make sure social, environmental and economic issues are taken into account at every stage so that sustainable development is delivered on the ground.

1.2 This document is a Draft Sustainability Appraisal (SA) Report, incorporating the requirements of a Strategic Environmental Assessment (SEA), of the Site Allocations Development Plan Document (DPD) Preferred Options. It is published for a six week period of consultation between 8 November and 17 December 2010.

1.3 The SA is being conducted in line with the Communities and Local Government (CLG) Plan Making Manual (Sustainability Appraisals)⁽²⁾ and additional guidance targeted specifically towards climate change and biodiversity. Earlier SA work and consultation responses carried out for the aborted Development Management; Housing and Commercial Policies and Sites DPD are also being taken account in the Site Allocations DPD SA Process.

Sustainable Development

1.4 Sustainable development first moved into mainstream policy making and legislation after the Rio Earth summit in 1992, having emerged as a key issue in 1987, highlighted by Bruntland. Following the Rio Earth Summit, the UK government produced 'A Better Quality of Life, a Strategy for Sustainable Development in the UK' (1999), which described the main themes of sustainable development. These were highlighted as being:

- Maintenance of high and stable levels of economic growth and employment;
- Social progress which recognises the needs of everyone;
- Effective protection of the environment; and
- The prudent use of natural resources.

1.5 Subsequently, in March 2005 a new UK framework for sustainable development 'Securing the Future' was launched which took account of new policies since 1999, and highlighted the renewed international push for sustainable development from the World Summit on Sustainable Development in Johannesburg in 2002. Five principles of sustainable development are identified in 'Securing the Future':

- Living within environmental limits;
- Ensuring a strong, healthy and just society;
- Achieving a sustainable economy;
- Promoting good governance; and
- Using sound science responsibly.

1.6 A Council Officer and member working group drafted a local definition of sustainable development which has been adopted by Bracknell Forest Council:

2 See <http://www.pas.gov.uk/pas/core/page.do?pageId=152450http://>

1.7 *“Sustainable development is development which meets the needs of the present without compromising the ability of future generations to meet their own needs. Therefore sustainability is acting to create harmony between a developed economy and the environment”*

1.8 For ease of use the themes of sustainability are typically categorised under the 3 general headings of social, economic and environmental. However, in reality many of the issues overlap and do not fall distinctly into one of these categories. The Site Allocations DPD should be based on the principles of sustainable development.

The Local Development Framework

1.9 The Bracknell Forest Local Development Framework (LDF) comprises a number of individual documents called Local Development Documents (LDDs) that together will guide the future development of the Borough. The Local Development Scheme (LDS)⁽³⁾ is a three year project plan, prepared by the Council, which outlines every LDD that the Council intends to produce over the next three years, along with timetables for their preparation. It also outlines which current Local Plan Policies have been saved beyond 2007.

1.10 The LDS will include:

- Development Plan Documents (DPDs)⁽⁴⁾ which contain policies and proposals and are subject to external examination. DPD's therefore carry full statutory weight for determining planning applications.
- Supplementary Planning Documents (SPDs)⁽⁵⁾ which provide additional information to explain policies and proposals in more detail to assist in the preparation of planning applications.

1.11 The Council has in place an adopted Core Strategy DPD (February 2008), a Statement of Community Involvement (2006) and a number of SPD's. In addition to the Site Allocations DPD the Council also intends to produce the following documents as programmed in the current LDS:

- Core Strategy DPD review
- Character Areas SPD
- Limiting the Impact of Development SPD review
- Streetscene SPD
- Thames Basin Heaths Special Protection Area Avoidance and Mitigation SPD
- Warfield SPD

1.12 The Site Allocations Development Plan Document is a DPD which will allocate site for housing, employment and other uses. It will also review certain designations. It will relate to policies in the Core Strategy DPD and saved policies in the Bracknell Forest Borough Local Plan. The Site Allocations DPD will also tie in with other plans such as the Sustainable Community Plan and Local Transport Plan 3. The production of the Site Allocations DPD will be informed by an iterative SA and SEA and an Equality Impact Assessment (EqIA).

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

4 See <http://www.bracknell-forest.gov.uk/dpd>

5 See <http://www.bracknell-forest.gov.uk/spd>

Aim of the Report

1.13 This Draft SA Report documents the SA process which has been carried out for the Sustainability Appraisal and Strategic Environmental Assessment of the Site Allocations DPD Preferred Options. It applies the SA methodology that was set out and agreed through consultation in the Site Allocations DPD SA Scoping Report (January 2010) and the Local Development Framework Scoping Report (January 2010).⁽⁶⁾

1.14 The overall aims of this SA/SEA are to:

- Make the DPD as sustainable as possible by integrating sustainable development into the strategy making process, influencing all stages of plan development.
- Provide a high level of environmental protection and balance environmental, economic and social considerations in the plan's preparation.
- Consult on the SA process at various stages to allow the public and stakeholders to input into its production.
- Provide an environmental, social and economic audit at appropriate spatial and temporal levels.

Strategic Environmental Assessment and Sustainability Appraisal

1.15 Strategic Environmental Assessment (SEA) is required by European Union Directive (2001/42/EC) on the assessment of the effects of certain plans and programmes on the environment. This Directive is often referred to as the "SEA Directive". SEA is likely to be required for DPDs, but for SPDs this would be only where they are considered to have the potential for causing significant environmental effects. Where this is the case a screening process is normally required to determine the need for SEA such that where significant negative environmental effects are likely an assessment is conducted and this can inform the means by which adverse impacts are avoided or minimised and the positive environmental effects are maximised.

1.16 Sustainability Appraisal (SA) is required in the UK by the Planning and Compulsory Purchase Act 2004. As there are many crossovers between SA and SEA, government guidance⁽⁷⁾ has recommended that the two processes be undertaken simultaneously. PPS12 is also specific on this issue where in paragraph 4.40 it states:

1.17 *"Sustainability appraisal fully incorporates the requirements of the European Directive on Strategic Environmental Assessment. Provided the sustainability appraisal is carried out following the guidelines in the A Practical Guide to the Strategic Environmental Assessment Directive and the Plan-Making Manual there will be no need to carry out a separate SEA."*

Site Allocations DPD

1.18 The purpose of the Site Allocations DPD is to establish how the Borough will deliver a responsive and flexible supply of land for housing and other land uses. It is a primary means of delivering Core Strategy DPD Policy CS2 which states that the Council will allocate land for development following a specified sequence. Production of the DPD is an essential component in meeting the Council's obligation under PPS1 (para. 27) to bring forward sufficient land of a suitable quantity in appropriate locations to meet the expected needs for housing, industrial, retail and commercial development, and for leisure and recreation.

6 See <http://www.bracknell-forest.gov.uk/sa>

7 See <http://www.pas.gov.uk/pas/core/page.do?pageId=152450http://>

1.19 The DPD will identify sites and appropriate timing, phasing and delivery mechanisms to meet housing targets. Other matters to be addressed include consideration of any inconsistencies in the definition of settlement boundaries and employment areas, notations on school land (relating to Open Space of Public Value), town centre and local centre boundaries and the most appropriate approach to sites in institutional use in the countryside (beyond the Green Belt). The outcome of this work will result in a need to amend the Council's current Proposals Map. In addition, the DPD will also allocate land for other uses which are likely to include:

- Employment
- Retail
- Gypsy and Traveller sites
- Leisure / Green and Blue Infrastructure
- Renewable energy
- Education
- Mixed Use (e.g. Bracknell Town Centre)
- Other key infrastructure as required

1.20 The DPD is subject to an independent examination and will be a material consideration as part of the development plan as defined by Section 38 (6) of the Planning and Compulsory Purchase Act (2004).

1.21 The DPD will be in general conformity with national planning guidance/statements and regional planning policy. It will demonstrate its compliance with the Core Strategy DPD and it will conform with the Sustainable Community Strategy. The production of the DPD will also be influenced by other Council, partnership and local strategies.

1.22 The intention to prepare a DPD covering the allocation of sites is highlighted in the Bracknell Forest Local Development Scheme (September 2009) which sets out the timetable for preparing documents forming part of the LDF (see above). The actual timetable can be seen at <http://www.bracknell-forest.gov.uk/sadpd>

1.23 At this stage, the general principles underlying the policies on housing delivery are not expected to change significantly and the DPD draws upon the Spatial Objectives for the Core Strategy DPD. It also takes account of national policy/guidance.

Stages of the SA Process

1.24 Government guidance on SA identifies the various stages of SA and how these relate to the different stages of preparing a Development Planning Document such as the Site Allocations DPD. The stages are shown in the table below.

Table 6 Incorporating SA within the DPD Process

DPD Stage 1: Pre-production – Evidence Gathering
SA stages and tasks
<p>Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope</p> <ul style="list-style-type: none"> • A1: Identifying other relevant policies, plans and programmes, and sustainability objectives.

<ul style="list-style-type: none"> • A2: Collecting baseline information. • A3: Identifying sustainability issues and problems. • A4: Developing the SA framework • A5: Consulting on the scope of the SA.
DPD Stage 2: Production
SA stages and tasks
<p>Stage B: Developing and refining options and assessing effects</p> <ul style="list-style-type: none"> • B1: Testing the DPD objectives against the SA framework. • B2: Developing the DPD options. • B3: Predicting the effects of the DPD. • B4: Evaluating the effects of the DPD. • B5: Considering ways of mitigating adverse effects and maximising beneficial effects. • B6: Proposing measures to monitor the significant effects of implementing the DPDs.
<p>Stage C: Preparing the Sustainability Appraisal Report</p> <ul style="list-style-type: none"> • C1: Preparing the SA Report
<p>Stage D: Consulting on the preferred options of the DPD and SA Report</p> <ul style="list-style-type: none"> • D1: Public participation on the preferred options of the DPD and the SA Report. • D2(i): Appraising significant changes.
DPD Stage 3: Examination
SA stages and tasks
<ul style="list-style-type: none"> • D2(ii): Appraising significant changes resulting from representations.
SPD Stage 4: Adoption and monitoring
SA stages and tasks
<ul style="list-style-type: none"> • D3: Making decisions and providing information
<p>Stage E: Monitoring the significant effects of implementing the DPD</p> <ul style="list-style-type: none"> • E1: Finalising aims and methods for monitoring. • E2: Responding to adverse effects.

This report is the Draft Sustainability Appraisal Report. Two previous stages of the SA have already been completed, the outputs of which have been as follows:

- Site Allocations DPD SA Scoping Report (January 2010);
- Site Allocations DPD Participation Document (February 2010). Appendix 6 - Initial SAs of Broad Areas.

Limitations

Appraisal of policies is rarely straightforward and the outcome may include considerable levels of uncertainty. The following levels of uncertainty must be taken into account when looking at the results.

- Scientific uncertainties – variability in data and collection measures will always exist to a greater or lesser degree.
- Natural variability – there is often considerable natural variability in sustainability issues, for example the weather and people’s actions.
- Lack of precision – environmental, social and economic issues can be difficult to quantify or measure with a high degree of accuracy.
- Uncertainty about exact implementation – with a ‘broad-brush’ strategy it is difficult to assess to a high degree of detail.

Research and professional judgement will help to reduce uncertainty but cannot completely eliminate it. Where there is no prospect of resolving such uncertainty in the immediate future, and if there are significant chances of damage to the environment, a precautionary approach has been taken in this appraisal. This is a standpoint which maintains there should be no delay in taking action to correct a threat of serious or irreversible damage to the environment merely because there is a lack of scientific certainty.

Consultation

There have been two formal stages of consultation and public participation so far throughout the appraisal process. Details are shown in the following table.

Table 7 Consultation on the Site Allocations DPD SA Process

Document	Consultation Period	Who was consulted?	Summary of Responses
Site Allocations DPD SA Scoping Report (January 2010)	21 January - 25 February 2010	Natural England, RSPB, BBOWT. The report was also made publicly available on the Council's website.	See Appendix 12 of this report.
Site Allocations DPD Participation Document (February 2010) Appendix 6 - Initial SAs of Broad Areas	February - April 2010	Natural England, RSPB, BBOWT. The report was also made publicly available on the Council's website.	See Summary of Responses to the SA DPD Participation Document, Section 6 - Responses to the Initial SA of Broad Areas.

2 Setting the Context, Objectives and Scope of the Appraisal (Stage A)

Identify relevant policies, plans and programmes, and sustainability objectives (Task A1)

2.1 The LDF SA Scoping Report (January 2010) includes a wide-ranging review of the plans, policies and programmes which are likely to impact on the plans within the Local Development Framework. This LDF SA Scoping Report has been revised and was consulted upon in parallel to the Site Allocation SA Scoping Report (January 2010). Therefore, the relevant policies, plans and programmes are identified in Appendix A of the LDF SA Scoping Report.⁽⁸⁾

Collecting baseline information (Task A2)

2.2 The aim of this stage of the SA is to collect relevant social, environmental and economic baseline information and produce a characterisation of the DPD area.

2.3 A comprehensive amount of baseline data is presented in Appendix A of the LDF SA Scoping Report.⁽⁹⁾ This DPD scoping exercise has identified that this level of detail is sufficient for the Site Allocations DPD and therefore no additional baseline data is necessary to inform its production.

Identifying sustainability issues and problems (Task A3)

2.4 This task requires the identification of key sustainability issues and problems relevant to the Site Allocations DPD, based on the review of plans and programmes, and the baseline information collected as part of the previous tasks.

2.5 The Site Allocations SA Scoping Report (January 2010) identified a number of significant sustainability issues within Bracknell Forest. These are:

Social

- Housing provision for all
- Pockets of deprivation in an otherwise prosperous Borough
- Access to essential facilities

Environmental

- Protecting the landscape character of the Borough
- Biodiversity and conservation issues, especially key species and habitats
- Reduction in waste and increase in reuse/recycling/recovery
- Reduction in fossil fuels for energy use
- Air Quality
- Water usage
- Water quality

8 See <http://www.bracknell-forest.gov.uk/sa>

9 See <http://www.bracknell-forest.gov.uk/sa>

Economic

- Redevelopment of Bracknell Town Centre
- Skills shortage
- Reducing congestion and journey times

2.6 All of the identified issues above are presumed to be relevant to the Site Allocations DPD. In addition, other matters which are likely to be of relevance to the Site Allocations DPD are:

- Mitigating the impact upon the Thames Basin Heaths Special Protection Area.
- Flooding.
- Climate Change.
- Infrastructure provision.

Developing the SA framework (Task A4)

2.7 The SA framework is made up of a number of SA objectives which are then used to test the plan. SA objectives were produced as part of the LDF SA Scoping Report (January 2010), and as these are also considered relevant to the Site Allocations DPD, these have been used for this SA.

Table 8 SA Objectives

Bracknell Forest Council SA Objectives
SA1: To meet local housing needs by ensuring that everyone has the opportunity to live in a decent, sustainably constructed and affordable home
SA2: To reduce the risk of flooding and harm to people, property and the environment
SA3: To protect and enhance human health and wellbeing
SA4: To reduce poverty and social exclusion
SA5: To raise educational achievement levels
SA6: To reduce and prevent crime and the fear of crime
SA7: To create and sustain vibrant ⁽¹⁰⁾ and locally distinctive communities
SA8: To provide accessible essential services and facilities
SA9: To make opportunities for culture, leisure and recreation readily accessible
SA10: To encourage urban renaissance by improving efficiency in land use, design and layout. This includes making best use of previously developed land in meeting future development needs
SA11: To maintain air quality and improve where possible
SA12: To address the causes of climate change through reducing emissions of greenhouse gases, and ensure Bracknell Forest is prepared for associated impacts

¹⁰ Vibrant communities are those where people are engaged in civic activities (defined by the Integrated Regional Framework for the South East)

Bracknell Forest Council SA Objectives
SA13: To conserve and enhance the Borough's biodiversity
SA14: To protect and enhance where possible the Borough's characteristic countryside and its historic environment in urban and rural areas
SA15: To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys
SA16: To sustainable use and re-use renewable and non-renewable resources
SA17: To address the waste hierarchy by: minimising waste as a priority, reuse, then by recycling, composting or energy recovery
SA18: To maintain, protect and improve water quality in the Borough's water courses including groundwater and to achieve sustainable water resource management
SA19: To maintain and improve soil quality
SA20: To increase energy efficiency, and the proportion of energy generated from renewable sources in the Borough
SA21: To ensure high and stable levels of employment
SA22: To sustain economic growth and competitiveness of the Borough
SA23: To encourage 'smart' ⁽¹¹⁾ economic growth
SA24: To develop and maintain a skilled workforce by developing the opportunities for everyone to acquire the skills to find work

2.8 When carrying out an SA, the SA objectives are used to assess the plan. The appraisal is informed by the information from previous stages, notably the review of plans and programmes, and the baseline data, but is also based on the professional judgement of members of the Design, Environment and Transport team at Bracknell Forest Council.

Consulting on the scope of the SA (Task A5)

There have been two formal stages of consultation and public participation so far throughout the appraisal process as shown in the following table. This preferred option consultation is the third consultation on the SA process.

Table 9 Consultation on the Site Allocations DPD SA Process

Document	Consultation Period	Who was consulted?
Site Allocations DPD SA Scoping Report (January 2010)	21 January - 25 February 2010	Natural England, RSPB, BBOWT. The report was also made

11 Smart growth describes economic growth that does not require the importing of extra labour or the use of extra land. This is achieved by such means as: encouraging more of the existing population to become economically active; increasing the skill base of the workforce; the use of technology to improve productivity; and out-sourcing jobs that do not have to be based in the area.

Document	Consultation Period	Who was consulted?
		publicly available on the Council's website.
Site Allocations DPD Participation Document (February 2010) Appendix 6 - Initial SAs of Broad Areas	February - April 2010	Natural England, RSPB, BBOWT. The report was also made publicly available on the Council's website.
Site Allocations DPD Preferred Options Draft SA Report (November 2010)	8 November - 17 December 2010	TBC

2.9 A summary of the consultation responses relating to the first two consultations above are provided in Appendices 12 and 13 to this document.

3 Plan Issues and Options (Stage B)

Testing the DPD objectives against the SA Framework (Task B1)

3.1 In order to ensure that the principles of sustainability are adequately enshrined within the DPD, it is important for the Site Allocations DPD objectives to be tested for compatibility with the SA objectives. The aim of this process is to help refine the objectives of the DPD where necessary, and identify potential areas of conflict which need to be addressed.

3.2 The objectives of the DPD are based on the objectives of the Core Strategy DPD (adopted February 2008), to ensure consistency with the LDF. Further sub-objectives have been added specifically for the Site Allocations DPD in response to comments made during previous consultations on the Development Management: Housing and Commercial Policies and Sites DPD.

Table 10 Core Strategy Objectives (including expanded objectives specific to the Site Allocations DPD)

A	To plan for a balance of housing and employment growth.
(i)	<i>To ensure a continuous supply of land for housing to facilitate the delivery of new homes.</i>
B	To aid the delivery of housing in the Borough which meets the needs of all sectors of the community, including the provision of affordable housing.
C	To deliver the regeneration of Bracknell Town Centre.
D	To promote a sequential approach to the location of new development.
E	To promote a transport system which enables access to services, by a choice of transport modes.
(i)	<i>To mitigate against the impacts of development on the Strategic Road Network.</i>
F	To ensure high quality well designed development is delivered in the Borough
G	To support and facilitate essential community facilities and infrastructure in accessible locations.
(i)	<i>To co-ordinate new developments with the provision of infrastructure so that it is available for occupiers of new developments at appropriate points in the development process.</i>
H	To deliver accessible development meeting the needs of the Borough.
I	To maintain and improve the built and natural environment, and to avoid or mitigate the effects of new development upon the natural and historic environment.
J	To maintain high and stable levels of economic growth.

K	To promote the sustainable use and disposal of resources.
L	To mitigate against and adapt to climate change.

3.3 A compatibility matrix of the DPD Objectives is shown below. The key to symbols can be found at the end of the table.

Table 11 Compatibility of DPD objectives with SA objectives

SA Objectives	Core Strategy and Site Allocations DPD Objectives											
	A(i)	B	C	D	E (i)	F	G(i)	H	I	J	K	L
SA1: To meet local housing needs by ensuring that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	+	+	+	+		+		+	+			+
SA2: To reduce the risk of flooding and harm to people, property and the environment			+			+			+			+
SA3: To protect and enhance human health and wellbeing	+	+	+			+	+	+	+	+		+
SA4: To reduce poverty and social exclusion	+	+	+		+	+	+	+		+		
SA5: To raise educational achievement levels							+					
SA6: To reduce and prevent crime and the fear of crime			+			+	+					
SA7: To create and sustain vibrant and locally distinctive communities	+	+	+	+	+	+	+	+	+	+		
SA8: To provide accessible essential services and facilities	+	+	+	+	+		+	+				+
SA9: To make opportunities for culture, leisure and recreation readily accessible			+	+	+		+	+				+
SA10: To encourage urban renaissance by improving efficiency in land use, design and layout. This includes making best use of previously developed land in meeting future development needs		-	+	+	+	+	+	+	+		+	+
SA11: To maintain air quality and improve where possible			+	+	+	+	+	+		-	+	+

SA Objectives	Core Strategy and Site Allocations DPD Objectives											
	A(i)	B	C	D	E (i)	F	G(i)	H	I	J	K	L
SA12: To address the causes of climate change through reducing emissions of greenhouse gases, and ensure Bracknell Forest is prepared for associated impacts			+	+	+	+	+	+		-	+	+
SA13: To conserve and enhance the Borough's biodiversity	-		+	+	+	+	+	+	+	-	+	+
SA14: To protect and enhance where possible the Borough's characteristic countryside and its historic environment in urban and rural areas	-		+	+	+	+	+	+	+	-	+	+
SA15: To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys	+		+	+	+		+	+				+
SA16: To sustainably use and re-use renewable and non-renewable resources					+	+	+	+			+	+
SA17: To address the waste hierarchy by: minimising waste as a priority, reuse, then by recycling, composting or energy recovery											+	+
SA18: To maintain, protect and improve water quality in the Borough's water courses including groundwater and to achieve sustainable water resource management						+			+		+	+
SA19: To maintain and improve soil quality			+						+		+	
SA20: To increase energy efficiency, and the proportion of energy generated from renewable sources in the Borough			+		+	+			+		+	+
SA21: To ensure high and stable levels of employment	+	+	+	+	+			+	+	+		-
SA22: To sustain economic growth and competitiveness of the Borough	+	+	+	+	+			+	+	+		-

SA Objectives	Core Strategy and Site Allocations DPD Objectives											
	A(i)	B	C	D	E (i)	F	G(i)	H	I	J	K	L
SA23: To encourage 'smart' economic growth	+	+	+	+	+		+	+		+		
SA24: To develop and maintain a skilled workforce by developing the opportunities for everyone to acquire the skills to find work	+			+			+					

Key

+	Compatible
-	Incompatible

3.4 Where the table is left blank, these objectives are not applicable, not directly related to each other, or neutral.

3.5 The compatibility assessment has identified some inconsistencies between the two sets of objectives; in particular the plan objectives to encourage economic growth have the potential to conflict with the protection of the environment. This exercise is valuable when carrying out the appraisal as it identifies areas where objectives need to be balanced to ensure outcomes are consistent and where possible achieve a win-win situation.

Initial Options Considered and how these were Identified (Task B2)

3.6 The SEA Directive requires that the Environmental Report (in this case the SA Report) should consider '*reasonable alternatives taking into account the objectives and the geographical scope of the plan or programme*' and it should '*give an outline of the reasons for selecting the alternatives dealt with.*'

3.7 New development will be needed in Bracknell Forest to meet the borough's needs for housing, to support economic wellbeing and to provide the range of facilities needed to create sustainable communities. The purpose of the Site Allocations DPD is to allocate sites, indicate their proposed uses and identify the related infrastructure needs.

3.8 There is more than one way of meeting the needs of people who live and work in and around the Borough of Bracknell Forest, so various options were presented in the Site Allocations DPD Participation Document (February 2010).

3.9 The options for the Site Allocations DPD were guided by the following:

- **The long term vision for the Borough to 2030**, as set out in the Sustainable Community Strategy. This covers all aspects of life and contains priorities in relation to: a thriving population, a desirable place and cohesive communities. The adopted Core Strategy is the spatial expression of the Sustainable Community Strategy and the Site Allocations DPD will help deliver the shared vision.
- **The Core Strategy Objectives and Site Allocations DPD Sub-Objectives** (as outlined in table 3.1 above). These have been identified to help develop strategic policies.

3.10 The options were developed by Planning Officers within the Local Plans Team at the Council and have been chosen as realistic and achievable ways of meeting the objectives of the Core Strategy.

3.11 The table below lists the initial options that were developed.

Table 12 Initial Options Developed

Initial Options / Approaches
Development Needs
A Robust and Flexible Land Supply for Housing
Travelling Populations
Warfield Park
Employment
Employment Sites outside Settlements
Retail Centre Boundaries
Bracknell Town Centre
Crowthorne Centre
Infrastructure
School Sites
Schools outside the Settlement Boundary and the Green Belt
Locations for Housing Development
Bracknell Town Centre Housing Options
Previously Developed Land Within Settlements (Increasing the Potential)
Previously Developed Land Within Settlements (Density)
Other Land Within Defined Settlements
Broad Areas - Strategic Options
Site Appraisals
<u>Broad Areas</u>
Broad Area 1: South West Sandhurst
Broad Area 2: Broadmoor
Broad Area 3: North East Crowthorne

Initial Options / Approaches

Broad Area 4: West Binfield

Broad Area 5: East Binfield

Broad Area 6: North Warfield

Broad Area 7: Chavey Down Longhill Road

Broad Area 8: East Bracknell

SHLAA Sites:

- Previously Developed Land and Buildings in Defined Settlements
- Other Land within Defined Settlements
- Rounding Off Sites

3.12 'Do nothing' or 'business as usual' scenarios were considered, where relevant. For example, a 'business as usual' option was presented for consultation at the Issues and Options stage. Option 1. for Travelling Populations was to *'rely on the application process to meet future need rather than specifically allocate additional pitches'*.

Other Options Considered and why these were Rejected

3.13 The option of 'no further development' was discounted at this stage. This was not considered realistic since the Council, through its adopted Core Strategy, is already committed to a certain level of growth.

Predicting and Evaluating the Effects of the Initial Options and Considering Mitigation (Tasks B3 - B5)

3.14 The purpose of these tasks is to predict and assess the effects of the Site Allocations DPD, highlight the sustainability implications of each, suggest recommendations for improvement and to consider mitigation.

3.15 The assessment involves predicting and evaluating the significant effects of each policy against the SA objectives. Baseline information (See Appendix A of the LDF SA Scoping Report)⁽¹²⁾ is used to inform the decisions regarding scoring, but professional judgement is also used, therefore there is some subjectivity in the assessment. Reasoning behind the scoring is given in the commentary section. Also, where mitigation is considered necessary to minimise adverse effects or maximise beneficial effects, this is suggested in the commentary column.

3.16 The methodology used to predict and assess effects is summarised in the table below.

¹² See <http://www.bracknell-forest.gov.uk/sa>

Table 13 Assessment Table Approach

SA Objective	Assessment of Effect	Commentary	Optimising / Mitigating
SA1: To meet local housing needs by ensuring that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	++		
SA2: To reduce the risk of flooding and harm to people, property and the environment	+		
Etc.			

3.17 The 'assessment of effects' column is scored using the following scoring system:

Table 14 Key

Scoring	Explanation
++	Very positive effect on the SA objective
+	Minor positive effect on the SA objective
0	Neutral
-	Minor negative effect on the SA objective
--	Very negative effect on the SA objective
+/-	Positive and negative effects
I	Outcome dependant upon implementation
?	Impact cannot be predicted

Site Specific Appraisal

3.18 The appraisal is not intended to be a detailed project-level assessment of each site, such as that provided by an Environmental Impact Assessment, but is a strategic level assessment providing a broad comparison of the proposed sites to inform strategic policy. As a result the appraisal does not consider the detailed implementation of planning permissions, such as type of building construction and design of development, which will also impact on the sustainability of the site.

3.19 The full appraisal tables, presenting the testing of all objectives against each site at the issues and options stage, can be found in Appendices 2- 6.

3.20 Some general points coming out of the appraisal, which relate to all of the sites, include:

- For every site, crime reduction and prevention (objective 6) will be dependant upon implementation, and the extent to which the development takes account of the principles of 'designing out' crime.

- The effects of each individual site upon climate change (objective 12) and energy efficiency (objective 20) are unclear at this level. In most cases, increasing development within the Borough will inevitably lead to increased CO2 emissions through domestic energy use, increased transportation etc, although this can be minimised by incorporating adaptation measures in the implementation stage. Therefore these objectives are mainly relevant to the Core Strategy.
- The sustainable use and re-use of natural resources (objective 16) is dependant upon implementation, and the practises which are used in the design and construction of houses and employment sites. For example, a sustainable site will achieve a Very Good 'Eco-homes' rating and encourage sustainable construction methods, such as the use of recycled and recyclable materials and the conservation of energy and water.
- Addressing the issue of waste and recycling (objective 17) is again dependant upon implementation. For example, the provision of recycling sites through agreements with the developer and the design of properties to include space for recycling containers.
- Any development within the Borough is likely to negatively impact on water use (objective 18). This is because higher population levels will lead to increased pressure on scarce water resources. Furthermore, it is predicted that in the future climate change is likely to put even more pressure on water supplies. This objective can be most effectively addressed at the implementation stage by the inclusion of water conservation devices as part of the development. On the other hand, water quality can be affected by the specific location of sites. For example, if development is located in a river corridor it can impact on the ecology of the area and potentially lead to a decline in quality of the water course.
- The majority of economic and employment related objectives have both benefits and disbenefits. The provision of any new housing could be argued to add to the local labour force and support economic development, therefore increasing employment opportunities in the Borough. However, this may not target areas where there is a specific problem.

3.21 The sustainability of a site is dependant upon all of the factors encompassed by the sustainability appraisal objectives. A site could have some very positive aspects and some very negative aspects; therefore in order to evaluate the overall sustainability of a site these aspects must be amalgamated. This also enables comparisons to be made between sites and makes any choices about which are chosen and which are rejected very explicit (task B4).

3.22 One method of doing this is to score the positive scores as 'plus' numbers and the negative scores as 'minus' numbers; the overall sustainability of the site is the sum of all numbers.

3.23 However, not all of these objectives have equal weighting in spatial planning at a local level. In order to ensure that the significant sustainability issues are given due regard, the objectives have been categorised as high, medium or low priority. This was carried out by assessing the significance of the objective on a local level, having consideration to key sustainability issues, the baseline data, targets and trends, and responses from the public consultation on Issues and Options. An assessment was also made of the deliverability of each objective at a site-specific level; for example the impact of flooding is very reliant upon the location of the site, whereas the objective to address the waste hierarchy is most deliverable at a project level. The overall significance of the objective has been made based on its importance and deliverability. This can be found in the table below.

Table 15 Importance and Deliverability of Sustainability Objectives

KEY: High = H, Medium = M; Low = L			
Sustainability Objectives	Local Importance	Deliverability	Overall
1. To meet local housing needs by ensuring that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	H	M	M
2. To reduce the risk of flooding and harm to people, property and the environment	M	H	H
3. To protect and enhance human health and wellbeing	M	M / L	M
4. To reduce poverty and social exclusion	L	L	L
5. To raise educational achievement levels	M	M	M
6. To reduce and prevent crime and the fear of crime	M	L	L
7. To create and sustain vibrant and locally distinctive communities	M	M	M
8. To provide accessible essential services and facilities	H	H	H
9. To make opportunities for culture, leisure and recreation readily accessible	H	H	H
10. To improve urban renaissance by improving efficiency in land use, design and layout. This includes making best use of previously developed land in meeting future development needs	H	H	H
11. To maintain air quality and improve where possible	M	M	M
12. To address the causes of climate change through reducing emissions of greenhouse gases, and ensure Bracknell Forest is prepared for impacts	H	M	M
13. To conserve and enhance the Borough's biodiversity and maximise opportunities for building in biodiversity features	H	H	H
14. To protect and enhance where possible the Borough's characteristic countryside and its historic environment in urban and rural areas	H	H	H
15. To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys	H	H	H
16. To sustainably use and re-use renewable and non-renewable resources	H	L	L

17. To address the waste hierarchy by: minimising waste as a priority, re-use, then recycling, composting or energy recovery	M	L	L
18. To maintain and improve water quality in the Borough's water courses and to achieve sustainable water resource management	M	M	M
19. To maintain and improve soil quality	L	M	L
20. To increase energy efficiency and the proportion of energy generated from renewable sources	H	L	M
21. To ensure high and stable levels of employment	H	M	M
22. To sustain economic growth and competitiveness of the Borough	H	M	M
23. To encourage 'smart' economic	H	L	M
24. To develop and maintain a skilled workforce by developing the opportunities for everyone to acquire skills to find work	H	L	L

3.24 In order to give the relevant weighting to the objective, the following scoring system has been used.

Table 16 Scoring of Objectives

	++	+	0	-	--
Objective of high significance	6	3	0	-3	-6
Objective of medium significance	4	2	0	-2	-4
Objective of low significance	2	1	0	-1	-2

3.25 Each option was assessed against the SA framework. The full appraisal tables can be found in Appendices 2 - 6.

Table 17 Sustainability Appraisal of the 8 Broad Areas - Summary

The findings of the initial appraisal of the Broad Areas are summarised in the table below.

Sustainability Objectives	Broad Area 1: South West Sandhurst	Broad Area 2: Broadmoor	Broad Area 3: North East Crowthorne	Broad Area 4: West Binfield	Broad Area 5: East Binfield	Broad Area 6: North Warfield	Broad Area 7: Chavey Down Longhill Road	Broad Area 8: East Bracknell Forest
SA1- Housing Need	++	+	++	++	+	++	++	++
SA2- Flooding	I	0	0	0	-	-	0	?
SA3- Health	I	I	I	I	I	I	I	I
SA4- Poverty & Exclusion	0	I	+/-	0	+	0	0	+
SA5- Education	-	-	-	-	-	-	-	-
SA6- Crime	0	0	0	0	0	0	0	0
SA7- Community	-	+	+	+/-	+/-	+/-	+/-	+
SA8- Accessible services	-	-/+	-	+	+	+	+/-	+
SA9- Culture, Leisure, Recreation	+	+	+	+	-	+	+	+
SA10- Urban renaissance	--	+	+	-/+	-	-	-	-
SA11- Air quality	?	?	?	?	?	?	?	?
SA12- Climate change	+/-	+/-	+/-	+/-	+/-	-/+	-/+	-/+
SA13- Biodiversity	-	--	--	--	-	-	-	-
SA14- Countryside & Historic	--	-	0	-	-	-	-	+/-
SA15- Travel choice	-	-	-	+	-	+	-	+
SA16- Resource use	?	?	?	?	?	?	?	?
SA17- Waste	I	I	I	I	I	I	I	I
SA18- Water	?	?	0	?	?	?	0	0

SA19- Soil quality	0	0	0	?	?	?	?	?	?	?	?	++
SA20- Energy	+	+	+	+	+	+	+	+	+	+	+	+
SA21- Employment	+	+	+	+	+	+	+	+	+	+	+	+
SA22- Economic growth	0	0	0	+	+	+	+	+	+	+	+	+
SA23- Smart growth	!	!	!	!	!	!	!	!	!	!	!	!
SA24- Skilled Workforce	?	?	?	?	?	?	?	?	?	?	?	?

Table 18 Sustainability Appraisal of Previously Developed Land and Buildings in the defined settlement- Summary

Sustainability Objectives	SHLAA Ref: 15, Adastron House, Crowthorne	SHLAA Ref: 46 Garth Hill School, Bracknell	SHLAA Ref: 68, 24-30 Sandhurst Road, Crowthorne	SHLAA Ref: 95, Land at Battlebridge House, Warfield	SHLAA Ref: 106 Peacock Bungalow, Peacock Lane, Bracknell	SHLAA Ref: 113, Land at School Hill	SHLAA Ref: 123, Farley Hall, Bracknell	SHLAA Ref: 137, Sartbark Longhill Road	SHLAA Ref: 215 Osmacá Centre Building	SHLAA Ref: 228 Albert Road, Car Park, Bracknell	SHLAA Ref: 286 The Iron Duke, Oowfare
SA1- Housing Need	-	+	-	-	-	+	+	-	+	+	-
SA2- Flooding	0	0	0	0	0	0	0	0	0	0	0
SA3- Health	1	1	1	1	1	1	1	1	1	1	1
SA4- Poverty & Exclusion	0	1	1	0	0	1	0	0	?	?	?
SA5- Education	?	?	?	?	+	?	?	?	?	?	?
SA6- Crime	?	?	?	0	0	?	0	0	0	0	0
SA7- Community	+	+	+	+	+	+	+	+	+	+	+
SA8- Accessible services	+	++	+	+	+	+/-	+	+	++	++	++
SA9- Culture, Leisure, Recreation	+	+	+	+	+	+	+	+	+	+	+
SA10- Urban renaissance	+	+/-	+	+	+	-	+	+	+	+	++

Sustainability Objectives	SHLAA Ref: 15, Adastron House, Crowthorne	SHLAA Ref: 46 Garth Hill School, Bracknell	SHLAA Ref: 68, 24-30 Sandhurst Road, Crowthorne	SHLAA Ref: 95, Battlebridge House, Warfield	SHLAA Ref: 106 Peacock Bungalow, Peacock Lane, Bracknell	SHLAA Ref: 113, Land at School Hill	SHLAA Ref: 123, Farley Hall, Bracknell	SHLAA Ref: 137, Sanbarks Longhill Road	SHLAA Ref: 215 Cammã Centre Building	SHLAA Ref: 228 Albert RoadCar Park, Bracknell	SHLAA Ref: 286 The Iron Duke, Cowfare
SA11- Air quality	?	?	?	?	?	?	?	?	?	?	?
SA12- Climate change	0	0	0	0	0	0	0	0	0	0	0
SA13- Biodiversity	-	-	-	-	-	-	-	-	-/+	-/+	-
SA14- Countryside & Historic	0	-	-	0	0	-	-	0	0	0	-
SA15- Travel choice	+	++	+	+	+/-	-	+	+	+	++	+
SA16- Resource use	+	+	+	+	+	+	?	+	?	+	+
SA17- Waste	I	I	I	I	I	I	I	I	I	I	I
SA18- Water	0	0	0	0	0	0	0	0	0	0	0
SA19- Soil quality	0	0	0	?	?	0	?	0	?	?	?
SA20- Energy	+	+	+	+	+	+	+	+	+	+	+
SA21- Employment	+	+	+	+	+	+	+	+	+	+	+

Sustainability Objectives	SHLAA Ref: 15, Adastron House, Crowthorne	SHLAA Ref: 46 Garth Hill School, Bracknell	SHLAA Ref: 68, 24-30 Sandhurst Road, Crowthorne	SHLAA Ref: 95, Land at Battlebridge House, Warfield	SHLAA Ref: 106 Peacock Bungalow, Peacock Lane, Bracknell	SHLAA Ref: 113, Land at School Hill	SHLAA Ref: 123, Farley Hall, Bracknell	SHLAA Ref: 137, Sanbarks Longhill Road	SHLAA Ref: 215 Cammã Centre Building	SHLAA Ref: 228 Albert RoadCar Park, Bracknell	SHLAA Ref: 286 The Iron Duke, Cowfare
SA22- Economic growth	+	+	+	+	+	+	+	+	+	+	+
SA23- Smart growth											
SA24- Skilled Workforce	?	?	?	?	?	?	?	?	?	?	?

Table 19 Sustainability Appraisal of Other Land within Defined Settlements- Summary

Sustainability Objectives	SHLAA Ref: 17, Bay Drive, Bullbrook	SHLAA Ref: 19 The Football Ground, Larges Lane, Bracknell	SHLAA Ref: 76 Land South of Cricket Field Grove, Crowthorne	SHLAA Ref: 194 Land North of Cain Road, Binfield
SA1- Housing Need	+	+	+	-
SA2- Flooding	--	0	0	0
SA3- Health				
SA4- Poverty & Exclusion	?	?		0
SA5- Education	?	?	?	?
SA6- Crime	?	?	?	0
SA7- Community	+	+	+	+
SA8- Accessible services	++	++	+/-	+
SA9- Culture, Leisure, Recreation	+	-	+	+
SA10- Urban renaissance	+/-	-	--	-
SA11- Air quality	?	?	?	?
SA12- Climate change	0	0	0	0
SA13- Biodiversity	-	-	--	--
SA14- Countryside & Historic	+/-	-	--	0
SA15- Travel choice	+	++	-	+
SA16- Resource use	+	+	+	
SA17- Waste				?
SA18- Water	0	0	0	0
SA19- Soil quality	0	0	0	?
SA20- Energy	+	+	+	+
SA21- Employment	+	+	+	+
SA22- Economic growth	+	+	+	+
SA23- Smart growth				
SA24- Skilled Workforce	?	?	?	?

Table 20 Sustainability Appraisal of Rounding Off Sites- Summary

Rounding Off Sites				
Sustainability Objectives	SHLAA Ref: 34, White Cairn	SHLAA Ref: 165, Land South of the Limes	SHLAA Ref: 207, Land at North Lodge Farm, Warfield	SHLAA Ref: 251, White Gates, Mushroom Castle Lane
SA1- Housing Need	-	-	+	+
SA2- Flooding	0	0	-	0
SA3- Health				
SA4- Poverty & Exclusion	0	0	0	0
SA5- Education	?	?	?	?
SA6- Crime	0	0	0	0
SA7- Community	0	-	-	0
SA8- Accessible services	+	0	0	-
SA9- Culture, Leisure, Recreation	+	+	+	+
SA10- Urban renaissance	-/+	-	+	-
SA11- Air quality	?	?	?	?
SA12- Climate change	0	0	0	0
SA13- Biodiversity	-	-	-	-
SA14- Countryside & Historic	0	-	-	-
SA15- Travel choice	+	-	-	-
SA16- Resource use	?	?	+	+
SA17- Waste				
SA18- Water	0	0	0	0
SA19- Soil quality	0	?	?	?
SA20- Energy	+	+	+	+
SA21- Employment	+	+	+	0
SA22- Economic growth	+	+	+	+
SA23- Smart growth				
SA24- Skilled Workforce	?	?	?	?

Table 21 Issues and Options Site Scores

Site	Score
SHLAA Ref: 228, Albert Road Car Park, Bracknell	29
SHLAA Ref: 215 Depot (Commercial Centre)	25
SHLAA Ref: 46, Garth Hill School	20
SHLAA Ref: 286, The Iron Duke, Crowthorne	19
SHLAA Ref: 15, Adastron House, Crowthorne Road, Bracknell	19
SHLAA Ref: 137, Sandbanks, Longhill Road	16
SHLAA Ref: 68, 24-30 Sandhurst Road, Crowthorne	16
SHLAA Ref: 95, Land at Battlebridge House, Warfield	16
SHLAA Ref: 123, Farley Hall, Bracknell	16
Broad Area 8: East Bracknell	16
SHLAA Ref: 106, Peacock Bungalow, Peacock Lane, Bracknell	15
SHLAA Ref: 17, Bay Drive, Bullbrook	14
SHLAA Ref: 19, The Football Ground, Larges Lane, Bracknell	11
SHLAA Ref: 34, White Cairns, Dukes Ride, Crowthorne	10
Broad Area 4: West Binfield	8
SHLAA Ref: 194, Land North of Cain Road	6
Broad Area 3: Land at TRL	2
Broad Area 2: Broadmoor	0
SHLAA Ref: 207, Land at North Lodge Farm	1
Broad Area 6: North Warfield	-1
Broad Area 7: Chavey Down Longhill Road	-1
SHLAA Ref: 251, White Gates, Mushroom Castle Lane	-5
SHLAA Ref: 165, Land South of the Limes	-7
SHLAA Ref: 76, Land South of Cricket Field Grove, Crowthorne	-7
SHLAA Ref: 113, Land at School Hill, Crowthorne	-7
Broad Area 5: East Binfield	-8
Broad Area 1: South West Sandhurst	-14

3.26 The findings of the initial assessment of the initial options are summarised in the following table.
3.27

Table 22 Assessment of the Initial Options - Summary

SA Obj.	Land Supply for Housing			Travelling Populations				Warfield Park			Employment					Employment Sites Outside Settlements		Retail Centre Boundaries		Bracknell Town Centre		Crowthorne Centre	
	1	2	3	1	2	3	4	1	2	3	1	2	3	4	5	1	2	1	2	1	2	1	2
1.	++	++	+	0	++	++	++	+	+	0	0	+	+	+	+	0	0	0	0	0	0	0	0
2.	-	+	++	+	++	+	+	0	-	0	0	+	--	0	-	0	0	0	0	0	0	0	0
3.	++	+	++	-	+	?	+/-	?	?	0	0	+	+	+	+	0	0	0	0	0	0	0	0
4.	+/-	+	++	-	+	?	+/-	0	0	0	0	+	+	+	+	0	0	+	-	+	0	+	0
5.	+/-	+/-	++	-	+	0	+/-	-	-	0	0	+	+	+	+	0	0	0	0	0	0	0	0
6.	0	0	0	?	+	-	+/-	+	0	0	0	0	0	0	0	0	0	+	-	+	-	+	0
7.	+/-	-	+	-	+	+	+/-	-	0	+	+	+	+	0	+	+	+	+	-	+	-	+	0
8.	+	+	++	-	+	+/-	+/-	+	+	0	0	+	+	+	+	0	0	++	0	+	-	+	0
9.	+	+	++	-	+	-	+/-	+	+	0	0	+	+	+	0	0	0	0	0	0	0	0	0
10.	+	--	+/-	-	+	+/-	+/-	--	+	+	0	+	0	0	0	0	0	++	0	++	0	++	0
11.	++	+	++	-	++	+/-	+	0	0	0	?	?	?	?	?	?	+	-	+	+	0	+	0
12.	+/-	+	++	+	++	+	+	+/-	0	0	0	0	0	0	0	0	+	-	+	+	0	+	0
13.	+/-	+	++	+	+	?	?	--	-	0	0	?	?	?	?	-	0	0	0	0	0	0	0

SA Obj.	Land Supply for Housing			Travelling Populations				Warfield Park			Employment					Employment Sites Outside Settlements		Retail Centre Boundaries		Bracknell Town Centre		Crowthorne Centre	
	1	2	3	1	2	3	4	1	2	3	1	2	3	4	5	1	2	1	2	1	2	1	2
14.	++	+	++	+/-	+	+	+/-	--	-	+	0	0	0	0	0	-	+	+	+	+	+	+	-
15.	++	+	++	--	++	+	+/-	--	+/-	+	+	+	-	+	+/-	+	+	+	+	+	+	+	0
16.	0	0	0	+	++	+	+	+	+	+	+	+	+	+	+	0	0	0	0	0	0	0	0
17.	+	+	++	+	++	+	+	?	?	?	?	?	?	?	?	+	+	0	0	0	0	0	0
18.	+/-	+	++	-	+	+	+/-	0	-	0	0	?	?	?	?	0	+	0	0	0	0	0	0
19.	+	--	+/-	+	+	+	+	-	0	0	0	+	+	+	+	-	0	0	0	0	0	0	0
20.	+/-	+	++	+	+	+	+	+	++	0	0	0	0	0	0	0	0	0	0	0	0	0	0
21.	0	0	0	-	+	+	+/-	0	0	0	0	+	+/-	+/-	+/-	+	++	-	0	0	++	0	0
22.	-	++	+	+	++	+	+	0	0	0	0	?	?	?	?	+	++	-	0	0	++	0	0
23.	0	0	0	0	++	+	+	0	0	0	0	?	?	?	?	+	+	0	0	+	+	0	0
24.	+/-	+/-	++	0	++	+	+	0	0	0	0	?	?	?	?	+	0	0	0	0	0	0	0

Assessment of the Initial Options (cont) - Summary

SA Obj.	Infrastructure		School Sites				Schools outside the settlement boundary and outside the greenbelt		Town Centre Housing			PDL within settlements-increasing the potential			PDL within settlements-density			Other land within defined settlements			Broad Areas	
	1	2	1	2	3	4	1	2	1	2	3	1	2	3	1	2	3	1	2	3	1	2
1.	+/-	+/-	0	0	0	0	0	0	++	+	-	++	+	+	0	0	0	++	+	-	++	+
2.	++	0	0	-	-	+/-	0	-	++	+	0	0	0	0	0	+	0	--	-	0	-	0
3.	+/-	+	+	++	--	++	0	+	0	0	0	+	0	0	0	0	0	--	-	++	+/-	-
4.	+/-	+/-	-	+/-	+/-	+/-	-	+/-	++	+	+	+	0	0	0	+	0	-	-	++	++	-
5.	++	0	0	++	++	++	0	+	0	0	0	0	0	0	0	0	0	0	0	0	++	-
6.	0	0	0	0	0	0	0	0	++	+	+	0	0	0	0	0	0	--	-	0	0	0
7.	+/-	+	-	+/-	+/-	+/-	-	+/-	+/-	+	+/-	+	0	0	++	++	+	--	-	++	++	+/-
8.	+/-	+	-	+/-	+/-	+/-	-	+	++	+	+	+	-	0	0	++	+	--	-	++	+	-
9.	+	+	0	-	--	-	0	0	++	++	-	0	0	0	0	++	+	--	-	+	+	-
10.	0	0	0	-	--	-	0	-	++	++	+	++	0	++	+	++	++	--	-	0	+/-	+/-
11.	+	+	0	-	-	-	0	-	++	++	-	+	-	-	0	+	+	--	-	++	+	-
12.	+	++	0	-	--	-	0	-	++	++	+	+	-	-	0	++	++	--	-	++	+/-	+/-
13.	+	++	0	-	--	-	0	+	-	++	++	0	0	0	+	+/-	+	--	-	++	-	--
14.	+	++	0	-	--	-	0	+	-	++	++	++	+/-	+	++	+	-	--	-	++	--	-

SA Obj.	Infrastructure		School Sites				Schools outside the settlement boundary and outside the greenbelt		Town Centre Housing			PDL within settlements-increasing the potential			PDL within settlements-density			Other land within defined settlements			Broad Areas	
	1	2	1	2	3	4	1	2	1	2	3	1	2	3	1	2	3	1	2	1	2	
15.	+	++	0	+/-	+/-	+/-	0	+/-	++	+	+	+	+	0	++	+	-	-	+	-	-	
16.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
17.	+	+	0	0	0	0	0	0	++	+	0	0	0	0	+	+	0	0	0	0	0	
18.	+	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-	+	0	0	
19.	0	0	0	-	--	-	0	-	++	+	++	+	+	0	++	++	--	--	0	-	-	
20.	+	+	0	0	0	0	0	0	++	++	0	0	0	0	+	+	0	0	0	0	-	
21.	0	0	0	0	0	0	0	0	+	+	+	-	-	0	0	0	0	0	0	0	+	
22.	+/-	+/-	0	0	0	0	0	0	+	+	+	-	-	0	+	0	--	-	+	+	0	
23.	0	0	0	0	0	0	0	0	0	0	+	+/-	?	0	0	0	0	0	0	0	0	
24.	0	0	0	0	+	++	0	+	0	0	0	0	0	0	0	0	0	0	0	0	0	

3.28 The results of the assessment of the Broad Areas were published in full in Appendix 6 of the Site Allocations DPD Participation Document (February 2010) and summarised in Section 6 of that document. This went out to public consultation during February - April 2010.

3.29 The results of the appraisal of the initial options and the responses to the consultation have informed the decisions on which areas to take forward as preferred options.

Any Proposed Mitigation Measures

3.30 The final columns of the full appraisal tables in appendices 2 - 5 suggest mitigation for each initial option.

4 Preferred Options (Stage B)

Preferred Options Considered and how these were Identified (Task B2)

Table 23 Preferred Options and how these were Identified

Preferred Options
Policy SA 1 Previously Developed Land in Defined Settlements
Policy SA 2 Other Land within Defined Settlements
Policy SA 3 Edge of Settlement Sites
Policy SA 4 Land at Broadmoor, Crowthorne
Policy SA 5 Land at Transport Research Laboratory, Crowthorne
Policy SA 6 Amen Corner North, Binfield
Policy SA 7 Land at Blue Mountain, Binfield
Policy SA 8 Land at Amen Corner
Policy SA 9 Land at Warfield
Policy SA 10 Phasing and Delivery
Policy SA 11 Royal Military Academy Sandhurst
Policy SA 12 Bracknell Town Centre
Policy SA 13 The Peel Centre

4.1 The preferred option policies were chosen going on the findings of this Sustainability Appraisal (Incorporating SEA) and other background work which supports the Preferred Option consultation document. The policies were chosen to meet with the aim and objective of the Site Allocations DPD to meet with the recognised housing need.

Predicting and Evaluating the Effects of the Preferred Options and Considering Mitigation (Tasks B3 - B5)

4.2 The following tables show the summary Sustainability Appraisal results for Policies SA1 through to and including SA7.

4.3 Policies SA8 (Land at Amen Corner) and SA9 (Land at Warfield) have not been appraised as they represent sites that have already been appraised and are outlined as development sites within the adopted Core Strategy (February 2008).

4.4 Summary results of Policies SA10, SA11, SA12 and SA13 are in the process of being appraised.

Table 24 Sustainability Appraisal of Policy SA1 Previously Developed Land in Defined Settlements- Summary

Sustainability Objectives	SHLAA Ref: 15 Adastron House, Crowthorne Road, Bracknell	SHLAA Ref: 46, Garth Hill School, Bracknell	SHLAA Ref: 95, Land at Battlebridge	SHLAA Ref: 106 Peacock Bungalow, Peacock Lane, Bracknell	SHLAA Ref: 123, Farley Hall, Bracknell	SHLAA Ref: 215, The Depot (Commercial Cente) Old Bracknell Lane West, Bracknell	SHLAA Ref: 228, Albert Road Car Park, Bracknell	SHLAA Ref: 286, Iron Duke, Crowthorne	SHLAA Ref: (New Site) Land North of Eastern Road and South of London Road
SA1- Housing Need	-	+	-	-	+	+	+	-	-
SA2- Flooding	0	0	0	0	0	0	0	0	0
SA3- Health	1	1	1	1	1	1	1	1	1
SA4- Poverty & Exclusion	0	1	0	0	0	?	?	?	?
SA5- Education	?	?	?	+	?	?	?	?	?
SA6- Crime	?	?	0	0	0	0	0	0	0
SA7- Community	+	+	+	+	+	+	+	+	+
SA8- Accessible services	+	++	+	+	+	++	++	++	++
SA9- Culture, Leisure, Recreation	+	+	+	+	+	+	+	+	+
SA10- Urban renaissance	-	+/-	+	+	+	+	+	++	+
SA11- Air quality	?	?	?	?	?	?	?	?	?
SA12- Climate change	0	0	0	0	0	0	0	0	0

Sustainability Objectives	SHLAA Ref: 15 Adastron House, Crowthorne Road, Bracknell	SHLAA Ref: 46, Garth Hill School, Bracknell	SHLAA Ref: 95, Land at Battlebridge	SHLAA Ref: 106 Peacock Bungalow, Peacock Lane, Bracknell	SHLAA Ref: 123, Farley Hall, Bracknell	SHLAA Ref: 215, The Depot (Commercial Centre) Old Bracknell Lane West, Bracknell	SHLAA Ref: 228, Albert Road Car Park, Bracknell	SHLAA Ref: 286, Iron Duke, Crowthorne	SHLAA Ref: (New Site) Land North of Eastern Road and South of London Road
SA13- Biodiversity	-	-	-	-	-	-/+	-/+	-	-/+
SA14- Countryside & Historic	0	-	0	0	-	0	0	-	0
SA15- Travel choice	+	++	+	+/-	+	+	++	+	++
SA16- Resource use	+	+	+	+	?	?	+	+	?
SA17- Waste	I	I	I	I	I	I	I	I	?
SA18- Water	0	0	0	0	0	0	0	0	0
SA19- Soil quality	0	0	?	?	?	?	?	0	?
SA20- Energy	+	+	+	+	+	+	+	+	+
SA21- Employment	+	+	+	+	+	+	+	+	0
SA22- Economic growth	+	+	+	+	+	+	+	+	0
SA23- Smart growth	I	I	I	I	I	I	I	I	I
SA24- Skilled Workforce	?	?	?	?	?	?	?	?	?

4.5

Table 25 Sustainability Appraisal of Policy SA 2 Other Land within Defined Settlements

Sustainability Objectives	SHLAA Ref: 17 Bay Drive, Bullbrook, Bracknell	SHLAA Ref: 19 The Football Ground, Larges Lane, Bracknell	SHLAA Ref: 68 24-30 Sandhurst Road, Crowthorne	SHLAA Ref: 76, Land at Cricket Field Grove	SHLAA Ref: 113, Land at School Hill	SHLAA Ref: 137 Sandbanks, Longhill Road, Winkfield	SHLAA Ref: 194, Land North of Cain Road, Binfield	SHLAA Ref: 284, 152 New Road, Ascot
SA1- Housing Need	+	+	-	-	+	-	-	-
SA2- Flooding	--	0	0	0	0	0	0	--
SA3- Health	I	I	I	I	I	I	I	I
SA4- Poverty & Exclusion	?	?	I	I	I	0	0	0
SA5- Education	?	?	?	?	?	?	?	?
SA6- Crime	?	?	?	?	?	0	0	0
SA7- Community	+	+	+	+	+	+	+	+
SA8- Accessible services	++	++	+	+/-	+/-	+	+	-
SA9- Culture, Leisure, Recreation	+	-	+	+	+	+	+	+
SA10- Urban renaissance	-	-	-	--	--	-	-	-
SA11- Air quality	?	?	?	?	?	?	?	?
SA12- Climate change	0	0	0	0	0	0	0	0
SA13- Biodiversity	-	-	-	--	--	-	--	-
SA14- Countryside & Historic	-	-	-	--	--	0	0	-
SA15- Travel choice	+	++	+	-	-	+	+	-

Sustainability Objectives	SHLAA Ref: 17 Bay Drive, Bullbrook, Bracknell	SHLAA Ref: 19 The Football Ground, Larges Lane, Bracknell	SHLAA Ref: 68 24-30 Sandhurst Road, Crowthorne	SHLAA Ref: 76, Land at Cricket Field Grove	SHLAA Ref: 113, Land at School Hill	SHLAA Ref: 137 Sandbanks, Longhill Road, Winkfield	SHLAA Ref: 194, Land North of Cain Road, Binfield	SHLAA Ref: 284, 152 New Road, Ascot
SA16- Resource use	+	+	+	+	+	+	I	?
SA17- Waste	I	I	I	I	I	?	?	I
SA18- Water	0	0	0	0	0	0	0	0
SA19- Soil quality	0	0	0	0	0	0	?	?
SA20- Energy	+	+	+	+	+	+	+	+
SA21- Employment	+	+	+	+	+	+	+	0
SA22- Economic growth	+	+	+	+	+	+	+	0
SA23- Smart growth	I	I	I	I	I	I	I	I
SA24- Skilled Workforce	?	?	?	?	?	?	?	?

Table 26 Sustainability Appraisal of Policy SA 3 Edge of Settlement Sites

Sustainability Objectives	SHLAA Ref: White Cairn, Dukes Ride, Crowthorne	SHLAA Ref: 24 Land East of Murrell Lane, South of Foxley Lane, Binfield	SHLAA Ref: 93, Land at the junction of Forest Road & Foxley Lane, Binfield	SHLAA Ref: 122 + 300, Dolyir & Palm Hills
SA1- Housing Need	-	+	+	+
SA2- Flooding	0	0	0	0
SA3- Health				
SA4- Poverty & Exclusion	0	0	0	0
SA5- Education	?	?	?	?
SA6- Crime	0	0	0	0
SA7- Community	0	0	+	0
SA8- Accessible services	+	+	+	+
SA9- Culture, Leisure, Recreation	+	+	+	+
SA10- Urban renaissance	-	-	-	-
SA11- Air quality	?	?	?	?
SA12- Climate change	0	0	0	0
SA13- Biodiversity	-	-	--	-
SA14- Countryside & Historic	0	-	-	0
SA15- Travel choice	+	0	0	+
SA16- Resource use	?	+	+	+
SA17- Waste				

Sustainability Objectives	SHLAA Ref: White Cairn, Dukes Ride, Crowthorne	SHLAA Ref: 24 Land East of Murrell Lane, South of Foxley Lane, Binfield	SHLAA Ref: 93, Land at the junction of Forest Road & Foxley Lane, Binfield	SHLAA Ref: 122 + 300, Dolyir & Palm Hills
SA18- Water	0	?	?	0
SA19- Soil quality	0	?	?	?
SA20- Energy	+	+	+	+
SA21- Employment	+	+	+	+
SA22- Economic growth	+	+	+	0
SA23- Smart growth				
SA24- Skilled Workforce	?	?	?	?

Table 27 Sustainability Appraisal of Policies SA4, SA5, SA6 and SA7- Summary

Sustainability Objectives	Policy SA4, Land at Broadmoor, Crowthorne	Policy SA5, Land at Transport Research Laboratory, Crowthorne	Policy SA6, Amen Corner North, Binfield	Policy SA7, Land at Blue Mountain, Binfield
SA1- Housing Need	+	++	+	+
SA2- Flooding	0	0	0	0
SA3- Health				
SA4- Poverty & Exclusion		0	0	+
SA5- Education	+	+	+	++
SA6- Crime	0	0	0	0
SA7- Community	+	++	+	+
SA8- Accessible services	+	+	+	+
SA9- Culture, Leisure, Recreation	++	++	+	+
SA10- Urban renaissance	+	++	-/+	-

Sustainability Objectives	Policy SA4, Land at Broadmoor, Crowthorne	Policy SA5, Land at Transport Research Laboratory, Crowthorne	Policy SA6, Amen Corner North, Binfield	Policy SA7, Land at Blue Mountain, Binfield
SA11- Air quality	?	?	?	?
SA12- Climate change	+	+	+	+
SA13- Biodiversity	--	--	-	-
SA14- Countryside & Historic	+/-	+	0	-
SA15- Travel choice	+	+	+	+
SA16- Resource use	?	?	?	?
SA17- Waste				
SA18- Water	?	0	0	?
SA19- Soil quality	0	0	?	?
SA20- Energy	+	+	+	+
SA21- Employment	+	++	+	+
SA22- Economic growth	0	+	+	+
SA23- Smart growth				
SA24- Skilled Workforce	?	?	?	?

4.6 The following table shows how the preferred option sites scored when the weighting methodology was applied.

Table 28 Site Scores

Site	Score
Policy SA5: Land at Transport Research Laboratory, Crowthorne	35
SHLAA Ref: 228, Albert Road Car Park, Bracknell	29
SHLAA Ref: 215, The Depot (Commercial Centre), Old Bracknell Lane West, Bracknell	25
Policy SA4: Land at Broadmoor, Crowthorne	21
SHLAA Ref: 46, Garth Hill School, Bracknell	20
SHLAA Ref: (New Site) Land North of Eastern Road and South of London Road, Bracknell	20

Site	Score
Policy SA6: Amen Corner North	20
Policy SA7: Land at Blue Mountain, Binfield	20
SHLAA Ref: 286, Iron Duke, Crowthorne	19
SHLAA Ref: 95, Land at Battlebridge House	16
SHLAA Ref: 123, Farley Hall, Bracknell	16
SHLAA Ref: 106, Peacock Bungalow, Peacock Land, Bracknell	15
SHLAA Ref: 19, The Football Ground. Larges Lane, Bracknell	11
SHLAA Ref: 137, Sandbanks, Longhill Road, Winkfield	10
SHLAA Ref: 15, Adastron House, Crowthorne Road, Bracknell	10
SHLAA Ref: 122 + 300, Dolyir & Palm Hills	10
SHLAA Ref: 17, Bay Drive, Bullbrook, Bracknell	8
SHLAA Ref: 68, 24-30 Sandhurst Road, Crowthorne	7
SHLAA Ref: 34, White Cairn, Dukes Ride, Crowthorne	7
SHLAA Ref: 194, Land North of Cain Road	6
SHLAA Ref: 24, Land East of Murrell Lane, South of Foxley Lane, Binfield	6
SHLAA Ref: 93, Land at the junction of Forest Road & Foxley Lane, Binfield	5
SHLAA Ref: 113, Land at School Hill, Crowthorne	-7
SHLAA Ref: 76, Land at Cricket Field Grove	-11
SHLAA Ref: 284, 152 New Road, Ascot	-16

4.7 See Appendices 7 - 11 for full appraisal tables of the preferred options.

Proposed Mitigation Measures

4.8 The final columns of the full appraisal tables in appendices 7 - 11 suggest mitigation for each preferred option / site. This may be further developed later in the SA process and following consultation.

Uncertainties and Risks

- Appraisals can only be based on baseline information available at the current time.
- The Council is often reliant on other organisations to provide baseline information and it is therefore not always up to date or complete.
- The appraisals are based on professional judgement. Consultation helps to confirm appraisal results.

5 Implementation

Proposals for Monitoring the Significant Effects of the Plan (Task B6)

5.1 As part of the SA, a monitoring programme is required to be put forward to monitor the effects of the DPD on the SA objectives over time once the Plan is in place. Monitoring is already in place for the Core Strategy of the LDF, and includes topics relevant to this DPD, therefore no additional monitoring is proposed. Details of monitoring are available in the Annual Monitoring Report on Bracknell Forest Council's website at <http://www.bracknell-forest.gov.uk/sadpd>

6 Conclusions and Future Tasks

Conclusions

6.1 Having carried out a thorough appraisal of all the preferred options of the Site Allocations DPD, it has been concluded that [awaiting appraisal results].

6.2 Some scores are uncertain and will depend on how the policies are implemented. It is important that all aspects of sustainable development are considered when finalising the details for the Site Allocations DPD.

6.3 The preferred options of the Site Allocations DPD have been developed as a direct result of the SA.

Future Tasks

6.4 The table below lists the various outputs of the SA process and shows what stages have been completed and when.

Table 29 Stages of the SA

SA Output	Date
Sustainability Appraisal Scoping Report	January 2010
Section 6 and Appendix 6 - Site Allocations DPD Participation Document.	February 2010
Draft Sustainability Appraisal Report (Preferred Options)	November 2010
Sustainability Appraisal Report (Draft Submission)	June 2011
Sustainability Appraisal Report (Submission)	October 2011

As can be seen from the table above, this report is the draft SA report of the Site Allocations DPD. It is a

draft

SA Report because the DPD itself is still in draft. The next stage will be to prepare a Draft SA Report for the Submission DPD. This will then be subject to a period of consultation.

Quality Assurance

6.5 A quality assurance checklist is provided in Appendix 1 of this document. It is based on figure 14 of the ODPM SA guidance ⁽¹³⁾. It is designed to signpost the requirements of the SEA Directive through references to specific part of the SA Report, or other documents.

13 ODPM (2005) Sustainability Appraisal Spatial Strategies and Local Development Documents

Abbreviations

ALLI - Area of Local Landscape Importance

AMR - Annual Monitoring Report

ASLI - Area of Special Landscape Importance

BAP - Biodiversity Action Plan

BFBLP - Bracknell Forest Borough Local Plan

BFC - Bracknell Forest Council

BOA - Biodiversity Opportunity Area

BREEAM- Building Research Establishment Environmental Assessment Methodology

COS- Code for Sustainable Homes

CHP- Combined Heat and Power

CS - Core Strategy

DCLG - Department of Communities and Local Government

DPD - Development Plan Document

DPH - Dwellings per Hectare

EIA - Environmental Impact Assessment

ELR - Employment Land Review

FRA - Flood Risk Assessment

GOSE - Government Office for the South East

GTAA - Gypsy and Traveller Accommodation Assessment

IDP - Infrastructure Delivery Plan

LDF - Local Development Framework

LPA - Local Planning Authority

LTP - Local Transport Plan

LWS - Local Wildlife Site

NHS - National Health Service

ODPM - Office for Deputy Prime Minister

ONS - Office for National Statistics

OSPV - Open Space of Public Value

PDL - Previously Developed Land

PPG - Planning Policy Guidance Note

PPS - Planning Policy Statement

RSS - Regional Spatial Strategy

SA - Sustainability Appraisal

SADPD - Site Allocations Development Plan Document

SANG - Suitable Alternative Natural Greenspace

SDL - Strategic Development Location

SEA - Strategic Environmental Assessment

SEEPB - South East England Partnership Board

SEERA - South East England Regional Assembly

SEN - Special Education Needs

SEP - South East Plan

SFRA - Strategic Flood Risk Assessment

SHLAA - Strategic Housing Land Availability Assessment

SHMA - Strategic Housing Market Assessment

SI - Statutory Instrument

SPA - Special Protection Area

SPD - Supplementary Planning Document

SRN - Strategic Road Network

SSSI - Site of Special Scientific Interest

STW - Sewage Treatment Works

SUDS - Sustainable Urban Drainage Systems

TBHSPA - Thames Basins Heaths Special Protection Area

TPO - Tree Preservation Order

TRL - Transport Research Laboratory

WBC - Wokingham Borough Council

Glossary

Affordable Housing – includes social rented and intermediate housing, provided to specified eligible households whose needs are not met by the market.

Annual Monitoring Report (AMR) – Annual report submitted to government on the progress of preparing the Local Development Framework and the effectiveness of policies and proposals.

Area Action Plan (AAP)– a type of Development Plan Document used to provide a planning framework for areas of change and areas of conservation.

Areas of Landscape Importance - Includes Areas of Special Landscape Importance - ASLI (The Blackwater Valley and Windsor Great Park) and Areas of Local Landscape Importance - ALLI (Cabbage Hill and Land south of Forest Road, west of Chavey Down Road and West of Warfield Park).

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

Biodiversity Opportunity Areas (BOAs) - are the regional priority areas of opportunity for restoration and creation of BAP habitats. They are a spatial representation of BAP targets and are areas of opportunity, not constraint.

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

Core Strategy Development Plan Document – Sets out the Council’s long-term vision and strategy to be applied in promoting and managing development throughout Bracknell Forest Borough.

Conservation Areas - areas of special architectural or historic interest, the character of appearance of which it is desirable to preserve or enhance. Areas within the Borough include Warfield, Easthampstead, Winkfield Village, Winkfield Row and Church Street, Crowthorne

Defined Employment Areas – distinct areas within settlements where employment development already takes place in a successful manner. Development for employment-generating uses will be directed to these areas along with Bracknell Town Centre.

Deliverable Sites - those which are:

- Available - now
- Suitable - offering a locate for development now and would contribute to the creation of sustainable, mixed communities
- Achievable - there is reasonable protected that the housing will be delivered on the site

Developable Sites - those which should be in a suitable location for housing development and there should be a reasonable protected that the site is available for, and could be developed at the point envisaged

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

Edge of Centre Retail Sites - defined as being within 300m walking distance of the

Gaps - help preserve the physical and visual separation of settlements by protecting the rural areas between them.

Green Belt - An area of open land around certain cities and built up areas with strict planning controls in order, in particular to check further growth of a large built up area.

Greenfield Site – Land which has not been previously developed.

Historic Park and Gardens - includes Ascot Place, Winkfield; Moor Close (Newbold Colleges)m Binfield; South Hill Park, Bracknell; and Broadmoor Hospital, Crowthorne.

Listed Building - buildings and other special features of architectural or historic importance which contribute to the character and quality of the environment,.

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

Local Development Framework (LDF) – A non-statutory term used to collectively describe the Local Development Documents that together guide development and use of land in the borough.

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

Local Nature Reserves (LNRs) - contain habitats of local significance and can provide access to the countryside and assist in environmental education.

Local Wildlife Sites (LWS) - define those areas which have been identified as having nature conservation interest according to criteria produced by the Berkshire Nature Conservation Forum.

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

Open Space of Public Value (OSPV)

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

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

Proposals Map – A map forming part of the Local Development Framework which identifies the locations to which policies and proposals set out in DPDs apply.

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

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

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

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

Sites of Special Scientific Interest (SSSI) - areas of special interest by reason of their flora, fauna or geological or physiological features. SSSIs enjoy statutory protection from works likely to have an adverse impact on their special interest.

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

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

Strategic Environmental Assessment (SEA) – Internationally used term to describe high-level environmental assessment as applied to policies, plans and programmes required by the EU SEA Directive.

Supplementary Planning Document (SPD) – A type of Local Development Document that provides further guidance to the implementation of planning policies and proposals. SPDs hold less weight than a Development Plan Document.

Sustainability Appraisal (SA)– The assessment of the impact of plan policies from an environmental, economic and social perspective, which fully incorporates the requirements of the SEA Directive.

Sustainable Urban Drainage System (SUDS)– A sequence of management practices and control structures design to drain surface water in a sustainable manner.

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

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Nepali

यस प्रचारको सक्षेपं वा सार निचोड चाहिं दिइने छ ठूलो अक्षरमा, ब्रेल वा क्यासेट सूनको लागी । अरु भाषाको नक्कल पनि हासिल गर्न सकिने छ । कृपया सम्पर्क गनुहोला ०१३४४ ३५२००० ।

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Draft Sustainability Appraisal (Incorporating SEA) Site Allocations DPD Preferred Options Appendices

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Appendix 1: Quality Assurance Checklist

Appendix 1: Quality Assurance Checklist

The Quality Assurance Checklist⁽¹⁾ is designed to signpost the requirements of the SEA Directive through references to specific parts of the SA Report, or other documents.

Table 1 Quality Assurance Checklist (Work in Progress)

Quality Assurance Checklist	Completed / Location
Objectives and context	
The plan's purpose and objectives are made clear.	The plan's purpose and objectives are made clear.
Sustainability issues, including international and EC objectives are considered in developing objectives and targets.	Sustainability issues, including international and EC objectives are considered in developing objectives and targets.
SA objectives are clearly set out and linked to indicators and targets where appropriate.	SA objectives are clearly set out and linked to indicators and targets where appropriate.
Links with other related plans, programmes and policies are identified and explained.	Links with other related plans, programmes and policies are identified and explained.
Conflicts that exist between SA objectives, between SA and plan objectives, and between SA and other plan objectives are identified and described.	Conflicts that exist between SA objectives, between SA and plan objectives, and between SA and other plan objectives are identified and described.
Scoping	
The environmental consultation bodies are consulted in appropriate ways and at appropriate times on the content and scope of the SA Report.	Completed
The appraisal focuses on significant issues.	Completed
Technical, procedural and other difficulties encountered are discussed; assumptions and uncertainties are made explicit.	Completed
Reasons are given for eliminating issues from further consideration	
Options/Alternatives	

1 See Appendix 4 of the ODPM guidance, 'Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks' (November 2005).

Quality Assurance Checklist	Completed / Location
Realistic alternatives are considered for key issues, and the reasons for choosing them are documented.	
Alternatives include 'do nothing' and/or 'business as usual' scenarios wherever relevant.	
The sustainability effects (both adverse and beneficial) of each alternative are identified and compared.	
Inconsistencies between the alternatives and other relevant plans, programmes or policies are identified and explained.	
Reasons are given for selection or elimination of alternatives	
Baseline information	
Relevant aspects of the current state of the environment and their likely evolution without the plan are described.	
Characteristics of areas likely to be significantly affected are described, including areas wider than the physical boundary of the plan area where it is likely to be affected by the plan where practicable.	
Difficulties such as deficiencies in information or methods are explained.	
Prediction and evaluation of likely significant effects	
Likely significant social, environmental and economic effects are identified, including those listed in the SEA Directive (biodiversity, population, human health, fauna, flora, soil, water, air, climate factors, material assets, cultural heritage and landscape), as relevant.	
Both positive and negative effects are considered, and where practicable, the duration of effects (short, medium or long-term) is addressed.	
Likely secondary, cumulative and synergistic effects are identified where practicable.	
Inter-relationships between effects are considered where practicable.	
Where relevant, the prediction and evaluation of effects makes use of accepted standards, regulations, and thresholds.	
Methods used to evaluate the effects are described.	
Mitigation measures	
Measures envisaged to prevent, reduce and offset any significant adverse effects of implementing the plan are indicated.	
Issues to be taken into account in development consents are identified.	
The Sustainability Appraisal Report	
Is clear and concise in its layout and presentation.	
Uses simple, clear language and avoids or explains technical terms.	

Quality Assurance Checklist	Completed / Location
Uses maps and other illustrations where appropriate.	
Explains the methodology used.	
Explains who was consulted and what methods of consultation were used.	
Identifies sources of information, including expert judgement and matters of opinion.	
Contains a non-technical summary.	
Consultation	
The SA is consulted on as an integral part of the plan-making process.	
The consultation bodies, other consultees and the public are consulted in ways which give them an early and effective opportunity within appropriate time frames to express their opinions on the draft plan and SA Report.	
Decision-making and information on the decision	
The SA Report and the opinions of those consulted are taken into account in finalising and adopting the plan.	
An explanation is given of how they have been taken into account.	
Reasons are given for choices in the adopted plan, in the light of other reasonable options considered.	
Monitoring measures	
Measures proposed for monitoring are clear, practicable and linked to the indicators and objectives used in the SA.	
Monitoring is used, where appropriate, during implementation of the plan to make good deficiencies in baseline information in the SA.	To be completed over the lifetime of the SPD
Monitoring enables unforeseen adverse effects to be identified at an early stage (These effects may include predictions which prove to be incorrect).	To be completed over the lifetime of the SPD
Proposals are made for action in response to significant adverse effects.	To be completed over the lifetime of the SPD

Appendix 2: Appraisal of Broad Areas - Issues and Options Stage

Appendix 2: Appraisal of Broad Areas - Issues and Options Stage

Appraisal of Initial Broad Areas

Broad Area 1: South West Sandhurst

Table 2 Sustainability Appraisal of Broad Area 1: South West Sandhurst

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
1	Housing needs	++	<p>Could provide between 900 - 1100 homes that would contribute to the SEP housing need.</p> <p>Could provide affordable housing.</p> <p>Could provide sustainably constructed housing.</p> <p>Meets the objectives of this SA Objective and the recommendations of SHMA.</p>	<p>Housing need according to SHMA is to provide affordable housing. The highest need is for social rented accommodation. However development needs to look at providing accommodation for an ageing population.</p> <p>According to the draft Infrastructure Development Plan the following utilities infrastructure would have to be considered:-</p> <p>Electricity: National Grid high voltage overhead lines cross this site.</p> <p>Electricity Distribution – potential requirement for upgrades to existing 11KV infrastructure Scottish and Southern Energy.</p> <p>Gas: Distribution – potential requirement for upgrades to gas infrastructure. Scotia Gas Network</p> <p>Telecoms: No identified infrastructure requirements at present (to be reviewed with BT as sites are selected)</p>
2	Flooding	I	<p>Site not within a flood zone.</p> <p>Flood Zone 3 adjacent.</p> <p>Impact upon Flood Zone 3 not understood at this time.</p>	<p>EA suggest that a series of Green Strips of infrastructure should be provided. Strips should consist of appropriate buffer zones to water courses and informal open space. Informal approach would benefit habitat and biodiversity.</p>

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			Design of the development would have to take into account SUDs and provide suitable surface and foul water drainage.	<p>Buffers will act as constraints to development. However with the right mitigation the site is developable.</p> <p>Relationship between Landfill and water courses to be better understood.</p> <p>IDP: No identified requirements at present. Surface water management schemes, including SUDS, will need to be devised. EA identifies risk of surface water flooding affecting this site.</p> <p>Avoid Infrastructure in the west of the site.</p>
3	Health	I	<p>Reasonable access to health provisions.</p> <p>No known health deprivation issues.</p>	<p>IDP: Possible extension to existing Primary care facilities may be required.</p> <p>Capacity of health provisions needs to be better understood.</p>
4	Poverty & exclusion	0	No identified poverty and exclusion concerns in the area.	
5	Education	-	<p>2 form entry primary school.</p> <p>Senior 2 additional forms of entry are required.</p> <p>School places plan suggests that a Primary School and Secondary School required.</p> <p>Primary School could be provided by development.</p> <p>Unclear whether a Secondary school accommodation could be provided.</p>	<p>IDP: The development of 900 dwellings is considered to yield 226 children of secondary school age. A development of 1,100 would yield 276 pupils.</p> <p>A bespoke dedicated Children's Centre.</p> <p>A bespoke dedicated youth centre with good access.</p> <p>The size and design of each centre would need to be based upon the numbers of young people anticipated in each cluster.</p> <p>The centre would require a suitable level of revenue to allow it to be utilised over several evenings of each week.</p>

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
				An appropriate contribution towards providing education facility for children with SEN
6	Crime	0	<p>IMD data does not identify any issues at this location.</p> <p>Development could design out crime from the outset.</p> <p>Therefore overall development would be able to design out crime from the outset and accommodate the proposed development.</p>	<p>IDP: Possible improvements to local police facilities and/or additional manpower.</p>
7	Community	-	<p>Additional facilities could be introduced that would benefit the existing communities.</p> <p>However development would have a detrimental impact upon the distinctive rural nature of the existing community.</p> <p>A development on this site would lead to a separate community that would find it hard to integrate with existing communities due to its location and the current layout of existing residential layout.</p> <p>The focus of the community would be on external centres such as Camberley more than Bracknell Town Centre.</p>	<p>IDP: New on-site Community Centre.</p> <p>Potential to co-locate with libraries, youth provision, leisure, meeting space etc.</p> <p>Alternatively, potential to extend existing community centres in College Town 4km away, or Sandhurst 2.5km away.</p>
8	Accessible services	-	<p>Access by foot to Local Centre is relatively good.</p> <p>Accessibility to essential services is relatively good.</p> <p>Key services such as a primary school could be provided on site.</p> <p>Non- Car mode access to Town Centre is considered poor.</p> <p>Access to long distance bus routes is considered poor.</p>	<p>IDP: Road Network:</p> <ul style="list-style-type: none"> • Improvements and possible realignment of A231 Wokingham Road • Capacity improvements to A321 Wokingham Road / B3348 Dukes Ride junction • Improvements to A321 Wokingham Road / Yateley Rd Junction • Further possible capacity improvements along B3348

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<p>Potential for public transport improvements.</p> <p>As it stands development on this site would allow for a negative impact upon this objective. However through further work the possible opportunities for improvement could be explored.</p>	<p>Dukes Ride and A321 High Street (IDP)</p> <ul style="list-style-type: none"> • Modelling studies to identify mitigation proposals for M3 Junction 3 and associated links • Future Bus access - Direct Links to and from Town Centre and linking into the wider area (existing) and also the future development in area (north of N Bracknell etc). • Sustainable efficient routes for the larger area with maximisation of accessibility to routes – especially for sustainable / denser development. • Reinvestigate potential links and opening up of closed off roads for bus only to maximise bus accessibility • All properties within 400m walking distance of Bus stops • Bus infrastructure improvements (real time passenger information, Kassel kerbs, shelters, etc.) <p>Public Transport:</p> <ul style="list-style-type: none"> • Cheviot Rd to Dukes Ride conversion of existing public footpath. • Safe Pedestrian and Cycle crossings on A321 Wokingham Rd. • Pedestrian / Cycle facilities along Dukes Ride connecting to the existing network <p>Community and Social Care:</p> <ul style="list-style-type: none"> • Additional vehicles and drivers should there be an increase in demand. <p>Fire and Rescue:</p> <ul style="list-style-type: none"> • This area lies outside of existing response time standards. RBFRS advise

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
				residential sprinklers are required.
9	Culture, leisure, recreation	+	<p>Good links with existing recreational sites such as Trilakes and Horseshoe Lake.</p> <p>Lack of existing play/sports and youth facilities in area.</p> <p>Public Rights of Way: Footpath east of Ambarrow Farm and south of Ambarrow Wood is also on the long distance Three Castles Path. Sandhurst FP11 and FP10</p> <p>Ambarrow Court (BFC woodland site) and Ambarrow Hill (National Trust) are to the east of the area. Links between these sites and the Blackwater Valley are important.</p>	<p>IDP: Contributions towards the protection of historic assets in the built and natural environment.</p> <p>Open Space/Recreation:</p> <ul style="list-style-type: none"> • Protect and add to character of Ambarrow Court, Ambarrow Hill and Horseshoe Lake • Create connections to link existing open spaces with new green links. • At a general level, demand for sports pitches is greater than current supply and so additional population levels will require relatively higher increases in provision <p>Opportunities should be sought for:</p> <ul style="list-style-type: none"> • Raising quality of existing green spaces • Creating new links between and extensions of existing green spaces • Identifying and providing new larger recreational open spaces • Opportunities should be explored for new links to connect with paths within Wokingham district (e.g. Finchampstead Ridges) • A 'rural feel' should be preserved along these connections, avoiding footpaths becoming embedded in highways and/or too 'urbanised' by passing between buildings and garden boundaries.
10	Urban renaissance	--	The site is predominately greenfield with a high landscape value and therefore does not seek to build on previously developed land.	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			Would not seek to encourage urban renaissance.	
11	Air quality	?	<p>There are no Air Quality Management Areas in the vicinity of the site.</p> <p>The Council is currently investigating potential AQMA designations. Therefore this issue should be looked at further.</p>	There is an AQMA planned for High Street Crowthorne. This has not been given the go ahead by DEFRA as yet. However the significance of its location needs to be taken into account when considering this site.
12	Climate change	+/-	<p>The site could provide investment into public transport.</p> <p>Any development would have to be designed so as it reduce its carbon dioxide emissions and meet with current COSH or BREEAM.</p>	
13	Biodiversity	-	<p>Greenfield site</p> <p>Close to ancient woodland</p> <p>Adjacent to Biodiversity Opportunity Areas for Blackwater Valley and Thames Basin Heaths.</p> <p>Within 5km of SPA</p> <p>River Corridor</p>	<ul style="list-style-type: none"> • Creation of habitats of county importance to buffer BOAs • Creation of ecologically functioning green infrastructure • SANG required? <p>IDP: Links with Ambarrow Hill & Court.</p> <p>Possible links with Blackwater Valley (to be confirmed).</p> <p>Onsite bespoke SANG must be suitable as a standalone site.</p> <p>To include creation of lowland meadow, lowland broadleaved woodland, ponds and species rich hedgerows.</p> <p>Habitats should form linkages between the Blackwater Valley BOA and the Thames Basin Heaths BOA.</p>

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
14	Countryside & historic	- -	<p>Area of Landscape importance. The Blackwater Valley has considerable potential both as a landscape feature and as recreational resource. (BFBLP)</p> <p>Adjacent to River Corridor</p> <p>Significant landscape constraints including TPO's on site.</p> <p>Not located within a defined Character Area.</p> <p>Potential for Archaeology finds.</p>	<p>No known suggestions to mitigate this.</p> <p>Archaeology:</p> <p>It is recommended therefore that a programme of assessment and evaluation takes place prior to submission of any planning application for this site, to inform development proposals. Depending on the results of this investigation, further work may be required to ensure that the impact on archaeology can be mitigated satisfactorily.</p>
15	Travel choice	-	<p>Poor public transport links as bus service runs 2 days a week.</p> <p>No dedicated cycle routes.</p> <p>Investment needed</p> <p>Car preferred choice of transport.</p>	<p>For suggested improvements see accessibility.</p> <p>Concerns raised by Hart regarding traffic congestion over the boundary.(local knowledge)</p>
16	Resource use	?	<p>Policy requirements would allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources.</p> <p>The implications of sterilisation or excavation of the minerals resource should be clarified before the site can be taken forward. Further work to be carried out on this.</p>	
17	Waste	I	<p>Part of the site within 250 of landfill.</p> <p>The effects of this option depend on how policy is implemented.</p>	<p>IDP:</p> <p>On site underground recycling facility with three containers for glass recycling.</p> <p>A litter bin alongside and an area of hard standing for a charity textile bank.</p>

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
18	Water	?	<p>Landfill close to site</p> <p>Further work required to identify any concerns regarding adjoining landfill, development and the River Blackwater.</p> <p>Blackwater valley water cycle report is being prepared. No known finding at this stage.</p>	<p>IDP: Upgrades to local water supply infrastructure likely to be required. (South East Water)</p> <p>Upgrades to local wastewater infrastructure will be expected to be required. (Thames Water)</p>
19	Soil quality	0	<p>As the site is not considered to be most versatile agricultural land then development of this land is considered not to have impact upon this objective.</p> <p>R3 Landfill within 250m of site. However according to the EA unlikely to be a risk.</p>	
20	Energy	+	<p>A mixed use development of this size would provide an opportunity to introduce community CHP and other renewable energy generation.</p>	<p>IDP: Renewable energy projects, including wind, biomass, hydro and CHP.</p>
21	Employment	+	<p>Reasonable access by car to existing employment within Sandhurst Centre including Vulcan Way.</p> <p>Development provides an opportunity for more employment opportunities although limited.</p>	
22	Economic growth	0	<p>Site may not be suitable to accommodate some types of employment uses due to noise and residential properties.</p>	<p>Buffers between employment uses and residential accommodation would have to be provided.</p>
23	Smart growth	I	<p>Smart Growth could be built into the master plan for the development. However how successful this would be could not be assessed at this stage.</p>	
24	Skilled workforce	?	<p>The target is to significantly raise people with level 3 qualifications to level 4.</p>	

	SA Objective	Assessment of effect	Commentary	Optimising/ mitigating
			<p>There is a need for college level facilities and it is not sure whether these can be provided with this development.</p> <p>With no definite provision for secondary and college education this can not be predicted at this time.</p>	

Broad Area 2: Broadmoor

Table 3

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
1	Housing needs	+	<p>Could provide up to 480 homes that would contribute to the SEP housing need.</p> <p>Could provide affordable housing</p> <p>Could provide sustainably constructed housing.</p> <p>Meets the objectives of this SA Objective and the recommendations of SHMA.</p> <p>Limited number of housing is reflected in the minor positive.</p>	<p>Housing need according to SHMA is to provide affordable housing. The highest need is for social rented accommodation. However development needs to look at providing accommodation for an ageing population.</p> <p>Please note Listed Buildings and Historic Park and Gardens would limit space available.</p> <p>According to the draft Infrastructure Development Plan the following utilities infrastructure would have to be considered:-</p> <p>National Grid high voltage overhead lines cross this site. This constraint must be assessed.</p> <p>Electricity Distribution – potential requirement for upgrades to existing 11KV infrastructure</p> <p>Gas Distribution – potential requirement for upgrades to gas infrastructure</p> <p>Telecoms: No identified infrastructure requirements at present (to be reviewed with BT as sites are selected)</p>
2	Flooding	0	<p>Site does not lie within a strategic flood zone.</p> <p>Not located within a Flood Zone 2 or 3.</p> <p>Design of the development would have to take into account SUDs and provide suitable surface and foul water drainage.</p>	<p>EA: Housing density may need to be increased to greater than 40 dph to accommodate suitable drainage.</p> <p>IDP: No identified requirements at present. EA identifies risk of surface water flooding affecting this site with risk of increased surface water runoff affecting Sandhurst (Development is up stream of Sandhurst). Surface water management schemes, including SUDS, will need to be devised.</p>

	SA Objective	Assessment of Effect	Commentary	Optimising/ mitigating
				<p>Area in the south contains watercourses. This area should be left open from development.</p> <p>SA must consider surface water flooding.</p>
3	Health	I	<p>Reasonable access to health provisions. (1.5km) However Improved local health care is required. (IDP)</p> <p>The ward is considered to be one of the most health deprived in the borough. (IMD data).</p> <p>Unclear at this stage how improved health provisions can be provided.</p>	<p>IDP: Possible extension to existing facility or relocation.</p> <p>Capacity of health provisions needs to be better understood.</p>
4	Poverty & exclusion	I	<p>The ward is considered to be one of the most health deprived in the borough. (IMD data)</p> <p>As above it is unclear how this could be addressed through the provision of improved local health care.</p>	
5	Education	-	<p>Expansion of Wildmoor Heath Primary to a 2 form entry primary school needed.</p> <p>Expansion of Edgebarrow School by 1 form of entry needed.</p> <p>School places plan suggests that there is a limited surplus at Wildmoor Heath of 15% 2014 and 18% at Edgbarrow School 2014.</p> <p>Unsure whether additional educational accommodation can be provided.</p>	<p>A development of 480 dwellings is considered to yield 120 children of secondary school age.</p> <p>Special Education: A contribution towards expanding education facilities for children with SEN.</p> <p>Childrens Centre: A bespoke dedicated building that could be used as a Children's Centre</p> <p>Youth Centre: A bespoke dedicated youth centre with good access.</p> <p>The size and design of each centre would need to be based upon the numbers of young people anticipated in each cluster.</p>

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
6	Crime	0	<p>IMD data does not identify any issues at this location.</p> <p>Development could design out crime from the outset.</p> <p>Therefore overall development would be able to design out crime from the outset and accommodate the proposed development.</p>	<p>IDP: Possible improvements to local police facilities and/or additional manpower.</p>
7	Community	+	<p>Additional facilities could be introduced that would benefit the existing communities. However there is limited space for this on site.</p> <p>Distinctiveness of existing communities could be retained as the SPA provides a buffer on almost three sides.</p>	<p>IDP: Enhance existing community facility at the Morgan Centre, in Crowthorne Village.</p> <p>Any new local centres would be limited to the west side of the hospital site so that they can link in with existing communities.</p>
8	Accessible services	-/+	<p>Accessibility to essential services is good for example schools and shops.</p> <p>Accessibility to Local Centre is relatively good.</p> <p>Non- Car mode access to Town Centre is considered poor.</p> <p>Accessibility to Railway Station is considered limited as there is no bus service to the station.</p> <p>Accessibility to long distance bus routes is considered poor.</p> <p>Potential for improvements.</p>	<p>IDP: Road Network</p> <ul style="list-style-type: none"> • Capacity improvements to Upper and Lower Broadmoor Rd linking development to services with High Street • Possible Link onto A3095 Foresters Way • Capacity Improvements to junction with A3095 Fortesters way and B3430 Nine Mile Ride • Capacity Improvements to Junction with B3348 Bracknell Road and Old Wokingham Road • Possible improvements to Crowthorne High Street <p>Improvements to:</p> <ul style="list-style-type: none"> • M4 - junct. 10 • M3 - junct. 3 <p>[indicative – Highways Agency]</p>

	SA Objective	Assessment of Effect	Commentary	Optimising/ mitigating
				<p>Modelling studies to identify potential cumulative impacts of Broad Areas 2, 3, 6, 7, and 8 on the SRN</p> <p>Modelling studies to identify potential cumulative impacts of Broad Areas 2, 3, 6, 7, and 8 on the SRN</p> <p>Public Transport:</p> <ul style="list-style-type: none"> • Future Bus access - Direct Links to and from Town Centre and linking into the wider area (existing) and also the future development in area (north of N Bracknell etc). • Sustainable efficient routes for the larger area with maximisation of accessibility to routes – especially for sustainable / denser development. • Reinvestigate potential links and opening up of closed off roads for bus only to maximise bus accessibility • All properties within 400m walking distance of Bus stops • Bus infrastructure improvements (real time passenger information, Kassel kerbs, shelters, etc.) <p>Footpath/Cycle way:</p> <ul style="list-style-type: none"> • Converting South Rd to footway/cycletrack and connecting to Owlsmoor via Toucan Crossing connecting to the existing network • Improvements to B3348 Bracknell Road and Foresters Way • Improvements to Lower Broadmoor Rd linking the development to improved

	SA Objective	Assessment of Effect	Commentary	Optimising/ mitigating
				<p>facilities(cycle parking etc) within the High Street</p> <ul style="list-style-type: none"> • Further Improvements within the area linking the site to the existing network <p>Community Services:</p> <ul style="list-style-type: none"> • Additional vehicles and drivers should there be an increase in demand. <p>Fire/Rescue: Development would place additional pressure on the retained service at Crowthorne. Unless residential sprinklers are installed in the new development, it may be necessary for Crowthorne to be upgraded.</p>
9	Culture, leisure, recreation	+	<p>Good links with existing publically accessible recreational sites in the borough.</p> <p>Abuts SPA and Open Space of Public Value although the SPA site would have limited use.</p> <p>Abundant open space on the site that can be accommodated, although they are designated as historic gardens.</p> <p>Rights of Way:</p> <p>Three Castles Path (also Ramblers route) passes through site.</p> <p>Site contains a grade II listed building. This could be retained as a result of the development.</p> <p>Development could open up the historic buildings and gardens to the public. Cultural and historic benefit.</p> <p>Due to the sites location in regards to existing publicly accessible open space; and the fact that the site could provide</p>	<p>IDP: Improvements to local built sports facilities within the local area.</p> <p>Open Space:</p> <ul style="list-style-type: none"> • Open space provision to reduce reliance / impact on SPA • Connect and add to accessible urban woodlands • Play and youth provision to be increased • Need for allotments • Safeguard / mitigate sports pitches <p>Opportunities should be sought for:</p> <ul style="list-style-type: none"> • Raising quality of existing green spaces • Creating new links between and extensions of existing green spaces • Identifying and providing new larger recreational open spaces <p>At a general level, demand for sports pitches is greater than current supply and so additional</p>

	SA Objective	Assessment of Effect	Commentary	Optimising/ mitigating
			more publically accessible open space, it is considered to have a positive impact upon this objective.	population levels will require relatively higher increases in provision. Crowthorne FP8 (Sandhurst FP21 for part). This should be protected. Opportunities should be sought to connect to Crowthorne village and attract people away from the Thames Basin Heath SPA.
10	Urban renaissance	+	This option would encourage the development of predominately previously developed land in meeting future housing needs. Development of this site would seek to encourage urban renaissance. Help to retain ListedBuilding.	
11	Air quality	?	There are no Air Quality Management Areas in the vicinity of the site. The Council is currently investigating potential AQMA designations. Therefore this issue should be looked at further.	There is an AQMA planned for High Street Crowthorne. This has not been given the go ahead by DEFRA as yet. However the significance of its location needs to be taken into account when considering this site.
12	Climate change	+/-	Investment required in cycle and pedestrian routes to and from railway stations and the Crowthorne Centre. However development would allow for investment into better cycle and pedestrian routes that would link in with existing routes. Any development would have to be designed so as it reduce its carbon dioxide emissions and meet with the requirements of COSH and BREEAM.	
13	Biodiversity	--	<ul style="list-style-type: none"> Ecologically diverse site including features that may 	Council's Biodiversity Officer suggestions:-

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<p>be of county and national importance. (Survey information has identified a pond that supports up to 20 species of dragonfly which would make it qualify for SSSI and other areas of the site would qualify for LWS due to reptiles.)</p> <ul style="list-style-type: none"> • Within 400m of SPA. Residential development within this area not acceptable. • Within Thames Basin Heaths. • Biodiversity Opportunity Area <p>For these reasons development of this site has the potential to have a very negative impact for biodiversity (--). The definition of this provided by the Council's Biodiversity Officer is 'Loss of Species or habitats of high/County value or higher.'</p>	<ul style="list-style-type: none"> • Large SANG required to divert visitors from SPA • Creation of habitats of county importance within the BOA • Proposed area of habitat with limited public access • Access routes to SPA will need to be carefully controlled • Creation of ecologically functioning green infrastructure <p>IDP: SANGs provision will need to be exceptional in order to avoid increased recreational pressure on the SPA.</p> <p>In particular, access routes into Wildmoor Heath will need to be carefully designed and managed.</p> <p>An area of land to the south of the site may need to be excluded from public access and would provide ideal ecological mitigation for sensitive species.</p> <p>Provision of SANGs should not prevent the restoration of appropriate heathland habitats.</p> <p>To reflect the range of habitats on the site and the ecologically important setting of the development, an exceptional level of biodiversity provision will be required.</p> <p>The site will be expected to contribute towards the Thames Basin Heaths BOA habitat targets: recreation of lowland heath, lowland acid grassland and maintain existing wetland habitats including fen and mesotrophic standing water.</p> <p>An area of land to the south of the site may need to be excluded from public access and would provide ideal ecological mitigation for sensitive species.</p>

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
				<p>Public access to habitats supporting schedule 1 birds (particularly ground nesting species) should be carefully controlled or avoided.</p> <p>Reference needs to be made to the ecological features on site and how they will be written into the design of the development.</p>
14	Countryside & historic	-	<ul style="list-style-type: none"> Listed Buildings (Broadmoor Estate) and Historic Gardens present on site. Development could retain the buildings and their historic setting. However equally development of this site could threaten the building and their historic setting. Located within Crowthorne Study area, Area D (CA SPD) Scheduled Ancient Monument (SAM), an exploded Napoleonic debout, situated 120m north of the site. High potential for archeological finds. 	<ul style="list-style-type: none"> Trees to be conserved Historic Gardens to be conserved. Maintain character of rural roads. <p>Retain contrast in character with higher density town centre. (CA SPD)</p> <p>IDP:</p> <p>Contributions towards the protection of historic assets in the built and natural environment.</p> <p>Archaeology:</p> <p>It is recommended therefore that a programme of assessment and evaluation be undertaken prior to detailed development proposal being drawn up, in order that any highly significant remains can be preserved in situ (through redesign and engineering solutions). Intensive fieldwork is likely to be needed prior to the submission of any planning application for this site to inform development proposals. Depending on the results of this investigation, further work may be required to ensure that the impact on archaeology can be mitigated satisfactorily.</p>
15	Travel choice	-	<ul style="list-style-type: none"> The site is poorly served by public transport. Investment in a cycle path network required. 	<p>IDP improvements are listed in Accessibility, SA8.</p>

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<ul style="list-style-type: none"> • Non- Car mode access to Bracknell Town Centre is considered poor. • Accessibility to Railway Station is considered limited as there is no bus service to the station. • Car likely to be preferred choice although Crowthorne Town Centre is within walking distance of the site. 	
16	Resource use	?	<ul style="list-style-type: none"> • Policy requirements would allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources. • A mineral consultation zone lies within the site. The implications of sterilisation or excavation of the resource should be clarified before the site can be taken forward. 	
17	Waste	I	<ul style="list-style-type: none"> • Part of the site within 250m of landfill. (R3 risk unknown) • The effects of this option depend on how policy is implemented. 	<p>IDP:</p> <p>One site consisting of:</p> <ul style="list-style-type: none"> • An underground recycling facility with three containers for glass recycling. • A litter bin alongside and an area of hard standing for a charity textile bank
18	Water	?	<ul style="list-style-type: none"> • Landfill close to site • There are no groundwater protection zones within or abutting the site. • Further work required to identify any concerns regarding the landfill and site drainage and also future supply and quantity. 	<p>LDP:</p> <p>Upgrades to local water supply infrastructure likely to be required.</p> <p>Upgrades to local wastewater infrastructure will be expected to be required.</p>
19	Soil quality	0	<ul style="list-style-type: none"> • As the site is not considered to be most versatile agricultural land then development of this land is considered not to 	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			have impact upon this objective.	
20	Energy	+	<ul style="list-style-type: none"> A mixed use development of this size would provide an opportunity to introduce community CHP and other renewable energy generation. 	IDP: Renewable energy projects, including wind, biomass, hydro and CHP.
21	Employment	+	<ul style="list-style-type: none"> BroadmoorHospital is a significant local employer. At this stage it is not clear whether or not the Hospital is to be retained although the building would have to be. Good access to existing employment sites and provides an opportunity for further employment opportunities. For this reason the site is considered to have a positive impact upon this objective. 	
22	Economic growth	0	<ul style="list-style-type: none"> Site may not be suitable to accommodate some employment uses due to noise and residential properties. 	Buffers would need to be planned into the design of the site. Historic gardens and areas where biodiversity is considered valuable could provide the buffers.
23	Smart growth	I	<ul style="list-style-type: none"> The concept of SMART growth could be promoted in developing the Master Plan Site more limited than on other sites due to new hospital being driver of development. 	
24	Skilled workforce	?	<ul style="list-style-type: none"> The target is to significantly raise people with level 3 qualifications to level 4. It is unclear whether the current primary school and secondary school surplus in the area could 	

	SA Objective	Assessment of Effect	Commentary	Optimising/ mitigating
			<p>accommodate the 480 dwellings.</p> <ul style="list-style-type: none"> • Therefore an impact can not be predicted at this time. 	

Broad Area 3: North East Crowthorne

Table 4

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
1	Housing needs	++	<ul style="list-style-type: none"> • Could provide between 1,200 and 1,300 homes that would contribute to the SEP housing need. • Could provide affordable housing • Could provide sustainably constructed housing. • Meets the objectives of this SA Objective and the recommendations of SHMA. <p>This site is considered to have a significant positive impact upon this objective due to the number of homes it could provide.</p>	<p>Housing need according to SHMA is to provide affordable housing. The highest need is for social rented accommodation. However development need to look at providing accommodation for an ageing population.</p> <p>According to the draft Infrastructure Development Plan the following utilities infrastructure would have to be considered:-</p> <p>Electricity Distribution – potential requirement for upgrades to existing 11KV infrastructure</p> <p>Gas Distribution – potential requirement for upgrades to gas infrastructure</p> <p>No identified infrastructure requirements at present (to be reviewed with BT as sites are selected)</p> <p>Telecoms: No identified infrastructure requirements at present (to be reviewed with BT as sites are selected)</p>
2	Flooding	0	<ul style="list-style-type: none"> • Not located within a Flood Zone 2 or 3. • Design of the development would have to take into account SUDs and provide suitable surface and foul water drainage. 	<p>IDP: No identified requirements at present.</p> <p>EA: identifies risk of surface water flooding affecting this site with risk of increased surface water runoff affecting off site properties. Surface water management schemes, including SUDS, will need to be devised.</p> <p>SUDS are important in this area as the site feeds into the River Emm Brook.</p>

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
3	Health	I	<ul style="list-style-type: none"> Reasonable access to health provisions in Great Hollands and Crowthorne. (2km) The Great Hollands South ward is considered to have high deprivation in health and high child poverty. Improved local health care required. Unclear how this can be provided until implemented. 	<p>IDP: Possible extension to existing facility or relocation.</p> <p>Capacity of health provisions needs to be better understood.</p>
4	Poverty & exclusion	+/-	<ul style="list-style-type: none"> Part of site within Great Hollands South ward. This ward suffers from housing deprivation. (IMD) Development could result in a loss of employment use. However certain employment uses could be retained. However the site could accommodate some new and improved small scale employment uses. 	<p>TRLBuilding could be retained.</p>
5	Education	-	<ul style="list-style-type: none"> A new 2 form entry Primary School. 3 additional forms of entry Senior are required School places plan suggests that a Primary School is required. There is some Secondary school surplus at EasthampsteadPark. However the proposed housing numbers suggest that additional improved and extended Secondary school accommodation would still be required. Unclear whether educational accommodation can be provided. 	<p>IDP: The development of 1,200 dwellings is considered to yield 301 children of secondary school age. A development of 1,300 would yield 326 pupils.</p> <p>An appropriate contribution towards providing education facility for children with SEN</p> <p>A bespoke dedicated Children's Centre.</p> <p>A bespoke dedicated youth centre with good access.</p> <p>The size and design of each centre would need to be based upon the numbers of young people anticipated in each cluster.</p> <p>The centre would require a suitable level of revenue to allow it to be utilised over several evenings of each week.</p>

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
6	Crime	0	<ul style="list-style-type: none"> • IMD data does not identify any issues at this location. • Development could design out crime from the outset. <p>Therefore overall development would be able to design out crime from the outset and accommodate the proposed development.</p>	<p>IDP: Possible improvements to local police facilities and/or additional manpower.</p>
7	Community	+	<ul style="list-style-type: none"> • Additional facilities could be introduced that would benefit the existing communities. • Distinctiveness of existing communities could be retained as buffers such as the SPA would have to be retained. • Development of this site could allow for integration between Hanworth and communities off Old Wokingham Road, via the site. Therefore the option site could possible look towards Bracknell Town Centre. 	<p>Improvements to pedestrian, cycle and public transport routes would have to come as a result of development. This would then aid in steering the new community towards Bracknell Town Centre.</p>
8	Accessible services	-	<ul style="list-style-type: none"> • Accessibility by foot to Local Centre is considered relatively poor. • Non- Car mode access to town centre is considered poor. • Access to external centre (Wokingham) relatively poor. • Proximity to railway stations is considered poor. • Access to long distance bus routes is considered poor. • Key services such as a primary school could be provided on site. • Potential for improvements alongside development. • However development could provide improved accessibility. This needs to be addressed in further design work should the site go forward. 	<p>IDP Road Network:</p> <ul style="list-style-type: none"> • Capacity Improvements to Junction with B3348 Bracknell Road and Old Wokingham Road • Possible improvements to Crowthorne High Street and Dukes Ride • Capacity Improvements to junction with A3095 Foresters Way and B3430 Nine Mile Ride • Capacity improvements to Old Wokingham Road and B3430 Nine Mile Ride • Possible realignment of Old Wokingham Road for entrance to the development • Possible realignment of B3348 Bracknell Road for entrance to the development • Further improvements to A3095 including Hanworth Roundabout

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
				<p>Improvements to:</p> <ul style="list-style-type: none"> • M4 - junct. 10 • M3 - junct. 3 <p>[indicative – Highways Agency]</p> <p>Modelling studies to identify potential cumulative impacts of Broad Areas 2, 3, 6, 7, and 8 on the Strategic Road Network</p> <p>Public Transport:</p> <ul style="list-style-type: none"> • Future Bus access - Direct Links to and from Town Centre and linking into the wider area (existing) and also the future development in area (north of N Bracknell etc). • Sustainable efficient routes for the larger area with maximisation of accessibility to routes – especially for sustainable / denser development. • Reinvestigate potential links and opening up of closed off roads for bus only to maximise bus accessibility • All properties within 400m walking distance of Bus stops • Bus infrastructure improvements (real time passenger information, Kassel kerbs, shelters, etc.) <p>Footpath/Cycle Routes:</p> <ul style="list-style-type: none"> • Improvements to Wokingham Road linking to Peacock Farm • Cross boundary improvements linking Bracknell and Wokingham across Old Wokingham Road • Improvements to the Junction of Bracknell Road and Foresters Way • Further improvements to the North and South of the development linking the site to the existing network

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
				<p>Community Services: Additional vehicles and drivers should there be an increase in demand.</p> <p>Fire and Rescue: Development would place additional pressure on the retained service at Crowthorne. Unless residential sprinklers are installed in the new development, it may be necessary for Crowthorne to be upgraded.</p>
9	Culture, leisure, recreation	+	<ul style="list-style-type: none"> • Good links with existing recreational sites in the borough. • Abuts SPA and Open Space of Public Value. • Allows for passive open space contribution. • The remaining two thirds of open space were not previously open to people. • Development in this area would make better use of land not previously available to the public. • No known Character Area-CA SPD. <p>For these reasons the site is considered to have a positive impact upon this SA objective.</p>	<p>IDP: Improvements to local sporting facilities</p> <p>Open Space:</p> <ul style="list-style-type: none"> • Woodland character should be protected and enhanced. <p>Opportunities should be sought for:</p> <ul style="list-style-type: none"> • Raising quality of existing green spaces • Creating new links between and extensions of existing green spaces • Identifying and providing new larger recreational open spaces • At a general level, demand for sports pitches is greater than current supply and so additional population levels will require relatively higher increases in provision. <p>Opportunity to establish new footpath/cycleway links between Crowthorne and south west edge of Bracknell (Great Hollands/Hanworth) away from busy road network.</p>
10	Urban renaissance	+	<ul style="list-style-type: none"> • Development may restrict urban growth elsewhere however a third of the site 	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<p>could be considered previously developed.</p> <ul style="list-style-type: none"> Integrating the Hanworth and Crowthorne communities looks to encourage urban renaissance. <p>For these reasons this site is considered to have a positive impact upon this SA objective.</p>	
11	Air quality	?	<ul style="list-style-type: none"> There are no Air Quality Management Areas in the vicinity of the site. The Council is currently investigating potential AQMA designations. Therefore this issue should be looked at further. 	There is an AQMA planned for High Street Crowthorne. This has not been given the go ahead from DEFRA as yet. However the significance of its location needs to be taken into account when considering this site.
12	Climate change	+/-	<ul style="list-style-type: none"> There are established cycle routes on the outskirts of the site. Development of the site could link in with these existing routes. Any development would have to be designed so as to reduce its carbon dioxide emissions and meet with the requirements of COSH and BREEAM. 	
13	Biodiversity	--	<ul style="list-style-type: none"> Ecologically varied site including features that may be of county importance. (survey suggests parts of the site would qualify for LWS status due to the reptiles found there) Residential development could be within 400m of SPA Within ThamesBasin Heaths Biodiversity Opportunity Area. <p>(Council's Biodiversity Officer)</p> <p>For these reasons development of this site has the potential to have a very negative impact for biodiversity (--). The definition of this provided by the Council's Biodiversity Officer is 'Loss of Species or habitats of high/County value or higher.'</p>	<p>Suggestions from Council's Biodiversity Officer:</p> <ul style="list-style-type: none"> Large SANG required Creation of habitats of county importance as part of BOA Access routes to SPA will need to be carefully controlled Creation of ecologically functioning green infrastructure <p>IDP: SANGs provision will need to be of a high standard in order to avoid increased recreational pressure on the SPA.</p> <p>Provision of SANGs should not prevent the restoration of appropriate heathland habitats</p>

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
				<p>To contribute towards the Thames Basin Heaths BOA habitat targets: recreation of lowland heath, lowland acid grassland and maintain existing wetland habitats including fen and mesotrophic standing water.</p> <p>Provision of SANGs should not prevent the restoration of appropriate heathland habitats.</p> <p>Public access to habitats supporting schedule 1 birds (particularly ground nesting species) should be carefully controlled or avoided.</p>
14	Countryside & historic	0	<ul style="list-style-type: none"> • There is one specific area where there would be high capacity to accommodate development according to a Landscape Assessment (main buildings) • Three parts of the site where there would be low capacity to development (wooded areas) • One area with moderate capacity (water pollution centre) • Development could retain open space where necessary. • No Listed Buildings present. • Not located within a defined Character Area. • Potential for Archaeological finds. <p>This site is considered to have no overall impact upon this objective.</p>	<ul style="list-style-type: none"> • Landscape Assessment suggests subdividing area A into areas with different capacities to accept development. • Opens Space of Public Value and SANGS could be provided where capacity low. <p>IDP: Contributions towards the protection of historic assets in the built and natural environment.</p> <p>Archaeology: It is recommended therefore that a programme of assessment and evaluation be undertaken prior to submission of any planning application for this site, to inform development proposals. Depending on the results of this investigation, further work may be required to ensure that the impact on archaeology can be mitigated satisfactorily and may be secured by a condition.</p>
15	Travel choice	-	<ul style="list-style-type: none"> • No bus service to the railway station. Therefore the preferred choice of transport is going to be the car. 	Improvements to bus routes necessary. However lengthening a route may make the route less attractive.

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<ul style="list-style-type: none"> Investment in a cycle path network required although good links exist. <p>For this reason this site is considered to have a negative impact upon this objective as it stands.</p>	
16	Resource use	?	<ul style="list-style-type: none"> Policy requirements would allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources. A mineral consultation zone lies within the site. The implications of sterilisation or excavation of the resource should be clarified before the site can be taken forward. 	
17	Waste	I	<ul style="list-style-type: none"> The effects of this option depend on how policy is implemented. No known landfill sites on site or within the immediate area. 	<p>IDP: One site consisting of:</p> <ul style="list-style-type: none"> Underground recycling facility with three containers for glass recycling. A litter bin alongside and an area of hard standing for a charity textile bank. <p>A second recycling site may also be required.</p>
18	Water	0	<ul style="list-style-type: none"> No landfill close to site No Groundwater Protection Areas and/or water courses. Although ditches present. SUDs could be implemented. Overall no impact as site could sustain itself. 	<p>IDP: Upgrades to local water supply infrastructure likely to be required.</p> <p>Upgrades to local wastewater infrastructure will be expected to be required.</p>
19	Soil quality	0	<ul style="list-style-type: none"> As the site is not considered to be most versatile agricultural land then development of this land is considered not to have impact upon this objective. Please note that parts of the site could be contaminated. Surveys required. 	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
20	Energy	+	<ul style="list-style-type: none"> A mixed use development of this size would provide and opportunity to introduce community CHP and other renewable energy generation Renewable energy projects, including wind, biomass, hydro and CHP. 	
21	Employment	+	<ul style="list-style-type: none"> Potential Loss of employment. Enterprise centre. Potential for new and improved employment uses. Small Scale but may better meets needs. Overall this option could have positive impact upon this objective. <p>Any scheme on this site could be designed as to meet the employmentLand Review recommendation and therefore would have a positive impact upon this objective.</p>	<p>EmploymentLand Review:</p> <p>CBE not needed to meet the Boroughs targets for office development.</p> <p>Not a great location for large scale new offices and not related to Bracknell Town Centre.</p> <p>Could be released for housing. Some of the existing units should be retained for smaller B1c/B2/B8 uses. However incubation centre (Enterprise Centre) should be retained.</p>
22	Economic growth	0	<ul style="list-style-type: none"> Site may not be suitable to accommodate some employment uses due to noise and residential properties. 	Buffers would need to be planned into the design of the site.
23	Smart growth	I	<ul style="list-style-type: none"> Smart Growth could be built into the master plan for the development. However how successful this would be could not be assessed at this stage. 	
24	Skilled workforce	?	<ul style="list-style-type: none"> The target is to significantly raise people with level 3 qualifications to level 4. There is a need for college level facilities and it is not sure whether these can be provided with this development. With no definite provision for secondary and college education this can not be predicted at this time. 	

Broad Area 4: West Binfield

Table 5

	SA Objective	Assessment of Effect	Commentary	Optimising/ mitigating
1	Housing needs	++	<ul style="list-style-type: none"> • Could provide between 2,000 – 2,300 homes that would contribute to the SEP housing need. • Could provide affordable housing • Could provide sustainably constructed housing. • Meets the objectives of this SA Objective and the recommendations of SHMA. <p>This site is considered to have a significant positive impact upon this objective due to the number of homes it could provide.</p>	<p>Housing need according to SHMA is to provide affordable housing. The highest need is for social rented accommodation. However development needs to look at providing accommodation for an ageing population.</p> <p>According to the Draft Infrastructure Development Plan the following needs to be taken into consideration:-</p> <p>Electricity Distribution – potential requirement for upgrades to existing 11KV infrastructure</p> <p>Gas Distribution – potential requirement for upgrades to gas infrastructure</p> <p>Telecoms: No identified infrastructure requirements at present (to be reviewed with BT as sites are selected)</p> <p>SA should show key overland flow routes.</p>
2	Flooding	0	<ul style="list-style-type: none"> • Not located within a Flood Zone 2 or 3. • Drainage ditches present. • Design of the development would have to take into account SUDs and provide suitable surface and foul water drainage. 	<p>Updated SFRA required.</p> <p>The sites geology allows for the possibility of ground water collection. However there are no known aquifers on site.</p> <p>IDP: No identified requirements at present. EA identifies risk of surface water flooding affecting this site with risk of increased surface water runoff affecting off site properties. Surface water management schemes, including SUDS, will need to be devised.</p>

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
3	Health	I	<ul style="list-style-type: none"> • Good access to local health provisions. (1km) • There are no health deprivation concerns (IMD) • 2000 to 2300 homes would require additional local health care provisions. • Unclear how this can be provided until implemented. 	<p>IDP: Potential new facility required for Binfield (alone or in combination with Broad Area 5)</p> <p>Capacity of health provisions needs to be better understood.</p> <p>Local centre could provide an opportunity for a surgery if required.</p>
4	Poverty & exclusion	0	<ul style="list-style-type: none"> • No poverty and exclusion concerns highlighted by the IMD. 	
5	Education	-	<ul style="list-style-type: none"> • If developed at the lower scenario a 2 form entry Primary School. • If developed at the higher scenario a 3 form entry Primary School. • 4 additional forms of entry Secondary would be required for this site. • School places plan suggests Binfield C of E has a predicted deficit starting 2011 and increasing each year. • Also predicted deficit in Secondary School Places. • Primary school could be provided by the development however it is unclear whether Secondary school accommodation could be provided. 	<p>The development of 2,000 dwellings is considered to yield 502 children of secondary school age. A development of 2,300 would yield 577 pupils.</p> <p>An appropriate contribution towards providing education facility for children with SEN</p> <p>A bespoke dedicated Children's Centre</p> <p>A bespoke dedicated youth centre with good access.</p> <p>The size and design of each centre would need to be based upon the numbers of young people anticipated in each cluster.</p> <p>The centre would require a suitable level of revenue to allow it to be utilised over several evenings of each week.</p> <p>Links to Amen Corner facilities.</p>
6	Crime	0	<ul style="list-style-type: none"> • IMD data does not identify any issues at this location. • Development could design out crime from the outset. 	<p>IDP: Possible improvements to local police facilities and/or additional manpower.</p>
7	Community	+/-	<ul style="list-style-type: none"> • Additional facilities could be introduced that would benefit the existing communities. 	<p>IDP: New on-site Community Centre, approx. 660 – 759sqm.</p>

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<ul style="list-style-type: none"> Development could affect the distinctiveness of the existing communities. Amen Corner SPD development could provide facilities that would benefit a community on this site. With Amen Corner SPD adopted and development at Wokingham planned the effects on the existing and potentially new communities need to be assessed. Development on this site in combination with Amen Corner and Wokingham is not considered to adversely blur the boundaries between Wokingham and Bracknell due to the A329M separating the sites. 	<p>Potential to co-locate with libraries, youth provision, leisure, meeting space etc.</p> <p>Maintain or create buffers on the western edge of the site. This should prevent any blurring of settlements.</p>
8	Accessible services	+	<ul style="list-style-type: none"> Accessibility to essential services is good. For example libraries and shops at Binfield Village Centre (local centre) Public transport access to town centre is good. Key services such as a primary school could be provided on site. Non- Car mode access to town centre is relatively poor due to the distance. However there are cycle routes along Wokingham Road that lead to the Town Centre. Access to external centre such as Wokingham is considered relatively poor due to the lack of bus service. Access to railway stations is poor. Access to long distance bus routes is poor. <p>This site in combination with development at Amen Corner would be able to provide the improvements needed to improve accessibility. Therefore for this</p>	<p>IDP: Road Network</p> <ul style="list-style-type: none"> Capacity improvements to Junctions on B3408 leading to TC including possible realignment of junction with St Marks Road and Beehive Road from staggered to cross roads Protection of sensitive roads to the north and east of development Capacity Improvements to CoppidBeach Roundabout Capacity Improvements to junctions along A329 and A322 following corridor studies <p>Improvements to:</p> <ul style="list-style-type: none"> M4 - junct. 10 M3 - junct. 3 <p>[indicative – Highways Agency]</p> <p>Highways Agency concerned about potential impact on Junction 10 of M4 and A329(M). Modelling</p>

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<p>reason the site is considered to have a positive impact upon this SA objective.</p>	<p>studies required to identify potential impacts an mitigation measures</p> <p>Public Transport:</p> <ul style="list-style-type: none"> • Future Bus access - Direct Links to and from Town Centre and linking into the wider area (existing) and also the future development in area (north of N Bracknell etc). • Sustainable efficient routes for the larger area with maximisation of accessibility to routes – especially for sustainable / denser development. • Reinvestigate potential links and opening up of closed off roads for bus only to maximise bus accessibility • All properties within 400m walking distance of Bus stops • Bus infrastructure improvements (real time passenger information, Kassel kerbs, shelters, etc.) <p>Jonathan Bigwood- Future development west of Coppid Beech (WBC) could allow for a stable 152 service between Reading and Bracknell (via Wokingham).</p> <p>Footpath and Cycle Routes:</p> <ul style="list-style-type: none"> • Further improvements to the B3408 including safe pedestrian / cycle crossings linking the site to the existing network and easy access to Town Centre • Improvements to Beehive Road linking the development to the

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
				<p>industrial estates and Cain Road</p> <ul style="list-style-type: none"> Improvements to the north linking site to schools and facilities within Binfield <p>Community Services: Additional vehicles and drivers should there be an increase in demand.</p> <p>Fire and Rescue: It may be necessary to upgrade Bracknell Fire Station from one full and one part time provision to two full time provision.</p> <p>Libraries: Not required</p> <p>BF Residential Location Assessment. Well placed for pedestrian and cycling provision, and have potential to support bus service improvements based on household numbers and its proximity to the bus route network.</p>
9	Culture, leisure, recreation	+	<ul style="list-style-type: none"> The site is well located as to access existing recreational facilities for example the John Nike Leisure Centre. Local Wildlife Sites present within the site. Potential for open space provision within the site could increase the accessibility to leisure and recreational space. 	<p>IDP: Contributions towards the protection of historic assets in the built and natural environment.</p> <p>Improvements to local sporting facilities</p> <p>Open Space:</p> <ul style="list-style-type: none"> Veteran trees and historic landscape to be protected and buffered. Open character of open spaces should be used to add to and protect setting of Popes Meadow. <p>Opportunities should be sought for:</p> <ul style="list-style-type: none"> Raising quality of existing green spaces

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
				<ul style="list-style-type: none"> • Creating new links between and extensions of existing green spaces • Identifying and providing new larger recreational open spaces <p>At a general level, demand for sports pitches is greater than current supply and so additional population levels will require relatively higher increases in provision.</p> <p>Rights of Way: Protect and extend path network.</p> <p>At North and East edges of site the Ramblers Route is on roads and there is a footpath through site - Binfield FP 11</p>
10	Urban renaissance	-/+	<ul style="list-style-type: none"> • The site is predominately green field and therefore does not seek to build on previously developed land. • However there is an opportunity to encourage urban renaissance that would benefit the Town Centre. The site is close to a main gateway into Bracknell. <p>Therefore for the reason given above the site is considered to have both a negative and positive impact upon this SA objective.</p>	
11	Air quality	?	<ul style="list-style-type: none"> • There are no Air Quality Management Areas in the vicinity of the site. • The Council is currently investigating potential AQMA designations. Therefore this issue should be looked at further. • A239 (M) * 	<p>There is an AQMA planned for Downshire and Bagshot Road. This has not been given the go ahead from DEFRA as yet. However the significance of its location needs to be taken into account when considering this site.</p>

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
12	Climate change	+/-	<ul style="list-style-type: none"> • There site is well served by buses and could be linked in with existing cycle paths. • Any development would have to be designed so as it reduce its carbon dioxide emissions. 	
13	Biodiversity	- -	<ul style="list-style-type: none"> • Farmland habitats including grassland, woodland, hedgerows and ponds present. • Three Local Wildlife Sites present on site. Two of which are ancient woodlands on site • Site is within 5km of SPA <p>For these reasons development of this site has the potential to have a very negative impact for biodiversity (--). The definition of this provided by the Council's Biodiversity Officer is 'Loss of Species or habitats of high/County value or higher.'</p>	<ul style="list-style-type: none"> • Buffer and expand local wildlife sites. • Creation of ecologically functioning green infrastructure <p>Link to SANG provision at Amen Corner (to be confirmed) however, onsite bespoke SANG must be suitable as a standalone site.</p> <p>To include special measures for two ancient woodland and Local Wildlife Sites within the development area. These habitats should be expanded, buffered, linked and restored.</p> <p>Hedgerows, notable trees, semi-improved grassland and ponds are likely to form the basis of an ecological network providing corridors for wildlife and ensuring adequate foraging areas for amphibian populations.</p> <p>The current farmland mixture of habitats is likely to indicate that some farmland species not suited to public open space may need to be provided for either on or off site.</p>
14	Countryside & historic	-	<ul style="list-style-type: none"> • A landscape assessment considered the majority of the site to have a moderate capacity to development although development would have to respect its setting. • There are two areas within the south west corner of the site, one where there is no capacity and one where there is moderate to high capacity. 	<p>Archaeology:</p> <p>It is recommended therefore that a programme of assessment and evaluation be undertaken prior to submission of any planning application for this site, to inform development proposals. Depending on the results of this investigation, further work may be required to ensure that the impact</p>

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<ul style="list-style-type: none"> • There are Listed Buildings on site. These could be threatened along with their setting. • Parts of the eastern side of the site are located within the Popeswood Study area, Areas B and C. (CA SPD) • Potential for archaeological finds. <p>The majority of the site has a moderate capacity to development.</p> <p>Without further design detail it is unclear whether development of the site won't affect the historic nature of the listed building and gardens.</p> <p>Therefore this site would have a negative impact upon this SA objective.</p>	on archaeology can be mitigated satisfactorily and secured by a condition.
15	Travel choice	+	<ul style="list-style-type: none"> • The site is well served by public transport for example the 190 service every 20mins, Wokingham to Bracknell. • Existing cycle routes could be linked into following development. • Therefore the car is not necessarily the preferred choice although improvements to pedestrian and cycle routes would need to be made. • Links to Amen Corner and Wokingham SDL. • Park and Ride Scheme 	There will be a need to consider this site in combination with the Amen Corner SPD site.
16	Resource use	?	<ul style="list-style-type: none"> • Policy requirements would allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources. • Two areas of mineral consultation zones are present within the site. A 	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<p>small area to the north west and a large area to the south. The implications of sterilisation or excavation of the resource should be clarified before the site can be taken forward.</p>	
17	Waste	I	<ul style="list-style-type: none"> The site is within 50m of a R4 (Low Risk) Landfill. Survey required to see what impact this may have. The effects of this option depend on how policy is implemented 	<p>IDP: Two sites consisting of:</p> <ul style="list-style-type: none"> An underground recycling facility with three containers for glass recycling. A litter bin alongside and an area of hard standing for a charity textile bank.
18	Water	?	<ul style="list-style-type: none"> The site would be located within what is considered to be a low level Groundwater Protection Zone (EA). It is unclear at this stage whether or not development in this area would have an impact upon a groundwater source. 	<p>IDP: Upgrades to local water supply infrastructure likely to be required</p> <p>Upgrades to local wastewater infrastructure will be expected to be required.</p>
19	Soil quality	?	<p>The site has a Landscape Classification as grade 3. Grade 3 is split into 3a and 3b. If the land is 3b then the site could accept development. If the site is 3a then development may not be acceptable. However until further work is carried out the split will not be known.</p>	
20	Energy	+	<ul style="list-style-type: none"> A mixed use development of this size would provide and opportunity to introduce community CHP and other renewable energy generation. 	<p>Renewable energy projects, including wind, biomass, hydro and CHP</p>
21	Employment	+	<ul style="list-style-type: none"> This option would be well located to serve existing employment areas and Town Centre. Therefore this option would have a positive impact upon the objective to ensure high and stable levels of employment. 	

	SA Objective	Assessment of Effect	Commentary	Optimising/ mitigating
22	Economic growth	+	<ul style="list-style-type: none"> Having a large employment area such as the Western Industrial Estate within 1km of this site would provide the opportunity to sustain economic growth and competitiveness in the Borough. Therefore this option would have a positive effect upon this objective. 	
23	Smart growth	I	<ul style="list-style-type: none"> Smart Growth could be built into the master plan for the development. However how successful this would be could not be assessed at this stage. 	
24	Skilled workforce	?	<ul style="list-style-type: none"> The target is to significantly raise people with level 3 qualifications to level 4. There is a need for college level facilities and it is not sure whether these can be provided with this development. With no definite provision for secondary and college education this can not be predicted at this time. 	

Broad Area 5: East Binfield

Table 6

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
1	Housing needs	+	<ul style="list-style-type: none"> • Could provide between 800 – 900 homes that would contribute to the SEP housing need. • Could provide affordable housing • Could provide sustainably constructed housing. • Meets the objectives of this SA Objective and the recommendations of SHMA. <p>Limited number of housing is reflected in the single +</p>	<p>Housing need according to SHMA is to provide affordable housing. The highest need is for social rented accommodation. However development needs to look at providing accommodation for an ageing population.</p> <p>Please note Listed Buildings and Historic Gardens may limit space available.</p> <p>According to the Draft Infrastructure Development Plan the following needs to be taken into consideration:-</p> <p>Electricity Distribution – potential requirement for upgrades to existing 11KV infrastructure</p> <p>Gas Distribution – potential requirement for upgrades to gas infrastructure</p> <p>Telecoms: No identified infrastructure requirements at present (to be reviewed with BT as sites are selected)</p>
2	Flooding	-	<ul style="list-style-type: none"> • The northeastern corner of the site on the northern side of Forest Road is located within a Flood Zone 2 and 3. • This is a rather small area of the overall site. However no residential development should be within 8m of the river. • Design of the development would have to take into account SUDs and provide suitable surface and foul water drainage. 	<p>Suggestion that the north-eastern corner of the site be removed from the option as this could provide the site with a limited area where development can be located.</p> <p>IDP: No identified requirements at present.</p> <p>EA: identifies risk of surface water flooding affecting this site with risk of increased surface water runoff affecting off site</p>

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			As part of the site falls within the recognised flood plain a negative score has been given against this SA objective.	properties. Surface water management schemes, including SUDS, will need to be devised. Overland flow routes need to be established 8m buffer of the main river. SFRA still to be completed.
3	Health	I	<ul style="list-style-type: none"> • Good access to local health provisions. (1km) • There are no health deprivation concerns (IMD) apart from an adjoining ward (Priestwood and Garth Ward). • 800 to 900 homes may require additional local health care provisions. • Unclear how this can be provided until implemented. 	IDP: Potential new facility required for Binfield (alone or in combination with Broad Area 4)
4	Poverty & exclusion	+	<ul style="list-style-type: none"> • Deprivation concerns in an adjoining ward (Priestwood and Garth). • Development of this site that adjoins the Priestwood and Garth ward could help to decrease poverty and exclusion in that ward by providing or allowing for additional employment facilities and/or educational facilities. 	
5	Education	-	<ul style="list-style-type: none"> • A 2 form entry primary School • At the lower scenario 1 additional form of entry for sen will be required. At the higher scenario 2 additional forms of entry will be required • School places plan suggests Binfield primary and Garth College will have significant deficits in 2014. • Primary school could be provided by the development however it is unclear whether a Secondary school accommodation could be provided. 	<p>The development of 800 dwellings is considered to yield 200 children of secondary school age. A development of 900 would yield 226 pupils.</p> <p>An appropriate contributions towards improving or expanding education facilities for Children with SEN</p> <p>A bespoke dedicated building to be used as a Children's Centre</p> <p>A bespoke dedicated youth centre with good access.</p>

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
				<p>The size and design of each centre would need to be based upon the numbers of young people anticipated in each cluster.</p> <p>The centre would require a suitable level of revenue to allow it to be utilised over several evenings of each week</p>
6	Crime	0	<ul style="list-style-type: none"> IMD data does not identify any issues at this location. Development could design out crime from the outset. 	<p>IDP Possible improvements to local police facilities and/or additional manpower.</p>
7	Community	+/-	<ul style="list-style-type: none"> Additional facilities could be introduced that would benefit the existing communities. Distinctiveness of existing communities (including Binfield and Bracknell) could be affected. 	<p>IDP Community facilities: New on-site Community Centre.</p> <p>Potential to co-locate with libraries, youth provision, leisure, meeting space etc.</p> <p>Scope to join-up provision with Cluster 4.</p>
8	Accessible services	+	<ul style="list-style-type: none"> Accessibility to essential services is good. For example libraries and shops at Binfield Village Centre (local centre). Access by foot to Bracknell Town Centre is considered relatively poor due to the distance. Although there are well placed cycling and pedestrian routes. Proximity to railway station is considered poor. Proximity to long distance routes is considered poor. Key services such as a primary school could be provided on site. <p>BF Residential Location Assessment. Well placed for pedestrian and cycling provision, and have potential to support bus</p>	<p>IDP: Road Network</p> <ul style="list-style-type: none"> Capacity improvements to Junctions on B3408 leading to Town Centre including possible realignment of junction with St Marks Road and Beehive Road from staggered to cross roads Protection of sensitive roads to the north and east/west of development Capacity Improvements to CoppidBeach Roundabout Capacity Improvements to junctions along A329 and A322 following corridor studies <p>Improvements to:</p>

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<p>service improvements based on household numbers and its proximity to the bus route network.</p> <p>Although under 1000 homes the site could benefit from developments at Amen Corner.</p> <p>As the site could benefit from developments at Amen Corner there is the likelihood that development of this site would increase accessibility to key services both locally and within the Town Centre. Therefore this site would have a positive impact upon this objective.</p>	<ul style="list-style-type: none"> • M4 - junct. 10 • M3 - junct. 3 <p>[indicative – Highways Agency]</p> <p>Modelling studies required to identify potential impacts and mitigation measures.</p> <p>Highways Agency concerned about potential impact on Junction 10 of M4 and A329(M). Modelling studies required to identify potential impacts and mitigation measures.</p> <p>Public Transport:</p> <ul style="list-style-type: none"> • Future Bus access - Direct Links to and from Town Centre and linking into the wider area (existing) and also the future development in area (north of N Bracknell etc). • Sustainable efficient routes for the larger area with maximisation of accessibility to routes – especially for sustainable / denser development. • Reinvestigate potential links and opening up of closed off roads for bus only to maximise bus accessibility • All properties within 400m walking distance of Bus stops • Bus infrastructure improvements (real time passenger information, Kassel kerbs, shelters, etc.) <p>Footpath /Cycle Routes:</p> <ul style="list-style-type: none"> • Further improvements to the B3408 including safe pedestrian / cycle crossings linking the site to the existing network and easy access to Town Centre • Improvements to Beehive Road linking the

	SA Objective	Assessment of Effect	Commentary	Optimising/ mitigating
				<p>development to the industrial estates and Cain Road</p> <ul style="list-style-type: none"> • Improvements to the north linking site to schools and facilities within Binfield • Safe pedestrian / cycle crossing of Temple Way linking site to the existing network <p>Community Services: Additional vehicles and drivers should there be an increase in demand.</p> <p>Libraries: Possible contributions towards Bracknell Town Library</p> <p>Fire and Rescue: It may be necessary to upgrade Bracknell Fire Station from one full and one part time provision to two full time provision.</p>
9	Culture, leisure, recreation	-	<ul style="list-style-type: none"> • Development of this site would result in the loss of a golf course and Open Space although currently private. • The Golf Course also has conferencing facilities that would be lost as well as public rights of way that could be threatened. • The site is located as to access existing recreational facilities for example the John Nike Leisure Centre. • However with there being a loss of a golf course the development of this site would have a negative impact upon this objective. 	<p>IDP: Contributions towards the protection of historic assets in the built and natural environment.</p> <p>Contribution towards improving local sporting facilities</p> <p>Open Space</p> <ul style="list-style-type: none"> • Loss of OSPV and outdoor sport - very high mitigation requirements would be necessary. <p>Opportunities should be sought for:</p> <ul style="list-style-type: none"> • Raising quality of existing green spaces

	SA Objective	Assessment of Effect	Commentary	Optimising/ mitigating
				<ul style="list-style-type: none"> • Creating new links between and extensions of existing green spaces • Identifying and providing new larger recreational open spaces <p>At a general level, demand for sports pitches is greater than current supply and so additional population levels will require relatively higher increases in provision.</p> <p>Bracknell FP10 is on eastern edge of site. Safeguard and extend The Cut path.</p>
10	Urban renaissance	-	<ul style="list-style-type: none"> • The majority of the site is considered to be Greenfield and not therefore the best use of previously developed land. Therefore development of this site is going to have a negative impact upon this SA objective. 	
11	Air quality	?	<ul style="list-style-type: none"> • There are no Air Quality Management Areas in the vicinity of the site. • The Council is currently investigating potential AQMA designations. Therefore this issue should be looked at further. 	<p>There is an AQMA planned for Downshire and Bagshot Road. This has not been given the go ahead from DEFRA as yet. However the significance of its location needs to be taken into account when considering this site.</p>
12	Climate change	+/-	<ul style="list-style-type: none"> • The site is well served by buses and could be linked in with existing cycle paths and pedestrian routes (Public Rights of Way). • Any development would have to be designed so as to reduce its carbon dioxide emissions. 	
13	Biodiversity	-	<ul style="list-style-type: none"> • Golf course located on half the site includes a mosaic of habitats including several ponds, small areas of scrub, grassland and trees. • The Cut river flows along the eastern boundary 	<ul style="list-style-type: none"> • Protection of The Cut and creation of habitats along this feature. • Creation of ecologically functioning green infrastructure • Buffering of the LWS sites.

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<ul style="list-style-type: none"> • River corridor • Two LWS adjacent • Most of the site is within 5km of SPA. <p>There is going to be some loss of habitat. Therefore this option would have a slight negative impact upon biodiversity. (Loss of some species or habitats of low/local value)</p>	<p>IDP: Links to The Cut Countryside Corridor may be possible; however, onsite bespoke SANG must be suitable as a standalone site.</p> <p>To include protection, buffering, restoration and creation of habitats along The Cut, adjacent Local Wildlife Sites, the network of ponds and semi-natural habitats on the golf course and adjacent areas.</p> <p>Foraging areas may be required for amphibian and badger populations in the area.</p>
14	Countryside & historic	-	<ul style="list-style-type: none"> • A landscape assessment considered the majority of the site as moderate to high therefore could accommodate development although development would have to respect its setting. • There are 2no. Grade II Listed Buildings on site located within separated Grade II Listed Historic Gardens. These need to be retained. • Well designed development could retain the listed buildings and historic gardens. • Adjacent to the site is Binfield Manor, Binfield Park, the Stag and Hounds PH, Honey Suckle Cottage and Tile House which are all listed buildings. The setting of these buildings needs to be taken into account. • Blanket and point TPO's on site • Parts of the eastern side of the site are located within the Popeswood Study area, Areas B and C. 	<ul style="list-style-type: none"> • Retain the defined character in the SPD. • Building along St Marks Road and Popeswood Road should be set back from the road and small in scale. • Development should avoid erosion of mature trees. Existing key views to be retained or enhanced. <p>(Character Areas SPD)</p> <p>IDP: Contributions towards the protection of historic assets in the built and natural environment.</p> <p>Archaeology: It is recommended therefore that a programme of assessment takes place prior to submission of any planning application for this site, to inform development proposals. Depending on the results of this investigation and dependent on the scope and scale of proposals, development on this site may attract a condition requiring a programme of archaeological works to be agreed and implemented.</p>

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<ul style="list-style-type: none"> Potential for archaeological finds River corridor <p>Without further design detail it is unclear whether development of the site won't affect the historic nature of the listed building and gardens and/or the River corridor.</p> <p>Therefore this site would have a negative impact upon this SA objective.</p>	
15	Travel choice	-	<ul style="list-style-type: none"> The site is served by buses that cover a loop. However the 151 that links the site with the Town Centre is a 2 hourly service and therefore considered poor. Existing cycle routes could be linked into following development. However without improvements the car looks to be the preferred choice of transport. <p>As it stands this site would encourage the use of the car and therefore would have a negative impact upon this SA objective.</p>	<p>Improvements to bus services to and from the town centre.</p> <p>Site would need to link in with existing cycle and pedestrian routes.</p> <p>(See accessibility SA objective for other suggested infrastructure improvements.)</p>
16	Resource use	?	<ul style="list-style-type: none"> Policy requirements would allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources. Two areas of mineral consultation zones are present within the site. A small area to the north west and a large area to the south. The implications of sterilisation or excavation of the resource should be clarified before the site can be taken forward. 	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
17	Waste	I	<ul style="list-style-type: none"> No landfill sites present on the site. The effects of this option depend on how policy is implemented. 	<p>IDP:</p> <ul style="list-style-type: none"> An underground recycling facility with three containers for glass recycling. <p>A litter bin alongside and an area of hard standing for a charity textile bank</p>
18	Water	?	<ul style="list-style-type: none"> The site would be located within what is considered to be a low level Groundwater Protection Zone (EA). It is unclear at this stage whether or not development in this area would have an impact upon a groundwater source. 	<p>IDP:</p> <p>Upgrades to local water supply infrastructure likely to be required</p> <p>Upgrades to local wastewater infrastructure will be expected to be required.</p>
19	Soil quality	?	The site has a Landscape Classification as grade 3. Grade 3 is split into 3a and 3b. If the land is 3b then the site could accept development. If the site is 3a then development may not be acceptable. However until further work is carried out the split will not be known.	
20	Energy	+	<ul style="list-style-type: none"> A mixed use development of this size would provide an opportunity to introduce community CHP and other renewable energy generation. 	<p>IDP:</p> <p>Renewable energy projects, including wind, biomass, hydro and CHP</p> <p>The CHP option could be limited by Forest Road splitting the northern part of the site.</p>
21	Employment	+	<ul style="list-style-type: none"> This option would be well located to serve existing employment areas. Therefore this option would have a positive impact upon the objective to ensure high and stable levels of employment. 	
22	Economic growth	+	<ul style="list-style-type: none"> Having a large employment area such as the Western Industrial Estate within 1km of this site would provide the 	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			opportunity to sustain economic growth and competitiveness in the Borough. Therefore this option would have a positive affect upon this objective.	
23	Smart growth	I	<ul style="list-style-type: none"> Smart Growth could be built into the master plan for the development. However how successful this would be could not be assessed at this stage. 	
24	Skilled workforce	?	<ul style="list-style-type: none"> The target is to significantly raise people with level 3 qualifications to level 4. There is a need for college level facilities and it is not sure whether these can be provided with this development. With no definite provision for secondary and college education this can not be predicted at this time. 	

Broad Area 6: North Warfield

Table 7

	SA Objective	Assessment of Effect	Commentary	Optimising/ mitigating
1	Housing needs	++	<ul style="list-style-type: none"> • Could provide between 1,400 – 1,700 homes that would contribute to the SEP housing need. • Could provide affordable housing • Could provide sustainably constructed housing. • Meets the objectives of this SA Objective and the recommendations of SHMA <p>This site is considered to have a significant positive impact upon this objective due to the number of homes it could provide.</p>	<p>Housing need according to SHMA is to provide affordable housing. The highest need is for social rented accommodation. However development needs to look at providing accommodation for an ageing population.</p> <p>Please note Listed Buildings may limit space available.</p> <p>According to the Draft Infrastructure Development Plan the following needs to be taken into consideration:-</p> <p>Electricity Distribution – potential requirement for upgrades to existing 11KV infrastructure</p> <p>Gas Distribution – potential requirement for upgrades to gas infrastructure</p> <p>No identified infrastructure requirements at present (to be reviewed with BT as sites are selected)</p>
2	Flooding	-	<ul style="list-style-type: none"> • This site has the River Cut transecting the western corner of the site. • Therefore the site is located within Flood Zones 2 and 3 (Low – High risk of flooding). • This option would encourage development to be located within or close to areas prone to flooding. • This would have a negative impact upon this objective to reduce the risk of flooding and harm to people and the environment. • Design of the development would have to take into account SUDs and provide 	<p>IDP: No identified requirements at present. EA identifies risk of surface water flooding affecting this site with risk of increased surface water runoff affecting off site properties. Surface water management schemes, including SUDS, will need to be devised.</p> <p>8m buffer zone for the river.</p> <p>The appropriate identification of Green Infrastructure and River Corridors.</p>

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			suitable surface and foul water drainage.	
3	Health	1	<ul style="list-style-type: none"> Adequate access to local health provisions. (2km) There are no health deprivation concerns (IMD). 1400 - 1700 homes may require additional local health care provisions. Unclear how this can be provided until implemented. 	IDP: New facility may be required or incorporated in to Binfield Development
4	Poverty & exclusion	0	<ul style="list-style-type: none"> No poverty and exclusion concerns highlighted by the IMD. 	
5	Education	-	<ul style="list-style-type: none"> A 2 form entry primary school An additional 3 forms of entry would be required School places plan suggests that Warfield Primary and Whitegrove Primary will be over subscribed. Garth College will have significant deficits in 2014. Primary school could be provided by the development however it is unclear whether Secondary school accommodation could be provided. 	<p>The development of 1,400 dwellings is considered to yield 351 children of secondary school age. A development of 1,700 would yield 427 pupils.</p> <p>An additional 3 forms of entry would be required</p> <p>An appropriate contribution towards improving or expanding education facilities for children with SEN</p> <p>A bespoke dedicated building to be used as a Children's Centre</p> <p>A bespoke dedicated youth centre with good access.</p> <p>The size and design of each centre would need to be based upon the numbers of young people anticipated in each cluster.</p> <p>The centre would require a suitable level of revenue to allow it to be utilised over several evenings of each week</p>
6	Crime	0	<ul style="list-style-type: none"> IMD data does not identify any issues at this location. Development could design out crime from the outset. 	IDP: Possible improvements to local police facilities and/or additional manpower.

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
7	Community	+/-	<ul style="list-style-type: none"> Existing communities are considered relatively isolated. Additional facilities could be introduced that would benefit the existing communities. Distinctiveness of existing communities could be affected. <p>This site is considered to have both a positive and negative impact upon this SA objective. The distinctiveness of the sparse rural communities will be impacted upon. However development in this area would provide existing communities will essential facilities.</p>	<p>IDP: New on-site Community Centre.</p> <p>Potential to co-locate with libraries, youth provision, leisure, meeting space etc.</p> <p>Scope to join-up provision with Warfield SPD area.</p>
8	Accessible services	+	<ul style="list-style-type: none"> The site is considered relatively isolated and accessibility by foot to essential services is not considered good. Public transport links with the Town Centre, railway station and long distance destinations are considered poor. However development in this location alongside the Warfield SPD site could increase the level of accessibility to services by introducing new services and improving public transport and cycle/pedestrian routes. <p>As the Warfield SPD site is already earmarked for development this site in combination with option 6 would allow for the much needed public transport, cycle and pedestrian improvements to be provided. Therefore this option is considered to have a positive impact upon this SA objective.</p>	<p>IDP: Road Network</p> <ul style="list-style-type: none"> Protection of sensitive roads surrounding the development Capacity improvements along A3095, B3034 and A329 <p>Improvements to:</p> <ul style="list-style-type: none"> M4 - junct. 10 M3 - junct. 3 <p>[indicative – Highways Agency]</p> <p>Modelling studies to identify potential cumulative impacts of Broad Areas 2, 3, 6, 7, and 8 on the SRN</p> <p>Public Transport:</p> <ul style="list-style-type: none"> Future Bus access - Direct Links to and from Town Centre and linking into the wider area (existing) and also the future development in area (north of N Bracknell etc). Sustainable efficient routes for the larger area with maximisation of accessibility to routes – especially for sustainable / denser development.

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
				<ul style="list-style-type: none"> Reinvestigate potential links and opening up of closed off roads for bus only to maximise bus accessibility All properties within 400m walking distance of Bus stops Bus infrastructure improvements (real time passenger information, Kassel kerbs, shelters, etc.) <p>Footpath Cycle Routes:</p> <ul style="list-style-type: none"> Links across Forest Road to development in Warfield(cluster 9 Warfield SPD) Improvements to Osborne Lane and A3095 improving cross boundary links to Windsor and Maidenhead Improvements to Forest Road B3034 and Warfield Rd B3034 linking to the existing network and facilities and local community centre <p>Community Transport: Additional vehicles and drivers should there be an increase in demand.</p> <p>Libraries: No improvements sought</p> <p>Fire and Rescue: It may be necessary to upgrade Bracknell Fire Station from one full and one part time provision to two full time provisions.</p>
9	Culture, leisure, recreation	+	<ul style="list-style-type: none"> The site is relatively isolated from existing provision. However a development on this site could provide leisure and recreational facilities in combination with the Warfield SPD site. 	<p>IDP: Contributions towards the protection of historic assets in the built and natural environment.</p>

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			Therefore when assessed alongside the Warfield SPD site this option would allow for a positive impacts upon this SA objective.	<ul style="list-style-type: none"> Existing open space – Warfield Memorial ground. The Cut is opportunity for open space/corridor Allotment provision is a priority for the parish of Warfield <p>Opportunities should be sought for:</p> <ul style="list-style-type: none"> Raising quality of existing green spaces Creating new links between and extensions of existing green spaces Identifying and providing new larger recreational open spaces <p>At a general level, demand for sports pitches is greater than current supply and so additional population levels will require relatively higher increases in provision</p> <p>Warfield FP12 and FP23 within site area. Rivers/streams: Bullbrook close to east of site and The Cut flows through the site.</p> <p>Would extend the developed area of Bracknell north of the B3034 which was previously seen as a logical envelope boundary.</p> <p>Should incorporate new links to Byways/Bridleways – area is popular for horse riders</p>
10	Urban renaissance	-	<ul style="list-style-type: none"> This site is considered to be a predominately Greenfield site with some previously developed land. May not therefore be the best use of previously developed land. The site does not encourage urban renaissance. 	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			For these reasons this site is considered to have a negative impact upon this SA objective.	
11	Air quality	?	<ul style="list-style-type: none"> There are no Air Quality Management Areas in the vicinity of the site. The Council is currently investigating potential AQMA designations. Therefore this issue should be looked at further. 	
12	Climate change	-/+	<ul style="list-style-type: none"> Flood Risk is an issue on the site. The site has no dedicated cycle routes and the buses can be as infrequent as every 60 mins. Therefore the car is going to be the preferred choice of transport. However development of this site linked with the Warfield SPD site could provide investment for an improved bus network and/cycle route provision. Any development would have to be designed so as it reduce its carbon dioxide emissions. <p>This site is considered to have both a negative and positive impact upon this SA objective.</p>	
13	Biodiversity	-	<ul style="list-style-type: none"> Farmland habitats including grassland, ponds, woodlands and hedgerows. The Cut river flows through the site River corridor Southern corner of the site is within 5km of SPA. <p>There are no designated sites within the option area. However development on this site is going to have a negative impact upon biodiversity. (Loss of some species or habitats of low/local value)</p>	<ul style="list-style-type: none"> Protection of The Cut and creation of habitats along this feature. Creation of ecologically functioning green infrastructure <p>IDP: Link to SANG provision within Warfield SPD (to be confirmed) and The Cut Countryside Corridor, however, onsite bespoke SANG must be suitable as a standalone site.</p> <p>To include protection, buffering, restoration and creation of a range of habitats along The Cut including grassland.</p>

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
				<p>Ponds, notable trees, hedgerows and woodland should link into green infrastructure along with sufficient foraging habitat for amphibians and other species.</p> <p>The current farmland mixture of habitats is likely to indicate that some farmland species not suited to public open space may need to be provided for either on or off site.</p>
14	Countryside & historic	-	<ul style="list-style-type: none"> • A landscape assessment considered an area known as Cabbage Hill as Low capacity to development. • There are areas such as the memorial ground that are considered moderate to low. • An area where a caravan park exists is considered moderate to high capacity to development. • Site has protected trees. • There are Grade II Listed Buildings on site. These could be threatened. • Potential for archaeological finds. • River corridor <p>Without further design detail it is unclear whether development of the site won't affect the historic nature of the listed building and gardens and the River Corridor.</p> <p>Therefore this site would have a negative impact upon this SA objective.</p>	<p>Grade II Listed Building and Cabbage Hill could be designed around and both retained.</p> <p>Archaeology:</p> <p>It is recommended therefore that a programme of assessment and evaluation be undertaken prior to submission of any planning application for this site, to inform development proposals. Depending on the results of this investigation, further work may be required to ensure that the impact on archaeology can be mitigated satisfactorily.</p>
15	Travel choice	+	<ul style="list-style-type: none"> • The site is served by buses; however their frequency is considered inadequate. • Existing cycle routes at Whitegrove. 	<p>Consider this site alongside the Warfield SPD site to secure improved public transport, cycle and pedestrian routes.</p>

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			Development of this site and Warfield SPD site could provide contributions towards improving the bus routes and linking cycle routes. As the Warfield SPD site is earmarked for development it is likely that improvements needed to promote other modes of transport could be achieved. For this reason this option if designed with the Warfield SPD site in mind would have a positive impact upon this SA objective.	
16	Resource use	?	<ul style="list-style-type: none"> Policy requirements would allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources. Substantial mineral consultation zone lie within the site. The implications of sterilisation or excavation of the resource should be clarified before the site can be taken forward. 	
17	Waste	I	<ul style="list-style-type: none"> The south eastern corner of the site is located 350m from a R3 (low risk) landfill site. The effects of this option depend on how policy is implemented. 	<p>IDP:</p> <p>2 sites consisting of:</p> <ul style="list-style-type: none"> Underground recycling facility with three containers for glass recycling. A litter bin alongside and an area of hard standing for a charity textile bank.
18	Water	?	<ul style="list-style-type: none"> The site would be located within a Groundwater Protection Zone (EA). It is unclear at this stage whether or not development in this area would have an impact upon a groundwater source. This site has the River Cut transecting the western corner of the site. An assessment of any likely impacts can not be made at this stage. 	<p>IDP:</p> <p>Upgrades to local water supply infrastructure likely to be required</p> <p>Upgrades to local wastewater infrastructure will be expected to be required.</p> <p>Take into account the SFRA. This is nearing completion.</p>

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
19	Soil quality	?	<p>The site has a Landscape Classification as grade 3. Grade 3 is split into 3a and 3b. If the land is 3b then the site could accept development. If the site is 3a then development may not be acceptable. However until further work is carried out the split will not be known.</p> <p>Gas monitoring requires due to landfill at "Lawrence Brickworks" site.</p> <p>Both these issues require further work to be carried out.</p>	Gas monitoring required. Gas prevention measures would need to be included in the design of any houses.
20	Energy	+	<ul style="list-style-type: none"> A mixed use development of this size would provide and opportunity to introduce community CHP and other renewable energy generation. 	IDP: Renewable energy projects, including wind, biomass, hydro and CHP.
21	Employment	+	<ul style="list-style-type: none"> This site is considered too isolated as it stands to serve existing employment areas some 3-4km away. However development of this site could provide employment uses for the local area. Especially if linked with Warfield SPD site. Overall positive affect upon objective. 	
22	Economic growth	+	<ul style="list-style-type: none"> Development of this site in conjunction with the Warfield SPD site would have a positive impact upon sustaining economic growth. 	
23	Smart growth	I	<ul style="list-style-type: none"> Smart Growth could be built into the master plan for the development. However how successful this would be could not be assessed at this stage. 	
24	Skilled workforce	?	<ul style="list-style-type: none"> The target is to significantly raise people with level 3 qualifications to level 4. There is a need for college level facilities and it is not sure 	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<p>whether these can be provided with this development.</p> <ul style="list-style-type: none"> • With no definite provision for secondary and college education this can not be predicted at this time. 	

Broad Area 7: Chavey Down Longhill Road

Table 8

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
1	Housing needs	++	<ul style="list-style-type: none"> • Could provide between 1,300 – 1,500 homes that would contribute to the SEP housing need. • Could provide affordable housing • Could provide sustainably constructed housing. • Meets the objectives of this SA Objective and the recommendations of SHMA <p>This site is considered to have a significant positive impact upon this objective due to the number of homes it could provide.</p>	<p>Housing need according to SHMA is to provide affordable housing. The highest need is for social rented accommodation. However development need to look at providing accommodation for an ageing population.</p> <p>According to the Draft Infrastructure Development Plan the following needs to be taken into consideration:-</p> <p>Electricity Distribution – potential requirement for upgrades to existing 11KV infrastructure</p> <p>Gas Distribution – potential requirement for upgrades to gas infrastructure</p> <p>Telecoms- No identified infrastructure requirements at present (to be reviewed with BT as sites are selected)</p>
2	Flooding	0	<ul style="list-style-type: none"> • North eastern corner of the site abuts a flood zone 2 and 3. • This option is not going to have a significant impact upon this objective as long as a suitable surface water drainage system is designed into the development and development is located sufficient distance from the Cut. • Design of the development would have to take into account SUDs. 	
3	Health	I	<ul style="list-style-type: none"> • Adequate access to local health provisions. (1km) • There are no health deprivation concerns (IMD). 	Capacity of existing health provisions needs to be considered.

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<ul style="list-style-type: none"> 1300 - 1500 homes may require additional local health care provisions. Unclear how this can be provided until implemented. 	
4	Poverty & exclusion	0	<ul style="list-style-type: none"> No poverty and exclusion concerns highlighted by the IMD. 	
5	Education	-	<ul style="list-style-type: none"> Primary- A 2 form entry primary school Secondary- An additional 3 forms of entry would be required School places plan suggests that Winkfield St Mary's primary school will be at capacity and GarthCollege will have significant deficits in 2014. Primary school could be provided by the development however it is unclear whether a Secondary school accommodation could be provided. 	<p>The development of 1,300 dwellings is considered to yield 326 children of secondary school age. A development of 1,500 would yield 376 pupils.</p> <p>An appropriate contribution towards improving or expanding education facilities for children with SEN</p> <p>A bespoke dedicated Children's Centre</p> <p>A bespoke dedicated youth centre with good access.</p> <p>The size and design of each centre would need to be based upon the numbers of young people anticipated in each cluster.</p> <p>The centre would require a suitable level of revenue to allow it to be utilised over several evenings of each week.</p>
6	Crime	0	<ul style="list-style-type: none"> IMD data does not identify any issues at this location. Development could design out crime from the outset. 	
7	Community	+/-	<ul style="list-style-type: none"> Very few facilities currently within walking distance of the site. Additional facilities could be introduced that would benefit the existing communities. Distinctiveness of existing communities could be affected as a result of integration. 	

	SA Objective	Assessment of Effect	Commentary	Optimising/ mitigating
			For the reason given above this site is considered to have a both a positive and negative impact upon this SA objective.	
8	Accessible services	+/-	<ul style="list-style-type: none"> The site is considered to have adequate accessibility to essential services for example Tesco Warfield. Although the frequency of buses is not good. On foot access to the Town Centre is considered poor due to the distance. Access to Martins Heron Railway station is considered adequate. Development of this site would allow further improvements to accessibility. <p>Development of this site would allow for some improvements to public transport and cycle and pedestrian routes. However as it stands the site could be considered relatively isolated from a local centre and/or BracknellTown centre.</p> <p>Therefore this site is considered to have a positive and negative impact upon this SA objective.</p>	<p>IDP: Road Network</p> <ul style="list-style-type: none"> Protection of sensitive roads surrounding the development Capacity improvements along A3095, B3034 and A329 <p>Improvements to:</p> <ul style="list-style-type: none"> M4 - junct. 10 M3 - junct. 3 <p>[indicative – Highways Agency]</p> <p>Modelling studies to identify potential cumulative impacts of Broad Areas 2, 3, 6, 7, and 8 on the SRN</p> <ul style="list-style-type: none"> Future Bus access - Direct Links to and from Town Centre and linking into the wider area (existing) and also the future development in area (north of N Bracknell etc). Sustainable efficient routes for the larger area with maximisation of accessibility to routes – especially for sustainable / denser development. Reinvestigate potential links and opening up of closed off roads for bus only to maximise bus accessibility All properties within 400m walking distance of Bus stops Bus infrastructure improvements (real time

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
				<p>passenger information, Kassel kerbs, shelters, etc.)</p> <p>Footpath/Cycle Routes:</p> <ul style="list-style-type: none"> Improvements to Forest Road B3034 making safe for pedestrians and cycles <p>Improvements to along B3017 Chavey Down Road and Locks Ride making safe for Peds and Cycles and linking to the existing network and improving accessibility to the Town Centre</p>
9	Culture, leisure, recreation	+	<ul style="list-style-type: none"> The site has reasonable access to leisure services on the edge of Bracknell. Open Space of Public Value on site and close to site (Mill Ride Golf Course). 	<ul style="list-style-type: none"> Development could retain the existing Open Space of Public Value within its overall design as long as it complies with CS Policy CS8.
10	Urban renaissance	-	<ul style="list-style-type: none"> This site is considered to be a Greenfield site and not therefore the best use of previously developed land. <p>For this reason the site is considered to have a negative impact upon this objective.</p>	
11	Air quality	?	<ul style="list-style-type: none"> There are no Air Quality Management Areas in the vicinity of the site. The Council is currently investigating potential AQMA designations. Therefore this issue should be looked at further. 	There is an AQMA planned for Downshire and Bagshot Road. This has not been given the go ahead from DEFRA as yet. However the significance of its location needs to be taken into account when considering this site.
12	Climate change	-/+	<ul style="list-style-type: none"> Site is relatively isolated from other settlements and could promote the use of cars. Flood Risk is not considered to be an issue on the site. Public Transport would require investment. 	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<ul style="list-style-type: none"> • However development of this site could provide investment for an improved bus network and/cycle route provision. • Any development would have to be designed so as it reduce its carbon dioxide emissions. <p>For the reasons given above the site is considered to have both a positive and negative impact upon this SA objective.</p>	
13	Biodiversity	-	<ul style="list-style-type: none"> • Farmland habitats including loss of fields, trees, ponds and hedges would have a negative impact upon this objective. • The Cut river to the north. • Three LWS adjacent to site. • Is within 5km SPA but can be mitigated. <p>There are no designated sites within the option area. However development on this site is going to have a negative impact upon biodiversity. (Loss of some species or habitats of low/local value)</p>	<ul style="list-style-type: none"> • Protection of The Cut and creation of habitats along this feature. • Creation of ecologically functioning green infrastructure • Buffering and linking of LWS sites <p>IDP: Protection and restoration of notable trees, hedgerows and grassland.</p> <p>Habitats within the development should form ecologically functioning links with key features in surrounding areas including The Cut river and Local Wildlife Sites.</p>
14	Countryside & historic	-	<ul style="list-style-type: none"> • A landscape assessment has confirmed that the majority of the site could support development as it has either a moderate-high or moderate capacity. As long as the key visual characteristics are retained • There is an area that should be untouched (School). • There are TPO trees but these can be worked into a master plan. • There is a Listed Buildings on site. These could be threatened. • Ascot Place to the east of the site. Grade II Listed Building with Historic Gardens and Grade I Grotto. 	<p>Archaeology: It is recommended therefore that a programme of assessment be undertaken prior to submission of any planning application for this site, to inform development proposals. Depending on the results of this investigation, further work may be required to ensure that the impact on archaeology can be mitigated satisfactorily.</p> <p>Consideration should be given to the Ascot Place and its setting. (Grade I Listed</p>

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<ul style="list-style-type: none"> • Adjacent to River Corridor • Potential for archaeological finds. <p>Without further design detail it is unclear whether development of the site won't affect the historic nature of the listed building and gardens.</p> <p>Therefore this site would have a negative impact upon this SA objective.</p>	Grotto, Grade II Listed Building and Historic Gardens).
15	Travel choice	-	<ul style="list-style-type: none"> • The site is considered to be relatively isolated from settlements. This could encourage the use of the car. • Public transport and cycle/pedestrian routes need investment. • However development of this site could provide contributions towards improving bus routes and creating cycle routes. 	
16	Resource use	?	<ul style="list-style-type: none"> • Policy requirements would allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources. • Substantial mineral consultation zone lie within the site. The implications of sterilisation or excavation of the resource should be clarified before the site can be taken forward. 	
17	Waste	I	<ul style="list-style-type: none"> • Part of the site is within 250m of a landfill site (Risk Unknown) which needs to be considered. <p>The effects of this option depend on how policy is implemented.</p>	<p>IDP: One site consisting of:</p> <ul style="list-style-type: none"> • Underground recycling facility with three containers for glass recycling. • A litter bin alongside and an area of hard standing for a charity textile bank. <p>A second recycling site may also be required.</p>

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
18	Water	0	<ul style="list-style-type: none"> No Groundwater Source Protection Zones. The northern boundary of the site abuts the Cut. No overall impacts upon water quality. 	<p>Upgrades to local water supply infrastructure likely to be required</p> <p>Upgrades to local wastewater infrastructure will be expected to be required.</p>
19	Soil quality	?	The site has a Landscape Classification as grade 3. Grade 3 is split into 3a and 3b. If the land is 3b then the site could accept development. If the site is 3a then development may not be acceptable. However until further work is carried out the split will not be known.	
20	Energy	+	<ul style="list-style-type: none"> A mixed use development of this size would provide and opportunity to introduce community CHP and other renewable energy generation. 	
21	Employment	+	<ul style="list-style-type: none"> The site is not located as to serve existing employment areas by foot. However development of the site could provide local employment uses. The site could serve employment sites within Bracknell and neighboring Ascot. 	
22	Economic growth	+	<ul style="list-style-type: none"> Mixed use development of the site would allow for economic growth to be sustained within the Borough. However only small scale employment opportunities on site. 	
23	Smart growth	I	<ul style="list-style-type: none"> Smart Growth could be built into the master plan for the development. However how successful this would be could not be assessed at this stage. 	
24	Skilled workforce	?	<ul style="list-style-type: none"> The target is to significantly raise people with level 3 qualifications to level 4. There is a need for college level facilities and it is not sure whether 	

	SA Objective	Assessment of Effect	Commentary	Optimising/ mitigating
			<p>these can be provided with this development.</p> <ul style="list-style-type: none"> • With no definite provision for secondary and college education this can not be predicted at this time. 	

Broad Area 8: East Bracknell Forest

Table 9

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
1	Housing needs	++	<ul style="list-style-type: none"> • Could provide between 1,800 – 2,100 homes that would contribute to the SEP housing need. • Could provide affordable housing • Could provide sustainably constructed housing. • Meets the objectives of this SA Objective and the recommendations of SHMA <p>This site is considered to have a significant positive impact upon this objective due to the number of homes it could provide.</p>	<p>Housing need according to SHMA is to provide affordable housing. The highest need is for social rented accommodation. However development needs to look at providing accommodation for an ageing population.</p> <p>According to the Draft Infrastructure Development Plan the following needs to be taken into consideration:-</p> <p>Electricity Distribution – potential requirement for upgrades to existing 11KV infrastructure</p> <p>Gas Distribution – potential requirement for upgrades to gas infrastructure</p> <p>No identified infrastructure requirements at present (to be reviewed with BT as sites are selected)</p>
2	Flooding	?	<ul style="list-style-type: none"> • EA advises that the site contains important drainage ditches (Whitmoor Bog). This needs further investigation. • Not located within Flood Zone 2 or 3. • Design of the development would have to take into account SUDs and provide suitable surface and foul water drainage. 	<p>IDP: No identified requirements at present. EA identifies risk of surface water flooding affecting this site with risk of increased surface water runoff affecting off site properties in the Warren. Surface water management schemes, including SUDs, will need to be devised.</p> <p>Area is upstream of Martins Heron. Maximising the use of SUDS is important.</p> <p>Culverted watercourse on site. If blocked then this could result in flooding upstream.</p>

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
3	Health	I	<ul style="list-style-type: none"> • Adequate access to local health provisions. (2km) • There are no health deprivation concerns (IMD). • 1,800 – 2,100 homes may require additional local health care provisions. • Unclear how this can be provided until implemented. 	<p>IDP: Bracknell Healthspace should accommodate growth in population</p> <p>Revised SFRA to be completed and taken into consideration.</p>
4	Poverty & exclusion	+	<ul style="list-style-type: none"> • High Level of housing deprivation in neighbouring Bullbrook ward (IMD). • Development on this site could provide affordable housing that could then have a positive impact upon the adjoining area. • Development could also allow for neighbourhood centres and areas of open space for recreation. 	
5	Education	-	<ul style="list-style-type: none"> • Primary- A 2 form entry primary school • Secondary- An additional 3 forms of entry would be required. • School places plan suggests that HollySpringJuniorSchool and Harman's Water Primary will have a deficit in 2014. • BrakenhaleSecondary School is within 4km and is reported to have capacity in 2014. However a development of this size would warrant extra capacity or provision. • Primary school could be provided by the development however it is unclear whether Secondary school accommodation could be provided. 	<p>The development of 1,800 dwellings is considered to yield 452 children of secondary school age. A development of 2,100 would yield 527 pupils.</p> <p>An appropriate contribution towards improving or expanding education facilities for children with SEN</p> <p>A bespoke dedicated building to be used as a Children's Centre</p> <p>A bespoke dedicated youth centre with good access.</p> <p>The size and design of each centre would need to be based upon the numbers of young people anticipated in each cluster.</p> <p>The centre would require a suitable level of revenue to allow it to be utilised over several evenings of each week.</p>

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
6	Crime	0	<ul style="list-style-type: none"> IMD data does not identify any issues at this location. Development could design out crime from the outset. 	Possible improvements to local police facilities and/or additional manpower.
7	Community	+	<ul style="list-style-type: none"> Additional facilities could be introduced that would benefit the existing communities. There are existing communities west of the site. However development on this site is not considered to impact upon the distinctiveness of Martins Heron. 	<p>IDP: New on-site Community Centre.</p> <p>Potential to co-locate with libraries, youth provision, leisure, meeting space etc</p>
8	Accessible services	+	<ul style="list-style-type: none"> The site is considered easily accessible by foot to key services for example the Local Centre at Martins Heron. One major provider is the rail link to Bracknell town centre and Ascot. There is a lack of buses serving the southern end of the site. However there are bus routes along London Road that splits the southern two thirds of the site way from the northern third. Development could provide investment for a bus route. <p>Broad Area eight scored the highest in the BF LDF- Residential Location Assessment- Broad Area Development Areas. Was regarded as being the most suitable for development in terms of sustainability.</p> <p>Good proximity of public transport as well as cycle and pedestrian facilities. Located close to road improvements on London Road and Running Horse Roundabout which have been implemented. Number of houses is considered sufficiently large to accommodate further improvements.</p>	<p>IDP:</p> <p>Road Network:</p> <ul style="list-style-type: none"> Capacity improvements to A329 along London Road Capacity improvements to A322 including Coppid Beach Rbt <p>Capacity improvements along B3430 New Forest Ride</p> <p>Improvements to:</p> <ul style="list-style-type: none"> M4 - junct. 10 M3 - junct. 3 <p>[indicative – Highways Agency]</p> <p>Modelling studies to identify potential cumulative impacts of Broad Areas 2, 3, 6, 7, and 8 on the SRN</p> <p>Footway/Cycle:</p> <ul style="list-style-type: none"> Improvements to B3430 New Forest Ride linking site to Martins Heron Rail Station, shops and existing network leading to schools and Town Centre Improvements to New Forest Ride and A329 London Road linking site to Ascot including hospital

	SA Objective	Assessment of Effect	Commentary	Optimising/ mitigating
				<p>Community Transport:</p> <p>Additional vehicles and drivers should there be an increase in demand.</p> <p>Public Transport:</p> <ul style="list-style-type: none"> • Future Bus access - Direct Links to and from Town Centre and linking into the wider area (existing) and also the future development in area (north of N Bracknell etc). • Sustainable efficient routes for the larger area with maximisation of accessibility to routes – especially for sustainable / denser development. • Reinvestigate potential links and opening up of closed off roads for bus only to maximise bus accessibility • All properties within 400m walking distance of Bus stops • Bus infrastructure improvements (real time passenger information, Kassel kerbs, shelters, etc.)
9	Culture, leisure, recreation	+	<ul style="list-style-type: none"> • This site is well located to as to access cultural, leisure and recreational facilities both nearby and within the town centre and Ascot via the railway. • An example of this is the Lookout and Swinley Forest. • CrownLand 	
10	Urban renaissance	-	<ul style="list-style-type: none"> • This site is considered to be a Greenfield site and not therefore the best use of previously developed land. • This option does not seek to regenerate an urban area as the SA objective suggests. 	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
11	Air quality	?	<ul style="list-style-type: none"> There are no Air Quality Management Areas in the vicinity of the site. The Council is currently investigating potential AQMA designations. Therefore this issue should be looked at further. 	There is an AQMA planned for Downshire and Bagshot Road. This has not been given the go ahead from DEFRA as yet. However the significance of its location needs to be taken into account when considering this site.
12	Climate change	-/+	<ul style="list-style-type: none"> The sites sustainable location means that the car is not necessary the preferred choice. Investment in a bus route would be required and could be provided. Any development within the site would have to comply with sustainable construction policies. 	
13	Biodiversity	-	<ul style="list-style-type: none"> Ecologically diverse habitat including coniferous plantation, mixed woodland, acid grassland and heathland. Is within 5km SPA. Adjacent to SSSI Adjacent to LWS Part within ThamesBasin Heaths BOA <p>There are no designated sites within the option area. However development on this site is going to have a negative impact upon biodiversity. (Loss of some species or habitats of low/local value)</p>	<ul style="list-style-type: none"> Buffer and link SSSI, LWS and other key features. Creation of ecologically functioning green infrastructure Creation of habitats as part of the BOA <p>IDP: Link to Englemere Pond, however, onsite bespoke SANG must be suitable as a standalone site.</p> <p>Provision of SANGs should not prevent the restoration of appropriate heathland habitats.</p> <p>Contribute towards the Thames Basin Heaths BOA habitat targets: recreation of lowland heath, lowland acid grassland and maintain existing wetland habitats including fen and mesotrophic standing water.</p> <p>Public access to habitats supporting schedule 1 birds (particularly ground nesting species) should be carefully controlled or avoided.</p>

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
				Habitats within the development should form ecologically functioning links with key features in surrounding areas including Englemere Pond and SwinleyPark and Brick Pits SSSIs.
14	Countryside & historic	+/-	<ul style="list-style-type: none"> • There are TPO trees but these can be designed into a master plan. • A landscape assessment has confirmed that the majority of the site (south) is considered to have a low capacity to development. • There is a large area north-east corner that could support development as long as the key visual characteristics are retained. • There is a small area within the site (south-west corner) where development could be accommodated. • Overall there would be little room for development. • Low potential for archaeological finds. <p>For the reason given above this site would have both a negative and positive impact upon this SA objective. Detail site design could accommodate landscape of a sensitive nature.</p>	<p>Contributions towards the protection of historic assets in the built and natural environment.</p> <p>Archaeology: It is recommended therefore that a programme of assessment and evaluation be undertaken prior to submission of any planning application for this site, to inform development proposals. Depending on the results of this investigation, further work may be required to ensure that the impact on archaeology can be mitigated satisfactorily.</p>
15	Travel choice	+	<ul style="list-style-type: none"> • Apart from the lack of buses running north-south. The site is well served by the railway. • Development of the site could link up with an existing cycle route network that links Martins Heron, Harmans Water and Crown Wood with the Town Centre. <p>For the reasons given above the car is not considered to be the preferred choice of transport. Therefore this site is considered to have a positive impact upon this SA objective.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
16	Resource use	?	<ul style="list-style-type: none"> Policy requirements would allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources. Two mineral consultation areas lie within the site, a small area to the north and a larger area to the south east. The implications of sterilisation or excavation of the resource should be clarified before the site can be taken forward. 	
17	Waste	I	<ul style="list-style-type: none"> Part of the site (to the north of the A329) is a former landfill site which will need to be remediated. Remediation would allow for a long term benefit to the site. Positive impact on this waste SA objective. 	<p>2 sites consisting of:</p> <ul style="list-style-type: none"> Underground recycling facility with three containers for glass recycling. A litter bin alongside and an area of hard standing for a charity textile bank.
18	Water	0	<ul style="list-style-type: none"> No Groundwater Source Protection Zones. No water courses apart from the ditches. No overall impacts upon water quality. Surface water drainage including SUDs needs to be seriously considered in any designs. 	<p>Upgrades to local water supply infrastructure likely to be required</p> <p>Upgrades to local wastewater infrastructure will be expected to be required.</p>
19	Soil quality	++	<ul style="list-style-type: none"> Development of this site would need to remediate the landfill situation. This would have a significant positive impact upon the soil quality on site and therefore a significantly positive impact upon this objective. 	Development would need to incorporate land remediation in any master planning.
20	Energy	+	<ul style="list-style-type: none"> A mixed use development of this size would provide an opportunity to introduce community CHP and other renewable energy generation. 	
21	Employment	+	<ul style="list-style-type: none"> The site is well located to support some local employment uses via the railway into 	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<p>Bracknell Town Centre and Ascot.</p> <ul style="list-style-type: none"> • Development of the site could provide additional local employment uses and links with cycle routes to other areas. 	
22	Economic growth	+	<ul style="list-style-type: none"> • Appropriate mixed use development of the site would allow for economic growth to be sustained. • The rail link with the Town Centre allows for existing employment site to be served by this site. 	
23	Smart growth	I	<ul style="list-style-type: none"> • Smart Growth could be built into the master plan for the development. However how successful this would be could not be assessed at this stage. 	
24	Skilled workforce	?	<ul style="list-style-type: none"> • The target is to significantly raise people with level 3 qualifications to level 4. • There is a need for college level facilities and it is not sure whether these can be provided with this development. • With no definite provision for secondary and college education this can not be predicted at this time. 	

Appendix 3: Appraisal of Previously Developed Land and Buildings in Defined Settlements - Issues and Options Stage

Appendix 3: Appraisal of Previously Developed Land and Buildings in Defined Settlements - Issues and Options Stage

Appraisal of Previously Development Land in Defined Settlements - Issues and Options Stage

SHLAA Ref: 15 Aداstron House, Crowthorne Road, Bracknell

Table 10

	SA Objective	Assessment Of Effect	Commentary	Optimising/mitigating
1	Housing needs	-	<p>Could provide up to 18 Dwellings</p> <p>0.32 Hectares</p> <p>May not be able on its own to provide affordable housing as the threshold has not been met.</p> <p>Could provide sustainably constructed housing.</p> <p>As the site could not provide affordable housing it does not meet with the requirements of this SA objective. -</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	Housing need according to SHMA is to provide affordable housing. The highest need is for social rented accommodation.
2	Flooding	0	<ul style="list-style-type: none"> Not located within a Flood Zone 2 or 3. Not subject to a SFRA flood zone. 	Design of the development would have to take into account SUDs and provide suitable surface and foul water drainage.
3	Health	I	<ul style="list-style-type: none"> Adequate access to local health provisions. (Within 800m) There are no health deprivation concerns (IMD). 	

	SA Objective	Assessment Of Effect	Commentary	Optimising/mitigating
			It is unclear whether or not the existing health care provision can accommodate 18 dwellings. Therefore the effect if any will not be known until implementation.	
4	Poverty & exclusion	0	No poverty and exclusion concerns highlighted by the IMD.	
5	Education	?	The site could potentially accommodate 18 dwellings. At this stage it can not be ascertained whether or not the addition of 18 dwellings could be accommodated into the existing schools catchment area. At this stage the effect upon this SA objective is not known although LID would allow for contributions.	
6	Crime	?	IMD data does show that there are areas within the Wildridings ward that score within the bottom half of the country when looking at crime indicators IMD 2007. Development can be design out crime. However it is unclear how 18 dwellings can address any crime concerns there maybe until the design stage.	
7	Community	+	Development on this site is not considered to effect the distinctiveness of the existing community. Likelihood of effect: Likely Spatial Scale: Site specific. Temporary/Permanent: Permanent. Short/Medium/Long term: Short/Med/Long term.	
8	Accessible services	+	There site is within walking distance of the Town Centre and the railway station. There is a bus route 5 mins walk from the site (route 108). Thus bus visits the Town Centre every 15 mins. The site is considered to be accessible to services and therefore would have a positive effect upon this SA objective. Likelihood of effect: Likely Spatial Scale: Site specific. Temporary/Permanent: Permanent.	

	SA Objective	Assessment Of Effect	Commentary	Optimising/mitigating
			Short/Medium/Long term: Short/Med/Long term.	
9	Culture, leisure, recreation	+	<ul style="list-style-type: none"> • Within 2-4 mins car journey of Parks and Gardens. • Within 15 mins walking distance of Amenity Space. • Within 0-2 mins car journey of Natural & Semi-Natural Greenspaces. • Within 16-18 mins walk of Natural and Semi-Natural Greenspaces. • Within 14-16 mins walk of Urban Woodlands. • Within 08-10 mins walk of Provisions for Children and Young People. • Within 0-2 mins car journey of outdoors sports facilities. • Within 2-4 mins walk of Children's Play Areas. • Within 2-4 mins car journey of Built Sports Facilities. <p>The site is well located as to satisfy this SA objective. Therefore this site would have a positive impact upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
10	Urban renaissance	+	<ul style="list-style-type: none"> • This site is considered to be previously developed land. • This site would seek to encourage urban renaissance. • Site is an extension of an existing settlement. <p>Development of this site would represent the best use of land. Therefore has a positive score.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
11	Air quality	?	There are no Air Quality	

	SA Objective	Assessment Of Effect	Commentary	Optimising/mitigating
			<p>Management Areas in the vicinity of the site.</p> <p>The Council is currently investigating potential AQMA designations. Therefore this issue should be looked at further.</p>	
12	Climate change	0	Any development would have to be designed so as it reduce its carbon dioxide emissions and meet with current CSH or BREEAM.	
13	Biodiversity	-	<p>Potential for Bats</p> <p>Developable area of site could be decreased to 30% due to root protection zones.</p> <p>Within 30m of Bill Hill Local Wildlife Site.</p> <p>Within 5km of SPA.</p> <p>Any development of the site is likely to have a negative impact upon biodiversity. Further surveys required.</p> <p>Likelihood of effect: Possible.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	<p>Protection root zones for trees.</p> <p>SPA mitigation sought via LID</p> <p>Extended Phase 1 survey and bat survey required. Details of proposed mitigation integrated with site layout. Other surveys may be required as a result of the Phase 1 survey.</p>
14	Countryside & historic	0	<ul style="list-style-type: none"> No TPO's on site. Site designated as settlement Site located within Crowthorne Road Character Area. Development of the site for flats would not go against this recommendation. <p>Development of the site is unlikely to have an overall effect upon this SA objective.</p>	<p>Crowthorne Road Character Area-</p> <ul style="list-style-type: none"> Large building behind hedging Flatted development in the area Trees to remain within the plots.
15	Travel choice	+	<ul style="list-style-type: none"> Bus route 108 located south of the site provides an every 15min bus service into town. The site is well connected to the Town Centre via cycle paths. 	

	SA Objective	Assessment Of Effect	Commentary	Optimising/mitigating
			<p>The site is located within walking and cycling distance from the Town Centre. Public transport links are also good. Therefore the car is not considered to be the preferred choice of transport.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
16	Resource use	+	<ul style="list-style-type: none"> Policy requirements would allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources. <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
17	Waste	I	<ul style="list-style-type: none"> The site is not located on top of any landfill sites. The site is also not located within any landfill buffer zones. The effects of waste management depend on how policy is implemented. 	
18	Water	0	<p>The site does not fall within a Groundwater Source or Groundwater protection area.</p> <p>Therefore a well designed development would have no overall impact upon this SA objective.</p>	
19	Soil quality	0	<p>The site has a Landscape Classification as urban. Therefore with there being no known concerns development of this site would have no overall impact upon this SA objective.</p> <p>No record of contaminated land.</p>	
20	Energy	+	<ul style="list-style-type: none"> Development of this site would provide the opportunity to provide renewable energy generation and maybe a Combined Heat and Power Scheme. 	Renewable energy projects, including wind, biomass, hydro and CHP

	SA Objective	Assessment Of Effect	Commentary	Optimising/mitigating
			<p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
21	Employment	+	<ul style="list-style-type: none"> The site is well located to support some local employment uses in and around the Town Centre. The site could not provide any additional employment uses. <p>Overall the site could have a positive impact upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
22	Economic growth	+	<p>The introduction of 18 dwellings could potentially help to sustain economic growth. Therefore this has a positive impact upon this SA objective.</p> <p>Likelihood of effect: Possible</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
23	Smart growth	I	<p>Smart Growth could be built into the master plan for the development. However how successful this would be could not be assessed at this stage.</p>	
24	Skilled workforce	?	<p>The target is to significantly raise people with level 3 qualifications to level 4.</p> <p>It is unlikely that a development of this scale would have an overall impact upon this SA objective.</p>	

Table 11

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
1	Housing needs	+	<p>Could provide up to 99 Dwellings</p> <p>2.5 Hectares</p> <p>This site would be able to provide a number of houses of which a number could be affordable.</p> <p>Could provide sustainably constructed housing.</p> <p>Therefore this site would have a positive effect upon this objective.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	Housing need according to SHMA is to provide affordable housing. The highest need is for social rented accommodation.
2	Flooding	0	Not located within a Flood Zone 2 or 3. Not subject to a SFRA flood zone.	Design of the development would have to take into account SUDs and provide suitable surface and foul water drainage.
3	Health	I	<p>This site would have access to health facilities on the outskirts and within the town centre.</p> <p>There are no health deprivation concerns (IMD).</p> <p>It is unclear whether or not the existing health care provision can accommodate 99 dwellings. Therefore the effect if any will not be known until implementation.</p>	
4	Poverty & exclusion	I	There are some concerns regarding poverty and exclusion in the Priestwood and Garth Area. Providing affordable housing could have a positive effect upon these concerns. However what effect may occur will not be known until implementation.	
5	Education	?	The site could potentially accommodate 99 dwellings.	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<p>Within catchment of SandyLane Primary School and Garth Hill Secondary School.</p> <p>Sandy Lane is predicted to have a deficit in the future. Garth Hill College capacity is due to increase however it is unclear at this stage how 99 dwellings could be accommodated.</p> <p>At this stage the effect upon this SA objective is not known although LID would allow for contributions.</p>	
6	Crime	?	<p>IMD data does show that there are areas within Priestwood and Garth with crime concerns. Development can help to design out crime from the outset; however this will not be seen until implementation.</p>	
7	Community	+	<p>Development on this site is not considered to effect the distinctiveness of the existing community.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
8	Accessible services	++	<p>The site is within walking distance of the Town Centre and the railway station. The town centre is well linked by bus to Wokingham, Ascot and Maidenhead. The railway links Bracknell with Reading and London. Therefore there are links to essential services such as doctors, dentists and hospitals as well as the facilities found within the Town Centre.</p> <p>The site is considered accessible to essential services. ++</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
9	Culture, leisure, recreation	+	<ul style="list-style-type: none"> • Within 0-2 mins car journey of Parks and Gardens. • Within 10-12 mins walking distance of Amenity Space. 	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<ul style="list-style-type: none"> • Within 0-2 mins car journey of Natural & Semi-Natural Greenspaces. • Within 12-14 mins walk of Natural and Semi-Natural Greenspaces. • Within 10-12 mins walk of Urban Woodlands. • Within 12-14 mins walk of Provisions for Children and Young People. • Within 0-2 mins car journey of outdoors sports facilities. • Within 4-6 mins walk of Children's Play Areas. • Within 0-4 mins car journey of Built Sports Facilities. <p>Facilities located within the town centre and bus linkages to other outside.</p> <p>The site is well located as to satisfy this SA objective. Therefore this site would have a positive impact upon this SA objective.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
10	Urban renaissance	+/-	<ul style="list-style-type: none"> • This site is considered to be previously developed land. • Site is designated as Open Space of Public Value. • This site would seek to encourage urban renaissance of the town centre. <p>Therefore this site would have both positive and negative effect upon this SA objective.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
11	Air quality	?	<p>There are no Air Quality Management Areas in the vicinity of the site.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			The Council is currently investigating potential AQMA designations. Therefore this issue should be looked at further.	
12	Climate change	0	Any development would have to be designed so as it reduce its carbon dioxide emissions and meet with current CSH or BREEAM. Overall the site would accommodate itself.	SUDs would be required at the Development Management stage.
13	Biodiversity	-	Reptiles could be present. Developable area of site could be decreased to 25% due to the potential for reptiles. Located within 5km of SPA. Any development of the site is likely to have a negative impact upon biodiversity. Further surveys required. Likelihood of effect: Possible. Spatial Scale: Site specific. Temporary/Permanent: Permanent. Short/Medium/Long term: Short/Med/Long term.	Protection root zones for trees. Extended Phase 1 survey and reptile survey required. Other surveys may be required as a result of the Phase 1 survey. SPA mitigation sought via LID
14	Countryside & historic	-	<ul style="list-style-type: none"> • School site. • No listed Buildings. • TPO trees on adjacent land. • Development would result in a loss of Open Space of Public Value. • No other site designations on the site. • Not located within a character area. <p>As this option would result in the loss of open space of public value there is a negative effect upon this objective.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	Maintain buffer with adjacent TPO trees. Provide additional open space of public value elsewhere.

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
15	Travel choice	++	<p>The site is located within walking distance from the Town Centre. Public transport links are also good. Therefore the car is not considered to be the preferred choice of transport.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
16	Resource use	+	<ul style="list-style-type: none"> Policy requirements would allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources. <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
17	Waste	I	<ul style="list-style-type: none"> The site is not located on top of any landfill sites. The site is located within landfill buffer zones for an R3 landfill site. However according to the EA it is unlikely that landfill gas will present a risk to this proposal. The effects of waste management depend on how policy is implemented. 	
18	Water	0	<p>The site does not fall within a Groundwater Source or Groundwater protection area.</p> <p>Therefore a well designed development would have no overall impact upon this SA objective.</p>	
19	Soil quality	0	<p>The site has a Landscape Classification as urban. Therefore with there being no known concerns development of this site would have no overall impact upon this SA objective.</p> <p>No record of contaminated land.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
20	Energy	+	<ul style="list-style-type: none"> Development of this site would provide the opportunity to provide renewable energy generation and maybe a Combined Heat and Power Scheme. <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	Renewable energy projects, including wind, biomass, hydro and CHP
21	Employment	+	<ul style="list-style-type: none"> The site is well located to support some local employment uses in and around the Town Centre. The site would be for housing and no employment uses. <p>Overall the site could have a positive impact upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
22	Economic growth	+	<p>The introduction of 99 dwellings could potentially help to sustain economic growth within the borough and especially in and around the Town Centre.</p> <p>Likelihood of effect: Possible</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
23	Smart growth	I	<p>Smart Growth could be built into the master plan for the development. However how successful this would be could not be assessed at this stage.</p>	
24	Skilled workforce	?	<p>The target is to significantly raise people with level 3 qualifications to level 4.</p> <p>What effect a development of this size could have upon this objective would not be known until implementation.</p>	

Table 12

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
1	Housing needs	-	<p>Could provide 10 Dwellings</p> <p>0.38 Hectares</p> <p>May not be able on its own to provide affordable housing as the threshold has not been met.</p> <p>Could provide sustainably constructed housing.</p> <p>As the site could not provide affordable housing it does not meet with the requirements of this SA objective. –</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	<p>Housing need according to SHMA is to provide affordable housing. The highest need is for social rented accommodation.</p>
2	Flooding	0	<ul style="list-style-type: none"> Site is not located within Flood Zone 3a and 3b shown in the SFRA. <p>No over all impact upon this SA objective.</p>	<p>Design of the development would have to take into account SUDs and provide suitable surface and foul water drainage.</p>
3	Health	I	<p>The site is within 800m of a GP surgery and 610 km of a dentists.</p> <p>194 Bus every 30mins to Bracknell Town Centre. (Heath Centre)</p> <p>Can access Reading Royal Berkshire Hospital by Car within 40 mins.</p> <p>Frimley Park Hospital A&E 6km</p> <p>Adequate access to local health provisions.</p> <p>According to the IMD 2007 there are known concerns against Health Deprivation & Disability. It is not known how these concerns can be addressed by development.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			It is unclear whether or not the existing health care provisions have the capacity to accommodate 10 dwellings. Therefore the effect if any will not be known until implementation.	
4	Poverty & exclusion	I	The ward is considered to be one of the most health deprived in the borough. (IMD data) As above it is unclear how this could be addressed through the provision of improved local health care.	
5	Education	?	The site could potentially accommodate 10 dwellings. The site falls within the catchment of Wildmoor Heath Primary School and Edgbarrow Senior School. The primary school is considered to have sufficient surplus however the senior school has a decreasing surplus. At this stage the effect upon this SA objective is not known although LID would allow for contributions.	
6	Crime	?	IMD data shows concerns regarding crime. The ward falls within the bottom half of the country when looking at crime indicators IMD 2007. Development can design out crime. However it is unclear how 10 dwellings can address any crime concerns there maybe until the design stage.	
7	Community	+	The site is considered as other land within an urban area. Development of the site would not effect the distinctiveness of any existing communities as the site fits in well with the existing built form in a residential location. A development on this site could provide residential accommodation close to Crowthorne High Street. Likelihood of effect: Likely. Spatial Scale: Site specific. Temporary/Permanent: Permanent. Short/Medium/Long term: Short/Med/Long term.	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
8	Accessible services	+	<p>The site is considered accessible by foot to essential services located within Crowthorne High Street.</p> <p>194 Bus every 30mins to Bracknell Town Centre.</p> <p>There is a railway station located 1.6km from the site.</p> <p>Therefore this site would have a positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
9	Culture, leisure, recreation	+	<ul style="list-style-type: none"> • Within 4-6 mins car journey of Parks and Gardens. • Not Within 20 mins walking distance of Amenity Greenspace. • Within 0-2 mins car journey of Natural & Semi-Natural Greenspaces. • Within 6-8 mins walk of Natural and Semi-Natural Greenspaces. • Within 2-4 mins walk of Urban Woodlands. • Within 2-4 mins walk of Provisions for Children and Young People. • Within 0-2 mins car journey of outdoors sports facilities. • Within 2-4 mins walk of Childrens Play Areas. • Within 0-2 mins car journey of Built Sports Facilities. <p>The site is well located as to satisfy this SA objective. Therefore this site would have a positive impact upon this SA objective.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
10	Urban renaissance	+	<ul style="list-style-type: none"> This site is considered to be previously developed land. Site is within a settlement location. <p>This would represent the best use of land.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term</p>	
11	Air quality	?	<p>There are no Air Quality Management Areas in the vicinity of the site.</p> <p>The Council is currently investigating potential AQMA designations. Therefore this issue should be looked at further.</p>	
12	Climate change	0	<p>Any development would have to be designed so as it reduce its carbon dioxide emissions and meet with current CSH or BREEAM.</p> <p>Overall the site would accommodate itself.</p>	SUDs would be required at the Development Management stage.
13	Biodiversity	-	<ul style="list-style-type: none"> TPO trees within the site. Band of trees located to the rear of the site have a biodiversity value. Trees to be retained. South-east corner of the site located within 400m of the SPA. Majority of the site within 5km of SPA. <p>Any development of the site is likely to have a negative impact upon biodiversity. A double negative is not provided as there is a minimal area within 400m of the SPA. This could be easily avoided.</p> <p>Likelihood of effect: Possible.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term</p>	<p>Trees to be retained.</p> <p>Developable land maybe reduced by 20%</p> <p>Updated Phase 1 Habitat Survey required.</p> <p>Proposed mitigation should be integrated into the site layout.</p> <p>Other surveys may come as a result of the Phase 1 Survey.</p>

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
				<p>Within 5km SPA mitigation would be sought via LID.</p> <p>No residential development within the south-east corner of the site.</p>
14	Countryside & historic	-	<ul style="list-style-type: none"> Land is currently residential and located within the settlement. Considered previously developed land. Site is located within an urban area. No listed buildings present. TPO trees present. Located within character area D (East Crowthorne Study Area). <p>Development of this site is possible without compromising the overall character and appearance of the area. However there are TPO trees present on site and without any design detail is not known whether or not these will be harmed. There loss would be a loss to the character and appearance of the area.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term</p>	<p>Retain trees. Provide adequate root protection zones.</p> <p>Character Area Recommendation:</p> <ul style="list-style-type: none"> Retain tree cover. Follow consistent building line. Retain contrast in character with higher density town centre.
15	Travel choice	+	<p>The site is located within walking distance of the main Crowthorne High Street.</p> <p>There is a 30min frequency bus service to Bracknell Town Centre.</p> <p>There is a railway station within 1.6km of the site.</p> <p>Due to the location of the site the car is not necessarily the preferred mode of transport. Therefore this site has a positive impact upon this SA objective.</p> <p>Likelihood of effect: Likely.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term</p>	
16	Resource use	+	<p>Policy requirements would allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term</p>	
17	Waste	I	<p>The site is not located on top of or within the buffer of a landfill site.</p> <p>The effects of waste management depend on how policy is implemented.</p>	
18	Water	0	<p>The site does not fall within a Groundwater Source or Groundwater protection area.</p> <p>Therefore a well designed development would have no overall impact upon this SA objective.</p>	SUDs should be a consideration at the design stage.
19	Soil quality	0	<p>The site has a Landscape Classification as urban and is therefore not considered to be versatile agricultural land. Overall no impact upon this SA Objective.</p>	
20	Energy	+	<p>Development of this site would provide the opportunity to provide renewable energy generation and maybe a Combined Heat and Power Scheme.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
21	Employment	+	<p>The site could serve local employment areas within Crowthorne for example the High Street, Wellington Business Park and the Crowthorne Business Estate.</p> <p>Therefore this site will have a positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
22	Economic growth	+	<p>The introduction of 10 dwellings in such a location could potentially help to sustain and increase economic growth therefore the site has been scored as positive against this SA objective.</p> <p>Likelihood of effect: Possible</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
23	Smart growth	I	<p>Smart Growth could be built into the master plan for the development. However how successful this would be could not be assessed at this stage.</p>	
24	Skilled workforce	?	<p>The target is to significantly raise people with level 3 qualifications to level 4.</p> <p>What effect a development of this size could have upon this objective would not be known at this stage.</p>	

SHLAA Ref: 95 Land at Battlebridge House, Warfield

Table 13

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
1	Housing needs	-	<p>Could provide up to 14 Dwellings</p> <p>0.44 Hectares</p> <p>May not be able on its own to provide affordable housing as the threshold has not been met.</p> <p>Could provide sustainably constructed housing.</p> <p>As the site could not provide affordable housing it does not meet with the requirements of this SA objective. -</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	Housing need according to SHMA is to provide affordable housing. The highest need is for social rented accommodation.
2	Flooding	0	<ul style="list-style-type: none"> Not located within a Flood Zone 2 or 3. Not subject to a SFRA flood zone although adjacent to. <p>Therefore no overall effect upon this SA objective.</p>	Design of the development would have to take into account SUDs and provide suitable surface and foul water drainage.
3	Health	I	<p>Adequate access to local health provisions by car.</p> <p>It is unclear whether or not the existing health care provisions have the capacity to accommodate 14 dwellings. Therefore the effect if any will not be known until implementation.</p> <p>Can access Reading Royal Berkshire Hospital by Car within 30 mins.</p> <p>No.53 Bus provides a 30-60 mins frequency service to and from Wexham Park Hospital.</p> <p>No know health deprivation concerns (IMD 2007)</p>	
4	Poverty & exclusion	0	<ul style="list-style-type: none"> No poverty and exclusion concerns highlighted by the IMD. 	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
5	Education	?	<p>The site could potentially accommodate 14 dwellings.</p> <p>At this stage it can not be ascertained whether or not the addition of 14 dwellings could be accommodated into the existing schools catchment area. Although the allocated Warfield SPD site is likely to provide a school on site.</p> <p>At this stage the effect upon this SA objective is not known although LID would allow for contributions.</p>	
6	Crime	0	<ul style="list-style-type: none"> IMD data shows no crime concerns. However development can aid in designing out crime. 	
7	Community	+	<p>Development on this site is not considered to effect the distinctiveness of the existing community.</p> <p>It is unlikely that additional community facilities will be introduced on-site. However this site could benefit from new facilities introduced as a result of the Warfield SPD site. Therefore this could have a positive effect upon this objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
8	Accessible services	+	<p>The site isn't considered accessible to essential services as it is relatively isolated. However when assessed in conjunction with the Warfield SPD site that has already been allocated for development it is likely that provisions will be in place to provide better accessibility. This could include new facilities and/or improved infrastructure.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	Work in conjunction with the Warfield SPD site.
9	Culture, leisure, recreation	+	<ul style="list-style-type: none"> Within 2-4 mins car journey of Parks and Gardens. Within 16-18 mins walking distance of Amenity Space. 	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<ul style="list-style-type: none"> • Within 0-2 mins car journey of Natural & Semi-Natural Greenspaces. • Within 10-12 mins walk of Natural and Semi-Natural Greenspaces. • Within 10-12 mins walk of Urban Woodlands. • Outside 20 mins walk of Provisions for Children and Young People. • Within 0-2 mins car journey of outdoors sports facilities. • Within 8-10 mins walk of Childrens Play Areas. • Within 2-4 mins car journey of Built Sports Facilities. <p>The site is well located as to satisfy this SA objective. Therefore this site would have a positive impact upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
10	Urban renaissance	+	<ul style="list-style-type: none"> • This site is considered to be previously developed land. • The site is located within the settlement. • This site would seek to encourage urban renaissance to a settlement location. <p>Therefore this site would have a positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
11	Air quality	?	<p>There are no Air Quality Management Areas in the vicinity of the site.</p> <p>The Council is currently investigating potential AQMA designations. Therefore this issue should be looked at further.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
12	Climate change	0	<p>Any development would have to be designed so as to reduce its carbon dioxide emissions and meet with current COSH or BREEAM.</p> <p>SUDs would be required at the Development Management stage.</p> <p>Overall the site would accommodate itself.</p>	<p>Could link CHP in with the Warfield SPD site.</p>
13	Biodiversity	-	<p>Bats could be present</p> <p>Not located within 5km of SPA.</p> <p>Any development of the site is likely to have a negative impact upon biodiversity. Further surveys required.</p> <p>Likelihood of effect: Possible.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	<p>Protection root zones for trees.</p> <p>Bat Survey required.</p>
14	Countryside & historic	0	<ul style="list-style-type: none"> • Previously developed land. • Garage site. • No listed Buildings. • No TPO trees. • No other site designations on the site. • Site located within a character area. However development is required to follow the existing pattern and form of development along the south side of the road. <p>Development of this site would have no overall impact upon this SA objective as long as the recommendation in the Character Areas assessment is followed.</p>	<p>Character area assessment to be taken into consideration.</p>
15	Travel choice	+	<p>The site is not considered to have good public transport and cycle links. Therefore development of this site is likely to result in the car being the preferred mode of transport. However the site adjoins an area that's is allocated for development (Warfield SPD site). Therefore if developed in conjunction with the Warfield SPD site the preferred choice of transport is not necessarily going to be the car.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
16	Resource use	+	<ul style="list-style-type: none"> Policy requirements would allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources. <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
17	Waste	I	<ul style="list-style-type: none"> The site is not located on top of any landfill sites. The site is located within landfill buffer zones for an R3 landfill site. However according to the EA it is unlikely that landfill gas will present a risk to this proposal. The effects of waste management depend on how policy is implemented. 	
18	Water	0	<p>The site does not fall within a Groundwater Source or Groundwater protection area.</p> <p>Therefore a well designed development would have no overall impact upon this SA objective.</p>	
19	Soil quality	?	<p>The site has a Landscape Classification as grade 3. Grade 3 is split into 3a and 3b. If the land is 3b then the site could accept development. If the site is 3a then development may not be acceptable. However until further work is carried out the split will not be known.</p> <p>The site could have contaminated land due to the nature of both the existing and current use.</p>	
20	Energy	+	<ul style="list-style-type: none"> Development of this site would provide the opportunity to provide renewable energy generation and maybe a Combined Heat and Power Scheme. <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p>	<p>Link in with Warfield SPD site.</p> <p>Renewable energy projects, including wind, biomass, hydro and CHP</p>

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			Short/Medium/Long term: Short/Med/Long term.	
21	Employment	+	<ul style="list-style-type: none"> The site could serve employment sites within Binfield and Bracknell. However when assessed in conjunction with the Warfield SPD site it is likely that this site could support employment uses on the Warfield SPD site. The site would be for housing and no employment uses. <p>Therefore when assessed in conjunction with the Warfield SPD site this site could have a positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
22	Economic growth	+	<p>The introduction of 14 dwellings could potentially help to sustain economic growth within the Borough. Therefore this site would have a positive effect upon this SA objection.</p> <p>Likelihood of effect: Possible</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term</p>	
23	Smart growth	I	Smart Growth could be built into the master plan for the development. However how successful this would be could not be assessed at this stage.	Link in with Warfield SPD site
24	Skilled workforce	?	<p>The target is to significantly raise people with level 3 qualifications to level 4.</p> <p>What effect a development of this size could have upon this objective would not be known at this stage.</p>	

SHLAA Ref: 106 Peacock Bungalow, Peacock Lane, Bracknell

Table 14

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
1	Housing needs	-	<p>Could provide up to 23 Dwellings</p> <p>0.7 Hectares</p> <p>May not be able on its own to provide affordable housing as the threshold has not been met.</p> <p>Could provide sustainably constructed housing.</p> <p>As the site could not provide affordable housing it does not meet with the requirements of this SA objective. -</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term</p>	Housing need according to SHMA is to provide affordable housing. The highest need is for social rented accommodation.
2	Flooding	0	<ul style="list-style-type: none"> Not located within a Flood Zone 2 or 3. Not subject to a SFRA flood zone although adjacent to. <p>Therefore no overall effect upon this SA objective.</p>	Design of the development would have to take into account SUDs and provide suitable surface and foul water drainage.
3	Health	I	<p>Adequate access to local health provisions by car. However by foot GP surgeries are beyond walking distance. It is not known at this time whether a GP facility will be provided at Jennett's Park.</p> <p>Can access Reading Royal Berkshire Hospital by Car within 30 mins.</p> <p>No.108 Bus provides a 15-30 mins frequency service to and from the Town Centre. No know health deprivation concerns (IMD 2007)</p> <p>It is unclear whether or not the existing health care provisions have the capacity to accommodate a 23 dwelling extension of the existing settlement. Therefore the effect if any will not be known until implementation.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
4	Poverty & exclusion	0	<ul style="list-style-type: none"> No poverty and exclusion concerns highlighted by the IMD. 	
5	Education	+	<p>The site could potentially accommodate 23 dwellings.</p> <p>There is a School to be built at Jennett's Park. It is likely that the school will be able to accommodate the additional 23 dwellings off Peacock Lane.</p> <p>At this stage the effect upon this SA objective is not known although LID would allow for contributions.</p> <p>Likelihood of effect: Possible.</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term</p>	
6	Crime	0	IMD data shows no crime concerns. However development can aid in designing out crime.	
7	Community	+	<p>Development on this site is not considered to effect the distinctiveness of the existing community.</p> <p>This site would integrate into a recently developed estate which has a planned local centre with facilities.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term</p>	
8	Accessible services	+	<p>The site is considered accessible to essential services via car or by bus.</p> <p>There is the potential for additional services for example a shop to be accommodated at Jennett's Park.</p> <p>Therefore this site would have a positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term</p>	
9	Culture, leisure, recreation	+	<ul style="list-style-type: none"> • Within 4-6 mins car journey of Parks and Gardens. • Within 14-16 mins walking distance of Amenity Space. • Within 0-2 mins car journey of Natural & Semi-Natural Greenspaces. • Within 16-18 mins walk of Natural and Semi-Natural Greenspaces. • Within 2-4 mins walk of Urban Woodlands. • Within 8-10 mins walk of Provisions for Children and Young People. • Within 0-2 mins car journey of outdoors sports facilities. • Within 10-12 mins walk of Childrens Play Areas. • Within 0-4 mins car journey of Built Sports Facilities. <p>The site is well located as to satisfy this SA objective. Therefore this site would have a positive impact upon this SA objective.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term</p>	
10	Urban renaissance	+	<ul style="list-style-type: none"> • This site is considered to be previously developed land. • The site is located within a newly created settlement. • This site would seek to encourage urban renaissance to a settlement location. <p>Therefore this site would have a positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
11	Air quality	?	<p>There are no Air Quality Management Areas in the vicinity of the site.</p> <p>The Council is currently investigating potential AQMA designations. Therefore this issue should be looked at further.</p>	
12	Climate change	0	<p>Any development would have to be designed so as it reduce its carbon dioxide emissions and meet with current CSH or BREEAM.</p> <p>Overall the site would accommodate itself.</p>	SUDs would be required at the Development Management stage.
13	Biodiversity	-	<p>Potential for reptiles</p> <p>Located within 5km of SPA</p> <p>Any development of the site is likely to have a negative impact upon biodiversity. Further surveys required.</p> <p>Likelihood of effect: Possible.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term</p>	<p>Protection root zones for trees.</p> <p>Native hedgerow exists along the eastern boundary.</p> <p>Could be a 15% reduction due to scrub required for reptiles.</p> <p>Extended Phase 1 Survey and reptile survey required. Other surveys may be required as a result.</p> <p>Bat Survey required.</p> <p>SPA mitigation sought via LID</p>
14	Countryside & historic	0	<ul style="list-style-type: none"> • Previously developed land. • Located within a newly created settlement. • No listed Buildings. • No TPO trees. • No other site designations on the site. • Site not located within a character area. <p>Development of this site would have no overall impact upon this SA objective.</p>	Character area assessment to be taken into consideration.

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
15	Travel choice	+/-	<p>The site has a good bus link with the town centre. The 108 links the site with the town centre every 15mins. The site also has good cycle links with the town centre.</p> <p>However there is no bus service to Wokingham and the site as it stands has no shops although these are planned.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term</p>	
16	Resource use	+	<p>Policy requirements would allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term</p>	
17	Waste	I	<p>The site is located within 140m of an R2 category landfill site. However according to the EA it is unlikely that landfill gas will present a risk to this proposal.</p> <p>The effects of waste management depend on how policy is implemented.</p>	
18	Water	0	<p>The site does not fall within a Groundwater Source or Groundwater protection area.</p> <p>Therefore a well designed development would have no overall impact upon this SA objective.</p>	
19	Soil quality	?	<p>The site has a Landscape Classification as grade 3. Grade 3 is split into 3a and 3b. If the land is 3b then the site could accept development. If the site is 3a then development may not be acceptable. However until further work is carried out the split will not be known.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			The site could have contaminated land due to the nature of the previous use.	
20	Energy	+	<p>Development of this site would provide the opportunity to provide renewable energy generation and maybe a Combined Heat and Power Scheme.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
21	Employment	+	<p>The site is well located to serve employment sites in the Southern Industrial Area and the Western Industrial Area via a cycle/pedestrian link. There may also be employment within the future phases at Jennett's Park.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
22	Economic growth	+	<p>The introduction of 23 dwellings could potentially help to sustain economic growth within the Borough. As the site is well located in terms of employment sites this is considered to have a positive impact upon economic growth.</p> <p>Likelihood of effect: Possible</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
23	Smart growth	I	Smart Growth could be built into the master plan for the development. However how successful this would be could not be assessed at this stage.	
24	Skilled workforce	?	The target is to significantly raise people with level 3 qualifications to level 4.	

	SA Objective	Assessment of Effect	Commentary	Optimising/ mitigating
			What effect a development of this size could have upon this objective would not be known at this stage.	

Table 15

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
1	Housing needs	+	<p>Could provide 30 Dwellings</p> <p>1.2 Hectares</p> <p>The site can provide a level of housing that can incorporate a number of affordable houses.</p> <p>As the site could provide affordable housing it is considered to have a positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	<p>Housing need according to SHMA is to provide affordable housing. The highest need is for social rented accommodation.</p>
2	Flooding	0	<ul style="list-style-type: none"> Site is not located within Flood Zone 3a and 3b shown in the SFRA. <p>No over all impact upon this SA objective.</p>	<p>Design of the development would have to take into account SUDs and provide suitable surface and foul water drainage.</p>
3	Health	I	<p>The site is within 870m of a GP surgery and 770m of a dentists.</p> <p>194 Bus every 30mins to Bracknell Town Centre. (Heath Centre)</p> <p>Can access Reading Royal Berkshire Hospital by Car within 40 mins.</p> <p>Frimley Park Hospital A&E 6km</p> <p>Adequate access to local health provisions.</p> <p>According to the IMD 2007 there are known concerns against Health Deprivation & Disability. It is not known how these concerns can be addressed by development.</p> <p>It is unclear whether or not the existing health care provisions have the capacity to accommodate 30 dwellings. Therefore the effect if any will not be known until implementation.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
4	Poverty & exclusion	I	<p>The ward is considered to be one of the most health deprived in the borough. (IMD data)</p> <p>As above it is unclear how this could be addressed through the provision of improved local health care.</p>	
5	Education	?	<p>The site could potentially accommodate 30 dwellings.</p> <p>The site falls within the catchment of Wildmoor Heath and Edgbarrow Senior School. The primary school is considered to have a surplus in places with the senior school having a decreasing surplus.</p> <p>At this stage the effect upon this SA objective is not known although LID would allow for contributions.</p>	
6	Crime	?	<p>IMD data shows concerns regarding crime. The ward falls within the bottom half of the country when looking at crime indicators IMD 2007. Development can design out crime. However it is unclear how 30 dwellings can address any crime concerns there maybe until the design stage.</p>	
7	Community	+	<p>The site is considered as other land within an urban area and not previously developed land. Development of the site would not effect the distinctiveness of any existing communities as the site relates well with existing built form.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
8	Accessible services	+/-	<p>Accessibility to essential services is good for example schools and shops.</p> <p>Accessibility to Local Centre is relatively good.</p> <p>Non- Car mode access to Town Centre is considered poor.</p> <p>Accessibility to Railway Station is considered limited as there is no bus service to the station.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<p>Accessibility to long distance bus routes is considered poor.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
9	Culture, leisure, recreation	+	<ul style="list-style-type: none"> • Within 4-6 mins car journey of Parks and Gardens. • Not Within 20 mins walking distance of Amenity Greenspace. • Within 0-2 mins car journey of Natural & Semi-Natural Greenspaces. • Within 10-12 mins walk of Natural and Semi-Natural Greenspaces. • Within 0-2 mins walk of Urban Woodlands. • Within 2-4 mins walk of Provisions for Children and Young People. • Within 0-2 mins car journey of outdoors sports facilities. • Within 2-4 mins walk of Childrens Play Areas. • Within 0-4 mins car journey of Built Sports Facilities. <p>The site is well located as to satisfy this SA objective. Therefore this site would have a positive impact upon this SA objective.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
10	Urban renaissance	--	<ul style="list-style-type: none"> • This site is not considered to be previously developed land. • Historic Garden. <p>As the site is considered Greenfield Land that is also designated as Historic Gardens it is not considered the best use of land. Therefore provides a significant negative effect upon this objective.</p> <p>Likelihood of effect: Likely.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
11	Air quality	?	<p>There are no Air Quality Management Areas in the vicinity of the site.</p> <p>The Council is currently investigating potential AQMA designations. Therefore this issue should be looked at further.</p>	
12	Climate change	0	<p>Any development would have to be designed so as it reduce its carbon dioxide emissions and meet with current CSH or BREEAM.</p> <p>Overall the site would accommodate itself.</p>	SUDs would be required at the Development Management stage.
13	Biodiversity	--	<ul style="list-style-type: none"> • Acid grassland. • Potential for bats, reptiles and badger setts. • The southern area of the site is located within 400m of the SPA. • Remainder of the site within 5km of SPA. <p>Any development of the site is likely to have a negative impact upon biodiversity. A double negative is provided in this case as there is a substantial area of the site within the 400m SPA buffer where no residential development is permitted. Without the detail it is not clear that there won't be an impact upon the SPA.</p> <p>Likelihood of effect: Possible.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	<p>Acid grassland to be retained.</p> <p>Developable land maybe reduced by 60%</p> <p>Extended Phase 1 Habitat Survey, reptile survey, bat survey and badger survey required.</p> <p>Proposed mitigation should be integrated into the site layout.</p> <p>Other surveys may come as a result of the Phase 1 Survey.</p> <p>Within 5km SPA mitigation would be sought via LID.</p> <p>No residential development within the 400m SPA buffer.</p>

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
14	Countryside & historic	--	<ul style="list-style-type: none"> The site is designated as Historic Gardens. The land is Greenfield. Listed Building close to the site. No TPO trees present. Located within character area D (East Crowthorne Study Area). <p>Development on this site is likely to have a detrimental impact upon the Historic Gardens and the village setting. Therefore a significant negative score has been provided against this SA objective.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	<p>Retain trees. Provide adequate root protection zones.</p> <p>Character Area Recommendation:</p> <ul style="list-style-type: none"> Retain tree cover. Follow consistent building line. Retain views out towards Broadmoor. Conserve the characteristics of Broadmoor historic park and garden, its immediate setting and historic links with the village centre should be conserved and enhanced.
15	Travel choice	-	<ul style="list-style-type: none"> The site is poorly served by public transport. Investment in a cycle path network required. Non- Car mode access to Bracknell Town Centre is considered poor. Accessibility to Railway Station is considered limited as there is no bus service to the station. Car likely to be preferred choice although Crowthorne Town Centre is within walking distance of the site. <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
16	Resource use	+	<p>Policy requirements would allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
17	Waste	I	<p>The site is not located on top of or within the buffer of a landfill site.</p> <p>The effects of waste management depend on how policy is implemented.</p>	
18	Water	0	<p>The site does not fall within a Groundwater Source or Groundwater protection area.</p> <p>Therefore a well designed development would have no overall impact upon this SA objective.</p>	SUDs should be considered at the design stage.
19	Soil quality	0	<p>The site has a Landscape Classification as urban and is therefore not considered to be versatile agricultural land. Overall no impact upon this SA Objective.</p>	
20	Energy	+	<p>Development of this site would provide the opportunity to provide renewable energy generation and maybe a Combined Heat and Power Scheme.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
21	Employment	+	<p>The site is located as to serve local employment areas within Crowthorne for example the High Street, Wellington Business Park and the Crowthorne Business Estate.</p> <p>Therefore this site will have a positive effect upon this SA objective.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
22	Economic growth	+	<p>The introduction of 30 dwellings in such a location could potentially help to sustain and increase economic growth. Therefore the site would have a positive effect upon this SA objective.</p> <p>Likelihood of effect: Possible</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
23	Smart growth	I	<p>Smart Growth could be built into the master plan for the development. However how successful this would be could not be assessed at this stage.</p>	
24	Skilled workforce	?	<p>The target is to significantly raise people with level 3 qualifications to level 4.</p> <p>What effect a development of this size could have upon this objective would not be known at this stage.</p>	

Table 16

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
1	Housing needs	+	<p>Could provide up to 72 Dwellings</p> <p>2.11 Hectares</p> <p>The site can provide a level of housing that can incorporate a number of affordable houses.</p> <p>As the site could provide affordable housing it is considered to have a positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	Housing need according to SHMA is to provide affordable housing. The highest need is for social rented accommodation.
2	Flooding	0	<ul style="list-style-type: none"> Not located within a Flood Zone 2 or 3. Not subject to a SFRA flood zone. <p>Therefore no overall effect upon this SA objective.</p>	Design of the development would have to take into account SUDs and provide suitable surface and foul water drainage.
3	Health	I	<p>Adequate access to local health provisions by car. However by foot GP surgeries are beyond walking distance.</p> <p>Can access Reading Royal Berkshire Hospital by Car within 30 mins.</p> <p>The no. 190 bus links the site with the town centre and Wokingham every 20 minutes.</p> <p>Other buses link the site with the Binfield Local centre.</p> <p>No know health deprivation concerns (IMD 2007)</p> <p>It is unclear whether or not the existing health care provisions have the capacity to accommodate 72 dwellings. Therefore the effect if any will not be known until implementation.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
4	Poverty & exclusion	0	No poverty and exclusion concerns highlighted by the IMD.	
5	Education	?	<p>The site could potentially accommodate 72 dwellings.</p> <p>The site falls within the catchment of Medowvale Primary School and Garth Hill Secondary School.</p> <p>Both sites are likely to have a deficit in places.</p> <p>At this stage the effect upon this SA objective is not known although LID would allow for contributions.</p>	
6	Crime	0	IMD data shows no crime concerns. However development can aid in designing out crime.	
7	Community	+	<p>Development on this site is not considered to effect the distinctiveness of the existing community therefore it will be retained.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	Retain trees as buffers.
8	Accessible services	+	<p>The site is considered accessible to essential services via car or by bus.</p> <p>There is the potential for additional services to be accommodated at Jennett's Park.</p> <p>Therefore this site would have a positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
9	Culture, leisure, recreation	+	<ul style="list-style-type: none"> • Within 2-4 mins car journey of Parks and Gardens. • Within 4-6 mins walking distance of Amenity Space. • Within 0-2 mins car journey of Natural & Semi-Natural Greenspaces. 	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<ul style="list-style-type: none"> • Within 6-8 mins walk of Natural and Semi-Natural Greenspaces. • Within 0-2 mins walk of Urban Woodlands. • Within 4-6 mins walk of Provisions for Children and Young People. • Within 0-2 mins car journey of outdoors sports facilities. • Within 2-4 mins walk of Childrens Play Areas. • Within 0-4 mins car journey of Built Sports Facilities. <p>The site is well located as to satisfy this SA objective. Therefore this site would have a positive impact upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
10	Urban renaissance	+	<ul style="list-style-type: none"> • This site is considered to be previously developed land. • The site is located with the settlement. • This site would seek to encourage urban renaissance to a settlement location. <p>Therefore this site would have a positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
11	Air quality	?	<p>There are no Air Quality Management Areas in the vicinity of the site.</p> <p>The Council is currently investigating potential AQMA designations. Therefore this issue should be looked at further.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
12	Climate change	0	<p>Any development would have to be designed so as it reduce its carbon dioxide emissions and meet with current CSH or BREEAM.</p> <p>Overall the site would accommodate itself.</p>	<p>Could link CHP in with the Warfield SPD site.</p> <p>SUDs would be required at the Development Management stage.</p>
13	Biodiversity	-	<p>Potential for roosting bats and badgers.</p> <p>TPO trees on site and Ancient woodland.</p> <p>Located within 5km of SPA.</p> <p>Any development of the site is likely to have a negative impact upon biodiversity. Further surveys required.</p> <p>Likelihood of effect: Possible.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	<p>Protection root zones for trees.</p> <p>Could be a 50% developable reduction due to habitat.</p> <p>Extended Phase 1 Survey bat survey and badger survey including foraging and behaviour studies.</p> <p>Other surveys may be required as a result.</p> <p>SPA mitigation sought via LID</p>
14	Countryside & historic	-	<ul style="list-style-type: none"> • Previously developed land. • Located within a settlement. • No listed Buildings. • TPO trees and ancient woodland present. • No other site designations on the site. • Site not located within a character area. <p>Without the detail it cannot be ascertained that no harm will come to the TPO trees and Ancient Woodland. Therefore the site has been scored a minor negative score against this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			Short/Medium/Long term: Short/Med/Long term.	
15	Travel choice	+	<p>The site has a good bus links and cycle links with the town centre.</p> <p>The location of this site would not necessarily encourage the car to be the preferred mode of transport.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
16	Resource use	?	<p>Policy requirements would allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources.</p> <p>Bagshot beds mineral resource under the site. Further work required to establish the likely outcomes.</p>	
17	Waste	I	<p>The site is not located on top of or located within a landfill buffer.</p> <p>The effects of waste management depend on how policy is implemented.</p>	
18	Water	0	<p>The site does not fall within a Groundwater Source or Groundwater protection area.</p> <p>Therefore a well designed development would have no overall impact upon this SA objective.</p>	
19	Soil quality	?	<p>The site has a Landscape Classification as grade 3. Grade 3 is split into 3a and 3b. If the land is 3b then the site could accept development. If the site is 3a then development may not be acceptable. However until further work is carried out the split will not be known.</p>	
20	Energy	+	<p>Development of this site would provide the opportunity to provide renewable energy generation and maybe a Combined Heat and Power Scheme.</p> <p>Likelihood of effect: Likely.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
21	Employment	+	<p>The site is well located to serve employment sites in the Western Industrial Area. There would be no opportunity to create additional employment use on site.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
22	Economic growth	+	<p>The introduction of 72 dwellings could potentially help to sustain economic growth within the borough. As the site is well located in terms of employment sites this is considered to have a positive impact upon economic growth.</p> <p>Likelihood of effect: Possible</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
23	Smart growth	I	<p>Smart Growth could be built into the master plan for the development. However how successful this would be could not be assessed at this stage.</p>	
24	Skilled workforce	?	<p>The target is to significantly raise people with level 3 qualifications to level 4.</p> <p>What effect a development of this size could have upon this objective would not be known at this stage.</p>	

SHLAA Ref:137 Sandbanks, Longhill Road, Winkfield.

Table 17

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
1	Housing needs	-	<p>Could provide 11 Dwellings</p> <p>0.33 Hectares</p> <p>May not be able on its own to provide affordable housing as the threshold has not been met.</p> <p>Could provide sustainably constructed housing.</p> <p>As the site could not provide affordable housing it does not meet with the requirements of this SA objective. -</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	Housing need according to SHMA is to provide affordable housing. The highest need is for social rented accommodation.
2	Flooding	0	<ul style="list-style-type: none"> Site is not located within Flood Zone 3a and 3b shown in the SFRA. Design of the development would have to take into account SUDs and provide suitable surface and foul water drainage. <p>No over all impact upon this SA objective.</p>	
3	Health	I	<p>The site is within 1.27km of a GP surgery and 1.33km of a dentists.</p> <p>Can access Reading Royal Berkshire Hospital by Car within 40 mins.</p> <p>Heatherwood 2.15km away.</p> <p>Adequate access to local health provisions.</p> <p>According to the IMD 2007 there are no known concerns against Health Deprivation & Disability.</p> <p>It is unclear whether or not the existing health care provisions have the capacity to accommodate 11 dwellings. Therefore the effect if any will not be known until implementation.</p>	
4	Poverty & exclusion	0	<p>There are no known health and deprivation concerns in the Ascot Ward.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			Therefore this site would have no overall impacts upon this SA objective.	
5	Education	?	<p>The site could potentially accommodate 11 dwellings.</p> <p>The site falls within the catchment of Holly Spring and Garth Hill School. Both schools have a predicted deficit.</p> <p>At this stage the effect upon this SA objective is not known although LID would allow for contributions.</p>	
6	Crime	0	IMD data shows no concerns regarding crime.	
7	Community	+	<p>The site is considered as other land within an urban area and not previously developed land. Development of the site would not effect the distinctiveness of any existing communities as the site relates well with existing built form.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
8	Accessible services	+	<p>There site is not within walking distance of the Town Centre. However the site is well connected to the Town Centre via cycle paths.</p> <p>The 191 bus connects the site with the town centre every 60mins.</p> <p>Site is within 1km of Martins Heron railway station.</p> <p>Alongside the railway station is a Local Centre with shops.</p> <p>The site is considered to be accessible to services and therefore would have a positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
9	Culture, leisure, recreation	+	<ul style="list-style-type: none"> • Within 0-2 mins car journey of Parks and Gardens. • Within 4-6 mins walking distance of Amenity Space. • Within 0-2 mins car journey of Natural & Semi-Natural Greenspaces. • Within 16-18 mins walk of Natural and Semi-Natural Greenspaces. • Within 4-6 mins walk of Urban Woodlands. • Within 08-10 mins walk of Provisions for Children and Young People. • Within 0-2 mins car journey of outdoors sports facilities. • Within 2-4 mins walk of Children's Play Areas. • Within 2-4 mins car journey of Built Sports Facilities. <p>The site is well located as to satisfy this SA objective. Therefore this site would have a positive impact upon this SA objective.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
10	Urban renaissance	+	<p>This site is considered to be previously developed land.</p> <p>This encourages the best use of land and therefore provides a positive score.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
11	Air quality	?	<p>There are no Air Quality Management Areas in the vicinity of the site.</p> <p>The Council is currently investigating potential AQMA designations. Therefore this issue should be looked at further.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
12	Climate change	0	<p>Any development would have to be designed so as it reduce its carbon dioxide emissions and meet with current CSH or BREEAM.</p> <p>Overall the site would accommodate itself.</p>	SUDs would be required at the Development Management stage.
13	Biodiversity	-	<ul style="list-style-type: none"> Site supports semi-natural habitats adjoining woodland. May be of biodiversity value. Potential for bats, reptiles and badger setts. Within 5km of SPA. <p>Any development of the site is likely to have a negative impact upon biodiversity.</p> <p>Likelihood of effect: Possible.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	<p>Trees to be retained.</p> <p>Root zones may reduce the developable area by 40%.</p> <p>Extended Phase 1 Habitat Survey, reptile survey, bat survey and badger survey required.</p> <p>Proposed mitigation should be integrated into the site layout.</p> <p>Other surveys may come as a result of the Phase 1 Survey.</p> <p>Within 5km SPA mitigation would be sought via LID.</p> <p>No residential development within the 400m SPA buffer.</p>
14	Countryside & historic	0	<ul style="list-style-type: none"> Site designated as Countryside outside of the settlement. PDL. No other site designations on the site. Not within a character area. <p>The site is designated as Countryside however its development would fit well with existing built form. Therefore this site would have no overall impacts upon this SA objective.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
15	Travel choice	+	<ul style="list-style-type: none"> • 191 bus runs hourly to the town centre. • Good cycle links with the Town Centre. • Within 1km of the Martins Heron railway station and shops. <p>The location of the site is not thought to encourage the car as being the preferred mode of transport.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
16	Resource use	+	<p>Policy requirements would allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
17	Waste	I/?	<ul style="list-style-type: none"> • The site is located close to an old landfill site. • The effects of waste management depend on how policy is implemented. 	Further surveys maybe required to monitor any potential risks from the old Landfill site north and east of the site.
18	Water	0	<p>The site does not fall within a Groundwater Source or Groundwater protection area.</p> <p>Therefore a well designed development would have no overall impact upon this SA objective.</p>	
19	Soil quality	0	<p>The site has a Landscape Classification as non-agricultural and is therefore not considered to be versatile agricultural land. Overall no impact upon this SA Objective.</p>	
20	Energy	+	<p>Development of this site would provide the opportunity to provide renewable energy generation and maybe a Combined Heat and Power Scheme.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
21	Employment	+	<ul style="list-style-type: none"> The site is well located to support employment within Martins Heron, Eastern Employment area and the Town Centre. For this reason the site is considered to have a positive impact upon this SA objective. <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
22	Economic growth	+	<p>The introduction of 11 dwellings in such a location could potentially help to sustain and increase economic growth. Therefore the site would have a positive effect upon this SA objective.</p> <p>Likelihood of effect: Possible</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
23	Smart growth	I	<p>Smart Growth could be built into the master plan for the development. However how successful this would be could not be assessed at this stage.</p>	
24	Skilled workforce	?	<p>The target is to significantly raise people with level 3 qualifications to level 4.</p> <p>What effect a development of this size could have upon this objective would not be known at this stage.</p>	

Table 18

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
1	Housing needs	+	<p>Could provide up to 77 Dwellings</p> <p>1.7 Hectares</p> <p>The site can provide a level of housing that can incorporate a number of affordable houses.</p> <p>As the site could provide affordable housing it is considered to have a positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	Housing need according to SHMA is to provide affordable housing. The highest need is for social rented accommodation.
2	Flooding	0	<ul style="list-style-type: none"> Not located within a Flood Zone 2 or 3. Not subject to a SFRA flood zone. <p>Therefore no overall effect upon this SA objective.</p>	Design of the development would have to take into account SUDs and provide suitable surface and foul water drainage.
3	Health	I	<p>Adequate access to local health provisions by foot and by car as the site is located close to the town centre.</p> <p>Can access Reading Royal Berkshire Hospital by Car within 30 mins.</p> <p>Within walking distance of the bus station.</p> <p>According to the IMD 2007 there are some concerns regarding health as one area falls below the 50% ranking.</p> <p>It is unclear whether or not the existing health care provisions have the capacity to accommodate 77 dwellings. Therefore the effect if any will not be known until implementation.</p>	
4	Poverty & exclusion	?	There are some poverty and exclusion concerns highlighted by the IMD 2007.	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			It is unclear at this stage what effect the development of this site may have upon these concerns and therefore this SA objective.	
5	Education	?	<p>The site could potentially accommodate 77 dwellings.</p> <p>The site falls within the catchment of Wildridings Primary School and Brackenhale School. Wildridings have a surplus. However Bracknehale School has a deficit.</p> <p>At this stage the effect upon this SA objective is not known although LID would allow for contributions.</p>	
6	Crime	0	<p>IMD data shows some concerns regarding crime. It is unclear how a development in this location could effect this SA objective although development can help to design out crime from the outset.</p> <p>Overall there is no effect upon this SA objective.</p>	
7	Community	+	<p>The site is currently an employment area where a depot the Council depot is located.</p> <p>Development on this site is not considered to effect the distinctiveness of the existing community therefore it will be retained.</p> <p>A development on this site could provide residential accommodation close to the town centre.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	Retain trees as buffers.
8	Accessible services	++	<p>The site is considered accessible to essential services mostly by foot and by car. The town centre is within walking distance of the site and the railway station and bus station are within 300m from the site.</p> <p>Therefore this site would have a significant positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
9	Culture, leisure, recreation	+	<ul style="list-style-type: none"> • Within 0-2 mins car journey of Parks and Gardens. • Within 8-10 mins walking distance of Amenity Space. • Within 0-2 mins car journey of Natural & Semi-Natural Greenspaces. • Within 18-20 mins walk of Natural and Semi-Natural Greenspaces. • Within 2-4 mins walk of Urban Woodlands. • Within 8-10 mins walk of Provisions for Children and Young People. • Within 0-2 mins car journey of outdoors sports facilities. • Within 6-8 mins walk of Children's Play Areas. • Within 0-4 mins car journey of Built Sports Facilities. <p>The site is well located as to satisfy this SA objective. Therefore this site would have a positive impact upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
10	Urban renaissance	+	<ul style="list-style-type: none"> • This site is considered to be previously developed land. • The site is located within a employment area in an urban location. • This site would seek to encourage urban renaissance of the town centre. <p>Therefore this site would have a positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
11	Air quality	?	<p>There are no Air Quality Management Areas in the vicinity of the site.</p> <p>The Council is currently investigating potential AQMA designations. Therefore this issue should be looked at further.</p>	
12	Climate change	0	<p>Any development would have to be designed so as it reduce its carbon dioxide emissions and meet with current CSH or BREEAM.</p> <p>Overall the site would accommodate itself.</p>	SUDs would be required at the Development Management stage.
13	Biodiversity	-/+	<p>Potential for roosting bats.</p> <p>No TPO trees on site.</p> <p>Located within 5km of SPA.</p> <p>Any development of the site is likely to have a negative impact upon biodiversity. However good opportunity to improve the biodiversity value.</p> <p>Further surveys required.</p> <p>Likelihood of effect: Possible.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	<p>Protection root zones for trees and hedgerows.</p> <p>Estimated reduction in developable land is 8%.</p> <p>Extended Phase 1 Survey and bat survey.</p> <p>Other surveys may be required as a result.</p> <p>SPA mitigation sought via LID</p>
14	Countryside & historic	0	<ul style="list-style-type: none"> • Previously developed land. • Located within an urban location. • No listed Buildings. • No TPO trees. • No other site designations on the site. • Site not located within a character area. <p>Development of this site would have no overall impact upon this SA objective.</p>	
15	Travel choice	+	<p>The site is located within walking distance from the Town Centre. Public transport links are also good. Therefore the car is not considered to be the preferred choice of transport.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
16	Resource use	?	<p>Policy requirements would allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources.</p> <p>A small section of the south-east corner of the site contains Bagshot beds mineral resource. Further work required to establish the likely outcomes.</p>	
17	Waste	I	<p>The site is not located on top of or located within a landfill buffer.</p> <p>The effects of waste management depend on how policy is implemented.</p>	
18	Water	0	<p>The site does not fall within a Groundwater Source or Groundwater protection area.</p> <p>Therefore a well designed development would have no overall impact upon this SA objective.</p>	SUDs should be considered at the design stage.
19	Soil quality	?	<p>The site has a Landscape Classification as urban and is therefore not considered to be versatile agricultural land.</p> <p>The site could have contaminated land due to the nature of the current use. Further work required.</p>	
20	Energy	+	<p>Development of this site would provide the opportunity to provide renewable energy generation and maybe a Combined Heat and Power Scheme.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
21	Employment	+	<p>The site is well located to serve employment sites in the Town Centre, Southern Industrial and Western Industrial Area. There would be no opportunity to create additional employment use on site.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
22	Economic growth	+	<p>The introduction of 77 dwellings could potentially help to sustain and/or increase economic growth within the Borough. As the site is well located in terms of employment sites this is considered to have a positive impact upon economic growth.</p> <p>Likelihood of effect: Possible</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
23	Smart growth	I	<p>Smart Growth could be built into the master plan for the development. However how successful this would be could not be assessed at this stage.</p>	
24	Skilled workforce	?	<p>The target is to significantly raise people with level 3 qualifications to level 4.</p> <p>What effect a development of this size could have upon this objective would not be known at this stage.</p>	

SHLAA Ref: 228 Albert Road Car Park, Bracknell

Table 19

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
1	Housing needs	+	<p>Could provide up to 40 Dwellings</p> <p>1.7 Hectares</p> <p>The site can provide a level of housing that can incorporate a number of affordable houses.</p> <p>As the site could provide affordable housing it is considered to have a positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	Housing need according to SHMA is to provide affordable housing. The highest need is for social rented accommodation.
2	Flooding	0	<ul style="list-style-type: none"> Not located within a Flood Zone 2 or 3. Not subject to a SFRA flood zone. <p>Therefore no overall effect upon this SA objective.</p>	Design of the development would have to take into account SUDs and provide suitable surface and foul water drainage.
3	Health	I	<p>Adequate access to local health provisions by foot and by car as the site is located close to the town centre.</p> <p>Can access Reading Royal Berkshire Hospital by Car within 30 mins.</p> <p>Within walking distance of the bus station.</p> <p>According to the IMD 2007 there are some concerns regarding health as one area falls below the 50% ranking.</p> <p>It is unclear whether or not the existing health care provisions have the capacity to accommodate 40 dwellings. Therefore the effect if any will not be known until implementation.</p>	
4	Poverty & exclusion	?	There are some poverty and exclusion concerns highlighted by the IMD 2007.	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			It is unclear at this stage what effect the development of this site may have upon these concerns and therefore this SA objective.	
5	Education	?	<p>The site could potentially accommodate 40 dwellings.</p> <p>The site falls within the catchment of Sandy Lane Primary School and Garth Hill School. Both Sandy Lane School and Garth Hill School will have a deficit in capacity.</p> <p>At this stage the effect upon this SA objective is not known although LID would allow for contributions.</p>	
6	Crime	0	<p>IMD data shows some concerns regarding crime. It is unclear how a development in this location could effect this SA objective although development can help to design out crime from the outset.</p> <p>Overall there is no effect upon this SA objective.</p>	
7	Community	+	<p>The site is currently a car park.</p> <p>Development on this site is not considered to effect the distinctiveness of the existing community therefore it will be retained.</p> <p>A development on this site could provide residential accommodation close to the town centre.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
8	Accessible services	++	<p>The site is considered accessible to essential services mostly by foot and by car. The town centre is within walking distance of the site and the railway station and bus station are within 300m from the site.</p> <p>Therefore this site would have a significant positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
9	Culture, leisure, recreation	+	<ul style="list-style-type: none"> • Within 0-2 mins car journey of Parks and Gardens. • Within 4-6 mins walking distance of Amenity Space. • Within 0-2 mins car journey of Natural & Semi-Natural Greenspaces. • Within 14-16 mins walk of Natural and Semi-Natural Greenspaces. • Within 12-14 mins walk of Urban Woodlands. • Within 8-10 mins walk of Provisions for Children and Young People. • Within 2-4 mins car journey of outdoors sports facilities. • Within 10-12 mins walk of Children's Play Areas. • Within 0-4 mins car journey of Built Sports Facilities. <p>The site is well located as to satisfy this SA objective. Therefore this site would have a positive impact upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
10	Urban renaissance	+	<ul style="list-style-type: none"> • This site is considered to be previously developed land. • The site is located within the settlement. • This site would seek to encourage urban renaissance of the town centre. <p>Therefore this site would have a positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
11	Air quality	?	<p>There are no Air Quality Management Areas in the vicinity of the site.</p> <p>The Council is currently investigating potential AQMA designations. Therefore this issue should be looked at further.</p>	
12	Climate change	0	<p>Any development would have to be designed so as it reduce its carbon dioxide emissions and meet with current CSH or BREEAM.</p> <p>Overall the site would accommodate itself.</p>	SUDs would be required at the Development Management stage.
13	Biodiversity	-/+	<p>No TPO trees on site. However trees do form a habitat.</p> <p>Within 5km of SPA.</p> <p>Any development of the site is likely to have a negative impact upon biodiversity. However this site could provide the opportunity to improve the biodiversity on site due to the level of concrete present.</p> <p>Likelihood of effect: Possible.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	<p>Trees to be retained.</p> <p>Protection root zones for trees and hedgerows.</p> <p>SPA mitigation sought via LID</p>
14	Countryside & historic	0	<ul style="list-style-type: none"> • Previously developed land. • Located within the settlement location. • No listed Buildings. • No TPO trees. • No other site designations on the site. • Site not located within a character area. <p>Development of this site would have no overall impact upon this SA objective.</p>	
15	Travel choice	++	<p>The site is located within walking distance from the Town Centre. Public transport links are also good. Therefore the car is not considered to be the preferred choice of transport.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
16	Resource use	+	<p>Policy requirements would allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
17	Waste	I	<p>The site is not located on top of or located within a landfill buffer.</p> <p>The effects of waste management depend on how policy is implemented.</p>	
18	Water	0	<p>The site does not fall within a Groundwater Source or Groundwater protection area.</p> <p>Therefore a well designed development would have no overall impact upon this SA objective.</p>	SUDs should be considered at the design stage.
19	Soil quality	?	<p>The site has a Landscape Classification as urban and is therefore not considered to be versatile agricultural land.</p> <p>The site could have contaminated land due to the nature of the current use. Further work required.</p>	
20	Energy	+	<p>Development of this site would provide the opportunity to provide renewable energy generation and maybe a Combined Heat and Power Scheme.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	Could link in with Town Centre CHP

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
21	Employment	+	<p>The site is well located to serve employment sites in the Town Centre, Southern Industrial and Western Industrial Area. There would be no opportunity to create additional employment use on site.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
22	Economic growth	+	<p>The introduction of 40 dwellings could potentially help to sustain and/or increase economic growth within the Borough. As the site is well located in terms of employment sites this is considered to have a positive impact upon economic growth.</p> <p>Likelihood of effect: Possible</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
23	Smart growth	I	<p>Smart Growth could be built into the master plan for the development. However how successful this would be could not be assessed at this stage.</p>	
24	Skilled workforce	?	<p>The target is to significantly raise people with level 3 qualifications to level 4.</p> <p>What effect a development of this size could have upon this objective would not be known at this stage.</p>	

Table 20

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
1	Housing needs	-	<p>Could provide up to 20 Dwellings</p> <p>0.46 Hectares</p> <p>May not be able on its own to provide affordable housing as the threshold has not been met.</p> <p>Could provide sustainably constructed housing.</p> <p>As the site could not provide affordable housing it does not meet with the requirements of this SA objective. -</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	Housing need according to SHMA is to provide affordable housing. The highest need is for social rented accommodation.
2	Flooding	0	<ul style="list-style-type: none"> • Not located within a Flood Zone 2 or 3. Not subject to a SFRA flood zone. • Design of the development would have to take into account SUDs and provide suitable surface and foul water drainage. <p>Therefore no overall effect upon this SA objective.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
3	Health	I	<p>Adequate access to local health provisions by foot and by car as the site is located close to the town centre.</p> <p>Can access Reading Royal Berkshire Hospital by Car within 30 mins.</p> <p>There is a station at Crowthorne however this is a significant walk from the site.</p> <p>According to the IMD 2007 there are concerns regarding health in the Crowthorne area.</p> <p>It is unclear whether or not the existing health care provisions have the capacity to accommodate 40 dwellings. Therefore the effect if any will not be known until implementation.</p>	
4	Poverty & exclusion	?	<p>There are some poverty and exclusion concerns highlighted by the IMD 2007.</p> <p>It is unclear at this stage what effect the development of this site may have upon these concerns and therefore this SA objective.</p>	
5	Education	?	<p>The site could potentially accommodate 20 dwellings.</p> <p>The site falls within the catchment of Crowthorne Primary School and Edgbarrow School. Crowthorne Primary looks to have a predicted deficit in capacity.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<p>Edgbarrow has a surplus however this surplus decreases towards 2014 so it is likely that there will be a deficit.</p> <p>At this stage the effect upon this SA objective is not known although LID would allow for contributions.</p>	
6	Crime	0	<p>IMD data shows some concerns regarding crime. It is unclear how a development in this location could effect this SA objective although development can help to design out crime from the outset.</p> <p>Overall there is no effect upon this SA objective.</p>	
7	Community	+	<p>The site is currently a public house and is located within the settlement.</p> <p>Development on this site is not considered to effect the distinctiveness of the existing community therefore it will be retained.</p> <p>A development on this site could provide residential accommodation close to the town centre.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			Short/Medium/Long term: Short/Med/Long term.	
8	Accessible services	++	<p>The site is considered accessible to essential services by foot. The town centre is within walking distance of the site and there is a railway station although this is a significant walk from the site.</p> <p>Therefore this site would have a significant positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term</p>	
9	Culture, leisure, recreation	+	<ul style="list-style-type: none"> • Within 4-6 mins car journey of Parks and Gardens. • Outside 20 mins walking distance of Amenity Space. • Within 0-2 mins car journey of Natural & Semi-Natural Greenspaces. • Within 12-14 mins walk of Natural and Semi-Natural Greenspaces. • Within 2-4 mins walk of Urban Woodlands. • Within 2-4 mins walk of Provisions 	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<p>for Children and Young People.</p> <ul style="list-style-type: none"> • Within 0-2 mins car journey of outdoors sports facilities. • Within 0-2 mins walk of Childrens Play Areas. • Within 0-4 mins car journey of Built Sports Facilities. <p>The site is well located as to satisfy this SA objective. Therefore this site would have a positive impact upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term</p>	
10	Urban renaissance	++	<ul style="list-style-type: none"> • This site is considered to be previously developed land. • The site is located within the settlement. • This site would seek to encourage urban renaissance of the town centre. <p>Therefore this site would have a significant positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term</p>	
11	Air quality	?	<p>There are no Air Quality Management Areas in the vicinity of the site.</p> <p>The Council is currently investigating potential AQMA designations. Therefore this issue should be looked at further.</p>	
12	Climate change	0	<p>Any development would have to be designed so as it reduce its carbon dioxide emissions and meet with current CSH or BREEAM.</p> <p>Overall the site would accommodate itself.</p>	SUDs would be required at the Development Management stage.
13	Biodiversity	-	<p>TPO trees on site.</p> <p>Potential for roosting bats and reptiles.</p> <p>Within 5km of SPA.</p> <p>Any development of the site is likely to have a negative impact upon biodiversity.</p> <p>Likelihood of effect: Possible.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p>	<p>Protection root zones for trees.</p> <p>Site could be reduced to 35% developable land.</p> <p>Updated extended Phase 1 Habitat survey required. Bat and reptile survey required. Details of mitigation to be included in the surveys.</p> <p>Other surveys may be required as a result of the initial survey.</p> <p>SPA mitigation sought via LID</p>

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			Short/Medium/Long term: Short/Med/Long term	
14	Countryside & historic	-	<ul style="list-style-type: none"> • Previously developed land. • Located within the settlement location. • No listed Buildings. • No TPO trees. • No other site designations on the site. • Site located within conservation area and character area. <p>Without any detail it has not been demonstrated that the development of this site would not adversely effect the character of the conservation area. Therefore this site scores negatively against this SA objective.</p>	<p>TPO trees to be retained and root protection zones created.</p> <p>A development will need to reflect the setting of the conservation area and the recommendations in the Character Areas Assessment SPD.</p>
15	Travel choice	+	<p>The site is located within walking distance from the Town Centre.</p> <p>The 194 bus provides a link with Bracknell Town Centre every 30mins. The car is not necessarily going to be the preferred mode of transport. Therefore this site is considered score positively.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			Short/Medium/Long term: Short/Med/Long term	
16	Resource use	+	<p>Policy requirements would allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term</p>	
17	Waste	I	<p>The site is not located on top of however is located 240m from an R3 category landfill. However according to the EA it is unlikely that landfill gas will present a risk.</p> <p>The effects of waste management depend on how policy is implemented.</p>	
18	Water	0	<p>The site does not fall within a Groundwater Source or Groundwater protection area.</p> <p>Therefore a well designed development would have no overall impact upon this SA objective.</p>	SUDs should be considered at the design stage.

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
19	Soil quality	0	The site has a Landscape Classification as urban and is therefore not considered to be versatile agricultural land.	
20	Energy	+	<p>Development of this site would provide the opportunity to provide renewable energy generation and maybe a Combined Heat and Power Scheme.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
21	Employment	+	<p>The site can serve employment within Crowthorne Town Centre, TRL and Wellington Business Park.</p> <p>Therefore overall this site will have a positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
22	Economic growth	+	<p>The introduction of 20 dwellings could potentially help to sustain economic growth. Therefore this site provides a positive impact upon this SA objective.</p> <p>Likelihood of effect: Possible</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
23	Smart growth	I	<p>Smart Growth could be built into the master plan for the development. However how successful this would be could not be assessed at this stage.</p>	
24	Skilled workforce	?	<p>The target is to significantly raise people with level 3 qualifications to level 4.</p> <p>What effect a development of this size could have upon this objective would not be known at this stage.</p>	

Appendix 4: Appraisal of Other Land within Defined Settlements - Issues and Options Stage

Appendix 4: Appraisal of Other Land within Defined Settlements - Issues and Options Stage

Appraisal of Other Land within Settlements - Issues and Options Stage

SHLAA Ref: 17 Bay Drive, Bullbrook, Bracknell

Table 21

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
1	Housing needs	+	<p>Could provide 45 Dwellings</p> <p>0.44 Hectares</p> <p>The site can provide a level of housing that can incorporate a number of affordable houses.</p> <p>As the site could provide affordable housing it is considered to have a positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	<p>Housing need according to SHMA is to provide affordable housing. The highest need is for social rented accommodation.</p>
2	Flooding	--	<ul style="list-style-type: none"> Site is located within Flood Zone 3a and 3b shown in the SFRA. Design of the development would have to take into account SUDs and provide suitable surface and foul water drainage. <p>Due to the classification of flood zone the residential site falls within a double negative score has been given.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	<p>Flood Risk Assessment required.</p>

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
3	Health	I	<p>The site is within 750m of a GP surgery. The site is served by a 30 mins frequency bus service (53/153) to Bracknell Town Centre.</p> <p>Within the Town centre there is a Health Centre.</p> <p>Can access ReadingRoyalBerkshireHospital by Car within 30 mins.</p> <p>According to the IMD 2007 there are no know concerns regarding health.</p> <p>Adequate access to local health provisions.</p> <p>It is unclear whether or not the existing health care provisions have the capacity to accommodate 45 dwellings. Therefore the effect if any will not be known until implementation.</p>	
4	Poverty & exclusion	?	<p>There are some poverty and exclusion concerns highlighted by the IMD 2007 in Bullbrook.</p> <p>It is unclear at this stage what effect the development of this site may have upon these concerns and therefore this SA objective.</p>	
5	Education	?	<p>The site could potentially accommodate 45 dwellings.</p> <p>The site falls within the catchment of HollySpringPrimary School and GarthHillSchool. Both are considered to have deficits in the coming years.</p> <p>At this stage the effect upon this SA objective is not known although LID would allow for contributions.</p>	
6	Crime	?	<p>IMD data shows no concerns regarding crime. It is unclear how a development in this location could effect this SA objective although development can help to design out crime from the outset.</p> <p>Overall there is no effect upon this SA objective.</p>	
7	Community	+	<p>The site is considered as other land within an urban area. Development of the site would not effect the distinctiveness of any existing communities.</p> <p>A development on this site could provide residential accommodation close to the town centre.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
8	Accessible services	++	<p>The site is considered accessible to essential services by foot. The town centre is within walking distance of the site and there is a railway station although this is a significant walk from the site.</p> <p>Therefore this site would have a significant positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
9	Culture, leisure, recreation	+	<ul style="list-style-type: none"> • Within 0-2 mins car journey of Parks and Gardens. • Within 4-6 mins walking distance of Amenity Space. • Within 0-2 mins car journey of Natural & Semi-Natural Greenspaces. • Within 16-18 mins walk of Natural and Semi-Natural Greenspaces. • Within 12-14 mins walk of Urban Woodlands. • Within 2-4 mins walk of Provisions for Children and Young People. • Within 0-2 mins car journey of outdoors sports facilities. • Within 0-2 mins walk of Childrens Play Areas. • Within 0-4 mins car journey of Built Sports Facilities. <p>The site is well located as to satisfy this SA objective. Therefore this site would have a positive impact upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
10	Urban renaissance	-/+	<ul style="list-style-type: none"> • This site considered to be part PDL and part greenfield. • Therefore this site scores both positively and negatively against this SA objective to make the best use of land. <p>Likelihood of effect: Likely</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
11	Air quality	?	<p>There are no Air Quality Management Areas in the vicinity of the site.</p> <p>The Council is currently investigating potential AQMA designations. Therefore this issue should be looked at further.</p>	
12	Climate change	0	<p>Any development would have to be designed so as it reduces its carbon dioxide emissions and meets with current CSH or BREEAM.</p> <p>Overall the site would accommodate itself.</p>	SUDs would be required at the Development Management stage.
13	Biodiversity	-	<p>No TPO trees on site. However trees do line the north-west boundary forming green corridor.</p> <p>Retention of trees may reduce the developable area to 15%.</p> <p>Mown grass has a low value.</p> <p>Within 5km of SPA</p> <p>Any development of the site is likely to have a negative impact upon biodiversity.</p> <p>Likelihood of effect: Possible</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	<p>Trees should be retained as they form a green corridor.</p> <p>SPA mitigation sought via LID</p>
14	Countryside & historic	-/+	<ul style="list-style-type: none"> • Part of the site is considered to be greenfield and part is considered to be PDL. • Site is located within the Settlement. • Grade II Listed Building at 27 Bay Road adjoining the site. • No TPO trees. • Not within a character area. 	Setting of Grade II Listed Building needs to be taken into consideration.

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<p>Development of the site could be accommodated within the streetscene. However the site is partly Greenfield therefore this site scores both positively and negatively.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
15	Travel choice	+	<p>The site is located within walking distance from the Town Centre. Both the 53 and 155 buses run between the site and the Town Centre every 30-60 mins.</p> <p>Due to the location of the site the car is not necessarily the preferred mode of transport. Therefore this site has a positive impact upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
16	Resource use	+	<p>Policy requirements would allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
17	Waste	I	<p>The site is not located on top of a landfill site. However it is located within a buffer 240m from a R3 (Risk Unknown) designated Landfill site. According to the EA it is unlikely that landfill gas will present a risk to development.</p> <p>The effects of waste management depend on how policy is implemented.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
18	Water	0	The site does not fall within a Groundwater Source or Groundwater protection area. Therefore a well designed development would have no overall impact upon this SA objective.	SUDs should be a consideration at the design stage.
19	Soil quality	0	The site has a Landscape Classification as urban and is therefore not considered to be versatile agricultural land. Overall no impact upon this SA Objective.	
20	Energy	+	Development of this site would provide the opportunity to provide renewable energy generation and maybe a Combined Heat and Power Scheme. Likelihood of effect: Likely. Spatial Scale: Borough wide. Temporary/Permanent: Permanent. Short/Medium/Long term: Short/Med/Long term.	Could link in with any Town Centre CHP scheme.
21	Employment	+	The site is located as to serve the Eastern employment area and other employment areas in and around the Town Centre. Therefore this site will have a positive effect upon this SA objective.	
22	Economic growth	+	The introduction of 45 dwellings in such a location could potentially help to sustain and increase economic growth. Likelihood of effect: Likely Spatial Scale: Borough wide. Temporary/Permanent: Permanent. Short/Medium/Long term: Short/Med/Long term.	
23	Smart growth	I	Smart Growth could be built into the master plan for the development. However how successful this would be could not be assessed at this stage.	
24	Skilled workforce	?	The target is to significantly raise people with level 3 qualifications to level 4. What effect a development of this size could have upon this objective would not be known at this stage.	

SHLAA Ref: 19 The Football Ground, Larges Lane, Bracknell

Table 22

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
1	Housing needs	+	<p>Could provide 85 Dwellings</p> <p>1.26 Hectares</p> <p>The site can provide a level of housing that can incorporate a number of affordable houses.</p> <p>As the site could provide affordable housing it is considered to have a positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	Housing need according to SHMA is to provide affordable housing. The highest need is for social rented accommodation.
2	Flooding	0	<p>Site is not located within Flood Zone 3a and 3b shown in the SFRA.</p> <p>Design of the development would have to take into account SUDs and provide suitable surface and foul water drainage.</p> <p>No overall impact upon this SA objective.</p>	
3	Health	I	<p>The site is within 750m of a GP surgery and 1 km of a dentists.</p> <p>The site is within walking of the Town Centre.</p> <p>Can access ReadingRoyalBerkshireHospital by Car within 30 mins.</p> <p>According to the IMD 2007 there are no known concerns regarding health. However one of the three areas that makes up Wildridings and Central ward scores below 50% against Health Deprivation & Disability.</p> <p>Adequate access to local health provisions.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			It is unclear whether or not the existing health care provisions have the capacity to accommodate 85 dwellings. Therefore the effect if any will not be known until implementation.	
4	Poverty & exclusion	?	There are some poverty and exclusion concerns highlighted by the IMD 2007 in Wildridings and Central. It is unclear at this stage what effect the development of this site may have upon these concerns and therefore this SA objective.	
5	Education	?	The site could potentially accommodate 85 dwellings. The site falls within the catchment of Holly Spring Primary School and Garth Hill School. Both are considered to have deficits in the coming years. At this stage the effect upon this SA objective is not known although LID would allow for contributions.	
6	Crime	?	IMD data shows concerns regarding crime. The ward falls within the bottom half of the country when looking at crime indicators IMD 2007. Development can design out crime. However it is unclear how 85 dwellings can address any crime concerns there maybe until the design stage.	
7	Community	+	The site is considered as other land within an urban area. Development of the site would not effect the distinctiveness. The site fits in well with existing built form. A development on this site could provide residential accommodation close to the Town Centre. Likelihood of effect: Likely Spatial Scale: Site specific. Temporary/Permanent: Permanent. Short/Medium/Long term: Short/Med/Long term.	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
8	Accessible services	++	<p>The site is considered accessible to essential services by foot and cycle. The town centre and railway station is within walking distance of the site.</p> <p>Therefore this site would have a significant positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
9	Culture, leisure, recreation	-	<ul style="list-style-type: none"> • Within 0-2 mins car journey of Parks and Gardens. • Within 6-8 mins walking distance of Amenity Space. • Within 0-2 mins car journey of Natural & Semi-Natural Greenspaces. • Within 12-14 mins walk of Natural and Semi-Natural Greenspaces. • Within 8-10 mins walk of Urban Woodlands. • Within 10-12 mins walk of Provisions for Children and Young People. • Within 0-2 mins car journey of outdoors sports facilities. • Within 6-8 mins walk of Childrens Play Areas. • Within 0-2 mins car journey of Built Sports Facilities. <p>The site is well located as to satisfy this SA objective. However the loss of the football pitch will have a negative effect upon this SA objective. This outweighs the location of the site in proximity to other recreational cultural facilities.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
10	Urban renaissance	-	<ul style="list-style-type: none"> This site is not considered to be previously developed land and currently has a designation as Open Space of Public Value. Site is considered to be Greenfield. Site is within an urban area where any improvements would benefit the Town Centre. <p>As the site is considered Greenfield Land the site would have a minor negative impact upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
11	Air quality	?	<p>There are no Air Quality Management Areas in the vicinity of the site.</p> <p>The Council is currently investigating potential AQMA designations. Therefore this issue should be looked at further.</p>	
12	Climate change	0	<p>Any development would have to be designed so as it reduce its carbon dioxide emissions and meet with current CSH or BREEAM.</p> <p>Overall the site would accommodate itself.</p>	SUDs would be required at the Development Management stage.
13	Biodiversity	-	<p>Potential for reptiles on habitat surrounding the pitch. Some potential for bats in tress surrounding the pitch.</p> <p>Site within 5km of SPA.</p> <p>Any development of the site is likely to have a negative impact upon biodiversity.</p> <p>Likelihood of effect: Possible.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	<p>Trees and shrubs to be retained.</p> <p>Developable land maybe reduced by 10%</p> <p>Updated Phase 1 Habitat Survey required.</p> <p>Proposed mitigation should be integrated into the site layout.</p>

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
				Other surveys may come as a result of the Phase 1 Survey. SPA mitigation would be sought via LID.
14	Countryside & historic	-	<ul style="list-style-type: none"> Land is currently Open Space of Public Value. Not considered previously developed land and is therefore Greenfield. Site is located within an urban area. No listed buildings present. No TPO trees. Located within character area A (Bracknell Study Area). <p>Although the site is currently designated as Open Space of Public Value the site relates well to existing built form in the urban area. Therefore for this reason the site would have a minor negative impact upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	<p>Landscaping may improve the character of the site.</p> <p>Character Area Recommendation: Site is an important approach to the Town Centre. Flatted development should be considered. Development should look to provide a 'more cohesive, and locally distinctive landscape/townscape setting to the buildings and the important approached to the Town Centre'.</p>
15	Travel choice	++	<p>The site is located within walking distance from the Town Centre, railway and bus station.</p> <p>Due to the location of the site the car is not necessarily the preferred mode of transport. Therefore this site has a significant positive impact upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
16	Resource use	+	<p>Policy requirements would allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
17	Waste	I	<p>The site is not located on top of or within the buffer of a landfill site.</p> <p>The effects of waste management depend on how policy is implemented.</p>	
18	Water	0	<p>The site does not fall within a Groundwater Source or Groundwater protection area.</p> <p>Therefore a well designed development would have no overall impact upon this SA objective.</p>	SUDs should be a consideration at the design stage.
19	Soil quality	0	<p>The site has a Landscape Classification as urban and is therefore not considered to be versatile agricultural land. Overall no impact upon this SA Objective.</p>	
20	Energy	+	<p>Development of this site would provide the opportunity to provide renewable energy generation and maybe a Combined Heat and Power Scheme.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	Could link in with any Town Centre CHP scheme.
21	Employment	+	<p>The site is located as to serve the Town Centre, Western and Eastern employment areas.</p> <p>Therefore this site will have a positive effect upon this SA objective.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
22	Economic growth	+	<p>The introduction of 85 dwellings in such a location could potentially help to sustain and increase economic growth. Therefore this site has a positive effect upon this SA objective.</p> <p>Likelihood of effect: Possible</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
23	Smart growth	I	<p>Smart Growth could be built into the master plan for the development. However how successful this would be could not be assessed at this stage.</p>	
24	Skilled workforce	?	<p>The target is to significantly raise people with level 3 qualifications to level 4.</p> <p>What effect a development of this size could have upon this objective would not be known at this stage.</p>	

SHLAA Ref: 76 Land south of Cricket Field Grove, Crowthorne

Table 23

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
1	Housing needs	+	<p>Could provide 100 Dwellings</p> <p>2.1 Hectares</p> <p>The site can provide a level of housing that can incorporate a number of affordable houses.</p> <p>As the site could provide affordable housing it is considered to have a positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	<p>Housing need according to SHMA is to provide affordable housing. The highest need is for social rented accommodation.</p>
2	Flooding	0	<ul style="list-style-type: none"> Site is not located within Flood Zone 3a and 3b shown in the SFRA. <p>No over all impact upon this SA objective.</p>	<p>Design of the development would have to take into account SUDs and provide suitable surface and foul water drainage.</p>
3	Health	I	<p>The site is within 250m of a GP surgery and 610 km of a dentists.</p> <p>194 Bus every 30mins to Bracknell Town Centre. (Heath Centre)</p> <p>Can access Reading Royal Berkshire Hospital by Car within 40 mins.</p> <p>Frimley Park Hospital A&E 6km</p> <p>Adequate access to local health provisions.</p> <p>According to the IMD 2007 there are known concerns against Health Deprivation & Disability. It is not known how these concerns can be addressed by development.</p> <p>It is unclear whether or not the existing health care provisions have the capacity to accommodate 100 dwellings. Therefore the effect if any will not be known until implementation.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
4	Poverty & exclusion	I	<p>The ward is considered to be one of the most health deprived in the borough. (IMD data)</p> <p>As above it is unclear how this could be addressed through the provision of improved local health care.</p>	
5	Education	?	<p>The site could potentially accommodate 100 dwellings.</p> <p>The site falls within the catchment of Wildmoor Heath and Edgbarrow senior school. The primary school is considered to have a surplus in places with the senior school having a decreasing surplus.</p> <p>At this stage the effect upon this SA objective is not known although LID would allow for contributions.</p>	
6	Crime	?	<p>IMD data shows concerns regarding crime. The ward falls within the bottom half of the country when looking at crime indicators IMD 2007. Development can design out crime. However it is unclear how 100 dwellings can address any crime concerns there maybe until the design stage.</p>	
7	Community	+	<p>The site is considered as other land within an urban area and not previously developed land. Development of the site would not effect the distinctiveness of any existing communities as the site relates well with existing built form.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
8	Accessible services	+/-	<p>Accessibility to essential services is good for example schools and shops.</p> <p>Accessibility to Local Centre is relatively good.</p> <p>Non- Car mode access to Town Centre is considered poor.</p> <p>Accessibility to Railway Station is considered limited as there is no bus service to the station.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<p>Accessibility to long distance bus routes is considered poor.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
9	Culture, leisure, recreation	+	<ul style="list-style-type: none"> • Within 4-6 mins car journey of Parks and Gardens. • 18-20 mins walking distance of Amenity Greenspace. • Within 0-2 mins car journey of Natural & Semi-Natural Greenspaces. • Within 14-16mins walk of Natural and Semi-Natural Greenspaces. • Within 0-2 mins walk of Urban Woodlands. • Within 6-8 mins walk of Provisions for Children and Young People. • Within 0-2 mins car journey of outdoors sports facilities. • Within 2-4 mins walk of Children's Play Areas. • Within 2-4 mins car journey of Built Sports Facilities. <p>The site is well located as to satisfy this SA objective. Therefore this site would have a positive impact upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
10	Urban renaissance	--	<ul style="list-style-type: none"> • This site is not considered to be previously developed land. • Open Space of Public Value. • Historic Garden. <p>As the site is considered Greenfield Land and is also designated Historic Gardens and Open Space of Public Value it is not considered the best use of land. Therefore provides a significant negative effect upon this objective.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
11	Air quality	?	<p>There are no Air Quality Management Areas in the vicinity of the site.</p> <p>The Council is currently investigating potential AQMA designations. Therefore this issue should be looked at further.</p>	
12	Climate change	0	<p>Any development would have to be designed so as it reduce its carbon dioxide emissions and meet with current CSH or BREEAM.</p> <p>Overall the site would accommodate itself.</p>	SUDs would be required at the Development Management stage.
13	Biodiversity	--	<ul style="list-style-type: none"> • Woodland adjacent to the southern boundary and trees adjacent to the eastern boundary. • Some potential for bats but unlikely. • Area in the northern part of the site within 400m of the SPA. • Remainder of the site within 5km of SPA. <p>Any development of the site is likely to have a negative impact upon biodiversity. A double negative is provided in this case as there is a substantial area of the site within the 400m SPA buffer where no residential development is permitted. Without the detail it is not clear that there won't be an impact upon the SPA.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	<p>Trees to be retained.</p> <p>Developable land maybe reduced by 6%</p> <p>Extended Phase 1 Habitat Survey required.</p> <p>Proposed mitigation should be integrated into the site layout.</p> <p>Other surveys may come as a result of the Phase 1 Survey.</p> <p>Within 5km SPA mitigation would be sought via LID.</p> <p>No residential development within the 400m SPA buffer.</p>

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
14	Countryside & historic	--	<ul style="list-style-type: none"> The site is designated as Historic Gardens Open Space of Public Value. The land is Greenfield. Listed Building close to the site. No TPO trees present. Located within character area D (East Crowthorne Study Area). <p>Development on this site is likely to have a detrimental impact upon the Historic Gardens and the village setting. Therefore a significant negative score has been provided against this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	<p>Retain trees. Provide adequate root protection zones.</p> <p>Character Area Recommendation:</p> <ul style="list-style-type: none"> Retain tree cover. Follow consistent building line. Retain views out towards Broadmoor. Conserve the characteristics of Broadmoor historic park and garden, its immediate setting and historic links with the village centre should be conserved and enhanced.
15	Travel choice	-	<ul style="list-style-type: none"> The site is poorly served by public transport. Investment in a cycle path network required. Non- Car mode access to Bracknell Town Centre is considered poor. Accessibility to Railway Station is considered limited as there is no bus service to the station. <p>Car likely to be preferred choice although Crowthorne Town Centre is within walking distance of the site.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
16	Resource use	+	<p>Policy requirements would allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
17	Waste	I	<p>The site is not located on top of or within the buffer of a landfill site.</p> <p>The effects of waste management depend on how policy is implemented.</p>	
18	Water	0	<p>The site does not fall within a Groundwater Source or Groundwater protection area.</p> <p>Therefore a well designed development would have no overall impact upon this SA objective.</p>	
19	Soil quality	0	<p>The site has a Landscape Classification as urban and is therefore not considered to be versatile agricultural land. Overall no impact upon this SA Objective.</p>	
20	Energy	+	<p>Development of this site would provide the opportunity to provide renewable energy generation and maybe a Combined Heat and Power Scheme.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
21	Employment	+	<p>The site is located as to serve local employment areas within Crowthorne for example the High Street, Wellington Business Park and the Crowthorne Business Estate.</p> <p>Therefore this site will have a positive effect upon this SA objective.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
22	Economic growth	+	<p>The introduction of 100 dwellings in such a location could potentially help to sustain and increase economic growth. Therefore the site would have a positive effect upon this SA objective.</p> <p>Likelihood of effect: Possible</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
23	Smart growth	I	<p>Smart Growth could be built into the master plan for the development. However how successful this would be could not be assessed at this stage.</p>	
24	Skilled workforce	?	<p>The target is to significantly raise people with level 3 qualifications to level 4.</p> <p>What effect a development of this size could have upon this objective would not be known at this stage.</p>	

Table 24

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
1	Housing needs	-	<p>Could provide 87 dwellings</p> <p>1.88 Hectares</p> <p>May not be able on its own to provide affordable housing as the threshold has not been met.</p> <p>Could provide sustainably constructed housing.</p> <p>As the site could not provide affordable housing it does not meet with the requirements of this SA objective. -</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	Housing need according to SHMA is to provide affordable housing. The highest need is for social rented accommodation.
2	Flooding	0	<ul style="list-style-type: none"> Site is not located within Flood Zone 3a and 3b shown in the SFRA. Design of the development would have to take into account SUDs and provide suitable surface and foul water drainage. <p>No over all impact upon this SA objective.</p>	Design of the development would have to take into account SUDs and provide suitable surface and foul water drainage.
3	Health	I	<p>The site is within 1.65km of a GP surgery and 0.43km of a dentists.</p> <p>Can access Reading Royal Berkshire Hospital by Car within 30 mins.</p> <p>Adequate access to local health provisions.</p> <p>According to the IMD 2007 there are no known concerns against Health Deprivation & Disability.</p> <p>It is unclear whether or not the existing health care provisions have the capacity to accommodate 87 dwellings. Therefore the effect if any will not be known until implementation.</p>	
4	Poverty & exclusion	0	There are no known health and deprivation concerns in the Ascot Ward.	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			Therefore this site would have no overall impacts upon this SA objective.	
5	Education	?	<p>The site could potentially accommodate 87 dwellings.</p> <p>The site falls within the catchment of Meadow Vale School and Garth Hill. has a deficit in places.</p> <p>At this stage the effect upon this SA objective is not known although LID would allow for contributions.</p>	
6	Crime	0	IMD data shows no concerns regarding crime.	
7	Community	+	<p>The site is considered as other land within an urban area and not previously developed land. Development of the site would not effect the distinctiveness of any existing communities as the site relates well with existing built form and has clearly defined boundaries being the main roads.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
8	Accessible services	+	<p>The site is not within walking distance of the Town Centre.</p> <p>The 190 bus connects the site with the town centre every 20mins. This also connects the site with Wokingham and Reading.</p> <p>Good cycle path connections with the town centre.</p> <p>Site is close to the Amend Corner SPD site that will have access to local centres that will be provided at the earmarked site.</p> <p>The site is considered accessible to essential services and therefore would have a positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			Short/Medium/Long term: Short/Med/Long term.	
9	Culture, leisure, recreation	+	<ul style="list-style-type: none"> • Within 2-4 mins car journey of Parks and Gardens. • Within 16-18 mins walking distance of Amenity Space. • Within 4-4 mins car journey of Natural & Semi-Natural Greenspaces. • Not within 20 mins walk of Natural and Semi-Natural Greenspaces. • Within 16-18 mins walk of Urban Woodlands. • Within 14-16 mins walk of Provisions for Children and Young People. • Within 2-4 mins car journey of outdoors sports facilities. • Within 12-14 mins walk of Children's Play Areas. • Within 0-4 mins car journey of Built Sports Facilities. <p>The site is well located as to satisfy this SA objective. Therefore this site would have a positive impact upon this SA objective.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
10	Urban renaissance	-	<ul style="list-style-type: none"> • This site is not considered to be previously developed land. <p>As the site is considered Greenfield Land it is not considered the best use of land. Therefore provides a negative effect upon this objective.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
11	Air quality	?	There are no Air Quality Management Areas in the vicinity of the site.	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			The Council is currently investigating potential AQMA designations. Therefore this issue should be looked at further.	
12	Climate change	0	Any development would have to be designed so as it reduce its carbon dioxide emissions and meet with current CSH or BREEAM. Overall the site would accommodate itself.	SUDs would be required at the Development Management stage.
13	Biodiversity	--	Mixed grassland, scrub and trees could be of biodiversity value. TPO Trees within north edge of site. Potential for badger, bats and reptiles. Any development of the site is likely to have a negative impact upon biodiversity. Likelihood of effect: Possible. Spatial Scale: Site specific. Temporary/Permanent: Permanent. Short/Medium/Long term: Short/Med/Long term.	Extended Phase 1 survey is required including surveys of reptiles, badgers and bats. The results may require further surveys to be carried out.
14	Countryside & historic	0	<ul style="list-style-type: none"> • Site designated as settlement. • TPOs on northern edge of site. • No other site designations on the site. • Not within a character area. • The site is in a location where development would be acceptable as long as the TPO trees are avoided and these could be as they take up a small area of the boundary to the north. <p>Overall the site is likely to accommodate development within having a positive and/or negative effect upon this SA objective.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	Avoid the TPO trees and provide sufficient root protection areas.
15	Travel choice	+	The 190 bus connects the site with the town centre every 20mins. This also connects the site with Wokingham and Reading.	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<p>Good cycle path connections with the town centre.</p> <p>Close to the earmarked Amend Corner SPD site and existing employment sites.</p> <p>This site is not considered to encourage the use of car as the preferred mode of transport.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
16	Resource use	I	<p>Parts of the site are located within 5m of a R2 landfill.</p> <p>Landfill gas risk assessment would have to be carried out.</p> <p>Policy requirements would allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources.</p> <p>Depends upon implementation.</p>	Landfill gas risk assessment would have to be carried out.
17	Waste	?	<p>Parts of the site are located within 5m of a R2 landfill.</p> <p>Landfill gas risk assessment would have to be carried out.</p> <p>The effects of waste management depend on how policy is implemented.</p> <p>Further assessment required.</p>	Landfill gas risk assessment would have to be carried out.
18	Water	0	<p>The site does not fall within a Groundwater Source or Groundwater protection area.</p> <p>Therefore a well designed development would have no overall impact upon this SA objective.</p>	
19	Soil quality	?	<p>The site has a Landscape Classification as grade 3. Grade 3 is split into 3a and 3b. If the land is 3b then the site could accept development. If the site</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<p>is 3a then development may not be acceptable. However until further work is carried out the split will not be known.</p> <p>There could also be implications regarding the R2 risk landfill site located on the eastern boundary.</p>	
20	Energy	+	<p>Development of this site would provide the opportunity to provide renewable energy generation and maybe a Combined Heat and Power Scheme.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	Could link CHP in with Amend Corner development.
21	Employment	+	<ul style="list-style-type: none"> The site is located as to directly serve Amen corner, Western Industrial area and the Town centre. <p>It is unlikely that 87 dwellings would have a positive impact upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
22	Economic growth	+	<p>The introduction of 87 dwellings in such a location is likely to have an overall impact upon this SA objective.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
23	Smart growth	I	Smart Growth could be built into the master plan for the development. However how successful this would be could not be assessed at this stage.	
24	Skilled workforce	?	The target is to significantly raise people with level 3 qualifications to level 4.	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			What effect a development of this size could have upon this objective would not be known at this stage.	

Appendix 5: Appraisal of Rounding Off Sites - Issues and Options Stage

Appendix 5: Appraisal of Rounding Off Sites - Issues and Options Stage

Sustainability Appraisal of Edge of Settlement Locations - Issues and Options Stage

SHLAA Ref: 34 White Cairn, Dukes Ride, Crowthorne

Table 25

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
1	Housing needs	-	<p>Could provide 16 Dwellings</p> <p>Site 0.52 hectare</p> <p>May not be able on its own to provide affordable housing as the threshold has not been met.</p> <p>Could provide sustainably constructed housing.</p> <p>As the site could not provide affordable housing it does not meet with the requirements of this SA objective. –</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	<p>Housing need according to SHMA is to provide affordable housing. The highest need is for social rented accommodation. However development needs to look at providing accommodation for an ageing population.</p> <p>On its own does not trigger the thresholds for affordable housing.</p>
2	Flooding	0	<p>Site not within EA or SFRA flood zones.</p> <p>Design of the development would have to take into account SUDs and provide suitable surface and foul water drainage.</p> <p>No over all impact upon this SA objective.</p>	
3	Health	I	<p>Good access to GP Surgery. Although Capacity unknown.</p> <p>Close to the Railway Station so there are links with Reading and the Royal Berks.</p> <p>Any capacity issues would depend upon implementation.</p>	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			There are concerns regarding health and deprivation in the area. (IMD 2007) It is not known how development can address these.	
4	Poverty & exclusion	0	The ward is considered to be one of the most health deprived in the borough. (IMD data) It is unlikely that 16 dwellings are going to have an impact upon this SA objective.	
5	Education	?	The site could potentially accommodate 16 dwellings. At this stage it can not be ascertained whether or not the addition of 16 dwellings could be accommodated into the existing schools catchment area. At this stage the effect upon this SA objective is not known although LID would allow for contributions.	
6	Crime	0	IMD data does not identify any issues at this location.	
7	Community	0	Potentially introducing 16 dwellings on this site is unlikely to have both a negative and/or positive impact upon the character of the existing community.	
8	Accessible services	+	<ul style="list-style-type: none"> • 460m from Post Office/Newsagent • 620m from Rail Station • 1.1km from High Street (Supermarkets, Banks etc..) • 580m from GP • No Cycle Route • 565m from Route 122 to Wokingham (Infrequent) • 1km from bus route 194 every 30mins into Bracknell <p>Although the public transport links into Wokingham and Bracknell could be located closer to the site the site is considered to be well located to accessible services.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p>	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			Short/Medium/Long term: Short/Med/Long term.	
9	Culture, leisure, recreation	+	<p>Comments:</p> <ul style="list-style-type: none"> • 4-6 mins walking distance from Parks and Gardens. • 0-2 mins walking distance from natural and semi-natural green space. • 4-6 mins walking distance from outdoor sports facilities. • 14 mins walking distance from a provision for children and young people. • 14 mins walking from children's play areas. • 2-4 mins by car to built sports facilities. <p>The site is well located as to satisfy this SA objective. Therefore this site would have a positive impact upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
10	Urban renaissance	-/+	<p>The site is considered to be previously developed land. However development on this site would result in the loss of open space of public value.</p> <p>The site is not considered the best use of land however as the site could be assimilated into the high street it is considered to score both positive and negative.</p> <p>Therefore overall this site would have a negative effect upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
11	Air quality	?	<p>There are no Air Quality Management Areas in the vicinity of the site.</p>	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			The Council is currently investigating potential AQMA designations. Therefore this issue should be looked at further.	
12	Climate change	0	Any development would have to be designed so as it reduces its carbon dioxide emissions and meets with current CSH or BREEAM.	
13	Biodiversity	-	<ul style="list-style-type: none"> Woodland could support biodiversity. Local records suggest potential for badgers and stag beetles. Within 5km of SPA <p>Any development of the site is likely to have a negative impact upon biodiversity. The site is not considered large enough to provide an enhanced biodiversity resource. Further surveys required.</p> <p>Likelihood of effect: Possible</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	<p>If the woodland is considered to be of biodiversity value then this could reduce the developable on-site land by 50%.</p> <p>Buffer areas based on root zones required.</p> <p>Extended Phase 1 habitat survey and bat survey of the existing building to be demolished. Further surveys may be required depending on the results.</p> <p>SPA: The existing Avoidance and Mitigation Strategy could accommodate this site for development.</p>
14	Countryside & historic	0	<ul style="list-style-type: none"> No Listed Buildings and associated Historic Gardens present on or adjoining the site. Open Space of Public Value No protected trees on or abutting the site. Site falls outside of but adjoins Crowthorne Study area, Area B- West Crowthorne (CA SPD) 	The Character Areas SPD mentions that the approach into Crowthorne along Dukes Ride has some high density flatted developments.

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<p>Although the site is currently designated as Open Space of Public Value development of this part of the site is not considered to harm the character and appearance of the area.</p> <p>Therefore development of this site would have no overall impact upon this SA objective.</p>	<p>Although this study area does not include the site it should be taken into consideration.</p> <p>No Landscape Character Assessment carried out.</p>
15	Travel choice	+	<ul style="list-style-type: none"> • 565m from Route 122 to Wokingham (Infrequent) • 1km from bus route 194 every 30mins into Bracknell • No cycle routes <p>With there being a bus service into Bracknell and a train service into Wokingham and Reading etc., the preferred choice of transport is not necessarily the car. There a number of essential services close by.</p> <p>Likelihood of effect: Possible</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	Cycle routes needed in the area.
16	Resource use	?	<p>Policy requirements would allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources.</p> <p>The implications of sterilisation or excavation of the minerals resource (Bagshot Beds) should be clarified before the site can be taken forward. Further work to be carried out on this.</p>	
17	Waste	I	<p>There are no landfill sites or buffers to landfill sites on site.</p> <p>The effects of waste management depend on how policy is implemented.</p>	
18	Water	0	The site does not fall within a Groundwater Source or Groundwater protection area.	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
19	Soil quality	0	<p>The site has an Agricultural Landscape Classification as urban.</p> <p>Overall the development of the site would have no effect upon this SA objective.</p>	
20	Energy	+	<p>Development of this site would provide the opportunity to provide renewable energy generation and maybe a Combined Heat and Power Scheme.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough Wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
21	Employment	+	<p>The site is within 300m of the Wellington Business Estate and just over 500m from Crowthorne Railway Station.</p> <p>The location would provide an opportunity for people to potentially seek employment at these areas.</p> <p>No provision on site to provide a mixed use.</p> <p>This site would have a positive impact upon this SA objective.</p> <p>Likelihood of effect: Possible</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
22	Economic growth	+	<p>The introduction of 16 dwellings could potentially help to sustain economic growth.</p> <p>Likelihood of effect: Possible</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
23	Smart growth	I	Smart Growth could be built into the master plan for the development. However how successful this would be could not be assessed at this stage.	
24	Skilled workforce	?	The target is to significantly raise people with level 3 qualifications to level 4. What effect this would have could not be determined at this stage.	

Table 26

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
1	Housing needs	-	<p>Comments:</p> <p>Could provide up to 10 Dwellings</p> <p>0.32 Hectares</p> <p>May not be able on its own to provide affordable housing as the threshold has not been met.</p> <p>Could provide sustainably constructed housing.</p> <p>As the site could not provide affordable housing it does not meet with the requirements of this SA objective. –</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	Housing need according to SHMA is to provide affordable housing. The highest need is for social rented accommodation. However development needs to look at providing accommodation for an ageing population.
2	Flooding	0	<p>Site not within EA or SFRA flood zones.</p> <p>No over all impact upon this SA objective.</p>	Design of the development would have to take into account SUDs and provide suitable surface and foul water drainage.
3	Health	1	<p>Good access to local health provisions. (within 1km).</p> <p>It is unclear whether or not the existing health care provision can accommodate 10 dwellings. Therefore the effect if any will not be known until implementation.</p> <p>Can access both Reading Royal Berkshire Hospital by Car within 30 mins.</p> <p>162 Bus is an hourly bus to Heatherwood Hospital.</p> <p>No known health deprivation concerns (IMD 2007)</p>	Capacity of health provisions needs to be better understood.
4	Poverty & exclusion	0	<p>There are no known poverty and exclusion issues in the ward of Winkfield and Cranbourne.</p>	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
5	Education	?	<p>The site could potentially accommodate 10 dwellings.</p> <p>At this stage it can not be ascertained whether or not the addition of 16 dwellings could be accommodated into the existing schools catchment area.</p> <p>At this stage the effect upon this SA objective is not known although LID would allow for contributions.</p>	
6	Crime	0	IMD data does not identify any issues at this location.	
7	Community	-	<p>Potentially introducing 10 dwellings on this site is likely to have a negative impact upon the character of the existing Hayley Green community. The distinctiveness of the existing community would not be retained.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
8	Accessible services	0	<ul style="list-style-type: none"> • Within 1km walk to a Local Centre accommodating a supermarket, pharmacy, GP surgery etc... • The 152 and 162 bus routes both serve Forest Road and link the site with the Whitegrove Local Centre and the main town centre. 152 two hourly and 162 hourly. • Cycle route connecting the site with the supermarket site. • Cycle route does allow some connection with the town centre. Although there is no route directly connected with the town centre. <p>Site accessibility could be improved. However overall the site is not considered to have a positive nor a negative impact upon accessibility to services.</p>	
9	Culture, leisure, recreation	+	<ul style="list-style-type: none"> • 4-6 mins of open space by car. • 4-6 mins walk of amenity green space. • 4-6 mins of natural space & semi-natural green spaces. • 0-2 mins walk from urban woods. 	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<ul style="list-style-type: none"> • 10-12 mins walk of children and young people facilities. • 10-12 mins walk of childrens play areas. • 0-2 mins of built sports facilities by car. <p>The site is well located as to satisfy this SA objective. Therefore this site would have a positive impact upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
10	Urban renaissance	-	<p>This option would encourage the development of Greenfield land and not previously developed land.</p> <p>This option would not encourage urban renaissance and therefore would have a negative effect upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
11	Air quality	?	<p>There are no Air Quality Management Areas in the vicinity of the site.</p> <p>The Council is currently investigating potential AQMA designations. Therefore this issue should be looked at further.</p>	
12	Climate change	0	<p>Any development would have to be designed so as it reduces its carbon dioxide emissions and meets with current CSH or BREEAM.</p>	
13	Biodiversity	-	<ul style="list-style-type: none"> • Site compromises semi-natural habitat that may be of biodiversity value. • Big Wood LWS IS 100m east of site. Potential to support reptiles, small mammals and invertebrates. • Within 5km of SPA 	<p>Presence of the species mentioned could reduce the developable area.</p> <p>Root zone buffers required.</p>

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<p>Any development of the site is likely to have a negative impact upon biodiversity. Further surveys required.</p> <p>Likelihood of effect: Possible</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	<p>Ecological surveys would be required to assess the value of the habitats on the site. Only if the value is low and/or biodiversity can be accommodated would development become acceptable.</p> <p>Extended phase 1 survey and reptile survey. Other surveys may be required on the results of the phase 1 survey.</p> <p>SPA mitigation sought via LID</p>
14	Countryside & historic	-	<ul style="list-style-type: none"> • No Listed Buildings and associated Historic Gardens present on or adjoining the site. • No protected trees on or abutting the site. • Site is not considered to represent previously developed land. • Site does not fall within a study area as highlighted by the Character Area SPD. • Site designated as Countryside. <p>The use of Greenfield land is considered to have a minor negative impact upon this SA objective to conserve the Borough's characteristic countryside and its historic environment in urban and rural areas.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	<p>No Landscape Character Assessment of the site has been carried out.</p> <p>Minimise the loss of Greenfield land.</p>

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
15	Travel choice	-	<ul style="list-style-type: none"> • Within 1km walk to a Local Centre accommodating a supermarket, pharmacy, GP surgery etc... • The 152 and 162 bus routes both serve Forest Road and link the site with the Whitegrove Local Centre and the main town centre. 152 two hourly and 162 hourly. • Cycle route connecting the site with the supermarket site. • Cycle route does allow some connection with the town centre. Although there is no route directly connected with the town centre. <p>The site could be considered relatively remote with a minimum of an hourly bus service to the town centre and its associated facilities including the railway station. This site is considered to be in a location whereby the car may well be the preferred choice of transport. Therefore this option would have a minor negative effect upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	<p>Improvements to the bus services required.</p> <p>Unlikely that a development of this size would encourage an improvement to the service.</p>
16	Resource use	?	<ul style="list-style-type: none"> • Policy requirements would allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources. • A mineral consultation zone lies within the site. The implications of sterilisation or excavation of the resource should be clarified before the site can be taken forward. 	
17	Waste	I	<ul style="list-style-type: none"> • Site within 180m of landfill. (R3 risk unknown) In view of the distance it is unlikely that landfill gas will present a risk to this proposal. (EA Matrix) • The effects of waste management depend on how policy is implemented. 	
18	Water	0	The site does not fall within a Groundwater Source or Groundwater protection area.	
19	Soil quality	?	<ul style="list-style-type: none"> • The site has an Agricultural Landscape Classification as grade 3. There is no known split on site between 3a and 3b. Areas classified as 3a maybe considered 	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			inappropriate for development. However this will not be known until more work has been carried out.	
20	Energy	+	<ul style="list-style-type: none"> Development of this site would provide the opportunity to provide renewable energy generation and maybe a Combined Heat and Power Scheme. <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough Wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
21	Employment	+	<p>The site is located as to serve employment sites within the borough this could include any that are located on the Warfield SPD site.</p> <p>The site would not support any employment uses.</p> <p>Likely that this site would have a positive impact upon this SA objective.</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
22	Economic growth	+	<p>The introduction of 10 dwellings could potentially help to sustain economic growth. The site is likely to have a positive impact upon this SA objective.</p> <p>Likelihood of effect: Possible</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
23	Smart growth	I	Smart Growth could be built into the master plan for the development. However how successful this would be could not be assessed at this stage.	
24	Skilled workforce	?	The target is to significantly raise people with level 3 qualifications to level 4.	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			What effect this would have could not be determined at this stage.	

SHLAA Ref: 207 Land at North Lodge Farm, Warfield (28 dwellings)

Table 27

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
1	Housing needs	+	<ul style="list-style-type: none"> • Could provide up to 28 dwellings on a area of land that is 1.0198 hectares. • Could provide affordable housing as it meets with the threshold. • Could provide sustainably constructed housing. • Meets the objectives of this SA Objective and the recommendations of SHMA. <p>This site is considered to have a positive impact upon this objective as it meets with the SA objective. However the number of housing would be low.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	Housing need according to SHMA is to provide affordable housing. The highest need is for social rented accommodation. However development needs to look at providing accommodation for an ageing population.
2	Flooding	-	<ul style="list-style-type: none"> • Part of the eastern side of the western side of the site is located within SFRA flood Zones 3a and 3b. <p>Without any detail there is likely to be a negative impact upon this SA objective as residential development could be located within a flood zone.</p> <p>Likelihood of effect: Possible</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	<p>Development could be designed so as not to allow built development within the food zones.</p> <p>8m buffer zone for the river.</p> <p>Design of the development would have to take into account SUDs and</p>

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
				provide suitable surface and foul water drainage. The appropriate identification of Green Infrastructure and River Corridors.
3	Health	1	<p>Good access to local health provisions. (within 1km).</p> <p>It is unclear whether or not the existing health care provision can accommodate 28 dwellings. Therefore the effect if any will not be known until implementation.</p> <p>Can access both Reading Royal Berkshire Hospital by Car within 30 mins.</p> <p>162 Bus is an hourly bus to Heatherwood Hospital.</p> <p>No known health deprivation concerns (IMD 2007)</p>	<p>IDP:</p> <p>Possible extension to existing facility or relocation.</p> <p>Capacity of health provisions needs to be better understood.</p>
4	Poverty & exclusion	0	There are no known poverty and exclusion issues in the ward of Winkfield and Cranbourne.	
5	Education	?	<p>The site could potentially accommodate 28 dwellings.</p> <p>At this stage it can not be ascertained whether or not the addition of 28 dwellings could be accommodated into the existing schools catchment area.</p> <p>At this stage the effect upon this SA objective is not known although LID would allow for contributions.</p>	
6	Crime	0	IMD data does not identify any issues at this location.	
7	Community	-	<p>Introducing 28 dwellings on site would more than double the number of dwellings that are currently at the limes. This could potentially have an adverse impact upon the distinctiveness of the existing community.</p> <p>Development of this size would not allow for a new local centre however would apply pressure on existing facilities.</p> <p>Likelihood of effect: Likely</p>	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<p>Spatial Scale: Site specific..</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
8	Accessible services	0	<ul style="list-style-type: none"> • Within 1km walk to a Local Centre accommodating a supermarket, pharmacy, GP surgery etc... • The 152 and 162 bus routes both serve Forest Road and link the site with the Whitegrove Local Centre and the main town centre. 152 two hourly and 162 hourly. • Cycle route connecting the site with the supermarket site. • Cycle route does allow some connection with the town centre. Although there is no route directly connected with the town centre. <p>Site accessibility could be improved. However overall the site is not considered to have a positive nor a negative impact upon accessibility to services.</p>	
9	Culture, leisure, recreation	+	<ul style="list-style-type: none"> • 4-6 mins of open space by car. • 4-6 mins walk of amenity green space. • 4-6 mins of natural space & semi-natural green spaces. • 0-2 mins walk from urban woods. • 10-12 mins walk of children and young people facilities. • 10-12 mins walk of children's play areas. • 0-2 mins of built sports facilities by car. <p>The site is well located as to satisfy this SA objective. Therefore this site would have a positive impact upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
10	Urban renaissance	+	<p>This site is considered to be previously developed land. As such development of the site would encourage the best use of land.</p> <p>Therefore scoring positively.</p> <p>Likelihood of effect: Likely</p>	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
11	Air quality	?	<p>There are no Air Quality Management Areas in the vicinity of the site.</p> <p>The Council is currently investigating potential AQMA designations. Therefore this issue should be looked at further.</p>	
12	Climate change	0	<p>Any development would have to be designed so as it reduce its carbon dioxide emissions and meet with current CSH or BREEAM.</p>	
13	Biodiversity	-	<ul style="list-style-type: none"> • Hedgerow on road and site boundaries, woodland in north east quarter of site. This wooded area connects in with the existing woodland north of the site. This could be of biodiversity value. • Potential for Bats, Badger and Amphibians. Unlikely to be Great Crested Newts. • Records show Bluebells have been on site. Therefore the site could have a higher woodland value. • Within 5km of SPA. <p>Any development of the site is likely to have a negative impact upon biodiversity. Further surveys required.</p> <p>Likelihood of effect: Possible</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	<p>Depending on their value woodland and hedgerow should be retained.</p> <p>Root Protection Zones will influence developable land.</p> <p>May be bat roosts in buildings but highly unlikely.</p> <p>If a large badger sett is found on site this may reduce the developable land on site by 50%.</p> <p>SPA mitigation sought via LID</p>
14	Countryside & historic	-	<ul style="list-style-type: none"> • No Listed Buildings and associated Historic Gardens present on or adjoining the site. • No protected trees on or abutting the site. • Site does not fall within a study area as highlighted by the Character Area SPD. • Site designated as Countryside. 	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<p>The site may be previously developed land however development on this land would have a detrimental impact upon the historic and/or rural character of the area.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
15	Travel choice	-	<ul style="list-style-type: none"> • Within 1km walk to a Local Centre accommodating a supermarket, pharmacy, GP surgery etc... • The 152 and 162 bus routes both serve Forest Road and link the site with the Whitegrove Local Centre and the main town centre. 152 two hourly and 162 hourly. • Cycle route connecting the site with the supermarket site. • Cycle route does allow some connection with the town centre. Although there is no route directly connected with the town centre. <p>The site could be considered relatively remote with a minimum of an hourly bus service to the town centre and its associated facilities including the railway station. This site is considered to be in a location whereby the car may well be the preferred choice of transport. Therefore this option would have a minor negative effect upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	<p>Improvements to the bus services required.</p> <p>Unlikely that a development of this size would encourage an improvement to the service.</p>
16	Resource use	+	<p>Policy requirements would allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p>	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			Short/Medium/Long term: Short/Med/Long term.	
17	Waste	I	<p>Site within 65m of landfill. (R3 risk unknown) Due to the distance a landfill gas risk assessment is required to determine whether the site is acceptable for development. (EA Matrix)</p> <p>The effects of waste management depend on how policy is implemented.</p>	Landfill gas risk assessment required.
18	Water	0	The site does not fall within a Groundwater Source or Groundwater protection area.	
19	Soil quality	?	The site has an Agricultural Landscape Classification as grade 3. There is no known split on site between 3a and 3b. Areas classified as 3a maybe considered inappropriate for development. However this will not be known until more work has been carried out.	
20	Energy	+	Development of this site would provide the opportunity to provide renewable energy generation and maybe a Combined Heat and Power Scheme.	
21	Employment	+	<p>The site is located as to serve employment sites within the borough this could include any that are located on the Warfield SPD site.</p> <p>The site would not support any employment uses.</p> <p>Likely that this site would have a positive impact upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
22	Economic growth	+	<p>The introduction of 28 dwellings could potentially help to sustain economic growth. The site is likely to have a positive impact upon this SA objective.</p> <p>Likelihood of effect: Possible</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
23	Smart growth	I	Smart Growth could be built into the master plan for the development. However how successful this would be could not be assessed at this stage.	
24	Skilled workforce	?	The target is to significantly raise people with level 3 qualifications to level 4. What effect this would have could not be determined at this stage.	

SHLAA Ref: 251 White Gates, Mushroom Castle Lane (54 dwellings)

Table 28

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
1	Housing needs	+	<ul style="list-style-type: none"> • Could provide 54 dwellings on 2.28 hectares of land. Could provide affordable housing • Could provide sustainably constructed housing. • Meets the objectives of this SA Objective. However the numbers are still low when you look at the need. <p>This site is therefore considered to have a positive impact upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	Housing need according to SHMA is to provide affordable housing. The highest need is for social rented accommodation.
2	Flooding	0	<p>Not located within a Flood Zone 2 or 3. Not subject to a SFRA flood zone.</p> <p>Design of the development would have to take into account SUDs and provide suitable surface and foul water drainage.</p>	Design of the development would have to take into account SUDs and provide suitable surface and foul water drainage.
3	Health	I	<p>Reasonable access to local health provisions. (Within 2km)</p> <p>There are no health deprivation concerns (IMD)</p>	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			It is unclear whether or not the existing health care provision can accommodate 54 dwellings. Therefore the effect if any will not be known until implementation.	
4	Poverty & exclusion	0	No poverty and exclusion concerns highlighted by the IMD.	
5	Education	?	<p>The site could potentially accommodate 54 dwellings.</p> <p>At this stage it can not be ascertained whether or not the addition of 54 dwellings could be accommodated into the existing schools catchment area.</p> <p>At this stage the effect upon this SA objective is not known although LID would allow for contributions.</p>	
6	Crime	0	IMD data does not identify any issues at this location.	
7	Community	0	This site is not considered to have an adverse impact upon the distinctiveness of the existing community as there is a large community already present.	
8	Accessible services	-	<ul style="list-style-type: none"> • Bus route 162 (hourly) from Bracknell to Ascot via Heatherwood Hospital. • 192 School bus • No cycle routes. • Approximately 1.7km from the Whitegrove Local Centre. <p>This site is not considered easily accessible to essential services. Therefore the site is given a negative score against this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
9	Culture, leisure, recreation	+	<ul style="list-style-type: none"> • 4-6 mins by of Parks and Gardens • 4-6 mins walk from amenity green space. • 2-4 mins by car of natural & semi-natural greenspaces. 	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<ul style="list-style-type: none"> • 4-6 mins walk from an urban woodland. • 10-12 mins walk from a provision for children and young people. • 0-2 mins drive from outdoor sports facilities. • 2-4 mins walk from a children's play area. <p>The site is well located as to satisfy this SA objective. Therefore this site would have a positive impact upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
10	Urban renaissance	-	<ul style="list-style-type: none"> • This site is not considered to be previously developed land and instead is Greenfield land. • This site would not seek to encourage urban renaissance. <p>Therefore this site would have a negative effect upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
11	Air quality	?	<p>There are no Air Quality Management Areas in the vicinity of the site.</p> <p>The Council is currently investigating potential AQMA designations. Therefore this issue should be looked at further.</p>	
12	Climate change	0	<p>Any development would have to be designed so as it reduces its carbon dioxide emissions and meets with current CSH or BREEAM.</p>	
13	Biodiversity	-	<ul style="list-style-type: none"> • Improved grassland areas with some formal planting likely to be of low value. 	Boundary trees require significant root buffer zones.

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<ul style="list-style-type: none"> • Adjacent to a LWS. Existing buildings may provide bat roosting and bird nesting provisions. • Within 5km of SPA. <p>Any development of the site is likely to have a negative impact upon biodiversity. Further surveys required.</p> <p>Likelihood of effect: Possible.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	<p>Boundary with LWS would require sensitive treatment to allow habitat connectivity.</p> <p>Ecological surveys required and key biodiversity features to be retained.</p> <p>Extended Phase 1 survey, bat survey and breeding bird survey. Other surveys may be required on the results of the phase 1 survey.</p> <p>Please note that formal planting within the garden of White Gates may include fruit trees. Orchards of five or more trees are now classified as a UK BAP habitat.</p> <p>SPA mitigation sought via LID</p>
14	Countryside & historic	-	<ul style="list-style-type: none"> • Poly TPO 142 adjoining the site. • Local Wildlife Site and open Space of Public Value adjacent to the site. • Site designated as Countryside and is not considered to be previously developed land. <p>The site is not considered to be previously developed land. Therefore the use of the site for development is considered to harm the historic and/or rural character of the area. Therefore this option would have a minor negative effect upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p>	<p>Minimise the reduction of countryside</p> <p>Take into account the adjoining LWS and OSPV.</p>

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
15	Travel choice	-	<ul style="list-style-type: none"> • Bus route 162 (hourly) from Bracknell to Ascot via Heatherwood Hospital. • 192 School bus • No cycle routes. • Approximately 1.7km from the Whitegrove Local Centre. <p>The sites lack of connectivity with the town centre and its associated facilities for example the railway station means that the preferred choice of transport is likely to be the car. Therefore development of this site is likely to have a negative impact upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	<p>Improved bus service into Bracknell Town Centre.</p> <p>Improved cycle routes into the Town Centre.</p>
16	Resource use	+	<p>Policy requirements would allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
17	Waste	I	<ul style="list-style-type: none"> • The site is within 235m of a R3 (Low Risk) Landfill. In view of the distance it is unlikely that landfill gas will present a risk to this proposal. (EA Matrix) • The effects of waste management depend on how policy is implemented. 	
18	Water	0	<p>The site does not fall within a Groundwater Source or Groundwater protection area.</p>	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
19	Soil quality	?	The site has an Agricultural Landscape Classification as grade 3. There is no known split on site between 3a and 3b. Areas classified as 3a maybe considered inappropriate for development. However this will not be known until more work has been carried out.	Soil surveys required.
20	Energy	+	Development of this site would provide the opportunity to provide renewable energy generation and maybe a Combined Heat and Power Scheme. Likelihood of effect: Likely Spatial Scale: Site specific. Temporary/Permanent: Permanent. Short/Medium/Long term: Short/Med/Long term.	Renewable energy projects, including wind, biomass, hydro and CHP
21	Employment	0	The site can serve employment areas within the borough by car. However due to its location the site is likely to serve employment sites outside of the borough as the public transport links with the Town Centre and Employment areas are poor into the Town Centre. This site would have no overall impact upon this SA objective.	
22	Economic growth	+	The introduction of 54 dwellings could potentially help to sustain economic growth. Likelihood of effect: Possible Spatial Scale: Borough Wide. Temporary/Permanent: Permanent. Short/Medium/Long term: Short/Med/Long term.	
23	Smart growth	I	Smart Growth could be built into the master plan for the development. However how successful this would be could not be assessed at this stage.	
24	Skilled workforce	0	The target is to significantly raise people with level 3 qualifications to level 4. What effect this would have could not be determined at this stage.	

Appendix 6: Appraisal of Initial Policy Options

Appendix 6: Appraisal of Initial Policy Options

B2 – Developing strategic alternatives (Options Appraisal)

Table 29

Options for a Robust and Flexible Land Supply for Housing (Section 4 Paragraph 4.14)		
<p>Option 1 – Allocate land to meet our housing needs to 2031 (based on a continuation of South East Plan building rates). Some sites would be phased for development after 2026 but could be brought forward should the need be identified through the Annual Monitoring Report.</p> <p>Option 2 – Allocate land to meet our requirements to 2026 and identify ‘reserve sites’ that could be brought forward should the need be identified through the Annual Monitoring Report.</p> <p>Option 3 – Only allocate the land required to meet our needs to 2026 on the basis that the review of the Core Strategy (programmed for adoption in Spring 2014) will provide an opportunity to allocate additional strategic sites if required, and, if necessary include a review of the Green Belt.</p>		
1	<p>To meet local housing needs by ensuring that everyone has the opportunity to live in a decent, sustainably constructed and affordable home</p>	<p>Option 1 – The option could ensure that there is a continuous supply of land to 2031, ensuring that there are sufficient sites to meet the housing needs of the Borough to 2031. This is likely to include a proportion of affordable housing and housing built to high design standards, based on the requirements of the Core Strategy and national planning guidance. ++</p> <p>Option 2 – This option could ensure that the improved potential for the delivery of housing to meet the needs of the community, through ensuring that a range of sites are available to meet the needs of the market, should some sites not be viable or attractive to developers. This will ensure that housing needs are more likely to be met to 2026. ++</p> <p>Option 3 – This option will provide sites based on identified housing needs, without allowing flexibility for</p>

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		delivery which may reduce the potential significance of benefits. +
2	To reduce the risk of flooding and harm to people, property and the environment	<p>Option 1 – The need to identify sites to 2031 could lead to the identification of sites that may not currently be in the flood zone, but could potentially be within the flood zone in the long term, due to the effects of climate change. Although these risks could be reduced through implementation of the findings of the SFRA, the prediction of flood risk is uncertain. -</p> <p>Option 2 – The need to allocate additional sites to enable flexibility within the plan could lead to the identification of sites which aren't the most desirable in sustainability terms compared with the chosen sites. This could lead to a potential increase in development on greenfield sites or in flood risk areas which could increase flood risk, although this effect is likely to be minimised through the implementation of the CS and national guidance. +</p> <p>Option 3 – This approach will ensure that only the sites allocated will be developed, which will increase the plan's potential to ensure that development is achieved in the most sustainable locations. Further, the shorter time period compared with option 1 will ensure that the future effects of climate change can be reviewed before allocating sites for longer term development. ++</p>

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3	To protect and enhance human health and wellbeing	<p>Option 1 – The allocation of sites for housing could create benefits for human health and wellbeing through enabling an assurance that allocated sites will be in locations away from sources of pollution and to reduce the need to travel. The identification of a large number of sites may enable these assurances to be made into the long term, as other potentially polluting development proposals will be able to avoid these sites and services, facilities and employment be directed towards them. ++</p> <p>Option 2 – The identification of reserve sites to meet the 2026 predicted housing needs could lead to the identification of sites which aren't considered optimal compared with the allocated sites. This could lead to the development of some sites which could increase the need to travel by private car and increase traffic pollution compared with the allocated sites reducing potential benefits to be maximised. +</p> <p>Option 3 – The option is likely to ensure that the sites allocated meet are the most sustainable sites available, without allowing the market to dictate the location of housing development. This could have beneficial effects on health and wellbeing. ++</p>
4	To reduce poverty and social exclusion	<p>Option 1 – The allocation of sites for housing could reduce inequalities through enabling an assurance that allocated sites will be in locations away from sources of pollution and to improve accessibility, reducing geographical inequalities. The identification</p>

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		<p>of a large number of sites may enable these assurances to be made into the long term, as development proposals will be able to avoid these sites and services, facilities and employment be directed towards them. However, future changes to the socioeconomic characteristics of the Borough could mean that allocated sites are not able to address poverty and social exclusion, as needs are identified after sites have already been allocated. +/-</p> <p>Option 2 – This option could lead to the market directing the development of preferred reserve sites over allocated sites, which may be in preferable locations in terms of how they are seeking to reduce social and geographical exclusion. This could reduce the potential of sites to achieve benefits against this Objective. +</p> <p>Option 3 – The option is likely to lead to benefits against this Objective and the allocation of identified sites will ensure that the plan is guiding developers towards sites where benefits are most likely to be achieved. ++</p>
5	To raise educational achievement levels	<p>Option 1 – Ensuring a supply of housing to 2031 could enable an improvement in educational levels, as the long term planning for educational provision will be possible, which could improve delivery. However, future changes in educational needs due to a changing population in certain neighbourhoods could lead to negative effects against this Objective as</p>

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		<p>educational needs may not be met due to inaccuracies in forward planning. +/-</p> <p>Option 2 – The identification of ‘reserve’ sites to allow flexibility with the plan for the delivery of housing could lead to negative effects in the delivery of sites for education as uncertainties will reduce the ability to plan provision. However, requirements for development sites through the Core Strategy will ensure that sufficient educational provision is provided through housing developments. +/-</p> <p>Option 3 – The allocation of sites to meet housing needs to 2026 without allowing flexibility to deliver provision on alternative sites could enable educational needs to be planned across the plan area to ensure that skills are increased and opportunities are evenly distributed. ++</p>
6	To reduce and prevent crime and the fear of crime	<p>Option 1 – It is unlikely that the distribution of housing for land supply will affect crime levels. 0</p> <p>Option 2 – It is unlikely that the distribution of housing for land supply will affect crime levels. 0</p> <p>Option 3 – It is unlikely that the distribution of housing for land supply will affect crime levels. 0</p>
7	To create and sustain vibrant and locally distinctive communities	<p>Option 1 – The allocation of housing sites to 2031 based on SEP building rates could lead to the oversupply of housing sites which could be to the detriment of communities as settlements will be planned based on the</p>

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		<p>assumption that these sites will be developed. However, the allocation of sites to 2031 could also enable future planning to be more effective, enabling communities to be planned more thoroughly as other development proposals could be identified in proximity to housing allocations to achieve benefits based on the principles of sustainable development.+/-</p> <p>Option 2 – The allocation of reserve sites to allow flexibility in the provision of sites to meet housing needs to 2026 could be to the detriment of the creation of sustainable communities, as some reserve sites may not be as desirable in sustainable development terms compared with allocated sites. -</p> <p>Option 3 – The allocation of sites to meet housing needs to 2026 with a review of needs following the review of the Core Strategy will allow the potential for the creation of sustainable communities to be realised through a planned approach which could ensure that allocated sites are in the optimum locations. +</p>
8	To provide accessible essential services and facilities	<p>Option 1 – The allocation of sites for housing could improve accessibility. The identification of a large number of sites may enable assurances to be made into the long term, as development proposals could enable services, facilities and employment be directed towards them. +</p> <p>Option 2 – This option could lead to the market dictating the development of preferred reserve sites over allocated</p>

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		<p>sites, which may be in preferable locations in terms of access to services and facilities. This could reduce the potential of sites to achieve benefits against this Objective. +</p> <p>Option 3 – The option is likely to lead to benefits against this Objective and the allocation of identified sites will ensure that the plan is guiding developers towards sites where benefits are most likely to be achieved. ++</p>
9	To make opportunities for culture, leisure and recreation readily accessible	<p>Option 1 – The allocation of sites for housing could improve opportunities for culture, leisure and recreation. The identification of a large number of sites may enable assurances to be made into the long term, as development proposals could enable culture, leisure and recreational facilities to be directed towards them. +</p> <p>Option 2 – This option could lead to the market dictating the development of preferred reserve sites over allocated sites, which may be in preferable locations in terms of access to culture and leisure services. This could reduce the potential of sites to achieve benefits against this Objective. +</p> <p>Option 3 – The option is likely to lead to benefits against this Objective and the allocation of identified sites will ensure that the plan is guiding developers towards sites where benefits are most likely to be achieved. ++</p>

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<p>10</p>	<p>To encourage urban renaissance by improving efficiency in land use, design and layout. This includes making best use of previously developed land in meeting future development needs</p>	<p>Option 1 – The option could ensure that settlements are planned into the long term, which could generate benefits against this Objective. Sites identified for development that need a long term remediation programme, for example, could be prepared ahead of delivery to enable implementation success. However previously developed sites may become available in more sustainable locations for housing between their allocation and 2031 which would therefore be excluded which could reduce the potential benefits to be achieved against this Objective. +</p> <p>Option 2 – The allocation of reserve sites could lead to the development of non-priority sites ahead of sites which will make the greatest efficiency in the use of land. If reserve sites are made available, previously developed sites that may be contaminated and therefore more expensive to develop, may become less attractive to developers. --</p> <p>Option 3 – The option could ensure that the sites to be delivered are in the most sustainable locations, ensuring a plan-led approach, which could lead to benefits against this Objective. However, the review of the Core Strategy could lead to the identification of sites in the Green Belt, which could lead to negative effects against this Objective. +/-</p>
<p>11</p>	<p>To maintain air quality and improve where possible</p>	<p>Option 1 – The option could enable the long term planning of road and public transport</p>

Options for a Robust and Flexible Land Supply for Housing (Section 4 Paragraph 4.14)

		<p>infrastructure improvements, which could lead to benefits against this Objective. ++</p> <p>Option 2 – This option could lead to the market dictating the development of preferred reserve sites over allocated sites, which may be in preferable locations in terms of reducing the need to travel and thereby reducing the potential for increased air pollution. This could reduce the potential of sites to achieve benefits against this Objective. +</p> <p>Option 3 – The option could ensure that the sites to be delivered are in the most sustainable locations, ensuring a plan-led approach, which could lead to benefits against this Objective. ++</p>
12	<p>To address the causes of climate change through reducing emissions of greenhouse gases, and ensure BracknellForest is prepared for associated impacts</p>	<p>Option 1 – Identifying housing sites to 2031 could reduce the Borough’s potential to adapt to the future effects of climate change as effects are not certain. This may mean that some sites are in unsustainable locations thereby increasing the effects of climate change for some communities. However, planning sites to 2031 could also enable the long term planning of sites to integrate infrastructure measures that require long term planning such as transport and sustainable waste management measures. This could help communities to address the causes of climate change into the future. +/-</p> <p>Option 2 – Allocating land to 2026 to include reserve sites could lead to the development of sites that may not have the optimum potential for</p>

Options for a Robust and Flexible Land Supply for Housing (Section 4 Paragraph 4.14)

		<p>reducing contributions to and adapting to the effects of climate change compared with allocated sites. This could reduce the potential for the plan to achieve benefits against this Objective. +</p> <p>Option 3 – The allocation of sites to 2026 will enable a plan-led approach that will seek development on sites that are considered to be the most sustainable. ++</p>
13	To conserve and enhance the Borough's biodiversity	<p>Option 1 – Identifying housing sites to 2031 could reduce the Borough's potential to adapt to the future effects of climate change as effects are not certain. This will include the effects of climate change on biodiversity, particularly the ability of species to adapt to changing habitats. This may mean that some sites are in unsustainable locations. However, planning sites to 2031 could also enable the long term planning of mitigation such as green infrastructure which could help biodiversity adapt to climate change over time. The identification of sites to 2031 could also help to reduce the potential effects of development on the SPA. However, future studies and findings could change mitigation strategies in this respect, which could be hindered if development is planned to 2031. +/-</p> <p>Option 2 – Allocating land to 2026 to include reserve sites could lead to the development of sites that may not have the optimum potential for avoiding negative effects and creating benefits for biodiversity compared with allocated sites. This could reduce the</p>

Options for a Robust and Flexible Land Supply for Housing (Section 4 Paragraph 4.14)

		<p>potential for the plan to achieve benefits against this Objective. +</p> <p>Option 3 – The allocation of sites to 2026 will enable a plan-led approach that will seek development on sites that are considered to be the most sustainable. ++</p>
14	To protect and enhance where possible the Borough’s characteristic countryside and its historic environment in urban and rural areas.	<p>Option 1 – The identification of sites to 2031 could also help to reduce the potential effects of development on the countryside and historic environment as the approach allows a holistic approach to be taken. ++</p> <p>Option 2 – Allocating land to 2026 to include reserve sites could lead to the development of sites that may not have the optimum potential for generating benefits against this Objective compared with allocated sites. This could reduce the potential for the plan to achieve benefits against this Objective. +</p> <p>Option 3 – The allocation of sites to 2026 will enable a plan-led approach that will seek development on sites that are considered to be the most sustainable. ++</p>
15	To improve travel choice and accessibility, reduce the need to travel by car and shorten the length and duration of journeys	<p>Option 1 – The option could enable the long term planning of public transport infrastructure improvements, which could lead to benefits against this Objective. ++</p> <p>Option 2 – This option could lead to the market dictating the development of preferred reserve sites over allocated sites, which may be in preferable locations in terms of reducing the need to travel</p>

Options for a Robust and Flexible Land Supply for Housing (Section 4 Paragraph 4.14)

		<p>and thereby reducing the potential for increased air pollution. This could reduce the potential of sites to achieve benefits against this Objective. +</p> <p>Option 3 – The option could ensure that the sites to be delivered are in the most sustainable locations, ensuring a plan-led approach, which could lead to benefits against this Objective. ++</p>
16	To sustainably use and re-use both renewable and non-renewable resources	<p>Option 1 – It is unlikely that the distribution of housing sites will affect the use of materials. 0</p> <p>Option 2 – It is unlikely that the distribution of housing sites will affect the use of materials. 0</p> <p>Option 3 – It is unlikely that the distribution of housing sites will affect the use of materials. 0</p>
17	To address the waste hierarchy by: minimising waste as a priority, reuse, then recycling, composting or energy recovery	<p>Option 1 – The allocation of sites into the long term could enable long term waste management planning to ensure that the future needs for sustainable waste management are to be met efficiently. However, changes in technologies may mean that this is not necessary to enable sustainable development. +</p> <p>Option 2 – Allocating land to 2026 to include reserve sites could lead to the development of sites that may not have the optimum potential for generating benefits against this Objective compared with allocated sites. This could</p>

Options for a Robust and Flexible Land Supply for Housing (Section 4 Paragraph 4.14)

		<p>reduce the potential for the plan to achieve benefits against this Objective. +</p> <p>Option 3 – The allocation of sites to 2026 will enable a plan-led approach that will seek development on sites that are considered to be the most sustainable. ++</p>
18	To maintain and improve water quality in the Borough’s watercourses and to achieve sustainable water resource management	<p>Option 1 – The allocation of sites into the long term could enable long term water management planning to ensure that the future needs for water supply are to be met efficiently. However, changes in water availability in the south east over time, particularly as a result of climate change could be unpredictable. Therefore the needs of future communities may be able to be met if sites are identified before these needs are fully understood. +/-</p> <p>Option 2 – Allocating land to 2026 to include reserve sites could lead to the development of sites that may not have the optimum potential for generating benefits against this Objective compared with allocated sites. This could reduce the potential for the plan to achieve benefits against this Objective. +</p> <p>Option 3 – The allocation of sites to 2026 will enable a plan-led approach that will seek development on sites that are considered to be the most sustainable. ++</p>
19	To maintain and improve soil quality	<p>Option 1 – The option could ensure that settlements are planned into the long term, which could generate benefits against this Objective. +</p>

Options for a Robust and Flexible Land Supply for Housing (Section 4 Paragraph 4.14)

		<p>Option 2 – The allocation of reserve sites could lead to the development of non-priority sites ahead of sites which could make the greatest efficiency in the use of land. If reserve sites are made available, previously developed sites, may become less attractive to developers and lead to the increased development of greenfield sites. --</p> <p>Option 3 – The option could ensure that the sites to be delivered are in the most sustainable locations, ensuring a plan-led approach, which could lead to benefits against this Objective. However, the review of the Core Strategy could lead to the identification of sites in the Green Belt, which could lead to negative effects against this Objective. +/-</p>
20	To increase energy efficiency and the proportion of energy generated from renewable sources in the Borough	<p>Option 1 – The identification of sites to 2031 could lead to the identification of sites for housing that may become important for the generation of energy from low or zero carbon sources in the future. This could preclude the development of such infrastructure and reduce the potential for benefits against this Objective. Alternatively, the identification of sites could enable the efficient planning of infrastructure that could maximise the potential for communities to generate energy from low or zero carbon sources, particularly shared facilities such as CHP. +/-</p> <p>Option 2 – The option will lead to the development of housing which will be required to generate a proportion of</p>

Options for a Robust and Flexible Land Supply for Housing (Section 4 Paragraph 4.14)

		<p>energy from renewable sources in accordance with the Core Strategy Policies. However, the potential for this generation could be reduced if reserve sites are developed over the allocated sites, as these sites may not be located in the optimum positions to enable the greatest benefits. For example, allocated sites could seek to ensure that the benefits of co-location are maximised. +</p> <p>Option 3 – The allocation of sites to meet housing needs could ensure that sites are allocated in locations that will enable the generation of low or zero carbon energy more efficiently compared with alternative sites. ++</p>
21	To ensure high and stable levels of employment	<p>Option 1 – The distribution of housing sites is unlikely to have an obvious effect on employment levels. 0</p> <p>Option 2 – The distribution of housing sites is unlikely to have an obvious effect on employment levels. 0</p> <p>Option 3 – The distribution of housing sites is unlikely to have an obvious effect on employment levels. 0</p>
22	To sustain economic growth and competitiveness of the Borough	<p>Option 1 – The spatial distribution of housing could affect the economy as employment allocations could be directed towards areas where residential development is planned to ensure a local labour force. Allocating land to 2031 however, may not allow changes in the economic</p>

Options for a Robust and Flexible Land Supply for Housing (Section 4 Paragraph 4.14)

		<p>climate to be incorporated into the spatial distribution of sites. -</p> <p>Option 2 – The allocation of reserve sites could enable flexibility in the provision of housing to enable the plan to react to market conditions and meet the needs of the local economy. ++</p> <p>Option 3 – The allocation of sites to 2026 to be followed by a review could meet the needs of the current economic climate, with the potential for future allocations to meet future needs. +</p>
23	To encourage 'smart' economic growth	<p>Option 1 – The distribution of housing sites is unlikely to have an obvious effect on smart growth. 0</p> <p>Option 2 – The distribution of housing sites is unlikely to have an obvious effect on smart growth. 0</p> <p>Option 3 – The distribution of housing sites is unlikely to have an obvious effect on smart growth. 0</p>
24	To develop and maintain a skilled workforce by developing the opportunities for everyone to acquire the skills needed to find work	<p>Option 1 – Ensuring a supply of housing to 2031 could enable an improvement in educational levels, as the long term planning for educational provision will be possible, which could improve delivery. However, future changes in educational needs due to a changing population in certain neighbourhoods could lead to negative effects against this Objective as educational needs may not be met due to inaccuracies in forward planning. +/-</p>

Options for a Robust and Flexible Land Supply for Housing (Section 4 Paragraph 4.14)		
		<p>Option 2 – The identification of ‘reserve’ sites to allow flexibility with the plan for the delivery of housing could lead to negative effects in the delivery of sites for education as uncertainties will reduce the ability to plan provision. However, requirements for development sites through the Core Strategy will ensure that sufficient educational provision is provided through housing developments. +/-</p> <p>Option 3 – The allocation of sites to meet housing needs to 2026 without allowing flexibility to deliver provision on alternative sites could enable educational needs to be planned across the plan area to ensure that skills are increased and opportunities are evenly distributed. ++</p>
<p>Summary of Assessment</p> <p>Option 1, which seeks to ensure that a continuous supply of housing is provided within the Borough to 2031, could enable sustainability benefits as the long term planning of housing sites could enable the long term planning of the provision of infrastructure, services and facilities which could reduce the need to travel and have benefits against the some of the sustainability Objectives. However, the option could reduce the plan’s ability to remain flexible thereby reducing its ability to create more sustainable development. For example, the long term needs for development to react to the effects of the changing climate and the changing needs of the economy could lead to the need for sites to react to these circumstances.</p> <p>Option 2 seeks to provide such flexibility within the plan, although the development of reserve sites could enable the delivery of housing, leading to benefits against the need to provide housing to meet local needs. However, this could lead to reduced potential for sustainable development as the development of these sites may not lead to the development of sites that are in the optimal locations for achievements against the sustainability Objectives.</p> <p>Option 3 is considered the most sustainable, as it allocates sites which will be considered the most sustainable, up to 2026, allowing for a considered review before allocating further sites, which could lead to the consideration of changes in the economy, socioeconomic trends and environmental issues.</p>		

Table 30

Options for Travelling Populations
Option 1 - Rely on the application process to meet future need rather than specifically allocate additional pitches.

Options for Travelling Populations

Option 2 - Seek provision for Gypsies, Travellers and Travelling Showpeople as part of each mixed use broad area allocated in the Site Allocations Development Plan Document.

Option 3 - Invite proposals to extend existing private Gypsy, Travellers and Travelling Showpeople sites.

Option 4 - Seek provision as a mix of the above options.

1	To meet local housing needs by ensuring that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	<p>Option 1 – This option does not represent a proactive approach in providing suitable sites for travelling population. Sites may come forward but again sites may not come forward. For this reason this option is considered to have a neutral effect upon this SA Objective. 0</p> <p>Option 2 – This could allow for a planned approach in creating a well integrated and sustainable community. Therefore this option would have a positive effect upon this Objective. ++</p> <p>Option 3 – This option seeks to extend existing sites. This approach could have a positive effect upon this Objective as is would meet with local housing needs. However please note that between 12 and 18 pitches is an optimum number for a Council owned site to manage and 5-6 pitches on a privately owned site. ++</p> <p>Option 4 – The option could lead to the provision of sites through the development management process as well as extending existing sites, while allowing flexibility for the identification of alternative sites. This could maximise the opportunities for ensuring that the housing needs of gypsy traveller communities are met. ++</p>
2	To reduce the risk of flooding and harm to people, property and the environment	Option 1 – The application process could prevent provisions for travelling populations being granted in flood zones. Therefore

Options for Travelling Populations		
		<p>the planning process could create positive effects upon this SA Objective. +</p> <p>Option 2 – A plan led approach to finding suitable sites could provide the opportunity to avoid areas prone to flooding and to build in suitable surface water drainage into any proposed development. This approach could provide a positive effect upon the Objective to reduce the risk of flooding. ++</p> <p>Option 3 – Extending existing sites would provide the opportunity to improve on-site surface water drainage. The existing site is not located within any flood zones and therefore is not considered by the EA as an area prone to flooding. Overall this approach would have a positive affect upon reducing flooding. +</p> <p>Option 4 – A mix of the three main options would allow for all scenarios to be met. All scenarios would have a positive effect upon this SA Objective. +</p>
3	To protect and enhance human health and wellbeing	<p>Option 1 – A piecemeal approach to providing suitable sites may not take into account proximity to and capacity of existing health provisions. This could provide a negative effect upon this SA Objective. -</p> <p>Option 2 – A plan led approach to finding suitable Gypsy/Traveller sites could provide the opportunity to take into account existing heath care provisions including their location and capacity. Therefore this approach could have a positive effect upon this Objective. +</p> <p>Option 3 – The existing Easthampstead Mobile Home Park is closely served by a bus</p>

Options for Travelling Populations		
		<p>route to Crowthorne where there is a GP surgery and a dentist. Without any numbers it can not be determined as this stage whether there is sufficient capacity. Therefore further detail and work is required before any of the likely effects can be determined. ?</p> <p>Option 4 – A mix of the three options would allow for all scenarios to be met. Overall this would result in both positive and negative effects as mentioned above. +/-</p>
4	To reduce poverty and social exclusion	<p>Option 1 – A piecemeal approach would not allow the opportunity to focus on any possible concerns regarding poverty and exclusion. This approach would have a negative effect upon this Objective. -</p> <p>Option 2 – A plan led approach could allow any current concerns to be taken into account and potentially help to ensure accessibility to a range of services and facilities close to the site, which could have a positive effect upon this Objective. +</p> <p>Option 3 – Extending existing sites could lead to the exacerbation of any existing issues of social exclusion onsite, although these are currently unknown. ?</p> <p>Option 4 – A mix of the three main options would allow for all scenarios to be met. This could result in both positive and negative effects upon this Objective. +/-</p>
5	To raise educational achievement levels	<p>Option 1 – A piecemeal approach to locating sites may provide sites that are not adequately served by</p>

Options for Travelling Populations

		<p>educational facilities. Therefore this approach may have a negative effect upon this Objective. -</p> <p>Option 2 – Designing new sites from the outset could provide a way of providing sufficient and suitably located education facilities for any new Gypsy/Travellers. It would also ensure there is sufficient capacity for the existing population. Therefore this approach would have a positive affect upon this Objective. +</p> <p>Option 3 – The Bracknell Forest Homes managed site referred to as Easthampstead Park Mobile Home Site is located within a 5 minute drive of a primary School and Secondary School in Crowthorne. There are other privately owned sites across the Borough. However extending the existing sites is not considered to have a significant effect upon this SA Objective however this will depend upon the number of units. 0</p> <p>Option 4- It is suggested that a mix of the above options could lead to both positive and negative effects as the application process could result in lower levels of education than could potentially be achieved through option 2. +/-</p>
6	To reduce and prevent crime and the fear of crime	<p>Option 1 – Piecemeal sites may not provide the opportunity to design out crime and therefore reduce the fear of crime. Although this could be achieved through the planning process. However these sites are not known and therefore crime statistics can not be obtained. It can not be determined what effect if any this option will have on this SA Objective until implementation. ?</p>

Options for Travelling Populations		
		<p>Option 2 – A plan led approach would take into account crime statistics and will be able to act positively in reducing crime and fear of crime in the Borough. +</p> <p>Option 3 – Extending existing sites such as that of Easthampstead Mobile Home Park will locate Gypsy/Travellers within proximity to other Gypsy/Travellers. This approach may exacerbate any existing effects on the amenity of existing and adjacent residents (if present) and does not allow for a comprehensive approach to designing out crime in the Borough. -</p> <p>Option 4 – A mixture of all options is likely to have both positive and negative effects upon this SA Objective. +/-</p>
7	To create and sustain vibrant and locally distinctive communities	<p>Option 1 – Piecemeal approach may not locate Gypsy/Traveller populations in suitable locations therefore potentially having a detrimental effect upon character of an existing community. -</p> <p>Option 2 – A plan led approach to creating new communities could encourage integration and could lead to vibrant and locally distinctive communities. +</p> <p>Option 3 – Building on existing communities that work well may rejuvenate existing communities. +</p> <p>Option 4 – A combination of all three options could provide both positive and negative effects upon this SA Objective. +/-</p>
8	To provide accessible essential services and facilities	<p>Option 1 – An application led approach may not provide accessible essential services and facilities to the Gypsy/Traveller population as</p>

Options for Travelling Populations

		<p>this may not be enforced through the development management process. -</p> <p>Option 2 – A plan led approach looking at several potential locations would allow for accessible essential services and facilities to be provided. +</p> <p>Option 3 – Depending on the sites this approach could provide accessible essential services and facilities. However, an increase in the population of Gypsy/Traveller communities could place pressure on existing services and facilities which could reduce accessibility. +/-</p> <p>Option 4 – A combination of the three options may provide both positive and negative effects upon this SA Objective. +/-</p>
9	To make opportunities for culture, leisure and recreation readily accessible	<p>Option 1 – This approach may not allow for the opportunity to make culture, leisure and recreation readily accessible as this may not be enforced through the development management process. -</p> <p>Option 2 – This approach could design such facilities into the overall development proposals and would also take into consideration the location of existing facilities. +</p> <p>Option 3 – Extending existing sites would put added pressure on current facilities. It would also provide a limited canvas for new culture, leisure and recreation facilities. -</p> <p>Option 4 – A combination of the three options may provide both positive and negative effects upon this SA Objective. +/-</p>

Options for Travelling Populations		
10	To encourage urban renaissance by improving efficiency in land use, design and layout. This includes making best use of previously developed land in meeting future development needs	<p>Option 1 – This option would avoid a plan-led approach in finding sites. Therefore the reuse of previously developed land may not be realised as previously developed sites are likely to be less attractive for potential pitches due to the potential for higher development costs. -</p> <p>Option 2 – This option would encourage efficiency in land use, design and layout as whole communities would be designed comprehensively from the outset. +</p> <p>Option 3 – Extending existing sites may provide an opportunity to use previously developed land. However sites could be surrounded by countryside buffers. Effects will be dependent on the particular site in question. +/-</p> <p>Option 4 – A combination of all three options may provide both positive and negative effects upon this SA Objective. +/-</p>
11	To maintain air quality and improve where possible	<p>Option 1 – There are currently no known Air Quality Management Areas (AQMA) in the Borough. Ad-hoc development may lead to increased air pollution due to reduced potential for ensuring that sites are located so as to reduce the need to travel. -</p> <p>Option 2 – A comprehensive approach to development spread over the broad areas would allow for air quality to be addressed in a site design. This could seek to ensure that sites are within proximity to services and facilities to reduce the need to travel, as well as enable the incorporation of pollution sequestration through vegetation into site design. ++</p>

Options for Travelling Populations		
		<p>Option 3 – An intensification of development at the existing sites could generate increased traffic, depending on the sites' location and proximity to public transport options. Intensification of a highly accessible site (by sustainable modes) could create benefits against this Objective through creating increased provision in accessible locations compared with less sustainable sites. +/-</p> <p>Option 4 – A combination of all three options may provide both positive and negative effects. However the effects can not be determined until implementation. I</p>
12	To address the causes of climate change through reducing emissions of greenhouse gases, and ensure BracknellForest is prepared for associated impacts	<p>Option 1 – Piecemeal development submitted via individual planning applications is not likely to contribute significantly to reducing contributions to climate change although new development would have to meet with the requirements of the Council's Core Strategy which could generate minor benefits. +</p> <p>Option 2 – A comprehensive mixed use approach to designing new communities would allow a larger platform to reduce contributions to climate change creating the potential for shared facilities that rely on large scale developments such as Combined Heat and Power plants. ++</p> <p>Option 3 – Extending existing sites may not have a significant effect upon climate change. Although as mentioned under option 1 Core Strategy policies would look to reduce CO₂ emissions and encourage on-site renewable energy generation the potential significance of these effects will be dependent on the site in question. +</p>

Options for Travelling Populations		
		Option 4 – A combination of the three options may provide some positive effects. +
13	To conserve and enhance the Borough's biodiversity	<p>Option 1 – The Core Strategy includes a requirement seeking to assess potential biodiversity effects at the planning application stage. Mitigation resulting from this will ensure that overall effects are either neutral or positive although potential effects can not be determined until implementation. I</p> <p>Option 2 – A broader mixed use approach to providing sites would provide the opportunity to fully assess sites for their biodiversity value and to prevent development of non-suitable sites and on other work existing biodiversity into the overall scheme. The enhancement of biodiversity could also be realised through comprehensive design schemes. +</p> <p>Option 3 – Extensions to existing sites for example Easthampstead Mobile Home Park may result in a loss of habitat. This can not be determined until the locations of extensions are provided and potential mitigation identified. ?</p> <p>Option 4 – A combination of all three options may provide some positive effects upon this SA Objective. However more detail is required. ?</p>
14	To protect and enhance where possible the Borough's characteristic countryside and its historic environment in urban and rural areas.	Option 1 – Individual applications could result in a loss of characteristic countryside as the approach would be unplanned strategically. However, the Core Strategy policy CS7 seeks that development proposals enhance the landscape which could have some beneficial effects. +/-

Options for Travelling Populations		
		<p>Option 2 – A plan led approach should allow only suitable sites to be considered for inclusion which should ensure no detrimental effects upon the countryside and historic settings. +</p> <p>Option 3 – Extensions to existing sites could limit the spread of development within the countryside. +</p> <p>Option 4 – A combination of all three options may provide both positive and negative effects upon this SA Objective. +/-</p>
15	To improve travel choice and accessibility, reduce the need to travel by car and shorten the length and duration of journeys	<p>Option 1 – Individual applications may result in locating sites in areas not considered to be well connected by public transport. This could encourage the car being the preferred choice of transport could be considered likely given the itinerant nature of travelling communities. --</p> <p>Option 2 – A plan led mixed use approach would allow for accessible travel and journey times to be incorporated into a sites location and design. Mixed use approach could allow for improvements to infrastructure. ++</p> <p>Option 3 – Extensions to existing sites may put unwanted strain on existing infrastructure. However without knowing where the sites are this will not be known until implementation. </p> <p>Option 4 – A combination of the three options may provide both positive and negative effects upon this SA Objective. +/-</p>
16	To sustainably use and re-use both renewable and non-renewable resources	<p>Option 1 – CS Policy requirements would allow for any new development to have a positive effect upon this</p>

Options for Travelling Populations

		<p>Objective and sustainably use and re-use renewable and non-renewable resources. +</p> <p>Option 2 – A plan led approach would allow for development to sustainably use and re-use renewable and non-renewable resources. However considering Gypsy/Traveller accommodation in combination with other broad areas this could allow for low carbon energy generation schemes such as Combined Heat and Power Plants and/or district heating schemes. Therefore there is the likelihood that significant positive effects would be achieved. ++</p> <p>Option 3 – Extensions to existing sites could allow for new development to have a positive effect upon this Objective and sustainably use and re-use renewable and non-renewable resources although there would be no requirement to apply policy to the existing site. +</p> <p>Option 4 – A combination of the three above options may lead to a positive effect upon this SA Objective. +</p>
17	To address the waste hierarchy by: minimising waste as a priority, reuse, then recycling, composting or energy recovery	<p>Option 1 – Ad-hoc applications may not provide the best opportunity to implement the waste hierarchy although implementation will be required through CS Policy CS13 which could generate minor benefits. +</p> <p>Option 2 – Seeking to locate gypsy traveller sites within broad areas would allow the waste hierarchy to be taken into consideration. There would be opportunities to provide suitable recycling facilities. This could lead to a positive effect upon this SA Objective. ++</p>

Options for Travelling Populations		
		<p>Option 3 – Extensions to existing sites may put added pressure on existing waste management facilities. New sites may not take into consideration existing facilities although implementation will be required through CS Policy CS13 which could generate minor benefits. +</p> <p>Option 4 – A combination of all three options may allow for a positive effect; however this would be assessed upon implementation. +</p>
18	To maintain and improve water quality in the Borough's watercourses and to achieve sustainable water resource management	<p>Option 1 – A piecemeal approach may not allow for any strategic water resource management assessment. Therefore this could put added pressure on existing resources. -</p> <p>Option 2 – This option could realise the potential to provide a positive approach to providing sustainable water management for new communities. +</p> <p>Option 3 – Extending existing sites may put added pressure on existing resources. However an assessment of the existing sites and their resources could be made. Any effect would depend upon implementation of the scheme and policy. I</p> <p>Option 4 – A combination of the three options would allow for both positive and negative effects. However affects would also depend upon implementation of policy. +/-</p>
19	To maintain and improve soil quality	<p>Option 1 – An assessment of soil quality can not be made until a scheme is submitted. Therefore any effects upon this Objective can not be made until policy has been implemented. I</p>

Options for Travelling Populations		
		<p>Option 2 – Locating sites within known broad areas would allow an assessment to be made as to the appropriateness of the site in terms of soil quality. +</p> <p>Option 3 – Extending existing sites would again allow an assessment to be made as to the appropriateness of the site in terms of soil quality. +</p> <p>Option 4 – A combination of the three options would allow a positive effect upon this SA as inappropriate sites could be ruled out. However if sites are not known then the potential effect is not known. +</p>
20	To increase energy efficiency and the proportion of energy generated from renewable sources in the Borough	<p>Option 1 – Piecemeal development may not allow for development to take advantage of site location/orientation in reducing CO₂ emissions and providing on-site renewable energy generation. However CS policy CS12 would require that CO₂ generation is addressed. +</p> <p>Option 2 – A plan led approach would provide sites within areas where location and/or orientation could support the reduction of CO₂ emissions and the introduction of on-site renewable energy generation. +</p> <p>Option 3 – Extending existing sites may provide an opportunity to reduce existing CO₂ emissions as well as install on-site renewable energy generation that could off-set against the existing development as well as that proposed. +</p> <p>Option 4 – A combination of all three options would allow for there to be positive effects upon this SA Objective. +</p>

Options for Travelling Populations		
21	To ensure high and stable levels of employment	<p>Option 1 – A non-planned piecemeal approach may allow for new sites not to be located close enough to existing employment sites. Any new employment sites would not be built into the sites design. -</p> <p>Option 2 – This approach would allow for sites to be suitably located as to serve employment sites and if required allow for new employment sites to be built. +</p> <p>Option 3 – Existing sites have poor access to employment opportunities. The capacity of existing employment sites may have already been exceeded. This will be dependent on the particular sites extended and the particular skills of the populations compared with the opportunities available. </p> <p>Option 4 – A combination of all three options would allow for there to be mostly negative and some positive effects upon this Objective. -/+</p>
22	To sustain economic growth and competitiveness of the Borough	<p>Option 1 – Small ad-hoc planning applications are unlikely to affect economic growth and competitiveness in the Borough although they could present an opportunity to increase local labour supply. +</p> <p>Option 2 – Sites located within the broad mixed use areas could create an opportunity to sustain or improve current economic growth and/or competitiveness through ensuring that sites are attractive as well as creating a labour supply to match the needs of particular industries. ++</p> <p>Option 3 – Extending existing sites may limit options to sustain and/or improve on economic growth and competitiveness</p>

Options for Travelling Populations		
		<p>although they could present an opportunity to increase local labour supply. There would be no opportunity to provide new employment uses. +</p> <p>Option 4 – A combination of the three options would allow for some positive outcomes but overall no real effect. +</p>
23	To encourage 'smart' economic growth	<p>Option 1 – Small ad-hoc planning applications would make little or not effect upon smart growth. 0</p> <p>Option 2 – A plan led inclusion of sites within known broad areas could allow for smart growth to be designed into the scheme from the outset. ++</p> <p>Option 3 – Extending existing sites would allow for smart growth to be designed in from the outset. Although this would have less of an effect than option 2. +</p> <p>Option 4 – A combination of the three options would have a positive effect upon this SA Objective. Although small ad-hoc applications would have no overall effect. +</p>
24	To develop and maintain a skilled workforce by developing the opportunities for everyone to acquire the skills needed to find work	<p>Option 1 – Small ad-hoc planning applications are unlikely to have an effect on maintaining and/or increasing the Borough's skilled workforce. 0</p> <p>Option 2 – Sites located within the broad mixed use areas allow more of an opportunity to maintain and/or increase the Borough's skilled workforce. ++</p> <p>Option 3 – Extending existing sites would provide an opportunity to maintain and/or increase the Borough's skilled workforce. +</p>

Options for Travelling Populations		
		Option 4 – A combination of the three options would allow for some positive outcomes. +
<p>Summary of Assessment</p> <p>Option 2 allows for the design of sites for Gypsies, Travellers and Travelling Showpeople to be planned, allowing the integration of infrastructural measures and environmental enhancement, as well as enabling sites to be located in the optimum locations for the achievement of sustainable communities. Option 2 is therefore recommended as the preferred option between Options 1 to 3. Option 1 could result in smaller sites being developed, which may not generate benefits against sustainability Objectives as they may not be of sufficient size to justify the provision of some types of services and facilities viably. Option 3 could lead to the increased pressure on services and facilities that existing for current sites, as well as exacerbate any existing inequalities. This could have negative effects against some of the sustainability Objectives. However, if Options 2 and 3 were subject to strict planning policy guidance then a mixture of the options, as presented under option 4, could lead to the increased provision of suitable housing for Gypsy/Traveller communities, which could lead to significant long term benefits.</p>		

Table 31

WarfieldPark Options		
<p>Option 1 - Extend the boundaries of the site to include any of the areas of land shown on the plan attached as 'Appendix 4 - Warfield Park Map'.</p> <p>Option 2 - Review the designation of the site aimed at protecting its existing character and appearance in the interests of intensification.</p> <p>Option 3 - Retain the existing policy approach and boundaries.</p>		
1	To meet local housing needs by ensuring that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	<p>Option 1 – Extending the existing sites would allow WarfieldPark to provide 231.8 dwellings at 35dph and 264.932 dwellings at 40 dph. Either scenario would provide additional dwellings. However, it is unlikely that this housing would be affordable. Therefore the site would only address the housing needs of a specific section of the community. +</p> <p>Option 2 – As it stands the site provides a density of 11 dph. Intensification in the use of the site would provide additional units. However, it is unlikely that this housing would be affordable. Therefore the site would only</p>

WarfieldPark Options		
		<p>address the housing needs of a specific section of the community. +</p> <p>Option 3 – No additional housing would be created through this option. 0</p>
2	To reduce the risk of flooding and harm to people, property and the environment	<p>Option 1 – There are no known flooding problems when assessing the possible extensions to the existing WarfieldPark site. 0</p> <p>Option 2 – Intensifying the use of the existing site could put pressure on the existing surface water drainage. Although there are no known flood zones in the area this would have to be taken into consideration. -</p> <p>Option 3 – Retaining the existing policy approach and boundaries would put no additional pressure on surface water drainage and therefore would not increase the risk of flooding. 0</p>
3	To protect and enhance human health and wellbeing	<p>Option 1 – The extended sites would be within 1.5km of a Surgery off County Lane, Warfield and. There are some outpatient facilities in Bracknell however the nearest hospital is FrimleyPark, Surrey. The nearest Dentists would be North Ascot. It is unclear what affect increasing the numbers will have on the existing health facility capacity. ?</p> <p>Option 2 – Intensifying the number of units on site could create pressure on health facilities. It is not known what affect if any this would have on the existing capacity of dentists and GP surgeries in the area. ?</p>

WarfieldPark Options		
		Option 3 – As the designation would not be altered this would have no significant effect upon this Objective. 0
4	To reduce poverty and social exclusion	<p>Option 1 – There are no known poverty and social exclusion concerns in the area. Extending the site further as proposed would have no overall effect upon this SA Objective. 0</p> <p>Option 2 – Intensifying the density of the site is not considered to have an overall affect upon this SA Objective. 0</p> <p>Option 3 – Retaining the current policy approach would have no significant effects upon the Objective. 0</p>
5	To raise educational achievement levels	<p>Option 1 – Extending the site to potentially provide 231.8 dwellings at 35dph and 264.932 dwellings at 40 dph could put pressure on educational facilities. Primary Schools within the North Bracknell Area including Holly Spring Primary currently have surplus capacity. However this is forecast to be exceeded by some 346 places.</p> <p>In terms of Secondary Schools Garth Hill College are currently expanding to accommodate an additional 207 places. The scale of the development that could take place as a result of option 1 could have a negative effect upon the Objective to raise educational achievement levels as there may not be sufficient educational places and not room within the expansion sites to provide more. -</p> <p>Option 2 – Again as above intensifying the level of housing on the current WarfieldPark site</p>

WarfieldPark Options		
		<p>could put pressure on current educational facilities that are subject to shortages. -</p> <p>Option 3 – Retaining the existing policy approach by not promoting residential development on the WarfieldPark site would not put any added pressure on existing educational facilities. Therefore the option would neither have a positive nor a negative effect upon the Objective. 0</p>
6	To reduce and prevent crime and the fear of crime	<p>Option 1 – There are no know crime concerns in the immediate area. By extending out existing sites this could allow for development to attempt to 'Design out Crime'. However this option would have no overall effect upon the Objective to reduce and prevent crime and to reduce the fear of crime and could even result in a positive affect. +</p> <p>Option 2 – Encouraging further development of the current WarfieldPark site would have no overall effect upon this SA Objective. 0</p> <p>Option 3 – To retain the WarfieldPark site as it is would have neither a negative nor a positive effect upon the crime Objective. Therefore no significant effect. 0</p>
7	To create and sustain vibrant and locally distinctive communities	<p>Option 1 – Further expansion of the WarfieldPark site at a higher density could have a negative effect upon the distinctive rural character and appearance of the area. The sites would erode open rural countryside areas and thus have a detrimental effect upon the rural identity of the surrounding area. Therefore this option could potentially have a</p>

WarfieldPark Options		
		<p>negative effect on the Objective to create and sustain vibrant and locally distinctive communities. -</p> <p>Option 2 – Encouraging an intensification of development within the predominately low density development known as WarfieldPark could have a negative affect upon the Objective to create and sustain vibrant and locally distinctive communities. However there would be less of an effect upon the surrounding area as there would be no proposed loss of Countryside. 0</p> <p>Option 3 – Retaining the WarfieldPark site boundary and density would allow for the distinctive low density rural community to remain. Therefore this Objective would support the Objective in so far as it would retain the locally distinctive community. +</p>
8	To provide accessible essential services and facilities	<p>Option 1 – Extending the site as suggested would put added pressure on existing facilities. There is a Pre-School, Primary School, Doctors and Library within 2 km of the existing site. Access by car is adequate but by foot this is inadequate. Overall key services are accessible and therefore expansion of the site as suggested would provide accessible services. +</p> <p>Option 2 – Reviewing the designation of the site would put added pressure on the existing facilities however the existing site is within 2km of the facilities listed under option 1. Some parts of the site would be within 1 km of the services. +</p> <p>Option 3 – Leaving the site as it is would have no overall effect upon this SA Objective. 0</p>

WarfieldPark Options		
9	To make opportunities for culture, leisure and recreation readily accessible	<p>Option 1 – Extension to the existing site are located within a 10 min walk of children’s play areas, 4 min car journey of parks and gardens, 10-12 min walk from amenity greenspace, 10 min walk of urban woodlands and 4 min by car of outdoor sports facilities. For these reasons this option would have a positive effect upon this SA Objective. +</p> <p>Option 2 – An intensification of the site would provide facilities as listed under option 1 within adequate accessibility. +</p> <p>Option 3 – Leaving the site as existing would have no overall effect upon this SA Objective. 0</p>
10	To encourage urban renaissance by improving efficiency in land use, design and layout. This includes making best use of previously developed land in meeting future development needs	<p>Option 1 – Extending the site into previously undeveloped land (Green Field) would have a significant negative effect upon this Objective due to the level of incursion. --</p> <p>Option 2 – To change the density of the existing WarfieldPark site would prevent Greenfield sites from being developed and therefore would have support this Objective. This option would have a positive effect upon this Objective. +</p> <p>Option 3 – This option would have no significant effect upon this Objective. 0</p>
11	To maintain air quality and improve where possible	<p>Option 1 – There are no AQMA currently in the Borough. Therefore expansion of the site is not considered to have a negative effect upon this Objective. 0</p> <p>Option 2 – Retaining the boundaries and changing the on-site density would have no</p>

WarfieldPark Options		
		<p>significant effect upon this SA Objective as there are no AQMA within the Borough. 0</p> <p>Option 3 – Retaining the current policy designation approach would have no significant effects upon this Objective. 0</p>
12	To address the causes of climate change through reducing emissions of greenhouse gases, and ensure BracknellForest is prepared for associated impacts	<p>Option 1 – Extending the existing WarfieldPark site could have an adverse effect upon climate change. However any new development would have to comply with Core Strategy Policies CS10 and CS12 which could generate some positive effects. -/+</p> <p>Option 2 – Any increase in density could have an adverse effect on this Objective to limit and/or reduce climate change. The implementation of policies CS10 and CS12 could help to mitigate this effect. -/+</p> <p>Option 3 – This option would have no significant effect upon climate change as no or little development would be encouraged. 0</p>
13	To conserve and enhance the Borough's biodiversity	<p>Option 1 – Extending the existing Warfield Park site out into the areas suggested as 241, 243, 246 and 247 Appendix 4 would locate development within areas covered by Local Wildlife Site designations such as land adj. to Chavey Down and Bigwood. Any intrusion into these sites would result in a negative effect upon this Objective that seeks to conserve and enhance biodiversity in the Borough. The expansion sites also fall within 2km SPA (SSSI) buffers. --</p> <p>Option 2 – Increasing the density of development within the existing boundary of the site would have a lesser negative</p>

WarfieldPark Options		
		<p>effect upon the Objective. The reason being that there are still areas of the existing site that fall within designated Local Wildlife Sites (CountyLevel). Again the site also falls within 2km SPA (SSSI) buffers. -</p> <p>Option 3 – Retaining the existing policy approach and boundaries would have no significant effects upon this Objective. 0</p>
14	To protect and enhance where possible the Borough's characteristic countryside and its historic environment in urban and rural areas.	<p>Option 1 – No landscape assessment work has been carried out in or around the WarfieldPark site. However any extension to the site could have a significant negative effect on the rural character of the surrounding area. --</p> <p>Option 2 – Any increase in density of the existing site would have a negative effect on the rural and predominately low density nature of the site. -</p> <p>Option 3 – Retaining the sites policy designation and therefore restricting development would have a positive effect upon this SA Objective. +</p>
15	To improve travel choice and accessibility, reduce the need to travel by car and shorten the length and duration of journeys	<p>Option 1 – The optional expansion sites are not directly served by any buses and would not be within walking distance of a bus service. There are no known cycle paths or main roads close to these sites, which are considered to be relatively remote. Therefore the location of development could have a negative effect upon this Objective as the preferred choice of transport is likely to the car. --</p> <p>Option 2 – The western side of the existing WarfieldPark site is within walking distance of 3 bus services: the 53, 153 and 192 (School Bus). These services</p>

WarfieldPark Options		
		<p>connect the site with Bracknell Town Centre and WexhamParkHospital once every 30-60 minutes. However parts of the eastern area of the site are not accessible by foot to the bus routes. Therefore effects will depend on which part of the site is focused on. -/+</p> <p>Option 3 – Leaving the site as it is would have no significant effects upon this Objective. 0</p>
16	To sustainably use and re-use both renewable and non-renewable resources	<p>Option 1 – Sites 246, 243 and 241 are located on Bagshot Beds. What significant this has would be assessed if and when policy is applied. New sites would have to address policies CS10 and CS12. I</p> <p>Option 2 – Increasing the density of the existing site would put added pressure on existing resources. New plots would have to address the requirements of Policies CS10 and CS12. Any effects on this SA Objective would depend upon how policy is implemented. I</p> <p>Option 3 – Leaving the WarfieldPark site as it is would have no effect upon this Objective. 0</p>
17	To address the waste hierarchy by: minimising waste as a priority, reuse, then recycling, composting or energy recovery	<p>Option 1- Expanding the existing site could put added pressure on waste resources in the area with the closet landfill being Longshot Lane. There is an existing landfill under part of the existing site close to option area 243. The majority of the expansion sites fall within a 250m buffer of a landfill site under part of WarfieldPark. However what effect this may have would not be known until policy is implemented. The following advice regarding site 243 was provided by the EA Matrix:-</p>

WarfieldPark Options		
		<p><i>'No development approved by this permission shall be commenced until a landfill gas risk assessment has been submitted to an approved in writing by the local Planning Authority. Where a risk from migrating gas is identified, appropriate works to mitigate the effects of gas shall be incorporated in detailed plans to be approved by the Local Planning Authority.'</i> ?</p> <p>Option 2 – Potentially allowing further development within the site could put added pressure on existing waste resources. There is a landfill site located under part of the existing WarfieldPark. This option would require a similar approach to option 1 where further work is required. ?</p> <p>Option 3 – Leaving the WarfieldPark site as it is would have no effect upon this Objective. 0</p>
18	To maintain and improve water quality in the Borough's watercourses and to achieve sustainable water resource management	<p>Option 1 – The existing site as well as the potential extensions to the site do not fall within any Groundwater Source Protection Areas. Any development could have sustainable drainage designed into the scheme. Therefore this option is considered not to have an effect upon this Objective. 0</p> <p>Option 2 – Increasing the density of development on the existing site would put added pressure on the existing surface water and waste water drainage systems. Therefore although the site is not located within a Groundwater Source Protection Area this option could result in a negative effect. -</p>

WarfieldPark Options		
		Option 3 – Retaining the sites designation thus not encouraging development would have no significant effect upon this Objective. 0
19	To maintain and improve soil quality	<p>Option 1 – Site 243 and parts of 246 have land that is considered to be Grade 3 agricultural land. However the other sites (241 and 247) are considered non-agricultural land. There is a split in grade 3 of the classifications providing a 3a and 3b- 3a being a location where development should not take place and 3b being a location development may take place. However this split is not known until further work is carried out on the relevant sites. -</p> <p>Option 2 – The existing site is located within an area where the land is considered as non-agricultural. Therefore no overall effect. 0</p> <p>Option 3 – Leaving the site as it is will have no overall effect upon this SA Objective. 0</p>
20	To increase energy efficiency and the proportion of energy generated from renewable sources in the Borough	<p>Option 1 – By extending the existing WarfieldPark site this would provide the opportunity to increase the proportion of energy generated from renewable sources in the Borough. However the expansion is not considered large enough to allow for a CHP opportunity. This would have to involve the existing site and this is not mentioned in the option. However this option is considered to have a positive effect upon the Objective. +</p> <p>Option 2 – Changing the overall site policy designation would provide an opportunity to implement a CHP scheme and increase the proportion of energy</p>

WarfieldPark Options		
		<p>generated from renewable sources in the Borough. Therefore the option would result in a significant positive effect upon the aims of this Objective. ++</p> <p>Option 3 – Leaving the sites designation as it is would have no significant effect upon the aims of this Objective. 0</p>
21	To ensure high and stable levels of employment	<p>Option 1 – The possible locations for expansion are not considered suitable to accommodate employment units. Development in these areas would not result in any loss of employment sites. Therefore this option is not considered to have an effect upon this Objective. 0</p> <p>Option 2 – For the same reasons given above changing the existing sites designation to increase density would have no effects upon this Objective to maintain high and stable levels of employment. 0</p> <p>Option 3 – Leaving the sites designation as it is would have no effect upon the aims of this Objective. 0</p>
22	To sustain economic growth and competitiveness of the Borough	<p>Option 1 – The proposed expansions sites as set out under SA 21 would not be suitable locations for commercial units. Therefore this option is not considered to have an effect upon this Objective to sustain economic growth and competitiveness in the Borough. 0</p> <p>Option 2 – This option is also not considered to be a suitable location for commercial units and therefore not an opportunity to increase economic growth and</p>

WarfieldPark Options		
		<p>competiveness. Therefore this option is not considered to have a effect upon this Objective. 0</p> <p>Option 3 – Leaving the sites designation as it is would have no effect upon the aims of this Objective. 0</p>
23	To encourage 'smart' economic growth	<p>Option 1 – Expanding the existing site as proposed is not considered to have an effect upon the Objective to encourage 'Smart Economic Growth.' 0</p> <p>Option 2 – Changing the policy designation of the site as discussed in SA 21 and SA 22 would not have an effect upon the Objective to encourage 'Smart Economic Growth' 0</p> <p>Option 3 – Leaving the sites designation as it is would have no effect upon the aims of this Objective. 0</p>
24	To develop and maintain a skilled workforce by developing the opportunities for everyone to acquire the skills needed to find work	<p>Option 1 – Expanding the existing sites to accommodate additional residential accommodation is not considered to have any significant effects upon this Objective to maintain a skilled workforce although the consequent development would provide a level of employment. 0</p> <p>Option 2 – Changing the policy designation of the site would allow for a higher density of dwelling units on the existing site. However this approach is not considered to have a significant affect upon this Objective to maintain a skilled workforce. 0</p> <p>Option 3 – Leaving the sites designation as it is would have no significant effect upon the aims of this Objective. 0</p>

WarfieldPark Options

Summary of Assessment

The SA Objectives that create differentiations between the assessments of the options relate mainly to the protection of the natural environment including biodiversity and landscape considerations. Option 1 could result in the loss of greenfield land of importance for biodiversity, which could lead to negative effects against SA Objectives 13 and 14. Intensifying the use on the site could have lower negative effects on these sustainability Objectives, whilst also creating the potential for improvements on the site, for example through CHP. Option 3 is unlikely to have significant effects on any of the SA Objectives.

Table 32

Options for Employment

Option 1 - Maintain the existing employment areas as they are.

Option 2 - Reduce the size of the Eastern Employment Area by allowing other uses along the London Road (to focus employment on a core area west of Brants Bridge and north and south of Eastern Road). Option 3 - Revise the northern boundary of the Cain Road/Amen Corner Business Park where it adjoins residential development to slightly reduce its size and focus on a core office area.

Option 4 - Release the Crowthorne Business Park for mixed use development, with an emphasis on housing but including some small and medium sized employment generating premises. This option is linked to the potential development of this site as part of 'Broad Area 3' (further details are in the Broad Area 3 profile in Section 7 of this document).

Option 5 - A combination of Options 2 to 4 above.

1	To meet local housing needs by ensuring that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	<p>Option 1 – No significant effect. 0</p> <p>Option 2 – This option could have a positive effect upon providing suitable and affordable housing as the alternative uses could be residential. +</p> <p>Option 3 – Could potentially provide land for housing. However the number would not be considered significant. +</p> <p>Option 4 – Could provide some housing that meets with this SA Objective. However again the numbers would not be significant. +</p> <p>Option 5 – Together both these options could provide a level of suitable housing that addresses the established need. However</p>
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Options for Employment		
		it is not known how many units could be provided. Therefore single positive score is given. +
2	To reduce the risk of flooding and harm to people, property and the environment	<p>Option 1 – There are employment areas that are affected by culverted watercourses. An example of this is the Eastern Industrial Estate. Leaving the designations as they are would prevent the threat of flooding to residential properties. Therefore this option would have a positive effect upon this Objective. +</p> <p>Option 2 – Allowing other uses to establish within parts of the Eastern Industrial Area could provide unsuitable uses within a flood plain. --</p> <p>Option 3 – There are no known flood issues (SFRA) in this area. Therefore this option would have no overall effect upon this SA Objective. 0</p> <p>Option 4 – There are no known flood issues (SFRA) in this area. Therefore this option would have no overall effect upon this SA Objective. 0</p> <p>Option 5 – A combination of option 2 and 4 would allow for non-suitable uses to be located above a culverted watercourse in the Eastern Industrial Area. -</p>
3	To protect and enhance human health and wellbeing	<p>Option 1 – Maintaining the existing employment areas would have no overall effect upon this SA Objective. 0</p> <p>Option 2 – Eastern Employment Area is well located to allow access to Skimped Hill Health Centre, Heatherwood and the railway into Reading (Royal Berks). There are no known health deprivation issues in the Bullbrook Ward. However until</p>

Options for Employment		
		<p>implementation it is unclear what affect this option would have on this SA Objective. I</p> <p>Option 3 – The northern boundary of the Cain Road/Amen Corner Business Park has good access to health care provisions. There are no known health deprivation issues in the Binfield and Warfield Ward. However until implementation it is unclear what affect this option would have on this SA Objective. I</p> <p>Option 4 – Reasonable access to health provisions. (1.5km) However Improved local health care is required. (IDP) The ward is considered to be one of the most health deprived in the borough. (IMD data). Unclear at this stage how improved health provisions can be provided. I</p> <p>Option 5 – A mix of both option 2 and 4 would need any scheme to be implemented prior to understanding whether or not improved health provisions could be provided. I</p>
4	To reduce poverty and social exclusion	<p>Option 1 – Maintaining the existing employment areas would have no overall effect upon this SA Objective. 0</p> <p>Option 2 – There are no known deprivation issues in the Bullbrook Ward. It is unclear until implementation what effect this option may have on this SA Objective. I</p> <p>Option 3 – There are no known deprivation issues in the Binfield and Warfield Ward. It is unclear until implementation what effect this option may have on this SA Objective. I</p>

Options for Employment		
		<p>Option 4 – There are known health deprivation issues within the Ward of Crowthorne. However it is unclear until implementation what effect this option may have on this SA Objective. I</p> <p>Option 5 – The effect that a mixture of both options 2 and 4 may have could not be assessed until implementation. I</p>
5	To raise educational achievement levels	<p>Option 1 – Maintaining the existing employment areas would have no overall effect upon this SA Objective. 0</p> <p>Option 2 – Allowing additional residential units into an area once designated as employment will have an effect upon the existing educational capacity. However the level of the effect be it positive or negative can not be understood until implementation. I</p> <p>Option 3 – Allowing additional residential units into an area once designated as employment will have an effect upon the existing educational capacity. However the level of the effect be it positive or negative can not be understood until implementation. I</p> <p>Option 4 – Allowing some level of additional residential units into an area once designated as employment will have an effect upon the existing educational capacity. However the level of the effect be it positive or negative can not be understood until implementation. I</p> <p>Option 5 – A mixture of both option 2 and option 4 would need to be assessed after implementation or the submission of further details. I</p>

Options for Employment		
6	To reduce and prevent crime and the fear of crime	<p>Option 1 – Maintaining the existing employment areas would have no overall effect upon this SA Objective. 0</p> <p>Option 2 – There are no known crime concerns in the Bullbrook Ward (IMD). Any residential development on land currently known as employment could design out crime from the outset. However this option is considered not to have an overall effect upon this SA Objective. 0</p> <p>Option 3 – There are no known crime concerns in the Binfield and Warfield Ward (IMD). Any residential development on land currently known as employment could design out crime from the outset. However this option is considered not to have an overall effect upon this SA Objective. 0</p> <p>Option 4 – There are parts of Crowthorne that fall within the bottom 50% of the country. Any residential development on land currently known as employment could design out crime from the outset. However this option is considered not to have an overall effect upon this SA Objective. 0</p> <p>Option 5 – A mixture of both option 2 and option 4 is not considered to have an overall effect upon this SA Objective. 0</p>
7	To create and sustain vibrant and locally distinctive communities	<p>Option 1 – Maintaining the existing employment areas would have no overall effect upon this SA Objective. 0</p> <p>Option 2 – Reducing the size of the Eastern Employment Area would provide the opportunity for more housing along Broad Lanethat would help to promote a distinctive community along the frontage with Broad Lane. +</p>

Options for Employment		
		<p>Option 3 – Possible allowing additional residential development into an employment area north of the AmenCornerBusinessPark would have no over effect upon the distinctiveness of the existing community. It would provide a small scale urban extension. 0</p> <p>Option 4 – Replacing some of the existing employment land at the CrowthorneBusinessPark would not provide a distinctive community unless this was to be part of the TRL sites master planning. Therefore without the detail it is considered that the option would have no overall effect upon this SA Objective. 0</p> <p>Option 5 – A mixture of both option 2 and 4 would provide a positive effect from option 2 and no overall effect from option 4 +</p>
8	To provide accessible essential services and facilities	<p>Option 1 – Maintaining the existing employment areas would have no overall effect upon this SA Objective. 0</p> <p>Option 2 – Allowing uses other than employment on the Eastern Employment Area would provide the opportunity for accessible services. The site is close to the town centre and has good public transport links. So therefore this option could have a positive effect upon this SA Objective. +</p> <p>Option 3 – A revision of the current boundary at Amen Corner Business Park would possibly locate housing on the 190 bus route (every 20mins Bracknell – Wokingham). The site would be located close to Amen Corner a site already earmarked for development where essential service may well be provide by the new Amen</p>

Options for Employment		
		<p>Corner development. Therefore this option could have a positive effect upon this Objective. +</p> <p>Option 4 – The CrowthorneBusinessPark is already badly served by public transport and is relatively remote. However allowing residential development on part of the employment land alongside development of the TRL site could provide the opportunity to improve transport links. This could therefore have a positive effect upon this SA Objective but only when done in combination with the development of the TRL site. +</p> <p>Option 5 – A mixture of options 2 and 4 could provide a positive effect upon this SA Objective but only as stated above. +</p>
9	To make opportunities for culture, leisure and recreation readily accessible	<p>Option 1 – Maintaining the existing employment areas would have no overall effect upon this SA Objective. 0</p> <p>Option 2 – Allowing other uses on employment land may provide the opportunity for Cultural, Recreational and/or Leisure opportunities. However there is no real scope to provide anything that would have a significant effect upon the area. 0</p> <p>Option 3 – Revising the Amen Corner Business Park boundary would have no overall effect upon this SA Objective. 0</p> <p>Option 4 – Allowing employment land at the CrowthorneBusinessPark to accommodate mix uses may provide housing within close proximity to recreational sites in the borough.</p>

Options for Employment		
		<p>Abuts SPA and Open Space of Public Value. Therefore this option could have a positive affect. +</p> <p>Option 5 – A mixture of both options 2 and 4 would have no overall effect upon this SA Objective. 0</p>
10	To encourage urban renaissance by improving efficiency in land use, design and layout. This includes making best use of previously developed land in meeting future development needs	<p>Option 1 – Maintaining the existing employment areas would have no overall effect upon this SA Objective. 0</p> <p>Option 2 – Reducing the size of the Eastern Employment Area would have no overall effect upon Urban renaissance. 0</p> <p>Option 3 – Allowing part of the northern boundary to the AmenCornerBusinessPark to change designation would not encourage renaissance in the area. Overall this option is considered to have no effect upon this SA Objective. 0</p> <p>Option 4 – Releasing employment land in CrowthorneBusinessPark would not seek to encourage urban renaissance. 0</p> <p>Option 5 – A combination of options 2 and 4 would provide no overall effect upon this SA Objective. 0</p>
11	To maintain air quality and improve where possible	<p>Option 1 – There are no Air Quality Management Areas in the vicinity of the site. The Council is currently investigating potential AQMA designations. Therefore this issue should be looked at further. ?</p> <p>Option 2 – There are no Air Quality Management Areas in the vicinity of the site. The Council is currently investigating</p>

Options for Employment		
		<p>potential AQMA designations. Therefore this issue should be looked at further. ?</p> <p>Option 3 – There are no Air Quality Management Areas in the vicinity of the site. The Council is currently investigating potential AQMA designations. Therefore this issue should be looked at further. ?</p> <p>Option 4 – The creation of mixed use development could have beneficial effects for this objective through the potential to reduce the need to travel by car. +</p> <p>Option 5 – There are no Air Quality Management Areas in the vicinity of the site. The Council is currently investigating potential AQMA designations. Therefore this issue should be looked at further. ?</p>
12	To address the causes of climate change through reducing emissions of greenhouse gases, and ensure BracknellForest is prepared for associated impacts	<p>Option 1 – Maintaining the existing employment areas would have no overall effect upon this SA Objective. 0</p> <p>Option 2 – Other development located within the Eastern Employment Area would have to be designed as to be sustainable and therefore take into account the implications of climate change. Therefore this option would have no overall effect upon this SA Objective. 0</p> <p>Option 3 – Other development that could potentially being introduced into the Amen Corner Business Park site would have to be designed as to be sustainable and therefore take into account the implications of climate change. Therefore this option would have no overall effect upon this SA Objective. 0</p>

Options for Employment		
		<p>Option 4 – Other development that could potentially being introduced into the Amen Corner Business Park site would have to be designed as to be sustainable and therefore take into account the implications of climate change. The creation of mixed use development could have beneficial effects for this objective through the potential to reduce the need to travel by car. +</p> <p>Option 5 – A mixture of both option 2 and 4 would as stated about have no overall effect upon this SA Objective. 0</p>
13	To conserve and enhance the Borough's biodiversity	<p>Option 1 – Maintaining the existing employment areas would have no overall effect upon this SA Objective. 0</p> <p>Option 2 – Without knowing what uses are to be introduced into the newly designated area it can not be ascertained whether or not there will be a positive or negative affect. Without the details present and assessment can not be made at this time. ?</p> <p>Option 3 – Its is not clear at this stage whether revising the Amen Corner Business Park boundary would have a positive or negative effect upon this SA Objective. Without the details present and assessment can not be made at this time. ?</p> <p>Option 4 – Releasing employment land within the CrowthorneBusinessPark for housing and other employment generating uses like the other options can not be assessed until there are details of the proposed development. ?</p> <p>Option 5 – A mixture of both option 2 and option 4 cannot be assessed at this stage. ?</p>

Options for Employment		
14	To protect and enhance where possible the Borough's characteristic countryside and its historic environment in urban and rural areas.	<p>Option 1 – Maintaining the existing employment areas would have no overall effect upon this SA Objective. 0</p> <p>Option 2 – This option is not going to have an effect upon this SA Objective. 0</p> <p>Option 3 – This option is not going to have an effect upon this SA Objective. 0</p> <p>Option 4 – This option is not going to have an effect upon this SA Objective. 0</p> <p>Option 5 – A mixture of option 2 and 4 is not going to have an effect upon this SA Objective. 0</p>
15	To improve travel choice and accessibility, reduce the need to travel by car and shorten the length and duration of journeys	<p>Option 1 – Maintaining the existing employment areas would have no overall effect upon this SA Objective. 0</p> <p>Option 2 – The Eastern Employment area is well served by public transport. If residential units were to be introduced on former employment land then the preferred choice of transport wouldn't necessarily be the car. Therefore this option is likely to have a positive effect upon this SA Objective. +</p> <p>Option 3 – Any additional residential development on former Amen Corner employment land would be affected by development and associated infrastructure at the Amen Corner SPD site. Therefore this option is likely to have a positive effect upon this SA Objective. +</p> <p>Option 4 – The Crowthorne Business Park is poorly served by public transport. Therefore any new development</p>

Options for Employment		
		<p>at this site is likely to encourage the use of the car as the preferred choice. -</p> <p>Option 5 – As stated above a mixture of option 2 and 4 would result in a positive effect in terms of the Eastern Employment area and a negative affect upon this SA Objective due to the location of the CrowthorneBusinessPark. +/-</p>
16	To sustainably use and re-use both renewable and non-renewable resources	<p>Option 1 – Maintaining the existing employment areas would have no overall effect upon this SA Objective. 0</p> <p>Option 2 – Policy requirements would allow for any new development in the employment area to have a positive effect upon this Objective to sustainably use and re-use renewable and non-renewable resources. +</p> <p>Option 3 – Policy requirements would allow for ay new development in the employment area to have a positive effect upon this Objective to sustainably use and re-use renewable and non-renewable resources. +</p> <p>Option 4 – Policy requirements would allow for ay new development in the employment area to have a positive effect upon this Objective to sustainably use and re-use renewable and non-renewable resources. +</p> <p>Option 5 – A mixed use of options 2 and 4 would allow for ay new development in the employment area to have a positive effect upon this Objective to sustainably use and re-use renewable and non-renewable resources. +</p>

Options for Employment		
17	To address the waste hierarchy by: minimising waste as a priority, reuse, then recycling, composting or energy recovery	<p>Option 1 – Maintaining the existing employment areas would have no overall effect upon this SA Objective. 0</p> <p>Option 2 – Eastern Employment Area has a R3 (Risk Unknown) Landfill site present on site with the majority of the site falling within the 250m buffer zone. As the risk is unknown any affect the change to the boundary designation will have can not be ascertained until further work is carried out. The waste hierarchy affect of this option is dependant upon waste policy being implemented. ?</p> <p>Option 3 – AmenCornerBusinessPark is either located on top of or within the 250m buffer of a R2 (Medium Risk) landfill site. Depending on the uses that may be established on the former employment land further work would have to be done as to how development would respond to the medium risk landfill. The waste hierarchy affect of this option is dependant upon waste policy being implemented. ?</p> <p>Option 4 – CrowthorneBusinessPark has no landfill site or 250m buffer zone located on site. However the waste hierarchy affect of this option is dependant upon waste policy being implemented. I</p> <p>Option 5 – A mixture of both options 2 and 4 would need further work to be carried out on landfill risk and would need to look at how waste policy is implemented. ?</p>
18	To maintain and improve water quality in the Borough's watercourses and to achieve sustainable water resource management	Option 1 – Maintaining the existing employment areas would have no overall effect upon this SA Objective. 0

Options for Employment

		<p>Option 2 – There is a culverted river running beneath the employment area. The affect that residential development may have on fresh water and waste water supply on this needs further investigation. ?</p> <p>Option 3 – There are no flood zones or Ground Water Protection Zones (GIS and SFRA) within the AmenCornerBusinessPark. However there is a balancing pond close by. The affect that residential development may have on this needs further investigation. ?</p> <p>Option 4 – There are no known Ground Water Protection Zones on site or within the vicinity of the CrowthorneBusinessPark. The site is also not located within a flood zone (GIS and SFRA). Therefore releasing land within this site for residential use would not result in an overall effect upon this Objective. 0</p> <p>Option 5 – A combination of both options 2 and 4 would need more work to be carried out in terms of option 2 and would have no overall effect in terms of option 5. ?</p>
19	To maintain and improve soil quality	<p>Option 1 – Maintaining the existing employment areas would have no overall effect upon this SA Objective. 0</p> <p>Option 2 – Land at the Eastern Employment Area is considered to be urban. There is a landfill site under part of the site and subsequently a buffer. This option may provide the opportunity to improve the soil quality by remediation of the land. +</p>

Options for Employment		
		<p>Option 3 – AmenCornerBusinessPark is located on top of an old landfill site. So there is the potential to remediate the land and therefore improve the soil quality. +</p> <p>Option 4 – Crowthorne Business Estate is located in an area where there are no know landfill sites and the land is considered non-agricultural. Overall the site will have no effect upon this SA Objective. 0</p> <p>Option 5 – A combination of options 2 and 4 would provide positive and no over effects upon this SA Objective. +</p>
20	To increase energy efficiency and the proportion of energy generated from renewable sources in the Borough	<p>Option 1 – Maintaining the existing employment areas would have no overall effect upon this SA Objective. 0</p> <p>Option 2 – Altering the boundary at the Eastern Employment Area would have no overall effect upon this SA Objective. However policies CS10 and CS12 would seek to reduce the developments carbon footprint whatever the development. 0</p> <p>Option 3 – Altering the boundary at the Amen Corner Business Park would have no overall effect upon this SA Objective. However policies CS10 and CS12 would seek to reduce the developments carbon footprint whatever the development. 0</p> <p>Option 4 – Altering the boundary at the CrowthorneBusinessPark would have no overall effect upon this SA Objective. However policies CS10 and CS12 would seek to reduce the developments carbon footprint whatever the development. 0</p>

Options for Employment		
		Option 5 – A combination of options 2 and 4 would provide no overall effect upon this SA Objective. 0
21	To ensure high and stable levels of employment	<p>Option 1 – Maintaining the existing employment areas would have no overall effect upon this SA Objective. 0</p> <p>Option 2 – Altering the employment boundary at the Eastern Employment Area would allow a loss of employment uses and a gain in housing to accommodate employees. Therefore there could be both positive and negative effects upon this SA Objective. +/-</p> <p>Option 3 – Revising the boundary at the Amen Corner Business Park could like that of option 1 provide a loss of employment and a gain housing thus having both a negative and a positive effects upon this SA Objective. -/+</p> <p>Option 4 – Altering the employment boundary at the CrowthorneBusinessPark would allow a loss of employment uses and a gain in housing to accommodate employees. Therefore there could be both positive and negative effects upon this SA Objective. +/-</p> <p>Option 5 – A combination of options 2 and 4 would provide both positive and negative effects upon this SA Objective. +/-</p>
22	To sustain economic growth and competitiveness of the Borough	<p>Option 1 – Maintaining the existing employment areas would have no overall effect upon this SA Objective. 0</p> <p>Option 2 – Changing the boundaries to the Eastern Employment Area would allow</p>

Options for Employment		
		<p>for an effect upon an area of the economy. However without knowing what the alternative uses may be this can not be assessed at this stage. ?</p> <p>Option 3 – Changing the boundaries to the AmenCornerBusinessPark would allow for an effect upon an area of the economy. However without knowing what the alternative uses may be this can not be assessed at this stage. ?</p> <p>Option 4 – Changing the boundaries to the CrowthorneBusinessPark would allow for an effect upon an area of the economy. However without knowing what the alternative uses may be this can not be assessed at this stage. ?</p> <p>Option 5 – A combination of options 2 and 4 would need to be assessed following the submission or more details. ?</p>
23	To encourage 'smart' economic growth	<p>Option 1 – Maintaining the existing employment areas would have no overall effect upon this SA Objective. 0</p> <p>Option 2 – Until a better understanding of the potential uses changes is known it is not known whether the concept of Smart Growth can be optimised. ?</p> <p>Option 3 – Until a better understanding of the potential uses changes is known it is not known whether the concept of Smart Growth can be optimised. ?</p> <p>Option 4 – Until a better understanding of the potential uses changes is known it is not known whether the concept of Smart Growth can be optimised. ?</p>

Options for Employment		
		Option 5 – A combination of options 2 and 4 would require more detail in-order to determine what effect if any there may be on this SA Objective. ?
24	To develop and maintain a skilled workforce by developing the opportunities for everyone to acquire the skills needed to find work	<p>Option 1 – Maintaining the existing employment areas would have no overall effect upon this SA Objective. 0</p> <p>Option 2 – Its is unknown at this stage with out any details what effects if any the revised employment boundary at the Eastern Employment Area may have on this SA Objective. ?</p> <p>Option 3 – Its is unknown at this stage with out any details what effects if any the revised employment boundary at the Amen Corner Business Park may have on this SA Objective. ?</p> <p>Option 4 – Its is unknown at this stage with out any details what effects if any the revised employment boundary at the Crowthorne Business Park may have on this SA Objective. ?</p> <p>Option 5 – A combination of options 2 and 4 would require more detail in-order to determine what effect if any there may be on this SA Objective. ?</p>
<p>Summary of Assessment</p> <p>The effect of the Options against the SA Objectives and the identification of a Preferred Option is unclear at this stage and no significant effects have been predicted. Further stages of decision making should take into regard the SA Objectives to determine potential site allocations and boundary changes.</p>		

Table 33

Options for Employment Sites Outside Settlements
Option 1 - Give employment sites outside settlements and the Green Belt a specific notation and policy to enable limited development to occur.

Options for Employment Sites Outside Settlements

Option 2 - Designate other significant employment sites generating significant employment within the Green Belt as Major Developed Sites.

1	To meet local housing needs by ensuring that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	<p>Option 1 – This option would seek to allow an increase in the existing sites uses. Therefore this would have no overall effect upon housing need. 0</p> <p>Option 2 – Designating additional employment sites within the Green Belt would provide no platform to address the housing need. 0</p>
2	To reduce the risk of flooding and harm to people, property and the environment	<p>Option 1 – This option could potentially provide new buildings and hardstanding that could be located within flood zones. However development will be limited and will be within the limitations of national policy which is unlikely to increase flood risk greatly. 0</p> <p>Option 2 – Flood zones would have to be a consideration of any new site designation. Therefore the sequential test would have to be applied. However, it is likely that the designation of significant employment sites in the green belt will lead to the loss of large areas of green space that will increase the risk of flooding to some degree. -</p>
3	To protect and enhance human health and wellbeing	<p>Option 1 – Enabling limited employment within greenfield locations could increase employment in these areas which can have benefits for wellbeing. However, additional development could also lead to increased traffic growth as well as other potential pollutants depending on the nature of the growth. +/-</p> <p>Option 2 – Northern parts of the Borough are considered to have poor public transport links which</p>

Options for Employment Sites Outside Settlements		
		could lead to increased air, noise and light pollution, which may lead to negative effects on health. --
4	To reduce poverty and social exclusion	<p>Option 1 – Expanding existing employment locations could take advantage of existing public transport arrangements, which could lead to an increase in the proportion of people able to access employment. However, this will be dependent on the specific site and its accessibility. The option could also lead to an increase in opportunities for car-owners which could exacerbate inequalities. +/-</p> <p>Option 2 – Allocating large scale employment allocations away from centres of population could reduce equitable accessibility and therefore increase inequalities in terms of access to employment opportunities. --</p>
5	To raise educational achievement levels	<p>Option 1 – It is likely that an increase in the potential for employment could increase the potential for on the job training opportunities which could have benefits against this Objective. +</p> <p>Option 2 – It is likely that an increase in the potential for employment could increase the potential for on the job training opportunities which could have benefits against this Objective. Effects are likely to be greater compared to option 1 due to the scale of development proposed. ++</p>
6	To reduce and prevent crime and the fear of crime	Option 1 – This option is considered not to have an effect upon this SA Objective. 0

Options for Employment Sites Outside Settlements		
		Option 2 – This option is considered not to have an effect upon this SA Objective. 0
7	To create and sustain vibrant and locally distinctive communities	<p>Option 1 – Development of these sites would be limited. Expanding existing employment locations could take advantage of existing public transport arrangements, which could lead to an increase in the proportion of people able to access employment. However, this will be dependent on the specific site and its accessibility. This could lead to benefits being generated against this Objective. +</p> <p>Option 2 – This option could encourage non-sustainable communities to be established through an increase in the need to travel. Green Belt sites are considered more remote than land outside that of the settlements. --</p>
8	To provide accessible essential services and facilities	<p>Option 1 – Sites outside the settlements could be inaccessible. However, expanding existing employment locations could take advantage of existing public transport arrangements, which could lead to an increase in the proportion of people able to access employment. +/-</p> <p>Option 2 – The development of large scale sites in the greenbelt could lead to an increase in the need to travel by car thereby reducing accessibility for a proportion of the population. Alternatively, the development of large scale sites could lead to an increase in the viability of public transport solutions that could enable sustainable accessibility to strategic employment sites in the green belt. +/-</p>

Options for Employment Sites Outside Settlements		
9	To make opportunities for culture, leisure and recreation readily accessible	<p>Option 1 – It is unlikely that the option will have an effect on this SA Objective. 0</p> <p>Option 2 – It is unlikely that the option will have an effect on this SA Objective. 0</p>
10	To encourage urban renaissance by improving efficiency in land use, design and layout. This includes making best use of previously developed land in meeting future development needs	<p>Option 1 – Allowing development outside of settlements but outside the green belt are not considered to be a sustainable use of land, although could be considered to be more sustainable compared with green belt locations. -</p> <p>Option 2 – Allocating employment sites within the green belt is not considered to be an efficient use of land. --</p>
11	To maintain air quality and improve where possible	<p>Option 1 – The development of sites outside of the settlements is likely to increase the need to travel thereby leading to an increase in traffic and subsequent deterioration in air quality. -</p> <p>Option 2 – The development of large scale development in the green belt is likely to lead to an increase in traffic and subsequent deterioration in air quality. Although the scale of development could improve the viability of public transport, this is unlikely to reduce the increases in traffic significantly although the significance of these effects will be dependent on specific implementation measures. -</p>
12	To address the causes of climate change through reducing emissions of greenhouse gases, and ensure BracknellForest is prepared for associated impacts	Option 1 – The development of greenfield sites is likely to lead to the loss of carbon sink capacity which could have negative effects against this Objective. Further the loss of green belt could reduce the

Options for Employment Sites Outside Settlements		
		<p>Borough's ability to adapt to the effects of climate change in terms of the effects on a number of indicators including biodiversity, flood risk and the urban heat island effect. Limiting the scale of development could reduce the significance of effects. -</p> <p>Option 2 – The development of greenfield sites is likely to lead to the loss of carbon sink capacity which could have negative effects against this Objective. Further the loss of green belt could reduce the Borough's ability to adapt to the effects of climate change in terms of the effects on a number of indicators including biodiversity, flood risk and the urban heat island effect. The large scale of development could increase the significance of effects. --</p>
13	To conserve and enhance the Borough's biodiversity	<p>Option 1 – The development of greenfield sites could lead to the loss of biodiversity assets within the borough, although the Core Strategy and the scale of development proposed under this option should ensure that the significance of effects is minimised. -</p> <p>Option 2 – The development of greenfield sites could lead to the loss of biodiversity assets within the borough, an effect that will be exacerbated by the large scale of development proposed. The Core Strategy and national planning guidance could reduce some effects although they are still likely to be significant. --</p>
14	To protect and enhance where possible the Borough's characteristic countryside and its historic environment in urban and rural areas.	Option 1 – The development of sites outside of the settlement boundaries is likely to have a negative effect on countryside character. However, the

Options for Employment Sites Outside Settlements		
		<p>significance of effects will be reduced as development will comprise extensions to existing employment sites. The effect on the historic environment will be dependent on the particular location of development which is likely to avoid these assets. -</p> <p>Option 2 – The creation of new employment sites in the greenbelt is likely to have a significant negative effect on the character of the countryside, although the CS policies will seek to reduce this significance. --</p>
15	To improve travel choice and accessibility, reduce the need to travel by car and shorten the length and duration of journeys	<p>Option 1 – Sites outside the settlements could be inaccessible. However, expanding existing employment locations could take advantage of existing public transport arrangements, which could lead to an increase in the proportion of people able to access employment. +/-</p> <p>Option 2 – The development of large scale sites in the greenbelt could lead to an increase in the need to travel by car thereby reducing accessibility by public transport. Alternatively, the development of large scale sites could lead to an increase in the viability of public transport solutions that could enable sustainable accessibility to strategic employment sites in the green belt. +/-</p>
16	To sustainably use and re-use both renewable and non-renewable resources	<p>Option 1 – The location of employment sites is unlikely to affect the design of buildings directly as requirements are dictated to a certain degree by national guidance. 0</p> <p>Option 2 – The location of employment sites is unlikely to affect the design of buildings</p>

Options for Employment Sites Outside Settlements		
		directly as requirements are dictated to a certain degree by national guidance. 0
17	To address the waste hierarchy by: minimising waste as a priority, reuse, then recycling, composting or energy recovery	<p>Option 1 – Core Strategy Policy CS13 will ensure the implementation of this Objective. However, the expansion of existing sites could place increased pressure on existing facilities, which could reduce efficiency although increasing capacity could also increase economies of scale which could increase the viability for improved sustainable waste management facilities to be provided on-site. +/-</p> <p>Option 2 – The large scale of site under this option could increase economies of scale which could increase the viability for sustainable waste management facilities to be provided on-site. Core Strategy Policy CS13 will ensure the implementation of this Objective. ++</p>
18	To maintain and improve water quality in the Borough's watercourses and to achieve sustainable water resource management	<p>Option 1 – The expansion of existing sites could place additional pressure on water infrastructure, although the need for sufficient capacity will be ensured through the development control process which will ensure that neutral effects are achieved. 0</p> <p>Option 2 – The development of a large scale employment site in the green belt is likely to generate the need for sustainable water management. The creation of a new site will create the opportunity to increase efficiencies in use and demand, which could achieve sustainable water management. However, the location of the potential sites in the Green Belt could have a negative effect on</p>

Options for Employment Sites Outside Settlements		
		surface or ground water resources through the potential for pollution. +/-
19	To maintain and improve soil quality	<p>Option 1 – The extension of existing development sites is likely to lead to the loss of greenfield space, which could have negative effects against this Objective. However, the small scale of development proposed will reduce the significance of effects. -</p> <p>Option 2 – The scale of development proposed in the green belt is likely to lead to significant negative effects against this Objective, particularly as sites may lead to the loss of agricultural land. --</p>
20	To increase energy efficiency and the proportion of energy generated from renewable sources in the Borough	<p>Option 1 – It is unlikely that limited development in greenfield locations will be able to create significant efficiencies or the generation of energy from low or zero carbon sources. 0</p> <p>Option 2 – The scale of development proposed could lead to the creation of the potential for increased efficiencies in energy usage and the generation of energy from low and zero carbon sources. ++</p>
21	To ensure high and stable levels of employment	<p>Option 1 – This option could lead to an increase in employment land and thereby increase opportunities for the provision of employment. +</p> <p>Option 2 – This option could lead to the development of significant levels of employment and therefore creating significant positive effects against this Objective. ++</p>

Options for Employment Sites Outside Settlements		
22	To sustain economic growth and competitiveness of the Borough	<p>Option 1 – The option could lead to an increase in the availability of employment land, which could be attractive to investors thereby enabling economic growth. +</p> <p>Option 2 – The option could lead to a significant opportunity for investment, which could be attractive to developers due to its location within the green belt, providing an attractive site in terms of development costs and aesthetics. However, the potential for the proximity of sites to labour sources could create disbenefits. +/-</p>
23	To encourage 'smart' economic growth	<p>Option 1 – The option could be interpreted as seeking to make the best use of existing employment allocations, which could lead to 'smart' growth. +</p> <p>Option 2 – The option is against the principles of 'smart' economic growth which seeks to increase general prosperity while minimising pressures on limited land resources. Therefore significant negative effects are predicted. --</p>
24	To develop and maintain a skilled workforce by developing the opportunities for everyone to acquire the skills needed to find work	<p>Option 1 – The development of employment opportunities could increase the skills of the local labour force through the creation of on-the-job training opportunities. +</p> <p>Option 2 – The development of employment opportunities could increase the skills of the local labour force through the creation of on-the-job training opportunities. +</p>
<p>Summary of Assessment</p> <p>It is considered that Option 1 would provide the most sustainable solution of the two proposed in the SA assessment. Limiting the amount of development in the Green Belt could help to preserve its integrity compared with larger scale development. This has led to a reduction in the significance of</p>		

Options for Employment Sites Outside Settlements

predicted negative effects that were predicted against Option 2, particularly SA objectives seeking to improve human health; reduce poverty and deprivation; creating vibrant and distinctive communities; improve efficiency in the use of land; reduce contributions to and adapt to the effects of climate change; conserve and enhance biodiversity; protect and enhance the countryside and historic environment; maintain and improve soil quality; and encourage 'smart' economic growth.

Table 34

Option 1: Proposed Approaches for Retail Centre Boundaries

1 - The following centres have been found to comply with the guidance and no boundary changes are proposed:

Bracknell town centre (*see below for proposed internal designations of primary frontage, secondary frontage and primary shopping area in Bracknell town centre*).

Bullbrook

Crown Wood

Crowthorne Station

Forest Park

Harmans Water

Martins Heron

Owlsmoor

Priestwood

Sandhurst (east of Swan Lane)

Whitegrove

2 - Boundary changes are proposed to the following centres and details of the proposed changes are shown on the maps at 'Appendix 1- Retail Boundary Maps'

Binfield

Birch Hill

CollegeTown

Crowthorne centre

Easthampstead

Great Hollands

Sandhurst centre (Yorktown Road, west of Swan Lane)

Wildridings

Option 1: Proposed Approaches for Retail Centre Boundaries

Survey work indicates that the following locations may not comply with the definition of centres in national guidance and it is proposed to review their role as part of the Development Management DPD along with a policy approach to retain important local services:

Fernbank Road, Ascot

New Road, Ascot

Warren Row, Ascot

Hanworth

Old Mills Parade, Sandhurst

Option 2: Keep existing designations ('do nothing')

1	To meet local housing needs by ensuring that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	Option 1 – It is unlikely that the option will have an effect on this SA Objective. 0 Option 2 – It is unlikely that the option will have an effect on this SA Objective. 0
2	To reduce the risk of flooding and harm to people, property and the environment	Option 1 – It is unlikely that the option will have an effect on this SA Objective. 0 Option 2 – It is unlikely that the option will have an effect on this SA Objective. 0
3	To protect and enhance human health and wellbeing	Option 1 – It is unlikely that the option will have an effect on this SA Objective. 0 Option 2 – It is unlikely that the option will have an effect on this SA Objective. 0
4	To reduce poverty and social exclusion	Option 1- The option is likely to contribute to an increase the vitality and viability of centres which could have indirect cumulative benefits for reducing overall levels of poverty and social exclusion. This could be through environmental as well as economic improvements. The policy approach to ensure the retention of local services could lead to further benefits against this Objective. ++

Option 1: Proposed Approaches for Retail Centre Boundaries		
		Option 2 – Studies have identified vacant units in some of the centres identified for modification. The do nothing scenario could lead to further deterioration in viability and vitality that could have medium to long term negative effects against this Objective. -
5	To raise educational achievement levels	Option 1 – It is unlikely that the option will have an effect on this SA Objective. 0 Option 2 – It is unlikely that the option will have an effect on this SA Objective. 0
6	To reduce and prevent crime and the fear of crime	Option 1- The option could lead to environmental improvements and the potential for a decrease in vacant units. This could lead to an increase in natural surveillance and an increase in local pride which could reduce both the fear of crime and crime levels overall. Indirect effects may include an increase in vitality and viability leading to an increase in employment levels, providing some benefits. + Option 2 – Studies have identified vacant units in some of the centres identified for modification. The do nothing scenario could lead to further deterioration in viability and vitality that could have medium to long term negative effects against this Objective. -
7	To create and sustain vibrant and locally distinctive communities	Option 1 – The option seeks to enhance the vitality and viability of retail centres. Therefore this option is likely to lead to some benefits against this SA Objective. + Option 2 – Studies have identified vacant units in some of the centres identified for

Option 1: Proposed Approaches for Retail Centre Boundaries		
		modification. The do nothing scenario could lead to further deterioration in viability and vitality that could have medium to long term negative effects against this Objective. -
8	To provide accessible essential services and facilities	<p>Option 1- Insofar as the option may lead to the reduction in vacant units, it could lead to an increase in the provision of local retail services in the town, district and local centres of the Borough. The policy approach to ensure the retention of local services could lead to further benefits against this Objective. ++</p> <p>Option 2 – As some of the existing centres do not fall within national definitions, a do nothing approach could lead to the loss of local services, leading to negative effects against this Objective. -</p>
9	To make opportunities for culture, leisure and recreation readily accessible	<p>Option 1 – It is unlikely that the option will have an effect on this SA Objective. 0</p> <p>Option 2 – It is unlikely that the option will have an effect on this SA Objective. 0</p>
10	To encourage urban renaissance by improving efficiency in land use, design and layout. This includes making best use of previously developed land in meeting future development needs	<p>Option 1- One of the key intentions of the option is to improve the efficiency of land use and design to improve the vitality and viability of the retail areas. Therefore significant positive effects are likely against this Objective. ++</p> <p>Option 2 – The option is not likely to lead to effects against this Objective as the current levels of efficiency will remain. 0</p>
11	To maintain air quality and improve where possible	Option 1- Creating redefined centres along with a policy approach to ensure the retention of local services could reduce

Option 1: Proposed Approaches for Retail Centre Boundaries		
		<p>the need to travel as well as encourage more people to walk over the use of the private car due to environmental improvements. This could have positive effects for air quality in the medium to long term. +</p> <p>Option 2 – The option could lead to the loss of local services as some centres are not included within the national definitions. This could increase the necessity for people to travel by car which could lead to long term negative effects for air quality. -</p>
12	To address the causes of climate change through reducing emissions of greenhouse gases, and ensure Bracknell Forest is prepared for associated impacts	<p>Option 1- Creating redefined centres along with a policy approach to ensure the retention of local services could reduce the need to travel as well as encourage more people to walk over the use of the private car due to environmental improvements. This could have positive effects for against this Objective in the medium to long term. +</p> <p>Option 2 – The option could lead to the loss of local services as some centres are not included within the national definitions. This could increase the necessity for people to travel by car which could lead to long term negative effects for contributions to climate change. -</p>
13	To conserve and enhance the Borough's biodiversity	<p>Option 1 – It is unlikely that the option will have an effect on this SA Objective. 0</p> <p>Option 2 – It is unlikely that the option will have an effect on this SA Objective. 0</p>

Option 1: Proposed Approaches for Retail Centre Boundaries		
14	To protect and enhance where possible the Borough's characteristic countryside and its historic environment in urban and rural areas.	<p>Option 1- The redefinition of retail boundaries could help to enhance townscape character through the redefinition of particular areas. +</p> <p>Option 2- This option could lead to the detriment of urban character as new development which has already taken place has led to the changing of character in some areas. -</p>
15	To improve travel choice and accessibility, reduce the need to travel by car and shorten the length and duration of journeys	<p>Option 1- Creating redefined centres along with a policy approach to ensure the retention of local services could reduce the need to travel as well as encourage more people to walk over the use of the private car due to environmental improvements. This could have positive effects for against this Objective in the medium to long term. +</p> <p>Option 2 – The option could lead to the loss of local services as some centres are not included within the national definitions. This could increase the necessity for people to travel by car which could lead to long term negative effects against this Objective. -</p>
16	To sustainably use and re-use both renewable and non-renewable resources	<p>Option 1 – It is unlikely that the option will have an effect on this SA Objective. 0</p> <p>Option 2 – It is unlikely that the option will have an effect on this SA Objective. 0</p>
17	To address the waste hierarchy by: minimising waste as a priority, reuse, then recycling, composting or energy recovery	<p>Option 1 – It is unlikely that the option will have an effect on this SA Objective. 0</p> <p>Option 2 – It is unlikely that the option will have an effect on this SA Objective. 0</p>

Option 1: Proposed Approaches for Retail Centre Boundaries		
18	To maintain and improve water quality in the Borough's watercourses and to achieve sustainable water resource management	<p>Option 1 – It is unlikely that the option will have an effect on this SA Objective. 0</p> <p>Option 2 – It is unlikely that the option will have an effect on this SA Objective. 0</p>
19	To maintain and improve soil quality	<p>Option 1 – It is unlikely that the option will have an effect on this SA Objective. 0</p> <p>Option 2 – It is unlikely that the option will have an effect on this SA Objective. 0</p>
20	To increase energy efficiency and the proportion of energy generated from renewable sources in the Borough	<p>Option 1 – It is unlikely that the option will have an effect on this SA Objective. 0</p> <p>Option 2 – It is unlikely that the option will have an effect on this SA Objective. 0</p>
21	To ensure high and stable levels of employment	<p>Option 1- The option has been developed to reflect survey work which has identified vacancy rates in shops across the Borough. The option seeks to promote vitality and viability of shopping areas in accordance with PPS4. As such, the option could lead to an increase in employment opportunities through a reduction in vacant units. Retaining local services may ensure that opportunities are distributed equitably. ++</p> <p>Option 2 – The option could lead to the loss of local services, which could lead to a reduction in economic performance of smaller centres in particular. -</p>
22	To sustain economic growth and competitiveness of the Borough	<p>Option 1- The option has been developed to reflect survey work which has identified vacancy rates in shops across the Borough, although this average figure is less than the figure typically considered to indicate</p>

Option 1: Proposed Approaches for Retail Centre Boundaries		
		<p>problems with vitality and viability. The option seeks to promote vitality and viability of shopping areas in accordance with PPS4. As such, the option is likely to contribute to improved economic growth. Retaining local services may ensure that growth is distributed equitably. ++</p> <p>Option 2 – The option could lead to the loss of local services, which could lead to a reduction in economic performance of smaller centres in particular. -</p>
23	To encourage 'smart' economic growth	<p>Option 1 – The option seeks to make better use of the existing retail areas. As such this option offers the potential for smart economic growth. +</p> <p>Option 1 - It is unlikely that the option will have an effect on this SA Objective. 0</p>
24	To develop and maintain a skilled workforce by developing the opportunities for everyone to acquire the skills needed to find work	<p>Option 1 – It is unlikely that the option will have an effect on this SA Objective. 0</p> <p>Option 2 – It is unlikely that the option will have an effect on this SA Objective. 0</p>
<p>Summary of Assessment</p> <p>The SA of the two options clearly shows that Option 1 is most likely to lead to positive effects compared with Option 2. Option 2 could lead to the loss of local services as some centres are not included within the national definitions. This could increase the necessity for people to travel by car and lead to negative effects against a number of SA Objectives including air quality, reducing the need to travel and accessibility to services and facilities. Option 1 has been developed to reflect survey work which has identified vacancy rates in shops across the Borough. The option seeks to promote vitality and viability of shopping areas in accordance with PPS4. As such, the option could lead to an increase in employment opportunities through a reduction in vacant units. Retaining local services may ensure that opportunities are distributed equitably. Creating redefined centres along with a policy approach to ensure the retention of local services could reduce the need to travel as well as encourage more people to walk over the use of the private car due to environmental improvements. This could have cumulative benefits for environmental and social Objectives, which could have a synergistic effect on sustainable economic growth.</p>		

Table 35

Option 1: Suggested designation changes in Bracknell Town Centre		
<p>1: Keep the existing town centre boundary but change the wording of “retail area”, to “primary shopping area” and “defined frontage” to “primary frontage”</p> <p>2: Slightly reduce the extent of primary frontage to accord with the government guidance and remove an area where there are in fact no shops. Define secondary frontages to reflect government guidance.</p> <p>3: Extend secondary frontages further than the previous “retail area” designation to pick up some retail and service (A class) units that were previously omitted.</p> <p>4: Show the Peel Centre as a secondary frontage rather than part of the primary shopping area. It is presently designated as part of the “retail area” but that classification no longer exists in government guidance. Classify the Peel Centre as an edge of centre location under current guidance as it is some 280m walking distance from the primary shopping area and identification of a secondary frontage would therefore be appropriate.</p>		
Option 2: Keep existing designations (‘do nothing’)		
1	To meet local housing needs by ensuring that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	<p>Option 1 – It is unlikely that the option will have an effect on this SA Objective. 0</p> <p>Option 2 – It is unlikely that the option will have an effect on this SA Objective. 0</p>
2	To reduce the risk of flooding and harm to people, property and the environment	<p>Option 1 – It is unlikely that the option will have an effect on this SA Objective. 0</p> <p>Option 2 – It is unlikely that the option will have an effect on this SA Objective. 0</p>
3	To protect and enhance human health and wellbeing	<p>Option 1 – It is unlikely that the option will have an effect on this SA Objective. 0</p> <p>Option 2 – It is unlikely that the option will have an effect on this SA Objective. 0</p>
4	To reduce poverty and social exclusion	Option 1- The option could contribute to an increase the vitality and viability of centres which could have indirect cumulative benefits for reducing overall levels of poverty and social exclusion. +

Option 1: Suggested designation changes in Bracknell Town Centre		
		Option 2 – It is unlikely that the option will have an effect on this SA Objective. 0
5	To raise educational achievement levels	Option 1 – It is unlikely that the option will have an effect on this SA Objective. 0 Option 2 – It is unlikely that the option will have an effect on this SA Objective. 0
6	To reduce and prevent crime and the fear of crime	Option 1- The option could lead to environmental improvements and the potential for a decrease in vacant units. This could lead to an increase in natural surveillance and an increase in local pride which could reduce both the fear of crime and crime levels overall. Indirect effects may include an increase in vitality and viability leading to an increase in employment levels, providing some benefits. + Option 2 – Studies have identified a high number of vacant units in the town centre. The do nothing scenario could lead to further deterioration in viability and vitality that could have medium to long term negative effects against this Objective. -
7	To create and sustain vibrant and locally distinctive communities	Option 1 – The option seeks to enhance the vitality and viability of retail centres. Therefore this option is likely to lead to some benefits against this SA Objective. + Option 2 – Studies have identified a high number of vacant units in the town centre. The do nothing scenario could lead to further deterioration in viability and vitality that could have medium to long term negative effects against this Objective. -

Option 1: Suggested designation changes in Bracknell Town Centre		
8	To provide accessible essential services and facilities	<p>Option 1- Insofar as the option may lead to the reduction in vacant units, it could lead to an increase in the provision of retail services in the town centre.+</p> <p>Option 2 – It is unlikely that the option will have an effect on this SA Objective. 0</p>
9	To make opportunities for culture, leisure and recreation readily accessible	<p>Option 1 – It is unlikely that the option will have an effect on this SA Objective. 0</p> <p>Option 2 – It is unlikely that the option will have an effect on this SA Objective. 0</p>
10	To encourage urban renaissance by improving efficiency in land use, design and layout. This includes making best use of previously developed land in meeting future development needs	<p>Option 1- One of the key intentions of the option is to improve the efficiency of land use and design to improve the vitality and viability of the retail areas. Therefore significant positive effects are likely against this Objective. ++</p> <p>Option 2 – The option is not likely to lead to effects against this Objective as the current levels of efficiency will remain. 0</p>
11	To maintain air quality and improve where possible	<p>Option 1- Creating redefined centres could encourage more people to walk over the use of the private car due to environmental improvements. This could have positive effects for air quality in the medium to long term. +</p> <p>Option 2 – It is unlikely that the option will have an effect on this SA Objective. 0</p>
12	To address the causes of climate change through reducing emissions of greenhouse gases, and ensure BracknellForest is prepared for associated impacts	<p>Option 1- Creating a redefined could encourage more people to walk over the use of the private car due to environmental improvements. This could have</p>

Option 1: Suggested designation changes in Bracknell Town Centre		
		<p>positive effects for against this Objective in the medium to long term. +</p> <p>Option 2 – It is unlikely that the option will have an effect on this SA Objective. 0</p>
13	To conserve and enhance the Borough's biodiversity	<p>Option 1 – It is unlikely that the option will have an effect on this SA Objective. 0</p> <p>Option 2 – It is unlikely that the option will have an effect on this SA Objective. 0</p>
14	To protect and enhance where possible the Borough's characteristic countryside and its historic environment in urban and rural areas.	<p>Option 1- The redefinition of retail boundaries could help to enhance townscape character through the redefinition of particular areas. +</p> <p>Option 2- This option could lead to the detriment of urban character as new development which has already taken place has lead to the changing of character in some areas. -</p>
15	To improve travel choice and accessibility, reduce the need to travel by car and shorten the length and duration of journeys	<p>Option 1- Creating a redefined centre could encourage more people to walk over the use of the private car due to environmental improvements. This could have positive effects for against this Objective in the medium to long term. +</p> <p>Option 2 – It is unlikely that the option will have an effect on this SA Objective. 0</p>
16	To sustainably use and re-use both renewable and non-renewable resources	<p>Option 1 – It is unlikely that the option will have an effect on this SA Objective. 0</p> <p>Option 2 – It is unlikely that the option will have an effect on this SA Objective. 0</p>

Option 1: Suggested designation changes in Bracknell Town Centre		
17	To address the waste hierarchy by: minimising waste as a priority, reuse, then recycling, composting or energy recovery	Option 1 – It is unlikely that the option will have an effect on this SA Objective. 0 Option 2 – It is unlikely that the option will have an effect on this SA Objective. 0
18	To maintain and improve water quality in the Borough's watercourses and to achieve sustainable water resource management	Option 1 – It is unlikely that the option will have an effect on this SA Objective. 0 Option 2 – It is unlikely that the option will have an effect on this SA Objective. 0
19	To maintain and improve soil quality	Option 1 – It is unlikely that the option will have an effect on this SA Objective. 0 Option 2 – It is unlikely that the option will have an effect on this SA Objective. 0
20	To increase energy efficiency and the proportion of energy generated from renewable sources in the Borough	Option 1 – It is unlikely that the option will have an effect on this SA Objective. 0 Option 2 – It is unlikely that the option will have an effect on this SA Objective. 0
21	To ensure high and stable levels of employment	Option 1- The option has been developed to reflect survey work which has identified vacancy rates in shops in the town centre. The option seeks to promote vitality and viability of shopping areas in accordance with PPS4. As such, the option could lead to an increase in employment opportunities through a reduction in vacant units. ++ Option 2 – It is unlikely that the option will have an effect on this SA Objective. 0
22	To sustain economic growth and competitiveness of the Borough	Option 1- The option has been developed to reflect survey work which has identified vacancy

Option 1: Suggested designation changes in Bracknell Town Centre		
		<p>rates in shops in the town centre, the result of which could indicate problems with vitality and viability. The option seeks to promote vitality and viability of shopping areas in accordance with PPS4. As such, the option is likely to contribute to improved economic growth. ++</p> <p>Option 2 – It is unlikely that the option will have an effect on this SA Objective. 0</p>
23	To encourage 'smart' economic growth	<p>Option 1 – The option seeks to make better use of the existing retail areas. As such this option offers the potential for smart economic growth. +</p> <p>Option 1 - It is unlikely that the option will have an effect on this SA Objective. 0</p>
24	To develop and maintain a skilled workforce by developing the opportunities for everyone to acquire the skills needed to find work	<p>Option 1 – It is unlikely that the option will have an effect on this SA Objective. 0</p> <p>Option 2 – It is unlikely that the option will have an effect on this SA Objective. 0</p>
<p>Summary of Assessment</p> <p>Option 1 has been developed to reflect survey work which has identified vacancy rates in shops in the town centre, the result of which could indicate problems with vitality and viability. The option seeks to promote vitality and viability of shopping areas in accordance with PPS4. The option could lead to environmental improvements and the potential for a decrease in vacant units. This could have beneficial effects on a number of the SA Objectives including Objectives seeking to encourage sustainable economic growth and encourage walking as a mode of transport. Option 2 is unlikely to have a significant effect on any of the SA Objectives. As such, Option 1 is considered to be the most sustainable.</p>		

Table 36

Proposed Approach for Crowthorne Centre
<p>Option 1: the designated 'retail area', 'retail core area' and 'defined frontages' in Crowthorne have been reviewed and the following changes are proposed:</p>

Proposed Approach for Crowthorne Centre

1. Change 'Retail Core Area' designation to 'primary frontage' and extend it to better accord with the government definition by including Lidl store site.
2. Exclude land between Waterloo Road and the fire station, which does not have enough shops (A1 use) to accord with the government guidance for this classification.
3. Define secondary frontage and define the primary shopping area more tightly than the previous "retail area" to accord with government guidance.

Option 2: Make no changes to the designations ('do nothing')

1	To meet local housing needs by ensuring that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	Option 1 – It is unlikely that the option will have an effect on this SA Objective. 0 Option 2 – It is unlikely that the option will have an effect on this SA Objective. 0
2	To reduce the risk of flooding and harm to people, property and the environment	Option 1 – It is unlikely that the option will have an effect on this SA Objective. 0 Option 2 – It is unlikely that the option will have an effect on this SA Objective. 0
3	To protect and enhance human health and wellbeing	Option 1 – It is unlikely that the option will have an effect on this SA Objective. 0 Option 2 – It is unlikely that the option will have an effect on this SA Objective. 0
4	To reduce poverty and social exclusion	Option 1- The option could contribute to an increase the vitality and viability of centres which could have indirect cumulative benefits for reducing overall levels of poverty and social exclusion. + Option 2 – It is unlikely that the option will have an effect on this SA Objective. 0
5	To raise educational achievement levels	Option 1 – It is unlikely that the option will have an effect on this SA Objective. 0

Proposed Approach for Crowthorne Centre		
		Option 2 – It is unlikely that the option will have an effect on this SA Objective. 0
6	To reduce and prevent crime and the fear of crime	<p>Option 1- The option could lead to environmental improvements and the potential for a decrease in vacant units. This could lead to an increase in natural surveillance and an increase in local pride which could reduce both the fear of crime and crime levels overall. Indirect effects may include an increase in vitality and viability leading to an increase in employment levels, providing some benefits. +</p> <p>Option 2 – It is unlikely that the option will have an effect on this SA Objective. 0</p>
7	To create and sustain vibrant and locally distinctive communities	<p>Option 1 – The option seeks to enhance the vitality and viability of the retail centre. Therefore this option is likely to lead to some benefits against this SA Objective. +</p> <p>Option 2 – It is unlikely that the option will have an effect on this SA Objective. 0</p>
8	To provide accessible essential services and facilities	<p>Option 1- Insofar as the option may lead to the reduction in vacant units, it could lead to an increase in the provision of retail services in the Crowthorne centre.+</p> <p>Option 2 – It is unlikely that the option will have an effect on this SA Objective. 0</p>
9	To make opportunities for culture, leisure and recreation readily accessible	<p>Option 1 – It is unlikely that the option will have an effect on this SA Objective. 0</p> <p>Option 2 – It is unlikely that the option will have an effect on this SA Objective. 0</p>

Proposed Approach for Crowthorne Centre		
10	To encourage urban renaissance by improving efficiency in land use, design and layout. This includes making best use of previously developed land in meeting future development needs	<p>Option 1- One of the key intentions of the option is to improve the efficiency of land use and design to improve the vitality and viability of the retail areas. Therefore significant positive effects are likely against this Objective. ++</p> <p>Option 2 – The option is not likely to lead to effects against this Objective as the current levels of efficiency will remain. 0</p>
11	To maintain air quality and improve where possible	<p>Option 1- Creating redefined centres could encourage more people to walk over the use of the private car due to environmental improvements. This could have positive effects for air quality in the medium to long term. +</p> <p>Option 2 – It is unlikely that the option will have an effect on this SA Objective. 0</p>
12	To address the causes of climate change through reducing emissions of greenhouse gases, and ensure Bracknell Forest is prepared for associated impacts	<p>Option 1- Creating a redefined could encourage more people to walk over the use of the private car due to environmental improvements. This could have positive effects for against this Objective in the medium to long term. +</p> <p>Option 2 – It is unlikely that the option will have an effect on this SA Objective. 0</p>
13	To conserve and enhance the Borough's biodiversity	<p>Option 1 – It is unlikely that the option will have an effect on this SA Objective. 0</p> <p>Option 2 – It is unlikely that the option will have an effect on this SA Objective. 0</p>

Proposed Approach for Crowthorne Centre		
14	To protect and enhance where possible the Borough's characteristic countryside and its historic environment in urban and rural areas.	<p>Option 1- The redefinition of retail boundaries could help to enhance townscape character through the redefinition of particular areas. +</p> <p>Option 2- This option could lead to the detriment of urban character as new development could lead to the changing of character in some areas. -</p>
15	To improve travel choice and accessibility, reduce the need to travel by car and shorten the length and duration of journeys	<p>Option 1- Creating a redefined centre could encourage more people to walk over the use of the private car due to environmental improvements. This could have positive effects for against this Objective in the medium to long term. +</p> <p>Option 2 – It is unlikely that the option will have an effect on this SA Objective. 0</p>
16	To sustainably use and re-use both renewable and non-renewable resources	<p>Option 1 – It is unlikely that the option will have an effect on this SA Objective. 0</p> <p>Option 2 – It is unlikely that the option will have an effect on this SA Objective. 0</p>
17	To address the waste hierarchy by: minimising waste as a priority, reuse, then recycling, composting or energy recovery	<p>Option 1 – It is unlikely that the option will have an effect on this SA Objective. 0</p> <p>Option 2 – It is unlikely that the option will have an effect on this SA Objective. 0</p>
18	To maintain and improve water quality in the Borough's watercourses and to achieve sustainable water resource management	<p>Option 1 – It is unlikely that the option will have an effect on this SA Objective. 0</p> <p>Option 2 – It is unlikely that the option will have an effect on this SA Objective. 0</p>

Proposed Approach for Crowthorne Centre		
19	To maintain and improve soil quality	<p>Option 1 – It is unlikely that the option will have an effect on this SA Objective. 0</p> <p>Option 2 – It is unlikely that the option will have an effect on this SA Objective. 0</p>
20	To increase energy efficiency and the proportion of energy generated from renewable sources in the Borough	<p>Option 1 – It is unlikely that the option will have an effect on this SA Objective. 0</p> <p>Option 2 – It is unlikely that the option will have an effect on this SA Objective. 0</p>
21	To ensure high and stable levels of employment	<p>Option 1- The option has been developed to reflect survey work which has identified vacancy rates in shops in centres across the Borough. The option seeks to promote vitality and viability of shopping areas in accordance with PPS4. As such, the option could lead to an increase in employment opportunities through a reduction in vacant units. ++</p> <p>Option 2 – It is unlikely that the option will have an effect on this SA Objective. 0</p>
22	To sustain economic growth and competitiveness of the Borough	<p>Option 1- The option has been developed to reflect survey work which has identified vacancy rates in shops centres across the Borough, the result of which could indicate problems with vitality and viability. The option seeks to promote vitality and viability of shopping areas in accordance with PPS4. As such, the option is likely to contribute to improved economic growth. ++</p> <p>Option 2 – It is unlikely that the option will have an effect on this SA Objective. 0</p>

Proposed Approach for Crowthorne Centre		
23	To encourage 'smart' economic growth	<p>Option 1 – The option seeks to make better use of the existing retail areas. As such this option offers the potential for smart economic growth. +</p> <p>Option 1 - It is unlikely that the option will have an effect on this SA Objective. 0</p>
24	To develop and maintain a skilled workforce by developing the opportunities for everyone to acquire the skills needed to find work	<p>Option 1 – It is unlikely that the option will have an effect on this SA Objective. 0</p> <p>Option 2 – It is unlikely that the option will have an effect on this SA Objective. 0</p>
<p>Summary of Assessment</p> <p>Option 1 has been developed to reflect survey work which has identified vacancy rates in shops in the town centre, the result of which could indicate problems with vitality and viability. The option seeks to promote vitality and viability of shopping areas in accordance with PPS4. The option could lead to environmental improvements and the potential for a decrease in vacant units. This could have beneficial effects on a number of the SA Objectives including Objectives seeking to encourage sustainable economic growth and encourage walking as a mode of transport. Option 2 is unlikely to have a significant effect on any of the SA Objectives. As such, Option 1 is considered to be the most sustainable.</p>		

Table 37

Options for Infrastructure		
<p>Option 1 - Prioritise the most important forms of infrastructure and adopt a flexible approach to other elements based on site viability.</p> <p>Option 2 - Set rigid infrastructure requirements that may make some sites unviable, particularly under current market conditions.</p>		
1	To meet local housing needs by ensuring that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	<p>Option 1 – Adopting a flexible approach to not prioritising certain infrastructural elements might include affordable housing which could lead to negative effects against this Objective. However, this approach may lead to the improved delivery of development overall, which could lead to an increased provision of affordable housing overall. +/-</p>

Options for Infrastructure		
		Option 2 – Setting rigid infrastructure requirements could lead to reduced delivery of sites, which could lead to sites becoming unviable. However, setting rigid infrastructure requirements could also lead to ensuring the delivery of affordable housing on sites that are delivered. +/-
2	To reduce the risk of flooding and harm to people, property and the environment	<p>Option 1 – Flood defence would be considered as one of the most important forms of infrastructure and so the option would lead to the achievement of beneficial effects against this Objective. ++</p> <p>Option 2 – The option is unlikely to have an effect on the achievement of this Objective. 0</p>
3	To protect and enhance human health and wellbeing	<p>Option 1 – Priority infrastructure provision would include walking and cycling routes, which could lead to an increase in informal physical activity and reduced traffic growth that could lead to long term indirect benefits for health. However, infrastructural elements that could have a direct effect on health levels, include primary health care facilities, may form elements that are approached in a flexible manner, which could reduce their delivery. This could lead to negative effects for the health of new communities although these facilities could be funded and provided through other sources such as the PCT. +/-</p> <p>Option 2 – Setting rigid infrastructure requirements could lead to positive effects against this Objective if sites are delivered, as sites would deliver primary health care facilities alongside other elements that</p>

Options for Infrastructure		
		could lead to indirect health benefits such as walking and cycling routes. +
4	To reduce poverty and social exclusion	<p>Option 1 – Prioritising the most important forms of infrastructure could help the delivery of sites which could lead to increased development that may benefit deprived communities. This may be particularly important in the delivery of sites that may provide social benefit that may become unviable if onerous infrastructure requirements are set. However, allowing some types of infrastructure not to be developed could lead to increased social and geographical inequalities as some communities may have reduced accessibility to the range of services and facilities considered important to maintain quality of life, such as primary health care facilities. +/-</p> <p>Option 2 – Setting rigid infrastructure requirements could make some sites unviable, which could lead to reduced levels of development. This could lead to the deterioration of communities in need of new development that could exacerbate inequalities. However, sites that are delivered could benefit from this option, as a greater range of services and facilities could be delivered. +/-</p>
5	To raise educational achievement levels	<p>Option 1 – Primary and secondary education is considered to be a priority form of infrastructure within new developments. As such, this option could improve the viability of sites and lead to long term benefits against this Objective. ++</p> <p>Option 2 – The option is unlikely to have an effect on the achievement of this Objective. 0</p>

Options for Infrastructure		
6	To reduce and prevent crime and the fear of crime	<p>Option 1 – The option is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 2 – The option is unlikely to have an effect on the achievement of this Objective. 0</p>
7	To create and sustain vibrant and locally distinctive communities	<p>Option 1 – The option could lead to the improve delivery of sites which could have benefits against this Objective. The infrastructural elements considered essential to built development will be delivered. However, elements that may be required as part of development that could be considered to enable more sustainable development, such as green infrastructure and community facilities, would be flexible elements. This could lead to the delivery of communities that aren't as cohesive and vibrant as they potentially could be. +/-</p> <p>Option 2 – The option could have beneficial effects against this Objective, restricting development to that which will only contribute to the delivery of sustainable and vibrant communities. +</p>
8	To provide accessible essential services and facilities	<p>Option 1 – The option has the potential to deliver some benefits against this Objective, as essential infrastructure such as education and open space is likely to be delivered. However, a flexible approach to the delivery of other types of services and facilities could lead to a perceived shortage of services and facilities considered to be essential by some sectors of the population. +/-</p> <p>Option 2 – The option could lead to beneficial effects against this Objective, restricting</p>

Options for Infrastructure		
		developments to those that will create a range of accessible services and facilities. +
9	To make opportunities for culture, leisure and recreation readily accessible	<p>Option 1 – Cultural, leisure and recreation facilities are less likely to be delivered under this option, as they are not regarded as the most important forms of infrastructure, although open space is likely to be required. This could lead to some benefits. +</p> <p>Option 2 – This option could lead to the requirement for cultural, leisure and recreation being more rigid, which could lead to benefits against this Objective if projects are able to be delivered. +</p>
10	To encourage urban renaissance by improving efficiency in land use, design and layout. This includes making best use of previously developed land in meeting future development needs	<p>Option 1 – The option is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 2 – The option is unlikely to have an effect on the achievement of this Objective. 0</p>
11	To maintain air quality and improve where possible	<p>Option 1 – The option is likely to deliver improvements to the efficiency of the local road network as well as public transport and walking and cycling networks. This should help to maintain local air quality. +</p> <p>Option 2 – The option is likely to deliver improvements to the efficiency of the local road network as well as public transport and walking and cycling networks. This should help to maintain local air quality. +</p>
12	To address the causes of climate change through reducing emissions of greenhouse gases,	Option 1 – The provision of flood defences and open space as part of the important forms of infrastructure could lead to some

Options for Infrastructure		
	and ensure Bracknell Forest is prepared for associated impacts	<p>benefits against this Objective through cumulatively enabling the Borough to adapt to the effects of future climate change. +</p> <p>Option 2 – Requiring infrastructure in addition to that which is considered important under Objective 1 could improve the capability of communities to adapt to the effects of climate change, as additional requirements could include features such as green infrastructure which could help provide a number of sustainability benefits including enabling the migration of species due to changing habitats and urban cooling. ++</p>
13	To conserve and enhance the Borough's biodiversity	<p>Option 1 – The provision of open space as part of the important forms of infrastructure could lead to some benefits against this Objective. +</p> <p>Option 2 – Requiring infrastructure in addition to that which is considered important under Objective 1 could enhance biodiversity, as additional requirements could include features such as green infrastructure which could help provide a number of sustainability benefits including enabling the migration of species due to changing habitats and urban cooling. ++</p>
14	To protect and enhance where possible the Borough's characteristic countryside and its historic environment in urban and rural areas.	<p>Option 1 – The provision of open space as part of the important forms of infrastructure could lead to some benefits against this Objective. +</p> <p>Option 2 – Requiring infrastructure in addition to that which is considered important under Objective 1 could enhance the countryside and urban</p>

Options for Infrastructure		
		environment, as additional requirements could include elements such as the protection of archaeological assets and green infrastructure. ++
15	To improve travel choice and accessibility, reduce the need to travel by car and shorten the length and duration of journeys	<p>Option 1 – It is likely that important infrastructure will include the improvement to public transport and walking and cycling routes, which is likely to lead to some benefits against this Objective. +</p> <p>Option 2 – It is likely that important infrastructure will include the improvement to public transport and walking and cycling routes, which is likely to lead to some benefits against this Objective. This option could increase the potential for a reduction in the need to travel through requiring an increase in the number of services and facilities required as part of new development. ++</p>
16	To sustainably use and re-use both renewable and non-renewable resources	<p>Option 1 – The option is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 2 – The option is unlikely to have an effect on the achievement of this Objective. 0</p>
17	To address the waste hierarchy by: minimising waste as a priority, reuse, then recycling, composting or energy recovery	<p>Option 1 – It is likely that waste infrastructure will be required as an important infrastructural element in the design of developments, leading to the potential for benefits against this Objective. +</p> <p>Option 2 – It is likely that waste infrastructure will be required as an important infrastructural element in the design of developments, leading to the potential for benefits against this Objective. +</p>

Options for Infrastructure		
18	To maintain and improve water quality in the Borough's watercourses and to achieve sustainable water resource management	<p>Option 1 – Utilities provision will be provided as part of important infrastructure, which will include measures that will help to maintain water quality. This will be guided by restrictions that are outside the remit of the plan. +</p> <p>Option 2 – Utilities provision will be provided as part of important infrastructure, which will include measures that will help to maintain water quality. This will be guided by restrictions that are outside the remit of the plan. +</p>
19	To maintain and improve soil quality	<p>Option 1 – The option is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 2 – The option is unlikely to have an effect on the achievement of this Objective. 0</p>
20	To increase energy efficiency and the proportion of energy generated from renewable sources in the Borough	<p>Option 1 – This will be required through Core Strategy policy CS12 for developments of an appropriate scale. +</p> <p>Option 2 – This will be required through Core Strategy policy CS12 for developments of an appropriate scale. +</p>
21	To ensure high and stable levels of employment	<p>Option 1 – The option is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 2 – The option is unlikely to have an effect on the achievement of this Objective. 0</p>
22	To sustain economic growth and competitiveness of the Borough	<p>Option 1 – The option could be more attractive to developers and investment, as implementation of development would be based on site viability and therefore this option could result in economic growth creating short term benefits. However, reducing the requirements for sites could lead</p>

Options for Infrastructure		
		<p>to the creation of unsustainable development, which could lead to negative effects in the long term. +/-</p> <p>Option 2 – The option could lead to a reduction in development through making the development of some sites unviable under current market conditions. However, in the long term the creation of more sustainable communities could lead to positive effects. +/-</p>
23	To encourage 'smart' economic growth	<p>Option 1 – The option is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 2 – The option is unlikely to have an effect on the achievement of this Objective. 0</p>
24	To develop and maintain a skilled workforce by developing the opportunities for everyone to acquire the skills needed to find work	<p>Option 1 – The option is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 2 – The option is unlikely to have an effect on the achievement of this Objective. 0</p>
<p>Summary of Assessment</p> <p>Option 1 could lead to benefits against the sustainability Objectives, particularly in the short term, as the development of sites could lead to the achievement of benefits that arise from new development, particularly as the important forms of infrastructure would include public transport and walking and cycling route improvements as well as the provision of education facilities and flood defences. Although this option is likely to lead to an improvement in the deliverability of options, it may not necessarily lead to the most desirable forms of development in terms of sustainable development. For example, the provision of some types of community facilities could be flexible, which could lead to negative effects for some sectors of the community. Option 2 may decrease the viability of some sites under certain market conditions, which could lead to the deterioration of some areas. However, if sites were to be delivered, significant sustainability benefits could result. It is recommended that a combination of option 1 and option 2 is carried forward as the preferred approach, with the addition of some but not all of the flexible types of infrastructure into the list of important types. This could include a greater range of community facilities, green infrastructure and the protection of heritage assets.</p>		

Table 0.10 – School Sites

Table 38

Options for School Sites		
<p>Option 1 - Keep the existing Open Space of Public Value (OSPV) notation.</p> <p>Option 2 - Move the existing OSPV boundary so that it is further from school buildings to allow some development to take place. (Playing fields are protected under other legislation).</p> <p>Option 3 - Remove the OSPV notation.</p> <p>Option 4 - Replace the OSPV notation with an alternative notation that would allow education needs to be fulfilled, but ensure proper consideration is given to the amenity value of the land.</p>		
1	<p>To meet local housing needs by ensuring that everyone has the opportunity to live in a decent, sustainably constructed and affordable home</p>	<p>Option 1 – The option is unlikely to have an effect on this Objective. 0</p> <p>Option 2 – The option is unlikely to have an effect on this Objective. 0</p> <p>Option 3 – The option is unlikely to have an effect on this Objective. 0</p> <p>Option 4 – The option is unlikely to have an effect on this Objective. 0</p>
2	<p>To reduce the risk of flooding and harm to people, property and the environment</p>	<p>Option 1 – Protecting existing open space is likely to maintain existing flood risk levels as it will restrict the potential for increased risk through the expansion of capacity at schools. 0</p> <p>Option 2 – Allowing some development through the moving of the boundary could lead to the loss of greenspace and therefore increase surface water runoff and increase the risk of flooding. An increased risk from flooding may occur through an increase in risk to people and property through increased school capacity. The significance of the effect will be dependent on the specific location of the school, although some minor negative effects are likely. Mitigation will also be required through national requirements. -</p>

Options for School Sites		
		<p>Option 3 – Removing the OSPV notation may enable schools to expand without restriction, thereby increase surface water runoff and increase the risk of flooding. An increased risk from flooding may occur through an increase in risk to people and property through increased school capacity. The significance of the effect will be dependent on the specific location of the school and the size of expansion proposed, although some minor negative effects may result. Mitigation will also be required through national requirements. -</p> <p>Option 4 – The replacement of the notation to allow educational needs to be fulfilled whilst recognising the amenity value of the land could lead to alternative provision being made. This could result in positive effects through maintaining surface water drainage capacity, but could increase the risk from flooding through an intensification of use on the site. +/-</p>
3	To protect and enhance human health and wellbeing	<p>Option 1 – Retaining the existing notation could help to maintain the amenity value of the sites and therefore protect the value of the site for maintaining mental and physical health levels. +</p> <p>Option 2 – The protection of sites through alternative legislation should lead to the creation of alternative provision if boundaries were to be modified. The expansion of school capacity where there is an identified need could encourage more people to walk to school and thereby improve health levels over time. ++</p> <p>Option 3 – The removal of the notation could lead to negative effects against this Objective through the loss of amenity open</p>

Options for School Sites		
		<p>space that is likely to be used for formal and informal physical activity. --</p> <p>Option 4 – Replacing the notation with alternative requirements that allow the expansion of educational facilities whilst recognising the value of open space should lead to the creation of alternative provision which could create benefits for health through walking or cycling to school (as assessed under option 2) and the retention of amenity open space. However, positive effects would be reduced if space were to be provided further from the school than walking distance. ++</p>
4	To reduce poverty and social exclusion	<p>Option 1 – The retention of the existing OSPV notation is unlikely to change existing levels of poverty and social exclusion, although slight negative effects could be experienced if schools are unable to address increased demand for school places. -</p> <p>Option 2 – Moving the OSVP boundary would reduce the area of open space available and thus may increase geographical inequalities in terms of access to open space. However, the potential to allow schools to expand existing capacity could lead to a greater number of children being able to access high quality education, which could reduce long term poverty and social exclusion levels. +/-</p> <p>Option 3 – Removing the OSCV notation could lead to both positive and negative effects as although the removal of the notation could lead to increased development on the site and thus the loss of open space. Expansion of the school's capacity could lead to a greater number of people being able to</p>

Options for School Sites		
		<p>access high quality education, which could reduce long term poverty and social exclusion levels. +/-</p> <p>Option 4 – Replacing the OSPV notation with an alternative notation could create flexibility to enable schools to expand whilst retaining some land of amenity value. Moving the OSVP boundary would reduce the area of open space available and thus may increase geographical inequalities in terms of access to open space. However, the potential to allow schools to expand existing capacity could lead to a greater number of children being able to access high quality education, which could reduce long term poverty and social exclusion levels. +/-</p>
5	To raise educational achievement levels	<p>Option 1 – Keeping the existing notation is not likely to have an effect on this Objective. 0</p> <p>Option 2 – Allowing some development to take place could have positive effects against this Objective through an increase in capacity. +</p> <p>Option 3 – Removing the OSPV notation could create the potential for a greater expansion of schools' capacities, which could lead to significant positive effects for education levels. ++</p> <p>Option 4 – Replacing the OSPV notation has the potential to enable an expansion of schools' capacities, which could have positive effects, the significance of which could be significant. ++</p>
6	To reduce and prevent crime and the fear of crime	<p>Option 1 – The option is unlikely to affect the delivery of this Objective. 0</p>

Options for School Sites		
		<p>Option 2 – The option is unlikely to affect the delivery of this Objective. 0</p> <p>Option 3 – The option is unlikely to affect the delivery of this Objective. 0</p> <p>Option 4 – The option is unlikely to affect the delivery of this Objective. 0</p>
7	To create and sustain vibrant and locally distinctive communities	<p>Option 1 – The retention of the existing OSPV notation is unlikely to have a significant effect against this Objective, although slight negative effects could be experienced if schools are unable to address increased demand for school places. -</p> <p>Option 2 – Moving the OSVP boundary would reduce the area of open space available could reduce the potential for its community use. However, the potential to allow schools to expand existing capacity could lead to a greater number of children being able to access high quality education, which could have positive effects on the levels of mixing within the community. +/-</p> <p>Option 3 – Removing the OSCV notation could lead to both positive and negative effects as although the removal of the notation could lead to increased development on the site and thus the loss of open space. Expansion of the school's capacity could lead to a greater number of people being able to access high quality education, which could improve community cohesion levels. +/-</p> <p>Option 4 – Replacing the OSPV notation with an alternative notation could create flexibility to enable schools to expand whilst retaining some land of amenity</p>

Options for School Sites		
		<p>value. Moving the OSVP boundary would reduce the area of open space available and thus may decrease access to open space. However, the potential to allow schools to expand existing capacity could lead to a greater number of children being able to access high quality education, which could have positive effects on community cohesion. +/-</p>
8	To provide accessible essential services and facilities	<p>Option 1 – This option could restrict access to education as demand may be higher than the potential capacity. -</p> <p>Option 2 – Moving the OSVP boundary could reduce accessibility to open space, but could increase accessibility to education, resulting in both positive and negative effects against this Objective. +/-</p> <p>Option 3 – Removing the OSCV notation could lead to both positive and negative effects as although the removal of the notation could lead to increased development on the site and thus the loss of accessible open space. Expansion of the school's capacity could lead to a greater number of people being able to access high quality education. +/-</p> <p>Option 4 – Replacing the OSPV notation with an alternative notation could create flexibility to enable schools to expand whilst retaining some land of amenity value. Moving the OSVP boundary would reduce the area of open space available and thus may decrease access to open space. However, the potential to allow schools to expand existing capacity could lead to a greater number of children being able to access high quality education, which could increase accessibility. +/-</p>

Options for School Sites		
9	To make opportunities for culture, leisure and recreation readily accessible	<p>Option 1 – Retaining the OSPV notation is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 2 – Reducing the size of the OSPV area is likely to have negative effects on this Objective through the loss of open space. -</p> <p>Option 3 – It is likely that the removal of the OSPV notation could have significant negative effects, as the option creates the potential for larger scale development compared with the other options. --</p> <p>Option 4 – The option could result in the loss of some open space, although retaining the amenity importance of the land could reduce the potential significance of effects. -</p>
10	To encourage urban renaissance by improving efficiency in land use, design and layout. This includes making best use of previously developed land in meeting future development needs	<p>Option 1 – Retaining the OSPV notation is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 2 – Moving the OSPV boundary could lead to limited greenfield development which could have negative effects against this Objective. -</p> <p>Option 3 – The removal of the OSPV notation has the potential to lead to the loss of a larger area of greenspace compared with option 2 and thus effects are predicted to be more significant. --</p> <p>Option 4 – The option could result in the development of some greenfield land, although retaining the amenity importance of the land could reduce the potential significance of effects. -</p>

Options for School Sites		
11	To maintain air quality and improve where possible	<p>Option 1 – Retaining the OSPV notation is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 2 – Expanding the capacity of schools could have a negative effect on traffic levels, which could negatively affect air quality, although this is likely to be minimised through CS Policies 23 and 24. -</p> <p>Option 3 – Removing the OSPV notation could increase the potential for greater expansion of schools which could lead to a negative effect on traffic levels, which could negatively affect air quality. However, this is likely to be minimised through the implementation of CS Policies 23 and 24. -</p> <p>Option 4 – Enabling the potential for increasing the capacity of schools could create the potential for an increase in traffic, which could have a negative effect on air quality. However, this is likely to be minimised through the implementation of CS Policies 23 and 24. -</p>
12	To address the causes of climate change through reducing emissions of greenhouse gases, and ensure BracknellForest is prepared for associated impacts	<p>Option 1 – Retaining the OSPV notation is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 2 – Expanding the capacity of schools could have effects on GHG emissions through a potential for increased traffic and built development. Further, the loss of some greenspace could reduce the potential of sites to adapt to the effects of climate change such as increased precipitation and temperature variations. -</p> <p>Option 3 – The removal of the OSPV notation could lead to an increase in the expansion of</p>

Options for School Sites		
		<p>schools, creating a greater potential for increased emissions from buildings and traffic, although consideration will be given to mitigation measures required through the CS. The loss of greenspace could reduce the potential of sites to adapt to the effects of climate change such as increased precipitation and temperature variations. --</p> <p>Option 4 – Expanding the capacity of schools could have effects on GHG emissions through a potential for increased traffic and built development. Further, the loss of some greenspace could reduce the potential of sites to adapt to the effects of climate change such as increased precipitation and temperature variations. Compared with option 3, the option could have less potential for increased expansion due to the retention of some amenity value restrictions. -</p>
13	To conserve and enhance the Borough's biodiversity	<p>Option 1 – Retaining the OSPV notation is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 2 – Reducing the size of the OSPV area is likely to have negative effects on this Objective through the loss of open space which could reduce habitat connectivity. Although the open space is likely to have low importance for biodiversity alone, it may provide space for recreation that will remove pressure from the effects of recreation on the SPA. -</p> <p>Option 3 – It is likely that the removal of the OSPV notation could have significant negative effects, as the option creates the potential for larger scale development compared with the other options. --</p>

Options for School Sites		
		Option 4 – The option could result in the loss of some open space, although retaining the amenity importance of the land could reduce the potential significance of effects. -
14	To protect and enhance where possible the Borough's characteristic countryside and its historic environment in urban and rural areas.	<p>Option 1 – Retaining the OSPV notation is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 2 – Reducing the size of the OSPV area is likely to have negative effects on this Objective through the loss of open space that could be important for landscape or townscape character. -</p> <p>Option 3 – It is likely that the removal of the OSPV notation could have significant negative effects, as the option creates the potential for larger scale development compared with the other options. --</p> <p>Option 4 – The option could result in the loss of some open space, although retaining the amenity importance of the land could reduce the potential significance of effects. -</p>
15	To improve travel choice and accessibility, reduce the need to travel by car and shorten the length and duration of journeys	<p>Option 1 – Retaining the OSPV notation is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 2 – Expanding the capacity of schools could have a negative effect on traffic levels. However, expanding the capacity of local schools could encourage more people to use sustainable modes to travel to school. +/-</p> <p>Option 3 – Removing the OSPV notation could increase the potential for greater expansion of schools which could lead to a negative effect on traffic levels.</p>

Options for School Sites		
		<p>However, expanding the capacity of local schools could encourage more people to use sustainable modes to travel to school. +/-</p> <p>Option 4 – Enabling the potential for increasing the capacity of schools could create the potential for an increase in traffic. However, expanding the capacity of local schools could encourage more people to use sustainable modes to travel to school. +/-</p>
16	To sustainably use and re-use both renewable and non-renewable resources	<p>Option 1 – The option is unlikely to have an effect on this Objective. 0</p> <p>Option 2 – The option is unlikely to have an effect on this Objective. 0</p> <p>Option 3 – The option is unlikely to have an effect on this Objective. 0</p> <p>Option 4 – The option is unlikely to have an effect on this Objective. 0</p>
17	To address the waste hierarchy by: minimising waste as a priority, reuse, then recycling, composting or energy recovery	<p>Option 1 – The option is unlikely to have an effect on this Objective. 0</p> <p>Option 2 – The option is unlikely to have an effect on this Objective. 0</p> <p>Option 3 – The option is unlikely to have an effect on this Objective. 0</p> <p>Option 4 – The option is unlikely to have an effect on this Objective. 0</p>
18	To maintain and improve water quality in the Borough's watercourses and to achieve sustainable water resource management	<p>Option 1 – The option is unlikely to have an effect on this Objective. 0</p> <p>Option 2 – The option is unlikely to have an effect on this Objective. 0</p>

Options for School Sites		
		<p>Option 3 – The option is unlikely to have an effect on this Objective. 0</p> <p>Option 4 – The option is unlikely to have an effect on this Objective. 0</p>
19	To maintain and improve soil quality	<p>Option 1 – Retaining the OSPV notation is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 2 – Moving the OSPV boundary could lead to limited greenfield development which could have negative effects against this Objective. -</p> <p>Option 3 – The removal of the OSPV notation has the potential to lead to the loss of a larger area of greenspace compared with option 2 and thus effects are predicted to be more significant. --</p> <p>Option 4 – The option could result in the development of some greenfield land, although retaining the amenity importance of the land could reduce the potential significance of effects. -</p>
20	To increase energy efficiency and the proportion of energy generated from renewable sources in the Borough	<p>Option 1 – The option is unlikely to have an effect on this Objective. 0</p> <p>Option 2 – The option is unlikely to have an effect on this Objective. 0</p> <p>Option 3 – The option is unlikely to have an effect on this Objective. 0</p> <p>Option 4 – The option is unlikely to have an effect on this Objective. 0</p>

Options for School Sites		
21	To ensure high and stable levels of employment	<p>Option 1 – The option is unlikely to have an effect on this Objective. 0</p> <p>Option 2 – The option is unlikely to have an effect on this Objective. 0</p> <p>Option 3 – The option is unlikely to have an effect on this Objective. 0</p> <p>Option 4 – The option is unlikely to have an effect on this Objective. 0</p>
22	To sustain economic growth and competitiveness of the Borough	<p>Option 1 – The option is unlikely to have an effect on this Objective. 0</p> <p>Option 2 – The option is unlikely to have an effect on this Objective. 0</p> <p>Option 3 – The option is unlikely to have an effect on this Objective. 0</p> <p>Option 4 – The option is unlikely to have an effect on this Objective. 0</p>
23	To encourage 'smart' economic growth	<p>Option 1 – The option is unlikely to have an effect on this Objective. 0</p> <p>Option 2 – The option is unlikely to have an effect on this Objective. 0</p> <p>Option 3 – The option is unlikely to have an effect on this Objective. 0</p> <p>Option 4 – The option is unlikely to have an effect on this Objective. 0</p>
24	To develop and maintain a skilled workforce by developing the opportunities for everyone to acquire the skills needed to find work	<p>Option 1 – Keeping the existing notation is not likely to have an effect on this Objective. 0</p>

Options for School Sites		
		<p>Option 2 – Allowing some development to take place could have positive effects against this Objective through an increase in capacity. +</p> <p>Option 3 – Removing the OSPV notation could create the potential for a greater expansion of schools' capacities, which could lead to significant positive effects for education levels. ++</p> <p>Option 4 – Replacing the OSPV notation has the potential to enable an expansion of schools' capacities, which could have positive effects, the significance of which could be significant. ++</p>
<p>Summary of Assessment</p> <p>It is considered that option 4 could provide the most sustainable solution of the four options, as although some negative effects are predicted to arise, these could be mitigated through CS Policies. The option creates the potential for the expansion of existing school facilities, with the potential to remove the need for an additional school site in a potentially less sustainable location. Expanding existing schools could enable the encouragement of more sustainable modes of travel to school as demand is likely to be within school catchments. Option 3 is considered to be the least sustainable of the options, as it could lead to the loss of a large area of open space of public value.</p>		

Table 39

Options for Schools outside the settlement boundary and outside the Green Belt		
Option 1 - Retain existing designations.		
Option 2 - Create a new policy designation to allow limited extensions, infilling and alteration to Local Authority Schools subject to other planning consideration.		
1	To meet local housing needs by ensuring that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	<p>Option 1 – The option is unlikely to have an effect on this Objective. 0</p> <p>Option 2 – The option is unlikely to have an effect on this Objective. 0</p>
2	To reduce the risk of flooding and harm to people, property and the environment	Option 1 – The option is unlikely to have an effect on this Objective. 0

Options for Schools outside the settlement boundary and outside the Green Belt		
		Option 2 – Allowing some development could lead to the loss of greenspace and therefore increase surface water runoff and increase the risk of flooding. An increased risk from flooding may occur through an increase in risk to people and property through increased school capacity. The significance of the effect will be dependent on the specific location of the school, although some minor negative effects are likely. Mitigation will be required through the CS and national requirements. -
3	To protect and enhance human health and wellbeing	Option 1 – The option is unlikely to have an effect on this Objective. 0 Option 2 – The expansion of school capacity where there is an identified local need could encourage more people to walk to school and thereby improve health levels over time. +
4	To reduce poverty and social exclusion	Option 1 –The retention of the existing designations could lead to slight negative effects if schools are unable to address increased demand for school places. - Option 2 – The potential to allow schools to expand existing capacity could lead to a greater number of people being able to access high quality education, which could reduce long term poverty and social exclusion levels. +/-
5	To raise educational achievement levels	Option 1 – Keeping the existing designations is not likely to have an effect on this Objective. 0

Options for Schools outside the settlement boundary and outside the Green Belt		
		Option 2 – Allowing some development to take place could have positive effects against this Objective through an increase in capacity. +
6	To reduce and prevent crime and the fear of crime	Option 1 – The option is unlikely to affect the delivery of this Objective. 0 Option 2 – The option is unlikely to affect the delivery of this Objective. 0
7	To create and sustain vibrant and locally distinctive communities	Option 1 – The retention of the existing designations is unlikely to have a significant effect against this Objective, although slight negative effects could be experienced if schools are unable to address increased demand for school places. - Option 2 – Moving the OSVP boundary would reduce the area of open space available could reduce the potential for its community use. However, the potential to allow schools to expand existing capacity could lead to a greater number of children being able to access high quality education, which could have positive effects on the levels of mixing within the community. +/-
8	To provide accessible essential services and facilities	Option 1 – This option could restrict access to education as demand may be higher than the potential capacity of existing designations. - Option 2 – Allowing limited extensions could increase accessibility to education, resulting in positive effects against this Objective. +

Options for Schools outside the settlement boundary and outside the Green Belt		
9	To make opportunities for culture, leisure and recreation readily accessible	<p>Option 1 – Retaining the existing designation is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 2 – The option is unlikely to have an effect on the achievement of this Objective. 0</p>
10	To encourage urban renaissance by improving efficiency in land use, design and layout. This includes making best use of previously developed land in meeting future development needs	<p>Option 1 – Retaining the existing designations is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 2 – Allowing limited development could lead to limited greenfield development which could have negative effects against this Objective. -</p>
11	To maintain air quality and improve where possible	<p>Option 1 – Retaining the existing designations is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 2 – Expanding the capacity of schools could have a negative effect on traffic levels, which could negatively affect air quality, although this is likely to be minimised through CS Policies 23 and 24. -</p>
12	To address the causes of climate change through reducing emissions of greenhouse gases, and ensure BracknellForest is prepared for associated impacts	<p>Option 1 – Retaining the existing designations is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 2 – Expanding the capacity of schools could have effects on GHG emissions through a potential for increased traffic and built development. Further, the loss of some greenfield areas could reduce the potential of sites to adapt to the effects of climate change such as increased precipitation and temperature variations. -</p>

Options for Schools outside the settlement boundary and outside the Green Belt		
13	To conserve and enhance the Borough's biodiversity	<p>Option 1 – Retaining the existing designations is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 2 – The limited development at existing school sites will be subject to other planning considerations that will include CS Policy 7, which seeks to enhance biodiversity. Therefore, minor positive effects may result from this option. +</p>
14	To protect and enhance where possible the Borough's characteristic countryside and its historic environment in urban and rural areas.	<p>Option 1 – Retaining the existing designations is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 2 – The limited development at existing school sites will be subject to other planning considerations that will include CS Policy 7, which seeks to enhance the landscape. . Therefore, minor positive effects may result from this option. +</p>
15	To improve travel choice and accessibility, reduce the need to travel by car and shorten the length and duration of journeys	<p>Option 1 – Retaining the existing designations is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 2 – Expanding the capacity of schools could have a negative effect on traffic levels. However, expanding the capacity of local schools could also encourage more people to use sustainable modes to travel to school. +/-</p>
16	To sustainably use and re-use both renewable and non-renewable resources	<p>Option 1 – The option is unlikely to have an effect on this Objective. 0</p> <p>Option 2 – The option is unlikely to have an effect on this Objective. 0</p>

Options for Schools outside the settlement boundary and outside the Green Belt		
17	To address the waste hierarchy by: minimising waste as a priority, reuse, then recycling, composting or energy recovery	Option 1 – The option is unlikely to have an effect on this Objective. 0 Option 2 – The option is unlikely to have an effect on this Objective. 0
18	To maintain and improve water quality in the Borough's watercourses and to achieve sustainable water resource management	Option 1 – The option is unlikely to have an effect on this Objective. 0 Option 2 – The option is unlikely to have an effect on this Objective. 0
19	To maintain and improve soil quality	Option 1 – Retaining the existing allocations is unlikely to have an effect on the achievement of this Objective. 0 Option 2 – Allowing the expansion of existing sites could lead to limited greenfield development which could have minor negative effects against this Objective. -
20	To increase energy efficiency and the proportion of energy generated from renewable sources in the Borough	Option 1 – The option is unlikely to have an effect on this Objective. 0 Option 2 – The option is unlikely to have an effect on this Objective. 0
21	To ensure high and stable levels of employment	Option 1 – The option is unlikely to have an effect on this Objective. 0 Option 2 – The option is unlikely to have an effect on this Objective. 0
22	To sustain economic growth and competitiveness of the Borough	Option 1 – The option is unlikely to have an effect on this Objective. 0 Option 2 – The option is unlikely to have an effect on this Objective. 0

Options for Schools outside the settlement boundary and outside the Green Belt		
23	To encourage 'smart' economic growth	Option 1 – The option is unlikely to have an effect on this Objective. 0 Option 2 – The option is unlikely to have an effect on this Objective. 0
24	To develop and maintain a skilled workforce by developing the opportunities for everyone to acquire the skills needed to find work	Option 1 – Keeping the existing designations is not likely to have an effect on this Objective. 0 Option 2 – Allowing some development to take place could have positive effects against this Objective through an increase in capacity. +
<p>Summary of Assessment</p> <p>It is considered that option 2, although some negative effects are predicted, presents the greatest opportunity to generate benefits against the sustainability Objectives compared with option 1. The option will enable greater provision of education as well as potentially enabling increased access to education by sustainable modes. It is suggested that the policies in the Core Strategy alongside national guidance will create the potential for the mitigation of potential negative effects such as the potential increase in the risk of and from flooding.</p>		

Table 40

Bracknell Town Centre Housing		
Option 1 Allocate additional new homes to the circa 1,000 already with planning permission.		
Option 2 Allocate just the circa 1,000 new homes already with planning permission.		
Option 3 Allocate less than the circa 1,000 already with planning permission.		
1	To meet local housing needs by ensuring that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	Option 1 – The existing masterplan for the town centre includes 30% affordable housing. The inclusion of additional homes within the town centre could increase the number of affordable homes to be delivered, which could address housing needs. This could lead to benefits against this Objective. ++

Bracknell Town Centre Housing		
		<p>Option 2 – The existing masterplan for the town centre includes 30% affordable housing. This could lead to benefits against this Objective. +</p> <p>Option 3 – Allocated fewer houses than currently allocated could reduce the viability of affordable housing within the scheme which could lead to fewer homes being delivered with a lower proportion of those being affordable compared to the existing scheme. -</p>
2	To reduce the risk of flooding and harm to people, property and the environment	<p>Option 1 – There is a low risk of flooding in the town centre and no areas are designated as being within Flood Zones 2 or 3. Allocating additional sites in areas of low flood risk could help to reduce the need for provision in areas of greater risk. ++</p> <p>Option 2 – The masterplan includes allocation for 1000 homes in an area of low flood risk, which could lead to benefits against this Objective. +</p> <p>Option 3 – Allocating fewer homes in the town centre is unlikely to have an effect on this Objective. 0</p>
3	To protect and enhance human health and wellbeing	<p>Option 1 – The option is unlikely to have an effect on this Objective. 0</p> <p>Option 2 – The option is unlikely to have an effect on this Objective. 0</p> <p>Option 3 – The option is unlikely to have an effect on this Objective. 0</p>
4	To reduce poverty and social exclusion	<p>Option 1 – The inclusion of additional homes within the town centre could increase the number of affordable homes to be delivered, which could</p>

Bracknell Town Centre Housing		
		<p>address housing needs. Further, the inclusion of additional homes in the town centre could increase the proportion of people being able to access key services, facilities and employment opportunities which could reduce socioeconomic disparities. This could lead to benefits against this Objective. Potential negative effects such as from overcrowding are likely to be avoided through the CS and building control standards. ++</p> <p>Option 2 – The existing masterplan for the town centre includes 30% affordable housing as well as allocating 1000 homes in a location considered to offer the potential for sustainable development. This could lead to benefits against this Objective. +</p> <p>Option 3 – Allocated fewer houses than currently allocated could reduce the number of people who are able to access services, facilities and employment opportunities easily, which could lead to increased social and geographical disparities. However, the provision of some housing is still likely to achieve some benefits against this Objective. +</p>
5	To raise educational achievement levels	<p>Option 1 – The option is unlikely to have an effect on this Objective. 0</p> <p>Option 2 – The option is unlikely to have an effect on this Objective. 0</p> <p>Option 3 – The option is unlikely to have an effect on this Objective. 0</p>
6	To reduce and prevent crime and the fear of crime	<p>Option 1 – An increased number of homes in the town centre compared to the existing</p>

Bracknell Town Centre Housing		
		<p>provision proposed could increase natural surveillance and therefore reduce the fear of crime, leading to benefits against this Objective. ++</p> <p>Option 2 – An increased number of homes in the town centre could increase natural surveillance and therefore reduce the fear of crime, leading to benefits against this Objective. +</p> <p>Option 3 – Providing a lower number of homes could lead to the lowering of the potential for a reduction in the fear of crime through natural surveillance. However, the increase in housing is still likely to generate some benefits against this Objective. +</p>
7	To create and sustain vibrant and locally distinctive communities	<p>Option 1 – The inclusion of additional homes over the proposed provision arising from the implementation of the masterplan could lead to an increase in the viability of schemes. However, this could increase the density of development which could make the schemes less viable and attractive to certain market conditions, which could decrease the potential to create locally distinctive and vibrant communities. +/-</p> <p>Option 2 – Allocating the existing provision of housing as included in the masterplan could lead to the creation of sustainable communities depending on market conditions. In the long term, positive effects could be likely. +</p> <p>Option 3 – Reducing the allocation of housing units within the town centre could reduce the viability of schemes, as well as reduce the potential for</p>

Bracknell Town Centre Housing		
		increased vitality through the creation of a more sustainable community. Alternatively, the reduction in housing units could increase the quality of the remaining units, which could lead to increased viability and therefore an increase in the probability that schemes will be delivered. +/-
8	To provide accessible essential services and facilities	<p>Option 1 – The inclusion of additional homes within the town centre could increase the proportion of people being able to access key services, facilities and employment opportunities. This could lead to benefits against this Objective. ++</p> <p>Option 2 – The inclusion of homes within the town centre could increase the proportion of people being able to access key services, facilities and employment opportunities. This could lead to benefits against this Objective. +</p> <p>Option 3 – Allocated fewer houses than currently allocated could reduce the number of people who are able to access services, facilities and employment opportunities easily, which could reduce the potential for benefits against this Objective. +</p>
9	To make opportunities for culture, leisure and recreation readily accessible	<p>Option 1 – The masterplan includes provision for culture, leisure and recreational uses. Increasing the number of housing units in this area could increase accessibility to these facilities for a greater number of people. ++</p> <p>Option 2 – The masterplan includes provision for culture, leisure and recreational uses. The creation of homes as part of a mixed use development is</p>

Bracknell Town Centre Housing		
		<p>likely to create significant benefits against this Objective. ++</p> <p>Option 3 – Reducing the provision of housing in the town centre could reduce the viability of the provision of some of the proposed culture, leisure and recreational uses. This could lead to negative effects against this Objective. -</p>
10	To encourage urban renaissance by improving efficiency in land use, design and layout. This includes making best use of previously developed land in meeting future development needs	<p>Option 1 – Allocating additional housing within the town centre is likely to increase the efficiency in the use of land compared with option 2. ++</p> <p>Option 2 – Allocating housing within the town centre is likely to utilise previously developed sites at high densities which could lead to benefits against this Objective. +</p> <p>Option 3 – Reducing the requirement for housing in the town centre could decrease the efficiency of the use of land, resulting in lower density development on previously developed sites. However, the overall effect is likely to be positive. +</p>
11	To maintain air quality and improve where possible	<p>Option 1 – Allocating additional homes within the town centre, where public transport provision is likely to be high, could reduce the potential for an increase in air pollution from new development, which may otherwise be located in less sustainable locations. Therefore, this option is considered to offer the potential for significant benefits against this Objective. ++</p> <p>Option 2 – Allocating homes within the town centre, where public transport provision is likely</p>

Bracknell Town Centre Housing		
		<p>to be high, could reduce the potential for an increase in air pollution from new development, which may otherwise be located in less accessible locations. Therefore, this option is considered to offer the potential for significant benefits against this Objective. ++</p> <p>Option 3 – Reducing the allocation for housing in the town centre could lead to the need for housing allocations to be located elsewhere, which could lead to the potential for an increase in air pollution arising from development in alternative locations. -</p>
12	To address the causes of climate change through reducing emissions of greenhouse gases, and ensure BracknellForest is prepared for associated impacts	<p>Option 1 – Increasing the density of housing in the town centre could increase the viability of schemes to improve their energy efficiency. This could be through the development of buildings as well as reducing the need to travel. ++</p> <p>Option 2 – High density housing in the town centre could increase the viability of schemes to improve their energy efficiency. This could be through the development of buildings as well as reducing the need to travel. ++</p> <p>Option 3 – Potentially reducing the density of housing in the town centre could reduce the viability of schemes' potential for energy efficiency. This could be through the development of buildings as well as reducing the need to travel. +</p>
13	To conserve and enhance the Borough's biodiversity	<p>Option 1 – Increasing the provision of housing in the town centre could reduce the potential for incorporating green infrastructure within schemes that would offer the potential for</p>

Bracknell Town Centre Housing		
		<p>enhancing biodiversity in accordance with CS Policy CS7. -</p> <p>Option 2 – The existing masterplan includes provision for greenspaces which are able to be provided alongside the existing housing provision. This could lead to benefits against this Objective. +</p> <p>Option 3 – Reducing the allocation for housing in the town centre could free up space for the creation of green infrastructure enabling enhanced biodiversity in the town centre. ++</p>
14	To protect and enhance where possible the Borough's characteristic countryside and its historic environment in urban and rural areas.	<p>Option 1 – Increasing the provision of housing in the town centre could reduce the potential for incorporating green infrastructure and landscaping within schemes that would offer the potential for enhancing the townscape in accordance with CS Policy CS7. Further, increased density could lead to negative effects on the historic urban environment. -</p> <p>Option 2 – The existing masterplan includes provision for greenspaces which are able to be provided alongside the existing housing provision. This could lead to benefits against this Objective. +</p> <p>Option 3 – Reducing the allocation for housing in the town centre could free up space for the creation of green infrastructure enabling enhanced landscaping in the town centre and the creation of design which is reflective of the historic environment. ++</p>

Bracknell Town Centre Housing		
15	To improve travel choice and accessibility, reduce the need to travel by car and shorten the length and duration of journeys	<p>Option 1 – The inclusion of additional homes within the town centre could increase the proportion of people being able to access key services, facilities and employment opportunities within walking distance. This could lead to benefits against this Objective. ++</p> <p>Option 2 – The inclusion of homes within the town centre could increase the proportion of people being able to access key services, facilities and employment opportunities within walking distance. This could lead to benefits against this Objective. +</p> <p>Option 3 – Allocated fewer houses than currently allocated could reduce the number of people who are able to access services, facilities and employment opportunities within walking distance, which could reduce the potential for benefits against this Objective. +</p>
16	To sustainably use and re-use both renewable and non-renewable resources	<p>Option 1 – The option is unlikely to have an effect on this Objective. 0</p> <p>Option 2 – The option is unlikely to have an effect on this Objective. 0</p> <p>Option 3 – The option is unlikely to have an effect on this Objective. 0</p>
17	To address the waste hierarchy by: minimising waste as a priority, reuse, then recycling, composting or energy recovery	<p>Option 1 – An increased density of development could lead to the increased potential for development to create efficiencies in sustainable waste management. This could lead to benefits against this Objective. ++</p>

Bracknell Town Centre Housing		
		<p>Option 2 – The allocation of homes within the town centre as part of the existing masterplan could lead to the incorporation of the waste hierarchy, through the waste management scheme proposed. +</p> <p>Option 3 – A decrease in the requirement for housing in the town centre could reduce the viability of sustainable waste management schemes, although density is still likely to remain relatively high, which will create benefits against this Objective compared to alternative lower density sites. +</p>
18	To maintain and improve water quality in the Borough's watercourses and to achieve sustainable water resource management	<p>Option 1 – The option is unlikely to have an effect on this Objective. 0</p> <p>Option 2 – The option is unlikely to have an effect on this Objective. 0</p> <p>Option 3 – The option is unlikely to have an effect on this Objective. 0</p>
19	To maintain and improve soil quality	<p>Option 1 – Insofar as encouraging additional housing provision in the town centre could reduce pressure on greenfield locations, significant benefits could be achieved. ++</p> <p>Option 2 – Insofar as encouraging additional housing provision in the town centre could reduce pressure on greenfield locations, benefits could be achieved. +</p> <p>Option 3 – Insofar as encouraging additional housing provision in the town centre could reduce pressure on greenfield locations, benefits could be achieved, albeit to a lesser degree than the other two options. +</p>

Bracknell Town Centre Housing		
20	To increase energy efficiency and the proportion of energy generated from renewable sources in the Borough	<p>Option 1 – Increasing the density of housing in the town centre could increase the viability of schemes to improve their energy efficiency and generate energy from low and zero carbon sources. ++</p> <p>Option 2 – High density housing in the town centre could increase the viability of schemes to improve their energy efficiency and generate energy from low and zero carbon sources. ++</p> <p>Option 3 – Potentially reducing the density of housing in the town centre could reduce the viability of schemes' potential for energy efficiency and generate energy from low and zero carbon sources. +</p>
21	To ensure high and stable levels of employment	<p>Option 1 – Providing allocations for housing in the town centre could encourage an increase in employment uses within proximity to take advantage of the increase in local labour supply. This could have some benefits against this Objective. +</p> <p>Option 2 – Providing allocations for housing in the town centre could encourage an increase in employment uses within proximity to take advantage of the increase in local labour supply. This could have some benefits against this Objective. +</p> <p>Option 3 – Providing allocations for housing in the town centre could encourage an increase in employment uses within proximity to take advantage of the increase in local labour supply. This could have some benefits against this Objective. +</p>

Bracknell Town Centre Housing		
22	To sustain economic growth and competitiveness of the Borough	<p>Option 1 – Allocating homes within the town centre could increase its attractiveness to investment which could generate economic growth. +</p> <p>Option 2 – Allocating homes within the town centre could increase its attractiveness to investment which could generate economic growth. +</p> <p>Option 3 – Allocating homes within the town centre could increase its attractiveness to investment which could generate economic growth. +</p>
23	To encourage 'smart' economic growth	<p>Option 1 – The option is unlikely to have an effect on this Objective. 0</p> <p>Option 2 – The option is unlikely to have an effect on this Objective. 0</p> <p>Option 3 – The option is unlikely to have an effect on this Objective. 0</p>
24	To develop and maintain a skilled workforce by developing the opportunities for everyone to acquire the skills needed to find work	<p>Option 1 – The option is unlikely to have an effect on this Objective. 0</p> <p>Option 2 – The option is unlikely to have an effect on this Objective. 0</p> <p>Option 3 – The option is unlikely to have an effect on this Objective. 0</p>
<p>Summary of Assessment</p> <p>The significance of the differences between the options presented will largely be dependent on deliverability as well as the differences in the proportions of housing to be provided. However, option 1, which seeks to provide a larger allocation of housing in the town centre compared with the existing masterplan could lead to greater sustainability benefits against some of the SA Objectives. This includes the Objectives which may require high densities to improve viability such as the generation of energy efficiency. Further, allocating housing for a greater number of people in the town centre would capitalise on this accessible location, which could lead to greater accessibility to services, facilities and employment for a greater number of people. Increasing the allocation in the town centre could also lead to a reduction in the reliance on less sustainable locations such as greenfield sites, leading to</p>		

Bracknell Town Centre Housing

indirect benefits. However, negative effects that could arise from an intensification of development in the town centre could include a reduced potential for enhancing biodiversity and landscaping within the town centre due to a potential for a lower availability of land for these uses. Option 3 could provide increased benefits against these Objectives. On balance, however, the allocation of a large number of houses in the town centre is advocated, although the specific number would be subject to ensuring that benefits against the sustainability Objectives could be achieved.

Table 41

Previously Developed Land Within Settlements		
<i>Increasing the Potential</i>		
<p>Option 1 Take a more pro-active approach to regeneration, possibly by engaging specialist regeneration consultants to look at the scope for regenerating Bracknell's neighbourhoods.</p> <p>Option 2 Identify more employment land as having potential for housing than is suggested in the 'Development Needs - Employment' Section of the SADPD Participation Document.</p> <p>Option 3 - Rely on the current list of possible sites in 'Appendix 2 - Sites for Potential Allocation - PDL and Buildings in Defined Settlements' of the SADPD Participation Document.</p>		
1	To meet local housing needs by ensuring that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	<p>Option 1 – A more proactive approach to regeneration could potentially lead to the creation of more housing that meets the identified needs of the Borough. ++</p> <p>Option 2 – The identification of more employment areas for the provision of housing could lead to a greater number of housing sites being allocated which could lead to some benefits against this Objective. +</p> <p>Option 3 – An estimated potential of 700 new homes is included within the list considered under this option, which could lead to the provision of housing to need local needs. +</p>
2	To reduce the risk of flooding and harm to people, property and the environment	Option 1 – The allocation of all sites should consider flood risk, so it is unlikely that this option will affect achievements against this Objective specifically. 0

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		<p>Option 2 – The allocation of all sites should consider flood risk, so it is unlikely that this option will affect achievements against this Objective specifically. 0</p> <p>Option 3 – The allocation of all sites should consider flood risk, so it is unlikely that this option will affect achievements against this Objective specifically. 0</p>
3	To protect and enhance human health and wellbeing	<p>Option 1 – Taking a proactive approach to the regeneration of Bracknell’s neighbourhoods could lead to benefits for human health and wellbeing as neighbourhoods that are most in need of improvement may be focused on. However, effects may be minor as the SADPD states that the town’s high environmental quality and new town character limit its potential for area-based regeneration as a viable or desirable approach to meeting future housing needs. +</p> <p>Option 2 – This option is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 3 – This option is unlikely to have an effect on the achievement of this Objective. 0</p>
4	To reduce poverty and social exclusion	<p>Option 1 – Taking a proactive approach to the regeneration of Bracknell’s neighbourhoods could lead to benefits for social equality as neighbourhoods that are most in need of improvement may be focused on. However, effects may be minor as the SADPD states that the town’s high environmental quality and new town character limit its potential for area-based regeneration as a viable or desirable approach to meeting future housing needs. +</p>

Previously Developed Land Within Settlements		
		<p>Option 2 – This option is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 3 – This option is unlikely to have an effect on the achievement of this Objective. 0</p>
5	To raise educational achievement levels	<p>Option 1 – This option is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 2 – This option is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 3 – This option is unlikely to have an effect on the achievement of this Objective. 0</p>
6	To reduce and prevent crime and the fear of crime	<p>Option 1 – This option is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 2 – This option is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 3 – This option is unlikely to have an effect on the achievement of this Objective. 0</p>
7	To create and sustain vibrant and locally distinctive communities	<p>Option 1 – Taking a proactive approach to the regeneration of Bracknell's neighbourhoods could lead to benefits against this Objective as neighbourhoods that are most in need of improvement may be focused on. However, effects may be minor as the SADPD states that the town's high environmental quality and new town character limit its potential for area-based regeneration as a viable or desirable approach to meeting future housing needs. +</p> <p>Option 2 – This option is unlikely to have an effect on the achievement of this Objective. 0</p>

Previously Developed Land Within Settlements		
		Option 3 – This option is unlikely to have an effect on the achievement of this Objective. 0
8	To provide accessible essential services and facilities	<p>Option 1 – Taking a proactive approach to the regeneration of Bracknell's neighbourhoods could lead to benefits against this Objective as neighbourhoods that are most in need of improvement may be focused on. However, effects may be minor as the SADPD states that the town's high environmental quality and new town character limit its potential for area-based regeneration as a viable or desirable approach to meeting future housing needs. +</p> <p>Option 2 – The allocation of employment sites for housing could lead to the loss of accessibility to employment opportunities. -</p> <p>Option 3 – The allocation of employment sites for housing could lead to the loss of accessibility to employment opportunities. -</p>
9	To make opportunities for culture, leisure and recreation readily accessible	<p>Option 1 – This option is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 2 – This option is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 3 – This option is unlikely to have an effect on the achievement of this Objective. 0</p>
10	To encourage urban renaissance by improving efficiency in land use, design and layout. This includes making best use of previously developed land in meeting future development needs	Option 1 – Taking a pro-active approach to regeneration could enable the achieving of significant benefits against this Objective through ensuring that the best use of previously developed sites is made. ++

Previously Developed Land Within Settlements		
		<p>Option 2 – This option is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 3 – The sites identified in Appendix 2 of the SADPD Participation Document identify sites for the development of approximately 700 homes. The efficient use of sites could increase their capacity, depending on specific designs that will be guided by planning policy, to ensure achievements against this Objective. The reuse of previously developed land could reduce the pressure on greenfield sites from development. ++</p>
11	To maintain air quality and improve where possible	<p>Option 1 – Taking a proactive approach to regeneration could enable a mix of land uses to reduce the need to travel, which could have benefits for air quality. +</p> <p>Option 2 – The use of employment sites for the development of housing could lead to increased air pollution as an increase in traffic could result. -</p> <p>Option 3 – The use of employment sites for the development of housing could lead to increased air pollution as an increase in traffic could result. -</p>
12	To address the causes of climate change through reducing emissions of greenhouse gases, and ensure Bracknell Forest is prepared for associated impacts	<p>Option 1 – Taking a proactive approach to regeneration could enable a mix of land uses to reduce the need to travel, which could have benefits against this Objective. +</p> <p>Option 2 – The use of employment sites for the development of housing could lead to an increase in traffic with subsequent GHG emissions. -</p>

Previously Developed Land Within Settlements		
		Option 3 – The use of employment sites for the development of housing could lead to an increase in traffic with subsequent GHG emissions. -
13	To conserve and enhance the Borough's biodiversity	<p>Option 1 – This option is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 2 – This option is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 3 – This option is unlikely to have an effect on the achievement of this Objective. 0</p>
14	To protect and enhance where possible the Borough's characteristic countryside and its historic environment in urban and rural areas.	<p>Option 1 – Taking a proactive approach to regeneration could lead to benefits against this Objective, as a comprehensive approach would enable the integration of specific landscape and townscape initiatives. ++</p> <p>Option 2 – The development of PDL could help to protect greenfield sites from development, which could have benefits for the protection of the countryside. However, the allocation of existing employment land for housing could lead to a change in the character of some areas which could lead to negative effects. +/-</p> <p>Option 3 – The development of PDL could help to protect greenfield sites from development, which could have benefits for the protection of the countryside. However, the allocation of existing employment land for housing could lead to a change in the character of some areas which could lead to negative effects. +/-</p>

Previously Developed Land Within Settlements		
15	To improve travel choice and accessibility, reduce the need to travel by car and shorten the length and duration of journeys	<p>Option 1 – Taking a proactive approach to the regeneration of Bracknell’s neighbourhoods could lead to benefits against this Objective as accessibility could be a key area of focus in a comprehensive scheme. However, effects may be minor as the SADPD states that the town’s high environmental quality and new town character limit its potential for area-based regeneration as a viable or desirable approach to meeting future housing needs. +</p> <p>Option 2 – The allocation of employment sites for housing could take advantage of existing access arrangements that could provide some benefits against this Objective. +</p> <p>Option 3 – The allocation of employment sites for housing could take advantage of existing access arrangements that could provide some benefits against this Objective. +</p>
16	To sustainably use and re-use both renewable and non-renewable resources	<p>Option 1 – This option is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 2 – This option is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 3 – This option is unlikely to have an effect on the achievement of this Objective. 0</p>
17	To address the waste hierarchy by: minimising waste as a priority, reuse, then recycling, composting or energy recovery	<p>Option 1 – This option is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 2 – This option is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 3 – This option is unlikely to have an effect on the achievement of this Objective. 0</p>

Previously Developed Land Within Settlements		
18	To maintain and improve water quality in the Borough's watercourses and to achieve sustainable water resource management	<p>Option 1 – This option is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 2 – This option is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 3 – This option is unlikely to have an effect on the achievement of this Objective. 0</p>
19	To maintain and improve soil quality	<p>Option 1 – Taking a pro-active approach to regeneration could enable the achieving of significant benefits against this Objective through ensuring that the best use of previously developed sites is made and remediation of contaminated site achieved. ++</p> <p>Option 2 – The reuse of previously developed sites could lead to the remediation of land which would improve soil quality. +</p> <p>Option 3 – The reuse of previously developed sites could lead to the remediation of land which would improve soil quality. +</p>
20	To increase energy efficiency and the proportion of energy generated from renewable sources in the Borough	<p>Option 1 – This option is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 2 – This option is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 3 – This option is unlikely to have an effect on the achievement of this Objective. 0</p>
21	To ensure high and stable levels of employment	<p>Option 1 – Taking a pro-active approach to regeneration could lead to a comprehensive approach being taken to development, to ensure that</p>

Previously Developed Land Within Settlements		
		<p>housing provision is developed within a mix of appropriate land uses. +</p> <p>Option 2 – This option could lead to the shortage of sites available for employment uses, leading to an imbalance in the provision of housing over employment. This could lead to an increase in unemployment levels locally. --</p> <p>Option 3 – The current list of possible sites for the use of employment areas that are currently underused to develop housing could lead to a long term loss of employment sites that could have negative effects on employment levels in the long term. -</p>
22	To sustain economic growth and competitiveness of the Borough	<p>Option 1 – Taking a pro-active approach to regeneration could lead to a comprehensive approach being taken to development, to ensure that housing provision is developed within a mix of appropriate land uses. +</p> <p>Option 2 – It is likely that this option could lead to the loss of employment sites that could be important to the economic development of the Borough. Their allocation and subsequent development for housing could lead to an imbalance in the provision of housing over employment sites. This could have negative effects against this Objective. --</p> <p>Option 3 – The current list of possible sites for the use of employment areas that are currently underused to develop housing could lead to a long term loss of employment sites that could have negative effects on employment levels in the long term. -</p>

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23	To encourage 'smart' economic growth	<p>Option 1 – A proactive approach to regeneration would be likely to include the consideration of the concept of smart economic growth, which could help to encourage implementation of its principles. +</p> <p>Option 2 – The principles of smart economic growth include the intensification and increased efficiency in use of existing well located employment sites. Therefore, the loss of some employment sites could encourage the more efficient use of the remaining employment allocations, which could create some potential for benefits against this Objective. However, negative effects may ensue if the most accessible locations are developed for housing. +/-</p> <p>Option 3 – It is unknown whether or not the allocated sites are in sites that are suitable for smart economic growth. ?</p>
24	To develop and maintain a skilled workforce by developing the opportunities for everyone to acquire the skills needed to find work	<p>Option 1 – This option is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 2 – This option is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 3 – This option is unlikely to have an effect on the achievement of this Objective. 0</p>
<p>Summary of Assessment</p> <p>It is considered that taking a proactive approach to the regeneration of Bracknell's neighbourhoods, as considered under option 2, could lead to benefits against this Objective as the principles of sustainable development could be a key focus in a comprehensive scheme. However, the potential for the achievement of this option is reduced as the town's high environmental quality and new town character limit its potential for area-based regeneration as a viable or desirable approach to meeting future housing needs. Option 2 is likely to lead to a loss in employment land and so allocation of these sites for housing are considered unsustainable as they could lead to an imbalance in the provision of housing and employment. It is considered that option 3 is the most viable and sustainable option,</p>		

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although the significance of positive effects are predicted to be lower than those predicted for option 1. Option 3 could enable the best use of sites that are currently underutilised, leading to reduced pressure on greenfield sites for housing development.

Table 42

Previously Developed Land Within Settlements		
Density		
Option 1 - Use our design policies and local character assessments to guide densities.		
Option 2 - Develop locally specific density policies that seek to maximise densities in particular locations.		
Option 3 - Apply a minimum density of 30dph on all new residential developments.		
1	To meet local housing needs by ensuring that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	<p>Option 1 – This option is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 2 – This option is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 3 – This option is unlikely to have an effect on the achievement of this Objective. 0</p>
2	To reduce the risk of flooding and harm to people, property and the environment	<p>Option 1 – This option is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 2 – The development of locally specific density policies could ensure that maximum densities are achieved in locations where flood risk is likely to be the lowest thereby reducing the potential risk of and from flooding from new development. +</p> <p>Option 3 – This option is unlikely to have an effect on the achievement of this Objective. 0</p>
3	To protect and enhance human health and wellbeing	<p>Option 1 – This option is unlikely to have an effect on the achievement of this Objective. 0</p>

Previously Developed Land Within Settlements		
		<p>Option 2 – This option is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 3 – This option is unlikely to have an effect on the achievement of this Objective. 0</p>
4	To reduce poverty and social exclusion	<p>Option 1 – This option is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 2 – Developing locally specific density policies, such as encouraging higher densities in areas close to public transport hubs, could help to reduce levels of poverty and social exclusion through increasing the potential for increased accessibility for a greater number of people. +</p> <p>Option 3 – This option is unlikely to have an effect on the achievement of this Objective. 0</p>
5	To raise educational achievement levels	<p>Option 1 – This option is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 2 – This option is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 3 – This option is unlikely to have an effect on the achievement of this Objective. 0</p>
6	To reduce and prevent crime and the fear of crime	<p>Option 1 – This option is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 2 – This option is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 3 – This option is unlikely to have an effect on the achievement of this Objective. 0</p>

Previously Developed Land Within Settlements		
7	To create and sustain vibrant and locally distinctive communities	<p>Option 1 – Using design policies and local character assessments to guide densities could help to create and sustain vibrant and locally distinctive communities through ensuring that densities lead to the enhancement of local distinctiveness. ++</p> <p>Option 2 – Developing locally specific density policies seeking to maximise densities in particular locations could help to create vibrant communities through increasing the potential for community mixing, for example through the potential for an increase in the use of sustainable modes of transport such as walking and cycling, in sustainable locations. ++</p> <p>Option 3 – Applying a minimum density of 30 dph in all new residential developments could have benefits against this Objective as the policy could encourage some increase in the potential for community mixing. +</p>
8	To provide accessible essential services and facilities	<p>Option 1 – This option is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 2 – Developing locally specific density policies seeking to maximise densities in particular locations, for example close to public transport hubs, could increase accessibility to essential services and facilities for a greater number of people. ++</p> <p>Option 3 – Applying a minimum density of 30dph for all residential development could lead to an improvement in access to essential services on facilities depending on the location of development. +</p>

Previously Developed Land Within Settlements		
9	To make opportunities for culture, leisure and recreation readily accessible	<p>Option 1 – This option is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 2 – Developing locally specific density policies could include the increasing densities close to opportunities for culture, leisure and recreation, which could be commensurate with public transport hubs, such as in local or district centres. This could lead to the generation of benefits against this Objective. ++</p> <p>Option 3 – Applying a minimum density of 30dph for all residential development could lead to an improvement in access to culture, leisure and recreation facilities depending on the location of development. +</p>
10	To encourage urban renaissance by improving efficiency in land use, design and layout. This includes making best use of previously developed land in meeting future development needs	<p>Option 1 – Using design policies and local character assessments to guide densities could help to improve the efficient use of land from this perspective. +</p> <p>Option 2 – Developing specific density policies will ensure that land in the most sustainable locations is developed in the most efficient way, which could lead to significant benefits against this Objective. ++</p> <p>Option 3 – Applying a minimum density requirement for all development could have beneficial effects against this Objective, ensuring that all development achieves a certain standard of efficiency. This option may still allow the potential for increased densities to be achieved in more sustainable or accessible locations. ++</p>

Previously Developed Land Within Settlements		
11	To maintain air quality and improve where possible	<p>Option 1 – This option is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 2 – Developing locally specific density policies, which could include a requirement for higher densities close to public transport hubs, may lead to a reduction in the potential for air pollution increases through new development. +</p> <p>Option 3 – Applying a minimum density requirement for all development could have beneficial effects against this Objective, with the potential for increasing the density of communities to allow the increase in viability of sustainable transport modes. This option may still allow the potential for increased densities to be achieved in more sustainable or accessible locations which could have beneficial effects for air quality. +</p>
12	To address the causes of climate change through reducing emissions of greenhouse gases, and ensure BracknellForest is prepared for associated impacts	<p>Option 1 – This option is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 2 – Developing specific local density policies could include a requirement for specific densities in certain allocations that could allow sites to reduce their contributions to GHGs through built development as well as reducing the potential for an increase in car based traffic. ++</p> <p>Option 3 – Applying a minimum density target could help to generate some efficiencies in terms of sustainable design and accessibility, leading to the potential for some benefits against this Objective. +</p>

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<p>13</p>	<p>To conserve and enhance the Borough's biodiversity</p>	<p>Option 1 – Using design policies and local character assessment to guide densities could include the consideration of green space; which could help to ensure that areas that may have the potential for or identified importance for biodiversity are protected. +</p> <p>Option 2 – Developing specific local density policies could seek to ensure that the most sustainable sites are maximised in terms of their development potential, which could lead to the protection of sites important for biodiversity. Conversely, an intensification of development in certain areas could lead to a loss of open space and the potential for the designing in of green infrastructure. +/-</p> <p>Option 3 – A minimum density of development could potentially enable the integration of green infrastructure for biodiversity into development. Conversely, this option allows for increased densities which could lead to a restriction in the potential to design in green infrastructure. +/-</p>
<p>14</p>	<p>To protect and enhance where possible the Borough's characteristic countryside and its historic environment in urban and rural areas.</p>	<p>Option 1 – Using design policies and local character assessments to guide densities could have significant beneficial effects against this Objective as they will enable development to be reflective of landscape and townscape character. ++</p> <p>Option 2 – Developing locally specific density policies that seek to maximise densities in particular locations could encourage increased development in areas that are less important in terms of landscape character and the</p>

Previously Developed Land Within Settlements		
		<p>historic environment. This could lead to benefits against this Objective. +</p> <p>Option 3 – A minimum density of development could lead to negative effects against this Objective as this particular density requirement could lead to the deterioration of character in certain areas. -</p>
15	To improve travel choice and accessibility, reduce the need to travel by car and shorten the length and duration of journeys	<p>Option 1 – This option is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 2 – Developing locally specific density policies, which could include a requirement for higher densities close to public transport hubs, may lead to an increase in transport choice and accessibility leading to significant positive effects against this Objective. ++</p> <p>Option 3 – Applying a minimum density requirement for all development could have beneficial effects against this Objective, with the potential for increasing the density of communities to allow the increase in viability of sustainable transport modes. +</p>
16	To sustainably use and re-use both renewable and non-renewable resources	<p>Option 1 – This option is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 2 – This option is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 3 – This option is unlikely to have an effect on the achievement of this Objective. 0</p>
17	To address the waste hierarchy by: minimising waste as a priority, reuse, then recycling, composting or energy recovery	<p>Option 1 – This option is unlikely to have an effect on the achievement of this Objective. 0</p>

Previously Developed Land Within Settlements		
		<p>Option 2 – Increasing density could increase the viability of sustainable waste management initiatives that could have benefits against this Objective. +</p> <p>Option 3 – Increasing density could increase the viability of sustainable waste management initiatives that could have benefits against this Objective. +</p>
18	To maintain and improve water quality in the Borough's watercourses and to achieve sustainable water resource management	<p>Option 1 – This option is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 2 – This option is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 3 – This option is unlikely to have an effect on the achievement of this Objective. 0</p>
19	To maintain and improve soil quality	<p>Option 1 – This option is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 2 – Developing specific density policies will ensure that land in the most sustainable locations is developed in the most efficient way, which could help to prevent the pressure from development on greenfield sites. ++</p> <p>Option 3 – Applying a minimum density requirement for all development could have beneficial effects against this Objective, enabling reduced pressure on greenfield sites from development. This option may still allow the potential for increased densities to be achieved in more sustainable or accessible locations. ++</p>

Previously Developed Land Within Settlements		
20	To increase energy efficiency and the proportion of energy generated from renewable sources in the Borough	<p>Option 1 – This option is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 2 – Increasing density could increase the viability of energy efficiency measures as well as the potential for the generation of energy from low and zero carbon sources that could create benefits against this Objective. +</p> <p>Option 3 – Increasing density could increase the viability of energy efficiency measures as well as the potential for the generation of energy from low and zero carbon sources that could create benefits against this Objective. +</p>
21	To ensure high and stable levels of employment	<p>Option 1 – This option is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 2 – This option is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 3 – This option is unlikely to have an effect on the achievement of this Objective. 0</p>
22	To sustain economic growth and competitiveness of the Borough	<p>Option 1 – Using design policies to guide densities could help to increase the attractiveness of the Borough to investors, which could generate benefits against this Objective. +</p> <p>Option 2 – Ensuring higher densities of housing development close to areas of employment development could encourage economic growth as the sites may be more attractive to potential investors due to an increase in labour supply. +</p> <p>Option 3 – This option is unlikely to have an effect on the achievement of this Objective. 0</p>

Previously Developed Land Within Settlements		
23	To encourage 'smart' economic growth	<p>Option 1 – This option is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 2 – This option is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 3 – This option is unlikely to have an effect on the achievement of this Objective. 0</p>
24	To develop and maintain a skilled workforce by developing the opportunities for everyone to acquire the skills needed to find work	<p>Option 1 – This option is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 2 – This option is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 3 – This option is unlikely to have an effect on the achievement of this Objective. 0</p>
<p>Summary of Assessment</p> <p>It is recommended that a combination of all three options is carried forward to the preferred options stage, as all three options provide different opportunities for the development of housing land in the Borough. Option 1 will be important for development in all areas, as the benefits of higher densities may not be realised if development is not in-keeping with the character of a particular area as these areas could become less attractive to potential residents and investors. Option 2 will be important to ensure that the maximum potential of sites is realised, to reduce pressure on greenfield sites and ensure the greatest efficiencies in the use of natural resources. These two options should be combined with option 3, which will ensure that the development of other sites meets minimum criteria, allowing for slightly lower densities in suitable locations.</p>		

Table 43

Other Land within Defined Settlements
<p>Option 1 Reduce the amount of open space sought within new developments and promote the development of open space in built up areas.</p> <p>Option 2 Reduce the amount of open space sought within new developments but protect existing open spaces in built up areas.</p> <p>Option 3 Continue with our current standard of provision of open space and protect existing open spaces in built up areas.</p>

Other Land within Defined Settlements		
1	To meet local housing needs by ensuring that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	<p>Option 1 – This option could lead to the delivery of a greater amount of housing within settlements, a proportion of which is likely to be affordable. Therefore the option has the potential to contribute to achievements against this objective. ++</p> <p>Option 2 – This option could help to maximise the available land for development in terms of built capacity. This could lead to benefits against this objective, although the potential build capacity is likely to be lower compared to Option 1. +</p> <p>Option 3 – This option could limit the potential for new development to be constructed within settlements, which could reduce the potential of the plan to meet local housing needs. -</p>
2	To reduce the risk of flooding and harm to people, property and the environment	<p>Option 1 – Reducing the amount of open space sought as well as the promotion of development on open space could lead to an increase in flood risk through an increase in surface water run off from an increase in hardstanding as well as a reduced ability to mitigate the potential effects through sustainable means such as SUDS. --</p> <p>Option 2 – Reducing the amount of open space sought within new developments could reduce their potential to reduce surface water run off which could increase flood risk. -</p> <p>Option 3 – Continuing the current standard for the provision of open space could enable new developments to reduce flood risk through the integration of SUDS into greenspaces and networks. +</p>

Other Land within Defined Settlements

<p>3</p>	<p>To protect and enhance human health and wellbeing</p>	<p>Option 1 – Green open spaces and links can contribute to people’s health and well-being across the Borough. Reducing the amount of open space sought within new developments as well as the promotion of development on existing areas of open space could lead to cumulative and significant long term negative effects on human health for new and existing communities, through a loss of space for recreation, travel by walking and cycling and a potential deterioration in air quality. Further, the loss of greenspace could reduce a sense of wellbeing through a loss of green in the urban environment more generally. --</p> <p>Option 2 – Existing requirements for open space as part of new development amount to 4.3ha per 1,000 additional population. Reducing this requirement for new development could lead to a reduction in health and wellbeing for new communities as well as existing communities, as new development could create additional pressure on existing open spaces in built up areas. This could lead to negative effects in the long term. -</p> <p>Option 3 – Continuing with the current standard of open space provision alongside protecting existing open spaces in built up areas could have long term benefits for human health through the preservation and enhancement of open space that could be used for formal and informal recreation and physical activity, improving air quality, enhancing a sense of place, and offering opportunities for community interaction. ++</p>
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Other Land within Defined Settlements		
4	To reduce poverty and social exclusion	<p>Option 1 – Green open spaces and links can contribute to people’s health and well-being across the Borough which can help to reduce geographical inequalities. Reducing the amount of open space sought within new developments could lead to increases in social inequalities as some communities will have greater access to greenspace than others. -</p> <p>Option 2 –Reducing the requirement for open space in new development could lead to an increase in inequalities as new communities will have lower access to greenspace compared with existing communities resulting in significant negative effects against this objective. --</p> <p>Option 3 – Continuing with the current standard of open space provision alongside protecting existing open spaces in built up areas could have benefits for social equality through the retention of an equitable system of provision. ++</p>
5	To raise educational achievement levels	<p>Option 1 – This option is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 2 – This option is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 3 – This option is unlikely to have an effect on the achievement of this Objective. 0</p>
6	To reduce and prevent crime and the fear of crime	<p>Option 1 – A reduction in the amount of open space available in built up areas could decrease space available for formal and informal recreation which could increase negative effects against this objective as antisocial</p>

Other Land within Defined Settlements		
		<p>activity could result from a lack of 'things to do' amongst certain sectors of the community. --</p> <p>Option 2 – A reduction in the amount of open space available in built up areas could decrease space available for formal and informal recreation which could increase negative effects against this objective as antisocial activity could result from a lack of 'things to do' amongst certain sectors of the community. The retention of existing open spaces could lead to a lower significance of effect compared to Option 1. -</p> <p>Option 3 – The current standard of provision of open space for new development could help to maintain current levels of achievement against this objective. 0</p>
7	To create and sustain vibrant and locally distinctive communities	<p>Option 1 – A lower standard of open space within new developments as well as the loss of some existing open spaces could lead to negative effects against this objective as the open spaces are a key component of the local distinctiveness within BracknellForest. Further, the loss of open spaces could also lead to the lowering of the potential for community interaction through a reduction in shared space. This could lead to cumulative negative effects. --</p> <p>Option 2 – The effect against this objective is likely to be similar to option 1, although a lower significance is predicted as existing open spaces will be protected. -</p> <p>Option 3 – Continuing with existing standards is likely to enable a continued contribution to the creation of local</p>

Other Land within Defined Settlements		
		<p>distinctiveness and could lead to cumulative benefits for community cohesion through providing opportunities for community interaction. Benefits from open space for health and wellbeing are also likely to lead to benefits against this objective. ++</p>
8	To provide accessible essential services and facilities	<p>Option 1 – The option is likely to lead to a lowering in the provision of open space throughout the Borough thereby resulting in lower access to recreation facilities. --</p> <p>Option 2 – The option is likely to lead to a lowering in the provision of open space throughout the Borough thereby resulting in lower access to recreation facilities. The retention of existing open space provision could lower the significance of this effect as existing communities may not be affected. However, an increase in pressure on existing resources could lead to long term significant negative effects. --</p> <p>Option 3 – The maintenance of existing open space provision standards could lead to an enhancement in accessibility to open space for new as well as existing communities. +</p>
9	To make opportunities for culture, leisure and recreation readily accessible	<p>Option 1 – The option is likely to lead to a lowering in the provision of open space throughout the Borough thereby resulting in lower access to recreation facilities. --</p> <p>Option 2 – The option is likely to lead to a lowering in the provision of open space throughout the Borough thereby resulting in lower access to recreation facilities. The retention of existing open space provision</p>

Other Land within Defined Settlements		
		<p>could lower the significance of this effect as existing communities may not be affected. However, an increase in pressure on existing resources could lead to long term significant negative effects. --</p> <p>Option 3 – The maintenance of existing open space provision standards could lead to an enhancement in accessibility to recreational facilities for new as well as existing communities. +</p>
10	To encourage urban renaissance by improving efficiency in land use, design and layout. This includes making best use of previously developed land in meeting future development needs	<p>Option 1 – The option would lead to the loss of greenfield land would be considered to have a negative effect against this objective. --</p> <p>Option 2 – The option would lead to the loss of greenfield land would be considered to have a negative effect against this objective. --</p> <p>Option 3 – This option is unlikely to have an effect on the achievement of this Objective. 0</p>
11	To maintain air quality and improve where possible	<p>Option 1 – The loss of greenspace within the urban environment could discourage people from walking and cycling as a form of transport as well as encouraging people to travel to use alternative recreation facilities. Cumulative effects could be experienced through an increase in pollutants coupled with a loss of pollution sequestration potential provided by vegetation. --</p> <p>Option 2 – Effects are likely to be similar to Option 1, although could be less significant as existing provision will be retained. -</p>

Other Land within Defined Settlements		
		Option 3 – Continuing with the current standard for provision of open space could lead to long term benefits through a potential for increasing walking and cycling routes as part of green infrastructure and a potential for increasing the use of vegetation for pollution sequestration. ++
12	To address the causes of climate change through reducing emissions of greenhouse gases, and ensure Bracknell Forest is prepared for associated impacts	<p>Option 1 – The loss of greenspace within the urban environment could discourage people from walking and cycling as a form of transport as well as encouraging people to travel to use alternative recreation facilities. Cumulative effects could be experienced through an increase in pollutants coupled with a loss of pollution sequestration potential provided by vegetation. --</p> <p>Option 2 – Effects are likely to be similar to Option 1, although could be less significant as existing provision will be retained. -</p> <p>Option 3 – Continuing with the current standard for provision of open space could lead to long term benefits through a potential for increasing walking and cycling routes as part of green infrastructure and a potential for increasing the use of vegetation for pollution sequestration. ++</p>
13	To conserve and enhance the Borough's biodiversity	Option 1 – Green open spaces and links support biodiversity within the Borough. The loss of this space through their development could lead to negative long term effects for biodiversity. The reduction in requirements for open space provision from new development will reduce the potential for enhancing biodiversity. --

Other Land within Defined Settlements		
		<p>Option 2 – Effects are likely to be similar to Option 1, although could be less significant as existing provision will be retained. -</p> <p>Option 3 – Continuing with the current standard for provision of open space could lead to long term benefits through increasing the potential for green infrastructure. ++</p>
14	To protect and enhance where possible the Borough's characteristic countryside and its historic environment in urban and rural areas.	<p>Option 1 – A lower standard of open space within new developments as well as the loss of some existing open spaces could lead to negative effects against this objective as the open spaces are a key component of the local distinctiveness within BracknellForest. --</p> <p>Option 2 – The effect against this objective is likely to be similar to option 1, although a lower significance is predicted as existing open spaces will be protected. -</p> <p>Option 3 – Continuing with existing standards is likely to enable a continued contribution to the creation of local distinctiveness. ++</p>
15	To improve travel choice and accessibility, reduce the need to travel by car and shorten the length and duration of journeys	<p>Option 1 – The loss of greenspace within the urban environment could discourage people from walking and cycling as a form of transport as well as encouraging people to travel to use alternative recreation facilities. -</p> <p>Option 2 – Effects are likely to be similar to Option 1, although could be less significant as existing provision will be retained. -</p>

Other Land within Defined Settlements		
		Option 3 – Continuing with the current standard for provision of open space could lead to long term benefits through a potential for increasing walking and cycling routes as part of green infrastructure. +
16	To sustainably use and re-use both renewable and non-renewable resources	<p>Option 1 – This option is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 2 – This option is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 3 – This option is unlikely to have an effect on the achievement of this Objective. 0</p>
17	To address the waste hierarchy by: minimising waste as a priority, reuse, then recycling, composting or energy recovery	<p>Option 1 – This option is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 2 – This option is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 3 – This option is unlikely to have an effect on the achievement of this Objective. 0</p>
18	To maintain and improve water quality in the Borough's watercourses and to achieve sustainable water resource management	<p>Option 1 – Reducing the amount of open space sought as well as the promotion of development on open space could lead to an increase in surface water runoff from an increase in hardstanding as well as a reduced ability to mitigate effects through SUDS. This could increase run off from pollutants that could enter watercourses. However, this effect is likely to be minimised through EA requirements. -</p> <p>Option 2 – Reducing the amount of open space sought within new developments could reduce their potential to reduce surface water runoff which could increase run off from pollutants that could enter watercourses. However,</p>

Other Land within Defined Settlements		
		<p>this effect is likely to be minimised through EA requirements. -</p> <p>Option 3 – Continuing the current standard for the provision of open space could enable new developments to improve water quality through the integration of SUDS into greenspaces and networks. +</p>
19	To maintain and improve soil quality	<p>Option 1 – The option would lead to the loss of greenfield land would be considered to have a negative effect against this objective. --</p> <p>Option 2 – The option would lead to the loss of greenfield land would be considered to have a negative effect against this objective. --</p> <p>Option 3 – This option is unlikely to have an effect on the achievement of this Objective. 0</p>
20	To increase energy efficiency and the proportion of energy generated from renewable sources in the Borough	<p>Option 1 – This option is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 2 – This option is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 3 – This option is unlikely to have an effect on the achievement of this Objective. 0</p>
21	To ensure high and stable levels of employment	<p>Option 1 – This option is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 2 – This option is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 3 – This option is unlikely to have an effect on the achievement of this Objective. 0</p>

Other Land within Defined Settlements		
22	To sustain economic growth and competitiveness of the Borough	<p>Option 1 – The loss of open space to built development alongside the lowering of standards for its provision could lead to a loss of local distinctiveness and a resulting lowering in attractiveness of the area to investors in the medium to long term. --</p> <p>Option 2 – Effects are likely to be similar to Option 1, although could be less significant as existing provision will be retained. -</p> <p>Option 3 – The continuation of requiring high standards of open space and protecting existing open spaces in built up areas could enhance the attractiveness of the Borough over time which could lead to sustainable economic growth. +</p>
23	To encourage 'smart' economic growth	<p>Option 1 – This option is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 2 – This option is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 3 – This option is unlikely to have an effect on the achievement of this Objective. 0</p>
24	To develop and maintain a skilled workforce by developing the opportunities for everyone to acquire the skills needed to find work	<p>Option 1 – This option is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 2 – This option is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 3 – This option is unlikely to have an effect on the achievement of this Objective. 0</p>
Summary of Assessment		

Other Land within Defined Settlements

It is suggested that Option 3 provides the most sustainable option of the 3 presented in the SADPD. Green and open space can form an important function for a large proportion of the SA Objectives, including objectives seeking to enhance air quality, adapt to the effects of climate change, increase social and geographical equality, enhance biodiversity, improve human health and wellbeing, promote community cohesion and promote sustainable economic growth. Option 1 is considered to therefore be the least sustainable objective, as it is likely to lead to a loss of existing greenspace and lead to the creation of communities with a lower provision. Option 2 is also predicted to have negative effects against a number of the SA Objectives, although the significance of these is lower compared with Option 1, as existing areas of open space would be retained. If this option is to be carried forward, it is suggested that the requirements for open space provision be in conformity with Natural England's Access to Natural Greenspace Standards (ANGSt).⁽²⁾

Table 0.16 – Broad Areas

Table 44

Broad Areas - Strategic Options

Option 1 - Concentrate new housing development within a planned arc of development to the north of Bracknell based on locations 4, 5 and 6 in Appendix 6 of the Participation document and the major development areas identified in the Core Strategy.

Option 2 - Spread development more evenly across the Borough with priorities based on the relative merits of individual sites.

1	To meet local housing needs by ensuring that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	<p>Option 1 – A combination of sites 4, 5 and 6 could result in the development of between 4200 and 4900 dwellings in total which could meet the needs of the community in terms of housing. The Initial SA of the Broad Areas highlights that there does not appear to be any site constraints that would preclude a full contribution to housing needs on these sites. Therefore significant positive effects are predicted. ++</p> <p>Option 2 – Spreading development more evenly across the Borough could reduce the potential to deliver housing to meet local needs as some sites, such as Broad Area 2, could have increased costs associated with environmental constraints that could reduce the potential for the delivery of affordable</p>
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² These standards recommend that people living in towns and cities should have: An accessible natural greenspace of at least 2 hectares in size, no more than 300 metres (5 minutes walk) from home; At least one accessible 20 hectare site within two kilometres of home; One accessible 100 hectare site within five kilometres of home; One accessible 500 hectare site within ten kilometres of home; and One hectare of statutory Local Nature Reserves per thousand population. <http://www.naturalengland.org.uk/ourwork/enjoying/places/greenspace/greenspacestandards.aspx>

Broad Areas - Strategic Options		
		housing. However, an overall increase in the provision of housing to meet local needs is likely to result from this option. +
2	To reduce the risk of flooding and harm to people, property and the environment	<p>Option 1 – There are areas within what is called the ‘Northern Arc’ that fall within existing flood plains (Zones 2 and 3). However, when looking at a comprehensive development of the scale put forward, areas prone to flooding could be designed into the overall master planning as providing areas of open space either to mitigate effects on the SPA through creating areas for recreation. Significant surface water drainage would have to be designed into the scheme using SUDS. The large scale comprehensive approach to developing the ‘Northern Arc’ would allow for the development to minimise potentially negative effects through reducing the risk of flooding and harm to people, property and the environment. -</p> <p>Option 2 – Collectively this approach to spread development out around the Borough would not necessarily have an adverse effect upon the Objective. However it would not provide one collective approach to dealing with any flood issues. Therefore this approach is considered not to have a significant effect upon this Objective to reduce the likelihood of flooding. 0</p>
3	To protect and enhance human health and wellbeing	Option 1 – There is a doctor’s surgery in Binfield at the north western end of the Arc and one at the south eastern end of the Arc. No hospital but bus links to WexhamPark, Surrey.

Broad Areas - Strategic Options

		<p>A comprehensive development such as the 'Northern Arc' would need additional doctor surgeries and dentists to accommodate the increase in provisions. A development of this size may provide an opportunity to design in these key facilities that could provide improved facilities for the existing residents. The comprehensive development of the 'Northern Arc' would also provide an opportunity to open up and maintain suitable recreational space. However, the development of Broad Area 5 may lead to the loss of a large area of OSPV which could lead to negative effects against this objective. Therefore this approach is considered to have a positive effect upon the Objective to protect and enhance human health and wellbeing. +/-</p> <p>Option 2 – Sporadic development around the Borough could put added pressure on existing health and recreational facilities and would not necessarily provide the foundation for new and improved facilities. Therefore this option is considered to have a negative effect upon the Objective to protect and enhance human health and wellbeing, especially when the numbers proposed are considered. -</p>
4	To reduce poverty and social exclusion	<p>Option 1 – Broad Area 5 is adjacent to the ward of Priestwood and Garth, which suffers from the highest levels of deprivation in the Borough. Concentrating development in these locations could help to improve the vitality and viability of the area and enable the consolidation of existing and provision of new local services that could have a positive effect</p>

Broad Areas - Strategic Options		
		<p>for new as well as existing communities particularly in the medium to long terms. ++</p> <p>Option 2 – Spreading development more evenly across the Borough may lead to the maintenance of existing levels of deprivation that could have negative long term effects as inequalities could become exacerbated through a focus of development in other areas. -</p>
5	To raise educational achievement levels	<p>Option 1 – The 3 Broad Areas that would become part of the area of planned development under this Option could experience positive effects against this Objective through the potential for requirements for contributions to education provision. All areas have an identified deficiency in capacity for secondary education provision at GarthCollege. It is likely that increased primary provision will also be required. This could lead to the provision of modern school facilities that could generate long term benefits for education. ++</p> <p>Option 2 – Spreading development more evenly across the Borough could reduce the potential for requirements for contributions for education through the development of smaller and potentially less viable sites. This could lead to a long term negative effect against this Objective, as increased populations could place pressure on existing facilities. -</p>
6	To reduce and prevent crime and the fear of crime	<p>Option 1 – This option is unlikely to have an effect on the achievement of this Objective. 0</p> <p>Option 2 – This option is unlikely to have an effect on the achievement of this Objective. 0</p>

Broad Areas - Strategic Options		
7	To create and sustain vibrant and locally distinctive communities	<p>Option 1 – Development of these sites could make a positive contribution to creating sustainable communities through an increased likelihood of the potential for contributions to local services and facilities. This could help to reduce the potential for pressure on existing services and facilities as well as reduce the need to travel for new communities. Effects could also include an improved integration within existing communities through the potential for the consolidation of existing services and facilities through planning contributions. ++</p> <p>Option 2 – Spreading development more evenly across the Borough could have benefits for sustainable communities as development may be more easily integrated into existing communities. However, this type of development could lead to the reduced viability of sites to contribute to the enhancement of services and facilities that could lead to increased pressure on existing provision. This could lead to negative effects against this Objective. +/-</p>
8	To provide accessible essential services and facilities	<p>Option 1 – Development of these sites could make a positive contribution to this Objective through an increased likelihood of the potential for contributions to local services and facilities. This could help to reduce the potential for pressure on existing services and facilities as well as reduce the need to travel for new communities. +</p> <p>Option 2 – This type of development could lead to the reduced viability of sites to contribute to the enhancement of services and facilities that could lead to increased pressure</p>

Broad Areas - Strategic Options		
		on existing provision. This could lead to negative effects against this Objective. -
9	To make opportunities for culture, leisure and recreation readily accessible	<p>Option 1 – Development of these sites could make a positive contribution to this Objective through an increased likelihood of the potential for contributions to culture, leisure and recreational opportunities. This could help to reduce the potential for pressure on existing provision. +</p> <p>Option 2 – This type of development could lead to the reduced viability of sites to contribute to the enhancement of culture, leisure and recreational opportunities that could lead to increased pressure on existing provision. This could lead to negative effects against this Objective. -</p>
10	To encourage urban renaissance by improving efficiency in land use, design and layout. This includes making best use of previously developed land in meeting future development needs	<p>Option 1 – Broad Areas 4, 5 and 6 are all greenfield sites which are not likely to contribute to the achievement of this Objective. However, developing the area holistically could lead to the improvement in the efficient use of land through enabling more effective planned layouts to reduce the potential for negative effects. This could therefore lead to some benefits against this Objective. +/-</p> <p>Option 2 – Spreading development more evenly across the Borough could lead to benefits against this Objective as the use of available previously developed sites could be maximised. However, lower scale development could lead to lowered efficiency in the use of land, for example through the potential for energy efficiency. +/-</p>

Broad Areas - Strategic Options		
11	To maintain air quality and improve where possible	<p>Option 1 – Development of these sites could make a positive contribution to air quality through an increased likelihood of the potential for contributions to local services and facilities. This could help to reduce the potential for pressure on existing services and facilities as well as reduce the need to travel for new communities. This could reduce traffic growth with indirect benefits for air quality in the long term. +</p> <p>Option 2 – Spreading development more evenly across the Borough could have negative effects against this Objective. The development of smaller settlements may reduce the viability of the provision of public transport facilities and other services and facilities that could reduce the need to travel, which could increase the reliance on the private car for new communities. -</p>
12	To address the causes of climate change through reducing emissions of greenhouse gases, and ensure Bracknell Forest is prepared for associated impacts	<p>Option 1 – Development of these sites could make a positive contribution to reducing emissions from transport through an increased likelihood of the potential for contributions to local services and facilities. This could help to reduce the potential for pressure on existing services and facilities as well as reduce the need to travel for new communities. This could reduce traffic growth with indirect benefits for GHG emissions. Taking a more holistic view of development through this option could also increase the potential for the creation of efficiencies in terms of built design, which could improve the potential for increased energy efficiency and the generation and use of energy from low and zero carbon sources. However, the sites are</p>

Broad Areas - Strategic Options

		<p>all greenfield, which could increase the risks of and from flooding although a comprehensive design scheme could integrate the sites into the surrounding landscapes through the use of green infrastructure that could incorporate SUDS to reduce this effect. +/-</p> <p>Option 2 – Spreading development more evenly across the Borough could have negative effects against this Objective. The development of smaller settlements may reduce the viability of the provision of public transport facilities and other services and facilities that could reduce the need to travel, which could increase the reliance on the private car for new communities. More sporadic development could also reduce the potential for efficiencies in built development to reduce energy use which could increase emissions from buildings. However, smaller scale development could reduce the potential for an increase in flood risk through a potential for reduced areas of hardstanding and the ability to avoid areas of flood risk more effectively. +/-</p>
13	To conserve and enhance the Borough's biodiversity	<p>Option 1 – Mitigation to reduce the effects of development on the SPA would be required through the development of these sites. The sites are all greenfield, which could lead to the loss of local biodiversity assets. Development of the site could lead to a significant increase in recreation which could lead to negative effects on the SPA. Negative effects may also result from ancient woodland and Local Wildlife Sites (LWS) present on site 4; and LWSs adjacent to site 5. However, the planned nature of</p>

Broad Areas - Strategic Options		
		<p>the development could ensure that sufficient mitigation is provided within the development to reduce the significance of effects. -</p> <p>Option 2 – Spreading development more evenly across the Borough could have negative effects against this Objective. The development of smaller settlements may reduce the potential for integrating sufficient recreational provision within new settlements to mitigate potential negative effects on the SPA. --</p>
14	To protect and enhance where possible the Borough's characteristic countryside and its historic environment in urban and rural areas.	<p>Option 1 – Significant landscape constraints are identified for the three Broad Areas identified for development through this Option. Therefore development could potentially lead to significant negative effects against this Objective. --</p> <p>Option 2 – The spreading of development more evenly across the Borough could have reduced effects against this objective as the cumulative impact of development on countryside assets may be lower compared with the effect of the planned arc of development under Option 1. -</p>
15	To improve travel choice and accessibility, reduce the need to travel by car and shorten the length and duration of journeys	<p>Option 1 – Development of these sites could make a positive contribution to reducing emissions from transport through an increased likelihood of the potential for contributions to local services and facilities. This could help to reduce the potential for pressure on existing services and facilities as well as reduce the need to travel for new communities. The 3 Broad Areas under consideration already have good public transport links</p>

Broad Areas - Strategic Options		
		<p>that could be built upon to generate significant benefits against this Objective. ++</p> <p>Option 2 – Spreading development more evenly across the Borough could have negative effects against this Objective. The development of smaller settlements may reduce the viability of the provision of public transport facilities and other services and facilities that could reduce the need to travel, which could increase the reliance on the private car for new communities. -</p>
16	To sustainably use and re-use both renewable and non-renewable resources	<p>Option 1 – The 3 Broad Areas under consideration all include mineral consultation zones. Development could potentially lead to the sterilisation of mineral resources, which could reduce the potential for the use of locally available minerals in development. -</p> <p>Option 2 – This option is unlikely to have an effect on the achievement of this Objective. 0</p>
17	To address the waste hierarchy by: minimising waste as a priority, reuse, then recycling, composting or energy recovery	<p>Option 1 – Development of the sites in a planned arc could increase the potential for efficiencies in sustainable waste management that could lead to benefits against this Objective. +</p> <p>Option 2 – This option is unlikely to have an effect on the achievement of this Objective. 0</p>
18	To maintain and improve water quality in the Borough's watercourses and to achieve sustainable water resource management	<p>Option 1 – All new development will be required to ensure that effects on water quality are minimised. Therefore there are no predicted differences between the two options as presented. 0</p>

Broad Areas - Strategic Options		
		Option 2 – All new development will be required to ensure that effects on water quality are minimised. Therefore there are no predicted differences between the two options as presented. 0
19	To maintain and improve soil quality	<p>Option 1 – Development will lead to the potential for large scale loss of soil quality through the development of greenfield sites. Therefore significant negative effects are predicted. --</p> <p>Option 2 – Development could have reduced effects compared with Option 1, as sites to be developed may be smaller and therefore reduce the loss of soil quality in particular locations. The Option also allows flexibility in the potential for the development of previously developed sites should they become available. -</p>
20	To increase energy efficiency and the proportion of energy generated from renewable sources in the Borough	<p>Option 1 –Taking a more holistic view of development through this option could also increase the potential for the creation of efficiencies in terms of built design, which could improve the potential for increased energy efficiency and the generation and use of energy from low and zero carbon sources. +</p> <p>Option 2 –More sporadic development could also reduce the potential for efficiencies in built development to reduce energy use which could increase emissions from buildings. -</p>
21	To ensure high and stable levels of employment	Option 1 – Employment is available within proximity to the sites to be developed and sites could contribute to increasing employment within developments. This could help to maintain levels of employment within new communities. +

Broad Areas - Strategic Options		
		Option 2 – It is likely that sites will have access to employment opportunities within the local area, which could help to maintain levels of employment within new communities. +
22	To sustain economic growth and competitiveness of the Borough	<p>Option 1 – The sites as development could incorporate the provision of some commercial and industrial uses which could help to contribute to economic growth. However, the type of development proposed could dictate whether or not this would be considered sustainable. +</p> <p>Option 2 – It is less likely that sites provided in a less comprehensive manner would provide significant amounts of development that could contribute to the development of the local economy. 0</p>
23	To encourage 'smart' economic growth	<p>Option 1 – The development of new sites for economic growth is not considered to contribute to this Objective, as the principles of 'smart' economic growth include reducing the amount of land required. -</p> <p>Option 2 – This option is unlikely to have an effect on the achievement of this Objective. 0</p>
24	To develop and maintain a skilled workforce by developing the opportunities for everyone to acquire the skills needed to find work	<p>Option 1 – Development of the site could include a requirement for the provision of education to meet the needs of all sectors of the community. This could lead to some benefits against this Objective. +</p> <p>Option 2 – This option is unlikely to have an effect on the achievement of this Objective. 0</p>
Summary of Assessment		

Broad Areas - Strategic Options

The SA of the Strategic Options for the development of the Broad Areas has highlighted the potential for a greater number of significant positive effects against Option 1 compared with Option 2. The cumulative benefits of Option 1 could enable the achievement of significant benefits against SA Objectives seeking to meet local housing needs; reduce poverty and exclusion; raise educational achievement; create vibrant communities; and improve travel choice and accessibility. The 3 Broad Areas under consideration already have good public transport links that could be improved upon, taking advantage of the potential for improved viability. Development of these sites could make a positive contribution to creating sustainable communities through an increased likelihood of the potential for contributions to local services and facilities. This could help to reduce the potential for pressure on existing services and facilities as well as reduce the need to travel for new communities. Effects could also include an improved integration within existing communities through the potential for the consolidation of existing services and facilities through planning contributions. Taking a more holistic view of development through this option could also increase the potential for the creation of efficiencies in terms of built design, which could improve the potential for increased energy efficiency and the generation and use of energy from low and zero carbon sources. However, the sites do include some environmental constraints and would lead to the development of greenfield land. It is regarded that mitigation could be possible through masterplanning, if considered from the outset. This could include the comprehensive use of green infrastructure⁽³⁾.

3 Green infrastructure is the physical environment within and between our cities, towns and villages. It is a network of multifunctional open spaces, including formal parks, gardens, woodlands, green corridors, waterways, street trees and open countryside. It comprises all environmental resources, and thus a green infrastructure approach also contributes towards sustainable resource management. Davies et al (n.d.), Green Infrastructure Planning Guide Version 1.1, [online] available: http://www.greeninfrastructure.eu/images/GREEN_INFRASTRUCTURE_PLANNING_GUIDE.pdf

Appendix 7: Appraisal of Urban Extensions - Preferred Options Stage

Appendix 7: Appraisal of Urban Extensions - Preferred Options Stage

Policy SA4- Land At Broadmoor, Crowthorne

Table 45

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
1	Housing needs	+	<p>Comments:</p> <p>Could provide 278 homes on the Broad Area (less than previous option). A number can be affordable.</p> <p>Not included within the Broad Area:-</p> <ul style="list-style-type: none"> • 100 Cricketfield Grove [SHLAA Ref 76] • 20 School Hill [SHLAA Ref 113] <p>Limited number of housing is reflected in the single +</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Med/Long term.</p>	<p>Housing need according to SHMA is to provide affordable housing. The highest need is for social rented accommodation. However development needs to look at providing accommodation for an ageing population.</p> <p>Please note Listed Buildings and Historic Park and Gardens would limit space available.</p> <p>According to the draft Infrastructure Development Plan the following utilities infrastructure would have to be considered:-</p> <p>National Grid high voltage overhead lines cross this site. This constraint must be assessed.</p> <p>Electricity Distribution – potential requirement for upgrades to existing 11KV infrastructure</p> <p>Gas Distribution – potential requirement for upgrades to gas infrastructure</p> <p>Telecoms:</p> <p>No identified infrastructure requirements at present (to be reviewed with BT as sites are selected)</p>

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
2	Flooding	0	<p>Site does not lie within a strategic flood zone.</p> <p>Not located within a Flood Zone 2 or 3.</p> <p>Design of the development would have to take into account SUDs and provide suitable surface and foul water drainage.</p>	<p>EA: Housing density may need to be increased to greater than 40 dph to accommodate suitable drainage.</p> <p>IDP:</p> <p>No identified requirements at present. EA identifies risk of surface water flooding effecting this site with risk of increased surface water runoff effecting Sandhurst (Development is up stream of Sandhurst). Surface water management schemes, including SUDS, will need to be devised.</p> <p>Area in the south contains watercourses. This area should be left open from development.</p> <p>SA must consider surface water flooding.</p>
3	Health	I	<p>Reasonable access to health provisions. (1.5km) However Improved local health care is required. (IDP)</p> <p>The ward is considered to be one of the most health deprived in the borough. (IMD data).</p> <p>Unclear at this stage how improved health provisions can be provided.</p>	<p>IDP:</p> <p>Possible extension to existing facility or relocation.</p> <p>Capacity of health provisions needs to be better understood.</p>
4	Poverty & exclusion	I	<p>The ward is considered to be one of the most health deprived in the borough. (IMD data)</p> <p>As above it is unclear how this could be addressed through the provision of improved local health care.</p>	
5	Education	+	<p>Expansion of Wildmoor Heath Primary to a 2 form entry primary school needed.</p> <p>Expansion of Edgebarrow School by 1 form of entry needed.</p>	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<p>School places plan suggests that there is a limited surplus at Wildmoor Heath of 15% 2014 and 18% at Edgbarrow School 2014.</p> <p>Confirmation that the financial contributions will be provided towards primary school and secondary school places. Therefore this option seeks to meet with the educational requirements.</p> <p>Therefore this option is considered to score positively.</p> <p>Likelihood of effect: Possible</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Med/Long term.</p>	
6	Crime	0	<p>IMD data does not identify any issues at this location.</p> <p>Development could design out crime from the outset.</p> <p>Therefore overall development would be able to design out crime from the outset and accommodate the proposed development.</p>	<p>IDP:</p> <p>Possible improvements to local police facilities and/or additional manpower.</p>
7	Community	+	<p>This option provides confirmation that housing will be located close to existing residential areas. Large areas of public open space and SANG provide a buffer that is considered to retain the distinctiveness of the existing community.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Local to the site.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	<p>IDP:</p> <p>Enhance existing community facility at the Morgan Centre, in Crowthorne Village.</p> <p>Any new local centres would be limited to the west side of the hospital site so that they can link in with existing communities.</p>

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
8	Accessible services	+	<p>Comments:</p> <p>Accessibility to essential services is good for example schools and shops.</p> <p>Accessibility to Local Centre is relatively good.</p> <p>Non- Car mode access to Town Centre is considered poor.</p> <p>Accessibility to Railway Station is considered limited as there is no bus service to the station.</p> <p>Accessibility to long distance bus routes is considered poor.</p> <p>The preferred option provides the following improvements:-</p> <ul style="list-style-type: none"> • Highway capacity improvements • Signalisation • Footway/Cyleway with toucan crossing to Owlsmoor. • Improved bus links • Pedestrian and cycle to Upper Broadmoor Road. <p>These improvements seek to encourage sustainable transport links in and out of the site. Therefore this option is considered to score positively.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough Wide/Wokingham Borough</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	<p>IDP:</p> <p>Road Network</p> <ul style="list-style-type: none"> • Capacity improvements to Upper and Lower Broadmoor Rd linking development to services with High Street • Possible Link onto A3095 Foresters Way • Capacity Improvements to junction with A3095 Fortesters way and B3430 Nine Mile Ride • Capacity Improvements to Junction with B3348 Bracknell Road and Old Wokingham Road • Possible improvements to Crowthorne High Street <p>Improvements to:</p> <ul style="list-style-type: none"> • M4 - junct. 10 • M3 - junct. 3 <p>[indicative – Highways Agency]</p> <p>Modelling studies to identify potential cumulative impacts of Broad Areas 2, 3, 6, 7, and 8 on the SRN</p> <p>Modelling studies to identify potential cumulative impacts of Broad Areas 2, 3, 6, 7, and 8 on the SRN</p> <p>Public Transport:</p> <ul style="list-style-type: none"> • Future Bus access - Direct Links to and from Town Centre and linking into the wider area (existing) and also the future development in area (north of N Bracknell etc). • Sustainable efficient routes for the larger area with maximisation of accessibility to routes –

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
				<p>especially for sustainable / denser development.</p> <ul style="list-style-type: none"> • Reinvestigate potential links and opening up of closed off roads for bus only to maximise bus accessibility • All properties within 400m walking distance of Bus stops • Bus infrastructure improvements (real time passenger information, Kassel kerbs, shelters, etc.) <p>Footpath/Cycle way:</p> <ul style="list-style-type: none"> • Converting South Rd to footway/cycletrack and connecting to Owlsmoor via Toucan Crossing connecting to the existing network • Improvements to B3348 Bracknell Road and Foresters Way • Improvements to Lower Broadmoor Rd linking the development to improved facilities(cycle parking etc) within the High Street • Further Improvements within the area linking the site to the existing network <p>Community Services:</p> <ul style="list-style-type: none"> • Additional vehicles and drivers should there be an increase in demand. <p>Fire/Rescue:</p> <p>Development would place additional pressure on the retained service at Crowthorne. Unless residential sprinklers are installed in the new development, it may be necessary for Crowthorne to be upgraded.</p>

	SA Objective	Assessment of effect	Commentary	Optimising/ mitigating
9	Culture, leisure, recreation	++	<p>Good links with existing publically accessible recreational sites in the borough.</p> <p>Abuts SPA and Open Space of Public Value although the SPA site would have limited use.</p> <p>Abundant open space on the site that can be accommodated, although they are designated as historic gardens.</p> <p>Rights of Way:</p> <p>Three Castles Path (also Ramblers route) passes through site.</p> <p>Site contains a grade II listed building. This could be retained as a result of the development.</p> <p>Development could open up the historic buildings and gardens to the public. Cultural and historic benefit.</p> <p>This option seek to enhance the existing Public Rights of Way, designate a 4.5ha area of open space and provide a conservation management plan maintaining the heritage of the site.</p> <p>These objectives along with the sites proximity to existing recreational and cultural sites provide a significant positive score against this SA objective.</p> <p>Likelihood of effect: Possible</p> <p>Spatial Scale: Local to the site.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	<p>IDP:</p> <p>Improvements to local built sports facilities within the local area.</p> <p>Open Space:</p> <ul style="list-style-type: none"> • Open space provision to reduce reliance / impact on SPA • Connect and add to accessible urban woodlands • Play and youth provision to be increased • Need for allotments • Safeguard / mitigate sports pitches <p>Opportunities should be sought for:</p> <ul style="list-style-type: none"> • Raising quality of existing green spaces • Creating new links between and extensions of existing green spaces • Identifying and providing new larger recreational open spaces <p>At a general level, demand for sports pitches is greater than current supply and so additional population levels will require relatively higher increases in provision.</p> <p>Crowthorne FP8 (Sandhurst FP21 for part). This should be protected.</p> <p>Opportunities should be sought to connect to Crowthorne village and attract people away from the Thames Basin Heath SPA.</p>

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
10	Urban renaissance	+	<p>This option confirms that the Listed Building is to be retained and that the use as a hospital would remain. This is a positive aspect of Urban Renaissance.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Local to the site.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
11	Air quality	?	<p>There are no Air Quality Management Areas in the vicinity of the site.</p> <p>The Council is currently investigating potential AQMA designations. Therefore this issue should be looked at further.</p>	<p>There is an AQMA planned for High Street Crowthorne. This has not been given the go ahead by DEFRA as yet. However the significance of its location needs to be taken into account when considering this site.</p>
12	Climate change	+	<p>This option seeks to improve sustainable transport links by implementing the following:-</p> <ul style="list-style-type: none"> • Footway/Cyleway with toucan crossing to Owlsmoor. • Improved bus links • Pedestrian and cycle to Upper Broadmoor Road. <p>This option is considered to have a positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough Wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Long term.</p>	<p>Any development would have to be designed so as it reduce its carbon dioxide emissions and meet with the requirements of COSH and BREEAM.</p>
13	Biodiversity	--	<ul style="list-style-type: none"> • Ecologically diverse site including features that may be of county and national importance. (Survey information has identified a 	<p>Council's Biodiversity Officer suggestions:-</p> <ul style="list-style-type: none"> • Large SANG required to divert visitors from SPA

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<p>pond that supports up to 20 species of dragonfly which would make it qualify for SSSI and other areas of the site would qualify for LWS due to reptiles.)</p> <ul style="list-style-type: none"> • Within 400m of SPA. Residential development within this area not acceptable. • Within Thames Basin Heaths. • Biodiversity Opportunity Area <p>This option provides confirmation that a bespoke SANG will be provided on site to mitigate against the impact of residential development on the Thames Basin Heath. No residential development will be provided within the 400m SPA Buffer.</p> <p>However there is no confirmation that the sites important habitat won't be harmed in anyway.</p> <p>Therefore as considered at the Issues and Options stage this option has the potential to have a significant negative impact upon this biodiversity SA objective (--). The definition of this provided by the Council's Biodiversity Officer is 'Loss of Species or habitats of high/County value or higher.'</p> <p>Likelihood of effect: Possible</p> <p>Spatial Scale: Local to the site.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Shor/Med/Long term.</p>	<ul style="list-style-type: none"> • Creation of habitats of county importance within the BOA • Proposed area of habitat with limited public access • Access routes to SPA will need to be carefully controlled • Creation of ecologically functioning green infrastructure <p>IDP:</p> <p>SANGs provision will need to be exceptional in order to avoid increased recreational pressure on the SPA.</p> <p>In particular, access routes into Wildmoor Heath will need to carefully designed and managed.</p> <p>An area of land to the south of the site may need to be excluded from public access and would provide ideal ecological mitigation for sensitive species.</p> <p>Provision of SANGs should not prevent the restoration of appropriate heathland habitats.</p> <p>To reflect the range of habitats on the site and the ecologically important setting of the development, an exceptional level of biodiversity provision will be required.</p> <p>The site will be expected to contribute towards the Thames Basin Heaths BOA habitat targets: recreation of lowland heath, lowland acid grassland and maintain existing wetland habitats including fen and mesotrophic standing water.</p>

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
				<p>An area of land to the south of the site may need to be excluded from public access and would provide ideal ecological mitigation for sensitive species.</p> <p>Public access to habitats supporting schedule 1 birds (particularly ground nesting species) should be carefully controlled or avoided.</p> <p>Reference needs to be made to the ecological features on site and how they will be written into the design of the development.</p>
14	Countryside & historic	+/-	<ul style="list-style-type: none"> Listed Buildings (Broadmoor Estate) and Historic Gardens present on site. Located within Crowthorne Study area, Area D (CA SPD) Scheduled Ancient Monument (SAM), an exploded Napoleonic debout, situated 120m north of the site. High potential for archeological finds. <p>This option seeks to provide a conservation management plan for safeguarding and maintaining the site's historic heritage assets. However it is unclear at this stage how this will be achieved.</p> <p>The option also seeks to re-provide Open Space of Public Value lost through development.</p> <p>Both these objectives are considered to have a positive effect upon the SA objective. However without the details present demonstrating that no harm will come to the historic heritage of the site there is likely to be both positive and negative impacts.</p> <p>Likelihood of effect: Likely</p>	<ul style="list-style-type: none"> Trees to be conserved Historic Gardens to be conserved. Maintain character of rural roads. <p>Retain contrast in character with higher density town centre. (CA SPD)</p> <p>IDP:</p> <p>Contributions towards the protection of historic assets in the built and natural environment.</p> <p>Archaeology:</p> <p>It is recommended therefore that a programme of assessment and evaluation be undertaken prior to detailed development proposal being drawn up, in order that any highly significant remains can be preserved in situ (through redesign and engineering solutions). Intensive fieldwork is likely to be needed prior to the submission of any planning application for this site to inform development proposals. Depending on the results of this</p>

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<p>Spatial Scale: Local to the site.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	investigation, further work may be required to ensure that the impact on archaeology can be mitigated satisfactorily.
15	Travel choice	+	<ul style="list-style-type: none"> The site is poorly served by public transport. Investment in a cycle path network required. Non- Car mode access to Bracknell Town Centre is considered poor. Accessibility to Railway Station is considered limited as there is no bus service to the station. <p>The preferred option provides the following improvements:-</p> <ul style="list-style-type: none"> Highway capacity improvements Signalisation Footway/Cyleway with toucan crossing to Owlsmoor. Improved bus links Pedestrian and cycle to Upper Broadmoor Road. <p>These stated improvements provide the option with a positive score against this SA objective as the preferred mode of transport is not considered to be the car.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough Wide</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Med/Long term.</p>	IDP improvements are listed in Accessibility, SA8.
16	Resource use	?	<ul style="list-style-type: none"> Policy requirements would allow for the development to have a positive impact upon this objective to sustainably use 	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<p>and re-use renewable and non-renewable resources.</p> <ul style="list-style-type: none"> • A mineral consultation zone lies within the site. The implications of sterilisation or excavation of the resource should be clarified before the site can be taken forward. 	
17	Waste	I	<ul style="list-style-type: none"> • Part of the site within 250m of landfill. (R3 risk unknown) • The effects of this option depend on how policy is implemented. 	<p>IDP:</p> <p>One site consisting of:</p> <ul style="list-style-type: none"> • An underground recycling facility with three containers for glass recycling. • A litter bin alongside and an area of hard standing for a charity textile bank
18	Water	?	<ul style="list-style-type: none"> • Landfill close to site • There are no groundwater protection zones within or abutting the site. • Further work required to identify any concerns regarding the landfill and site drainage and also future supply and quantity. • This option does confirm the use of Sustainable Urban Drainage. 	<p>LDP:</p> <p>Upgrades to local water supply infrastructure likely to be required.</p> <p>Upgrades to local wastewater infrastructure will be expected to be required.</p>
19	Soil quality	0	<ul style="list-style-type: none"> • As the site is not considered to be most versatile agricultural land then development of this land is considered not to have impact upon this objective. 	
20	Energy	+	<ul style="list-style-type: none"> • A mixed use development of this size would provide an opportunity to introduce community CHP and other renewable energy generation. <p>Likelihood of effect: Possible</p> <p>Spatial Scale: Borough Wide</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Long term.</p>	<p>IDP:</p> <p>Renewable energy projects, including wind, biomass, hydro and CHP.</p>

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
21	Employment	+	<ul style="list-style-type: none"> Broadmoor Hospital is a significant local employer. At this stage it is not clear whether or not the Hospital is to be retained although the building would have to be. Good access to existing employment sites and provides an opportunity for further employment opportunities. For this reason the site is considered to have a positive impact upon this objective. <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough Wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Med/Long term.</p>	
22	Economic growth	0	<ul style="list-style-type: none"> Site may not be suitable to accommodate some employment uses due to noise and residential properties. The hospital building may be retained. However there is no confirmation that the use will be. 	Buffers would need to be planned into the design of the site. Historic gardens and areas where biodiversity is considered valuable could provide the buffers.
23	Smart growth	I	<ul style="list-style-type: none"> The concept of SMART growth could be promoted in developing the Master Plan Site more limited than on other sites due to new hospital being driver of development. 	
24	Skilled workforce	?	<ul style="list-style-type: none"> The target is to significantly raise people with level 3 qualifications to level 4. It is unclear whether the current primary school and secondary school surplus in the area could accommodate the 480 dwellings. Therefore an impact can not be predicted at this time. 	

Policy SA5- Land at Transport Research Laboratory, Crowthorne

Table 46

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
1	Housing needs	++	<ul style="list-style-type: none"> • Could provide 1000 homes (300 less than Issues and Option) that would contribute to housing need. • Could provide affordable housing. • Could provide sustainably constructed housing. • Meets the objectives of this SA Objective and the recommendations of SHMA. <p>This site is considered to have a significant positive impact upon this objective due to the number of homes it could provide.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Med/Long term.</p>	<p>Housing need according to SHMA is to provide affordable housing. The highest need is for social rented accommodation. However development need to look at providing accommodation for an ageing population.</p> <p>According to the draft Infrastructure Development Plan the following utilities infrastructure would have to be considered:-</p> <p>Electricity Distribution – potential requirement for upgrades to existing 11KV infrastructure</p> <p>Gas Distribution – potential requirement for upgrades to gas infrastructure</p> <p>No identified infrastructure requirements at present (to be reviewed with BT as sites are selected)</p> <p>Telecoms:</p> <p>No identified infrastructure requirements at present (to be reviewed with BT as sites are selected)</p>
2	Flooding	0	<ul style="list-style-type: none"> • Not located within a Flood Zone 2 or 3. • Design of the development would have to take into account SUDs and provide suitable surface and foul water drainage. 	<p>IDP:</p> <p>No identified requirements at present.</p> <p>EA: identifies risk of surface water flooding effecting this site with risk of increased surface water runoff effecting off site properties. Surface water management schemes, including SUDS, will need to be devised.</p>

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
				SUDS are important in this area as the site feeds into the River Emm Brook.
3	Health	I	<ul style="list-style-type: none"> Reasonable access to health provisions in Great Hollands and Crowthorne. (2km) The Great Hollands South ward is considered to have high deprivation in health and high child poverty. Improved local health care required. This option would provide an elderly care home. Provision of SANG and Public Open Space would provide an area close to housing and employment where people can frequent. This would have positive effects upon this objective. However overall health provision capacity is not clearly understood. This will be unclear until implementation. 	<p>IDP:</p> <p>Possible extension to existing facility or relocation.</p> <p>Capacity of health provisions needs to be better understood.</p>
4	Poverty & exclusion	0	<ul style="list-style-type: none"> Part of site within Great Hollands South ward. This ward suffers from housing deprivation. (IMD) The existing Enterprise Centre is to be retained which would include premises for small and new businesses. Confirmation that this is to be retained allows this option to have no overall impact upon this SA objective. 	TRL Building could be retained.
5	Education	+	<ul style="list-style-type: none"> A new 2 form entry Primary School. 3 additional forms of entry Senior are required School places plan suggests that a Primary School is required. There is some Secondary school surplus at Easthampstead Park. However the proposed housing numbers suggest that additional improved and extended Secondary school accommodation would still be required. 	<p>IDP:</p> <p>The development of 1,200 dwellings is considered to yield 301 children of secondary school age. A development of 1,300 would yield 326 pupils.</p> <p>An appropriate contribution towards providing education facility for children with SEN</p>

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<ul style="list-style-type: none"> This options confirms that a Primary School will be provided on site and that contributions will be made to provide the needs improvements at Easthampstead Park School. <p>Therefore this option seeks to address the educational requirements associated with development of this site.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Med/Long term.</p>	<p>A bespoke dedicated Children's Centre.</p> <p>A bespoke dedicated youth centre with good access.</p> <p>The size and design of each centre would need to be based upon the numbers of young people anticipated in each cluster.</p> <p>The centre would require a suitable level of revenue to allow it to be utilised over several evenings of each week.</p>
6	Crime	0	<ul style="list-style-type: none"> IMD data does not identify any issues at this location. Development could design out crime from the outset. <p>Therefore overall development would be able to design out crime form the outset and accommodate the proposed development.</p>	<p>IDP:</p> <p>Possible improvements to local police facilities and/or additional manpower.</p>
7	Community	++	<ul style="list-style-type: none"> The concept plan shows an area of housing surrounding a new local centre. The housing would support the local centre and the local centre would provide new community facilities. The community benefits extend to areas within Wokingham BC including a site shown grey for potential development. Inclusion of a bus route through the site would benefit access to and from the site. SANG and Public Open Space buffers provide a buffer and place the development close an existing residential area in Wokingham BC. This option is therefore considered to retain the distinctiveness of the existing community. 	<p>Improvements to pedestrian, cycle and public transport routes would have to come as a result of development. This would then aid in steering the new community towards Bracknell Town Centre.</p>

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<p>For the reasons given above this option is considered to have a significant positive (++) impact upon this SA objective to create and sustain vibrant and locally distinctive Communities.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Med/Long term.</p>	
8	Accessible services	+	<ul style="list-style-type: none"> • Accessibility by foot to Local Centre is considered relatively poor. • Non- Car mode access to town centre is considered poor. • Access to external centre (Wokingham) relatively poor. • Proximity to railway stations is considered poor. • Access to long distance bus routes is considered poor. <p>This option acknowledges that the following sustainable transport improvements will take place:-</p> <ul style="list-style-type: none"> • Highway capacity improvements • Provision of improved bus links to town centre (including enhancements to the 194) and wider area. • Improvements to cycle and pedestrian provisions including to Peacock Farm, across Old Wokingham Road and north and south of the site. <p>This option also seeks to provide a local centre, employment uses and a Care Home.</p> <p>The improvements listed in the preferred option are considered to have a positive impact upon this SA objective to provide accessible services.</p>	<p>IDP</p> <p>Road Network:</p> <ul style="list-style-type: none"> • Capacity Improvements to Junction with B3348 Bracknell Road and Old Wokingham Road • Possible improvements to Crowthorne High Street and Dukes Ride • Capacity Improvements to junction with A3095 Foresters Way and B3430 Nine Mile Ride • Capacity improvements to Old Wokingham Road and B3430 Nine Mile Ride • Possible realignment of Old Wokingham Road for entrance to the development • Possible realignment of B3348 Bracknell Road for entrance to the development • Further improvements to A3095 including Hanworth Roundabout <p>Improvements to:</p> <ul style="list-style-type: none"> • M4 - junct. 10 • M3 - junct. 3

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<p>Likelihood of effect: Likely</p> <p>Spatial Scale: Local to the site.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Med/Long term.</p>	<p>[indicative – Highways Agency]</p> <p>Modelling studies to identify potential cumulative impacts of Broad Areas 2, 3, 6, 7, and 8 on the Strategic Road Network</p> <p>Public Transport:</p> <ul style="list-style-type: none"> • Future Bus access - Direct Links to and from Town Centre and linking into the wider area (existing) and also the future development in area (north of N Bracknell etc). • Sustainable efficient routes for the larger area with maximisation of accessibility to routes – especially for sustainable / denser development. • Reinvestigate potential links and opening up of closed off roads for bus only to maximise bus accessibility • All properties within 400m walking distance of Bus stops • Bus infrastructure improvements (real time passenger information, Kassel kerbs, shelters, etc.) <p>Footpath/Cycle Routes:</p> <ul style="list-style-type: none"> • Improvements to Wokingham Road linking to Peacock Farm • Cross boundary improvements linking Bracknell and Wokingham across Old Wokingham Road • Improvements to the Junction of Bracknell

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
				<p>Road and Foresters Way</p> <ul style="list-style-type: none"> Further improvements to the North and South of the development linking the site to the existing network <p>Community Services:</p> <p>Additional vehicles and drivers should there be an increase in demand.</p> <p>Fire and Rescue:</p> <p>Development would place additional pressure on the retained service at Crowthorne. Unless residential sprinklers are installed in the new development, it may be necessary for Crowthorne to be upgraded.</p>
9	Culture, leisure, recreation	++	<ul style="list-style-type: none"> Good links with existing recreational sites in the borough. Abuts SPA and Open Space of Public Value. Allows for passive open space contribution. The remaining two thirds of open space were not previously open to people. Development in this area would make better use of land not previously available to the public. No known Character Area- CA SPD. <p>This option confirms that open space provision will be in excess of 8ha. This would provide open space that wasn't previously available to the public. There would also be a green route along Nine Mile Ride.</p> <p>For these reasons the site is considered to have a positive impact upon this SA objective.</p>	<p>IDP:</p> <p>Improvements to local sporting facilities</p> <p>Open Space:</p> <ul style="list-style-type: none"> Woodland character should be protected and enhanced. <p>Opportunities should be sought for:</p> <ul style="list-style-type: none"> Raising quality of existing green spaces Creating new links between and extensions of existing green spaces Identifying and providing new larger recreational open spaces At a general level, demand for sports pitches is greater than current supply and so

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<p>These improvements are considered to provide a significant positive score against this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Local to the site.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Med/Long term.</p>	<p>additional population levels will require relatively higher increases in provision.</p> <p>Opportunity to establish new footpath/cycleway links between Crowthorne and south west edge of Bracknell (Great Hollands/Hanworth) away from busy road network.</p>
10	Urban renaissance	++	<p>This option confirms that a new Local Centre, a primary school, care home, housing and employment will be included within the site.</p> <p>The site is considered to be previously developed land. To provide such facilities on PDL this is considered to result in a significant positive impact upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Local site and Wokingham BC.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
11	Air quality	?	<ul style="list-style-type: none"> There are no Air Quality Management Areas in the vicinity of the site. The Council is currently investigating potential AQMA designations. Therefore this issue should be looked at further. 	<p>There is an AQMA planned for High Street Crowthorne. This has not been given the go ahead fro DEFRA as yet. However the significance of its location needs to be taken into account when considering this site.</p>
12	Climate change	+	<ul style="list-style-type: none"> There are established cycle routes on the outskirts of the site. Development of the site could link in with these existing routes. Any development would have to be designed so as it reduce its carbon dioxide emissions and meet with the requirements of COSH and BREEAM. 	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<p>This option would seek to improve public transport, pedestrian and cycle links in and out of the site into other communities. This is considered to have a positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Med/Long term.</p>	
13	Biodiversity	--	<ul style="list-style-type: none"> Ecologically varied site including features that may be of county importance. (survey suggests parts of the site would qualify for LWS status due to the reptiles found there) Residential development could be within 400m of SPA Within Thames Basin Heaths Biodiversity Opportunity Area. <p>(Council's Biodiversity Officer)</p> <p>For these reasons development of this site has the potential to have a very negative impact for biodiversity (--). The definition of this provided by the Council's Biodiversity Officer is 'Loss of Species or habitats of high/County value or higher.'</p> <p>This option confirms that a bespoke SANG provision will be provided on site to mitigate the impact of residential development upon the SPA.</p> <p>However no reference has been made to the ecological features on site and how they will be written into the design of the development.</p> <p>No residential development shown within the 400M SPA buffer.</p>	<p>Suggestions from Council's Biodiversity Officer:</p> <ul style="list-style-type: none"> Large SANG required Creation of habitats of county importance as part of BOA Access routes to SPA will need to be carefully controlled Creation of ecologically functioning green infrastructure <p>IDP:</p> <p>SANGs provision will need to be of a high standard in order to avoid increased recreational pressure on the SPA.</p> <p>Provision of SANGs should not prevent the restoration of appropriate heathland habitats</p> <p>To contribute towards the Thames Basin Heaths BOA habitat targets: recreation of lowland heath, lowland acid grassland and maintain existing wetland habitats including fen and mesotrophic standing water.</p>

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<p>Therefore without confirmation that the development won't effect the biodiversity value of the site the option is scores significantly negative.</p> <p>Likelihood of effect: Possible</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	<p>Provision of SANGs should not prevent the restoration of appropriate heathland habitats.</p> <p>Public access to habitats supporting schedule 1 birds (particularly ground nesting species) should be carefully controlled or avoided.</p>
14	Countryside & historic	+	<ul style="list-style-type: none"> • There is one specific area where there would be high capacity to accommodate development according to a Landscape Assessment (main buildings) • Three parts of the site where there would be low capacity to development (wooded areas) • One area with moderate capacity (water pollution centre) • No Listed Buildings present. • Not located within a defined Character Area. • Potential for Archaeological finds. <p>This option confirms that the majority of the development will be located on areas highlighted by the Landscape Assessment to have capacity.</p> <p>There is some encroachment onto some areas that are modern to low capacity.</p> <p>However the majority of the area recognised as having low capacity to development has been incorporated into and area of Public Open Space.</p> <p>The retention of SANG land retains the gap between Crowthorne and Bracknell.</p> <p>For these reasons the site is considered to have a positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely</p>	<ul style="list-style-type: none"> • Landscape Assessment suggests subdividing area A into areas with different capacities to accept development. • Opens Space of Public Value and SANGS could be provided where capacity low. <p>IDP:</p> <p>Contributions towards the protection of historic assets in the built and natural environment.</p> <p>Archaeology:</p> <p>It is recommended therefore that a programme of assessment and evaluation be undertaken prior to submission of any planning application for this site, to inform development proposals. Depending on the results of this investigation, further work may be required to ensure that the impact on archaeology can be mitigated satisfactorily and may be secured by a condition.</p>

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<p>Spatial Scale: Site specific and Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
15	Travel choice	+	<p>At the Issues and Option Stage the site was considered to encourage the use of the car.</p> <p>However this option acknowledges that the following sustainable transport improvements will take place:-</p> <ul style="list-style-type: none"> • Highway capacity improvements • Provision of improved bus links to town centre (including enhancements to the 194) and wider area. • Improvements to cycle and pedestrian provisions including to Peacock Farm, across Old Wokingham Road and north and south of the site. <p>For this reason the car is not going to be the preferred mode of transport. Therefore the site scores positively.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific and Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	Improvements to bus routes necessary. However lengthening a route may make the route less attractive.
16	Resource use	?	<ul style="list-style-type: none"> • Policy requirements would allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources. • A mineral consultation zone lies within the site. The implications of sterilisation or excavation of the resource should be clarified 	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			before the site can be taken forward.	
17	Waste	I	<ul style="list-style-type: none"> The effects of this option depend on how policy is implemented. No known landfill sites on site or within the immediate area. 	<p>IDP:</p> <p>One site consisting of:</p> <ul style="list-style-type: none"> Underground recycling facility with three containers for glass recycling. A litter bin alongside and an area of hard standing for a charity textile bank. <p>A second recycling site may also be required.</p>
18	Water	0	<ul style="list-style-type: none"> No landfill close to site No Groundwater Protection Areas and/or water courses. Although ditches present. SUDs could be implemented. Overall no impact as site could sustain itself. 	<p>IDP:</p> <p>Upgrades to local water supply infrastructure likely to be required.</p> <p>Upgrades to local wastewater infrastructure will be expected to be required.</p>
19	Soil quality	0	<ul style="list-style-type: none"> As the site is not considered to be most versatile agricultural land then development of this land is considered not to have impact upon this objective. Please note that parts of the site could be contaminated. Surveys required. 	
20	Energy	+	<ul style="list-style-type: none"> A mixed use development of this size would provide and opportunity to introduce community CHP and other renewable energy generation. Renewable energy projects, including wind, biomass, hydro and CHP. <p>Likelihood of effect: Possible</p> <p>Spatial Scale: Borough Wide</p> <p>Temporary/Permanent: Permanent.</p>	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			Short/Medium/Long term: Long term.	
21	Employment	++	<p>This option confirms that employment area highlighted in the ELR will be retained on the site and improved. To remain within the employment area is the enterprise centre. This was a recommendation of the Employment Land Review and therefore this option is considered to score significantly positively.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific and Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	<p>Employment Land Review:</p> <p>CBE not needed to meet the Boroughs targets for office development.</p> <p>Not a great location for large scale new offices and not related to Bracknell Town Centre.</p> <p>Could be released for housing. Some of the existing units should be retained for smaller B1c/B2/B8 uses. However incubation centre (Enterprise Centre) should be retained.</p>
22	Economic growth	+	<p>This option would retain and improve the employment uses on site. There may be some concern which uses can be located close to the low density housing. However overall this would have a positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific and Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	<p>Buffers would need to be planned into the design of the site.</p>
23	Smart growth	I	<ul style="list-style-type: none"> Smart Growth could be built into the master plan for the development. However how successful this would be could not be assessed at this stage. 	
24	Skilled workforce	?	<ul style="list-style-type: none"> The target is to significantly raise people with level 3 qualifications to level 4. There is a need for college level facilities and it is not sure whether 	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<p>these can be provided with this development.</p> <ul style="list-style-type: none"> • With no definite provision for secondary and college education this can not be predicted at this time. 	

Policy SA6- Amen Corner North

Table 47

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
1	Housing needs	+	<ul style="list-style-type: none"> • Could provide 400 homes that would contribute to the SEP housing need. • Could provide affordable housing. • Could provide sustainably constructed housing. • Meets the objectives of this SA Objective and the recommendations of SHMA. <p>Due to the number of houses being significantly lower than the Issues and Option stage the option has been given a positive score.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Borough Wide</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Med/Long term.</p>	<p>Housing need according to SHMA is to provide affordable housing. The highest need is for social rented accommodation. However development needs to look at providing accommodation for an ageing population.</p> <p>According to the Draft Infrastructure Development Plan the following needs to be taken into consideration:-</p> <p>Electricity Distribution – potential requirement for upgrades to existing 11KV infrastructure</p> <p>Gas Distribution – potential requirement for upgrades to gas infrastructure</p> <p>Telecoms:</p> <p>No identified infrastructure requirements at present (to be reviewed with BT as sites are selected)</p> <p>SA should show key overland flow routes.</p>

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
2	Flooding	0	<ul style="list-style-type: none"> Not located within a Flood Zone 2 or 3. Drainage ditches present. <p>This option provides SUDs within the design of the scheme.</p> <p>Therefore this option will have no overall effect upon this SA objective.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	<p>Updated SFRA required.</p> <p>The sites geology allows for the possibility of ground water collection. However there are no known aquifers on site.</p> <p>IDP:</p> <p>No identified requirements at present. EA identifies risk of surface water flooding effecting this site with risk of increased surface water runoff effecting off site properties. Surface water management schemes, including SUDs, will need to be devised.</p>
3	Health	I	<ul style="list-style-type: none"> Good access to local health provisions. (1km) There are no known health deprivation concerns (IMD) 400 homes would require additional local health care provisions. There could be a Primary Health Care facility on site or at the Land at Blue Mountain) <p>Therefore only upon implementation will any effects be better understood.</p>	<p>IDP:</p> <p>Potential new facility required for Binfield (alone or in combination with Broad Area 5)</p> <p>Capacity of health provisions needs to be better understood.</p> <p>Local centre could provide an opportunity for a surgery if required.</p>
4	Poverty & exclusion	0	<ul style="list-style-type: none"> No poverty and exclusion concerns highlighted by the IMD. 	
5	Education	+	<ul style="list-style-type: none"> School places plan suggests Binfield C of E has a predicted deficit starting 2011 and increasing each year. Also predicted deficit in Secondary School Places. This option provides a bespoke on site Childrens Centre for early years as previously mentioned as an infrastructure requirement. There is also confirmation contributions would be made to a new primary school at Amen 	<p>An appropriate contribution towards providing education facility for children with SEN</p> <p>A bespoke dedicated youth centre with good access.</p> <p>The size and design of each centre would need to be based upon the numbers of young people anticipated in each cluster.</p>

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<p>Corner or a primary school at Land at Blue Mountain. Contribution would also be made to a new secondary school at Land at Blue Mountain.</p> <p>As long as sufficient educational provisions are in place as a result of the contributions. This option is likely to have a positive effect upon this SA objective.</p> <p>Likelihood of effect: Possible</p> <p>Spatial Scale: Borough Wide</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Med/Long term.</p>	<p>The centre would require a suitable level of revenue to allow it to be utilised over several evenings of each week.</p> <p>Links to Amen Corner facilities.</p>
6	Crime	0	<ul style="list-style-type: none"> • IMD data does not identify any issues at this location. • Development could design out crime from the outset. 	<p>IDP:</p> <p>Possible improvements to local police facilities and/or additional manpower.</p>
7	Community	+	<ul style="list-style-type: none"> • Future facilities associated with the Amen Corner SPD site would benefit this site. • There is confirmation that this option would provide a new local centre to the benefit of the residents on site and within the area. • Development on this site in combination with Amen Corner and Wokingham planned development is not considered to adversely blur the boundaries between Wokingham and Bracknell due to the A329M separating the sites. • Open land would be retained around Binfield Village as a result of the concept plan. • The retention of open land would maintain the distinctiveness of the existing communities. 	<p>IDP:</p> <p>New on-site Community Centre, approx. 660 – 759sqm.</p> <p>Potential to co-locate with libraries, youth provision, leisure, meeting space etc.</p> <p>Maintain or create buffers on the western edge of the site. This should prevent any blurring of settlements.</p>

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<p>This option would provide a positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Amen Corner and the proposed site.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Med/Long term.</p>	
8	Accessible services	+	<ul style="list-style-type: none"> • Accessibility to essential services is considered good. For example libraries and shops at Binfield Village Centre (local centre) • Public transport access to town centre and Wokingham Town Centre are good with the 190 bus running every 20mins however the bus routes could be improved. • Cycle routes along Wokingham Road that lead to the Town Centre. • Access to railway stations is poor in terms of distance. However the 190 connects the site with the bus station and the nearby railway station. • This option would provide improvements to junction capacity, direct bus service to Bracknell Town Centre (within 400m of the site), cycle and pedestrian access. • This option would provide a new local centre. • There would be a new local centre at the Amen Corner SPD site. <p>This option in combination with development at the Amen Corner SPD site would have a positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Amen Corner and the proposed site.</p>	<p>IDP:</p> <p>Road Network</p> <ul style="list-style-type: none"> • Capacity improvements to Junctions on B3408 leading to TC including possible realignment of junction with St Marks Road and Beehive Road from staggered to cross roads • Protection of sensitive roads to the north and east of development • Capacity Improvements to Coppid Beach Roundabout • Capacity Improvements to junctions along A329 and A322 following corridor studies <p>Improvements to:</p> <ul style="list-style-type: none"> • M4 - junct. 10 • M3 - junct. 3 <p>[indicative – Highways Agency]</p> <p>Highways Agency concerned about potential impact on Junction 10 of M4 and A329(M). Modelling studies required to identify potential impacts an mitigation measures</p> <p>Public Transport:</p>

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Med/Long term.</p>	<ul style="list-style-type: none"> • Future Bus access - Direct Links to and from Town Centre and linking into the wider area (existing) and also the future development in area (north of N Bracknell etc). • Sustainable efficient routes for the larger area with maximisation of accessibility to routes – especially for sustainable / denser development. • Reinvestigate potential links and opening up of closed off roads for bus only to maximise bus accessibility • All properties within 400m walking distance of Bus stops • Bus infrastructure improvements (real time passenger information, Kassel kerbs, shelters, etc.) <p>Jonathan Bigwood- Future development west of Coppid Beech (WBC) could allow for a stable 152 service between Reading and Bracknell (via Wokingham).</p> <p>Footpath and Cycle Routes:</p> <ul style="list-style-type: none"> • Further improvements to the B3408 including safe pedestrian / cycle crossings linking the site to the existing network and easy access to Town Centre • Improvements to Beehive Road linking the development to the industrial estates and Cain Road • Improvements to the north linking site to

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
				<p>schools and facilities within Binfield</p> <p>Community Services:</p> <p>Additional vehicles and drivers should there be an increase in demand.</p> <p>Fire and Rescue:</p> <p>It may be necessary to upgrade Bracknell Fire Station from one full and one part time provision to two full time provision.</p> <p>Libraries:</p> <p>Not required</p> <p>BF Residential Location Assessment. Well placed for pedestrian and cycling provision, and have potential to support bus service improvements based on household numbers and its proximity to the bus route network.</p>
9	Culture, leisure, recreation	+	<ul style="list-style-type: none"> The option is well located as to access existing recreational facilities for example the John Nike Leisure Centre. This option confirms that the Local Wildlife Sites will be retained and that public accessible open space will be provided (SANG). This would improve the accessibility to leisure and recreational space. <p>Overall this option is considered to have a positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Amen Corner and the proposed site.</p>	<p>IDP:</p> <p>Contributions towards the protection of historic assets in the built and natural environment.</p> <p>Improvements to local sporting facilities</p> <p>Open Space:</p> <ul style="list-style-type: none"> Veteran trees and historic landscape to be protected and buffered. Open character of open spaces should be used to add to and protect setting of Popes Meadow.

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Med/Long term.</p>	<p>Opportunities should be sought for:</p> <ul style="list-style-type: none"> • Raising quality of existing green spaces • Creating new links between and extensions of existing green spaces • Identifying and providing new larger recreational open spaces <p>At a general level, demand for sports pitches is greater than current supply and so additional population levels will require relatively higher increases in provision.</p> <p>Rights of Way:</p> <p>Protect and extend path network.</p> <p>At North and East edges of site the Ramblers Route is on roads and there is a footpath through site - Binfield FP 11</p>
10	Urban renaissance	-/+	<ul style="list-style-type: none"> • The site is predominately green field and does not seek to build on previously developed land. Therefore this is not the best use of land. • However there is an opportunity to encourage urban renaissance that would benefit the Town Centre. The site is close to a main gateway into Bracknell. <p>For the reasons given the site is considered to have both a negative and positive impact upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Amen Corner and the proposed site.</p> <p>Temporary/Permanent: Permanent.</p>	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			Short/Medium/Long term: Short/Med/Long term.	
11	Air quality	?	<ul style="list-style-type: none"> There are no Air Quality Management Areas in the vicinity of the site. The Council is currently investigating potential AQMA designations. Therefore this issue should be looked at further. 	
12	Climate change	+	<ul style="list-style-type: none"> Any development would have to be designed so as to reduce its carbon dioxide emissions. This has been confirmed. Improvements to the bus routes and pedestrian/cycle routes have a positive effect. <p>This option is considered to have a positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
13	Biodiversity	-	<ul style="list-style-type: none"> Farmland habitats including grassland, woodland, hedgerows and ponds present. Three Local Wildlife Sites present on site. Two of which are ancient woodlands on site. This has now been confirmed as being retained as part of this option. Confirmation that on site bespoke SANG provision would be provided to mitigate against residential development being within 5km of SPA. <p>Compared with the Issues and Option stage this option will still involve a loss of habitat however as the three Local Wildlife Sites would be retained this option is now considered to score a minor negative score.</p>	<ul style="list-style-type: none"> Buffer and expand local wildlife sites. Creation of ecologically functioning green infrastructure <p>Link to SANG provision at Amen Corner (to be confirmed) however, onsite bespoke SANG must be suitable as a standalone site.</p> <p>To include special measures for two ancient woodland and Local Wildlife Sites within the development area. These habitats should be expanded, buffered, linked and restored.</p>

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<p>Likelihood of effect: Possible.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	<p>Hedgerows, notable trees, semi-improved grassland and ponds are likely to form the basis of an ecological network providing corridors for wildlife and ensuring adequate foraging areas for amphibian populations.</p> <p>The current farmland mixture of habitats is likely to indicate that some farmland species not suited to public open space may need to be provided for either on or off site.</p> <p>Further surveys maybe required.</p>
14	Countryside & historic	0	<ul style="list-style-type: none"> • A landscape assessment considered the majority of the site to have a moderate capacity to development although development would have to respect its setting. • Development would be contained within an area highlighted on the Landscape Assessment as having moderate capacity to development. Areas considered low such as Popes Manor would be retained. • There are Listed Buildings on site. These are now to be retained. • Parts of the eastern side of the site are located within the Popeswood Study area, Areas B and C. (CA SPD) • Potential for archaeological finds. <p>This option is considered to have no overall impact upon this SA objective.</p>	<p>Archaeology:</p> <p>It is recommended therefore that a programme of assessment and evaluation be undertaken prior to submission of any planning application for this site, to inform development proposals. Depending on the results of this investigation, further work may be required to ensure that the impact on archaeology can be mitigated satisfactorily and secured by a condition.</p>
15	Travel choice	+	<ul style="list-style-type: none"> • The site is well served by public transport for example the 190 service every 20mins, Wokingham to Bracknell although the route could be improved. • This option would provide improvements to junction 	<p>There will be a need to consider this site in combination with the Amen Corner SPD site.</p>

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<p>capacity, direct bus service to Bracknell Town Centre (within 400m of the site), cycle and pedestrian access.</p> <ul style="list-style-type: none"> This site is within close proximity to the Amen Corner SPD site. <p>As such this option is considered to have a positive effect upon this objective and therefore not necessarily encourage the car to be the preferred mode of transport.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
16	Resource use	?	<ul style="list-style-type: none"> Policy requirements would allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources. Two areas of mineral consultation zones are present within the site. A small area to the north west and a large area to the south. The implications of sterilisation or excavation of the resource should be clarified before the site can be taken forward. 	
17	Waste	I	<ul style="list-style-type: none"> The site is within 50m of a R4 (Low Risk) Landfill. Survey required to see what impact this may have. The effects of this option depend on how policy is implemented. 	<p>IDP:</p> <p>Two sites consisting of:</p> <ul style="list-style-type: none"> An underground recycling facility with three containers for glass recycling. A litter bin alongside and an area of hard standing for a charity textile bank.
18	Water	0	<ul style="list-style-type: none"> The site would is not located within Groundwater Protection 	IDP:

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<p>Zone or Ground water source (EA).</p> <ul style="list-style-type: none"> SUDs have been included within the option. <p>Overall the option is considered to accommodate itself and therefore have no overall impacts upon this SA objective.</p>	<p>Upgrades to local water supply infrastructure likely to be required</p> <p>Upgrades to local wastewater infrastructure will be expected to be required.</p>
19	Soil quality	?	<p>The site has a Landscape Classification as grade 3. Grade 3 is split into 3a and 3b. If the land is 3b then the site could accept development. If the site is 3a then development may not be acceptable. However until further work is carried out the split will not be known.</p>	
20	Energy	+	<ul style="list-style-type: none"> A mixed use development of this size would provide and opportunity to introduce community CHP and other renewable energy generation. <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	<p>Renewable energy projects, including wind, biomass, hydro and CHP</p>
21	Employment	+	<p>This option has been located as to serve the existing employment areas being Amen Corner and Western Industrial Area. The site has been designed in a way whereby it connects well with the Amen Corner SPD site. There could be employment areas located within this earmarked site.</p> <p>This option is considered to have a positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
22	Economic growth	+	<p>Having large employment areas such as the Western Industrial Estate and Amen Corner within 1km of this site would provide the opportunity to sustain economic growth and competitiveness in the Borough. Therefore this option would have a positive effect upon this objective.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
23	Smart growth	I	<ul style="list-style-type: none"> Smart Growth could be built into the master plan for the development. However how successful this would be could not be assessed at this stage. 	
24	Skilled workforce	?	<ul style="list-style-type: none"> The target is to significantly raise people with level 3 qualifications to level 4. There is a need for college level facilities and it is not sure whether these can be provided with this development. With no definite provision for secondary and college education this can not be predicted at this time. 	

Policy SA7- Land at Blue Mountain

Table 48

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
1	Housing needs	+	<ul style="list-style-type: none"> Could provide 400 homes that would contribute to the SEP housing need. Could provide affordable housing 	Housing need according to SHMA is to provide affordable housing. The highest need is for social rented accommodation. However

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<ul style="list-style-type: none"> • Could provide sustainably constructed housing. • Meets the objectives of this SA Objective and the recommendations of SHMA. <p>Limited number of housing is reflected in the minor positive score.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Med/Long term.</p>	<p>development needs to look at providing accommodation for an ageing population.</p> <p>Please note Listed Buildings and Historic Gardens may limit space available.</p> <p>According to the Draft Infrastructure Development Plan the following needs to be taken into consideration:-</p> <p>Electricity Distribution – potential requirement for upgrades to existing 11KV infrastructure</p> <p>Gas Distribution – potential requirement for upgrades to gas infrastructure</p> <p>Telecoms:</p> <p>No identified infrastructure requirements at present (to be reviewed with BT as sites are selected)</p>
2	Flooding	0	<ul style="list-style-type: none"> • This site is not located within a Flood Zone 2 or 3 unlike the previous site which involved a piece of land north of Forest Road. • The master planning shows no development up against the river cut. • There is a planned SANG/Public Open Space buffer between planned schools, low density housing and the river and its associated flood plane. <p>As the site no longer falls within a flood zone this option is considered to accommodate itself and therefore have no overall impact upon this SA objective.</p>	<p>Suggestion that the north-eastern corner of the site be removed from the option as this could provide the site with a limited area where development can be located.</p> <p>IDP:</p> <p>No identified requirements at present.</p> <p>EA: identifies risk of surface water flooding effecting this site with risk of increased surface water runoff effecting off site properties. Surface water management schemes, including SUDS, will need to be devised.</p>

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
				Overland flow routes need to be established 8m buffer of the main river.
3	Health	I	<ul style="list-style-type: none"> • Good access to local health provisions. (1km) • There are no health deprivation concerns (IMD) apart from an adjoining ward (Priestwood and Garth Ward). • 400 homes may require additional local health care provisions. • Unclear how this can be provided until implemented. • Although there could be a Primary Health Care facility on site or at the Amen Corner North site) 	<p>IDP:</p> <p>Potential new facility required for Binfield (alone or in combination with Broad Area 4)</p>
4	Poverty & exclusion	+	<ul style="list-style-type: none"> • Deprivation concerns in an adjoining ward (Priestwood and Garth). • The master planning detail confirms that there would be no additional employment resources. However there the site would accommodate the relocated football club with an associated academy. <p>This would aid in the reduction of poverty and exclusion. However it is not considered significant enough as to have a significant positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Med/Long term.</p>	
5	Education	++	<ul style="list-style-type: none"> • School places plan suggests Binfield primary and Garth College will have significant deficits in 2014. 	An appropriate contributions towards improving or expanding education facilities for Children with SEN

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<ul style="list-style-type: none"> This option confirms the provision of a Primary and Secondary school on site. There is also a bespoke Children's Centre. <p>As this meets with the requirements of the Infrastructure Delivery Plan this option is considered to have a significant positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Med/Long term.</p>	<p>A bespoke dedicated building to be used as a Children's Centre</p> <p>A bespoke dedicated youth centre with good access.</p> <p>The size and design of each centre would need to be based upon the numbers of young people anticipated in each cluster.</p> <p>The centre would require a suitable level of revenue to allow it to be utilised over several evenings of each week</p>
6	Crime	0	<ul style="list-style-type: none"> IMD data does not identify any issues at this location. Development could design out crime from the outset. 	<p>IDP</p> <p>Possible improvements to local police facilities and/or additional manpower.</p>
7	Community	+	<ul style="list-style-type: none"> Master planning shows open land that would be retained around Binfield Village. This would maintain the distinctiveness of the existing community. This was a concern at the Issues and Options stage. A new local centre is proposed along with the relocated Bracknell Football club. <p>This option and its associated provisions are considered to have a positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Med/Long term.</p>	<p>IDP</p> <p>Community facilities:</p> <p>New on-site Community Centre.</p> <p>Potential to co-locate with libraries, youth provision, leisure, meeting space etc.</p>

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
8	Accessible services	+	<p>This option would seek to make the following improvements:-</p> <ul style="list-style-type: none"> • Highway capacity improvements • Direct bus access to Bracknell Town Centre. • All properties to be within 400m of a bus stop. • Improved pedestrian and cycle provisions. <p>The site is located close to Amen Corner North (option) and Amen Corner SPD site. These sites are likely to provide local centres with additional facilities.</p> <p>The location of the site along with the improvements as outlined provide an option that is considered to be accessible to essential services and therefore scores positively.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Binfield and Amen Corner.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Med/Long term.</p>	<p>IDP:</p> <p>Road Network</p> <ul style="list-style-type: none"> • Capacity improvements to Junctions on B3408 leading to Town Centre including possible realignment of junction with St Marks Road and Beehive Road from staggered to cross roads • Protection of sensitive roads to the north and east/west of development • Capacity Improvements to Coppid Beach Roundabout • Capacity Improvements to junctions along A329 and A322 following corridor studies <p>Improvements to:</p> <ul style="list-style-type: none"> • M4 - junct. 10 • M3 - junct. 3 <p>[indicative – Highways Agency]</p> <p>Modelling studies required to identify potential impacts and mitigation measures.</p> <p>Highways Agency concerned about potential impact on Junction 10 of M4 and A329(M). Modelling studies required to identify potential impacts an mitigation measures.</p> <p>Public Transport:</p> <ul style="list-style-type: none"> • Future Bus access - Direct Links to and from Town Centre and linking into the wider area (existing) and also the future development in

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
				<p>area (north of N Bracknell etc).</p> <ul style="list-style-type: none"> • Sustainable efficient routes for the larger area with maximisation of accessibility to routes – especially for sustainable / denser development. • Reinvestigate potential links and opening up of closed off roads for bus only to maximise bus accessibility • All properties within 400m walking distance of Bus stops • Bus infrastructure improvements (real time passenger information, Kassel kerbs, shelters, etc.) <p>Footpath /Cycle Routes:</p> <ul style="list-style-type: none"> • Further improvements to the B3408 including safe pedestrian / cycle crossings linking the site to the existing network and easy access to Town Centre • Improvements to Beehive Road linking the development to the industrial estates and Cain Road • Improvements to the north linking site to schools and facilities within Binfield • Safe pedestrian / cycle crossing of Temple Way linking site to the existing network <p>Community Services:</p> <p>Additional vehicles and drivers should there be an increase in demand.</p>

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
				<p>Libraries:</p> <p>Possible contributions towards Bracknell Town Library</p> <p>Fire and Rescue:</p> <p>It may be necessary to upgrade Bracknell Fire Station from one full and one part time provision to two full time provision.</p>
9	Culture, leisure, recreation	+	<ul style="list-style-type: none"> The site is well located as to access existing recreational facilities such as the John Nike Leisure Centre. This option confirms the loss of a golf course that is to be replaced with a relocated Football Club. The site would also provide a large area of public open space/SANG. The loss of a golf course provided the Issues and Options appraisal with a negative impact upon this SA objective. <p>By providing publicly available open space not previously available to the public, alongside a reallocated football club is considered to have a positive impact upon this SA objective.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Med/Long term.</p>	<p>IDP:</p> <p>Contributions towards the protection of historic assets in the built and natural environment.</p> <p>Contribution towards improving local sporting facilities</p> <p>Open Space</p> <ul style="list-style-type: none"> Loss of OSPV and outdoor sport - very high mitigation requirements would be necessary. <p>Opportunities should be sought for:</p> <ul style="list-style-type: none"> Raising quality of existing green spaces Creating new links between and extensions of existing green spaces Identifying and providing new larger recreational open spaces <p>At a general level, demand for sports pitches is greater than current supply and so additional population levels will require relatively higher increases in provision.</p>

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
				Bracknell FP10 is on eastern edge of site. Safeguard and extend The Cut path.
10	Urban renaissance	-	<p>The site is considered to be Greenfield and not therefore the best use of previously developed land.</p> <p>Development of this site is going to have a negative impact upon this SA objective.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Binfield area.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
11	Air quality	?	<ul style="list-style-type: none"> • There are no Air Quality Management Areas in the vicinity of the site. • The Council is currently investigating potential AQMA designations. Therefore this issue should be looked at further. 	There is an AQMA planned for Downshire and Bagshot Road. This has not been given the go ahead from DEFRA as yet. However the significance of its location needs to be taken into account when considering this site.
12	Climate change	+	<ul style="list-style-type: none"> • Any development would have to be designed so as to reduce its carbon dioxide emissions. • Improvements to the bus routes and pedestrian/cycle routes have a positive effect. • The location of the site in proximity to Amen Corner North (option) and Amen Corner SPDC site would allow for significant improvements to the public transport infrastructure. <p>For the reason given this option is considered to have a positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p>	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
13	Biodiversity	-	<ul style="list-style-type: none"> • Golf course located on half the site includes a mosaic of habitats including several ponds, small areas of scrub, grassland and trees. • The Cut river flows along the eastern boundary • River corridor • Two LWS adjacent • Most of the site is within 5km of SPA. • As previously recommended at the Issues and Options stage there should be buffers around both the cut and existing Local Wildlife Sites. These have been shown as part of this option. • This option provides the opportunity to create ecologically functioning green infrastructure. • On -site bespoke SANG provided. • River corridor still to be built on. • 6 of 11 ponds lost, stream potentially lost. Not much space for more ponds but schools may have them reducing loss to 4. <p>The detailed plan shows that a lot of the concerns raised at the issues and options stage to be addressed. However there will still be a loss of habitat for example ponds and streams. Therefore the scoring needs to reflect the loss of habitat. -</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site and adjacent to the site.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	<ul style="list-style-type: none"> • Protection of The Cut and creation of habitats along this feature. • Creation of ecologically functioning green infrastructure • Buffering of the LWS sites. <p>IDP:</p> <p>Links to The Cut Countryside Corridor may be possible; however, onsite bespoke SANG must be suitable as a standalone site.</p> <p>To include protection, buffering, restoration and creation of habitats along The Cut, adjacent Local Wildlife Sites, the network of ponds and semi-natural habitats on the golf course and adjacent areas.</p> <p>Foraging areas may be required for amphibian and badger populations in the area.</p>

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
14	Countryside & historic	-	<ul style="list-style-type: none"> • A landscape assessment considered the majority of the site as moderate to high therefore could accommodate development although development would have to respect its setting. • There are 2no. Grade II Listed Buildings on site located within separated Grade II Listed Historic Gardens. These need to be retained. • Well designed development could retain the listed buildings and historic gardens. • Adjacent to the site is Binfield Manor, Binfield Park, the Stag and Hounds PH, Honey Suckle Cottage and Tile House which are all listed buildings. The setting of these buildings needs to be taken into account. • Blanket and point TPO's on site • Parts of the eastern side of the site are located within the Popeswood Study area, Areas B and C. • Potential for archaeological finds • River corridor <p>The detailed master planning now shows that the majority of the developed site would be accommodated on land considered in the landscape assessment as having moderate capacity to development. However here is an area known as Popes Wood that would provide land for low density housing. This area was considered by the landscape assessment to be moderate to low capacity to development.</p> <p>The Listed Buildings and associated Historic Gardens look to be retained.</p> <p>There are TPO's where a primary school is proposed.</p> <p>The detailed master planning of the site has addressed some of the concerns raised at the Issues and Options stage.</p>	<ul style="list-style-type: none"> • Retain the defined character in the SPD. • Building along St Marks Road and Popeswood Road should be set back from the road and small in scale. • Development should avoid erosion of mature trees. Existing key views to be retained or enhanced. <p>(Character Areas SPD)</p> <p>IDP:</p> <p>Contributions towards the protection of historic assets in the built and natural environment.</p> <p>Archaeology:</p> <p>It is recommended therefore that a programme of assessment takes place prior to submission of any planning application for this site, to inform development proposals. Depending on the results of this investigation and dependent on the scope and scale of proposals, development on this site may attract a condition requiring a programme of archaeological works to be agreed and implemented.</p>

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<p>However this option would have a minor negative effect upon this SA objective.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
15	Travel choice	+	<ul style="list-style-type: none"> The site is served by buses that cover a loop. However the 152 that links the site with the Town Centre is a 2 hourly service and therefore considered poor. Highway capacity improvements Direct bus access to Bracknell Town Centre. All properties to be within 400m of a bus stop. Improved pedestrian and cycle provisions. <p>The improvements as listed above alongside the sites proximity to Amen Corner North and the Amen Corner SPD site would allow for the preferred mode of transport not to necessarily be the car. Therefore this option scores positively..</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	<p>Improvements to bus services to and from the town centre.</p> <p>Site would need to link in with existing cycle and pedestrian routes.</p> <p>(See accessibility SA objective for other suggested infrastructure improvements.)</p>
16	Resource use	?	<ul style="list-style-type: none"> Policy requirements would allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources. Two areas of mineral consultation zones are present within the site. A small area to the north-west 	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			and a large area to the south. The implications of sterilisation or excavation of the resource should be clarified before the site can be taken forward.	
17	Waste	I	<ul style="list-style-type: none"> No landfill sites present on the site. The effects of this option depend on how policy is implemented. 	<p>IDP:</p> <p>An underground recycling facility with three containers for glass recycling.</p> <p>A litter bin alongside and an area of hard standing for a charity textile bank</p>
18	Water	?	<ul style="list-style-type: none"> The site would be located within what is considered to be a low level Groundwater Protection Zone (EA). It is unclear at this stage whether or not development in this area would have an impact upon a groundwater source. 	<p>IDP:</p> <p>Upgrades to local water supply infrastructure likely to be required</p> <p>Upgrades to local wastewater infrastructure will be expected to be required.</p>
19	Soil quality	?	The site has a Landscape Classification as grade 3. Grade 3 is split into 3a and 3b. If the land is 3b then the site could accept development. If the site is 3a then development may not be acceptable. However until further work is carried out the split will not be known.	
20	Energy	+	<ul style="list-style-type: none"> A mixed use development of this size would provide an opportunity to introduce community CHP and other renewable energy generation. <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	<p>IDP:</p> <p>Renewable energy projects, including wind, biomass, hydro and CHP</p> <p>The CHP option could be limited by Forest Road splitting the northern part of the site.</p>

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
21	Employment	+	<p>This option has been located as to serve the existing employment areas being Amen Corner and Western Industrial Area alongside any employment areas within the Amen Corner SPD site.</p> <p>This option is considered to have a positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
22	Economic growth	+	<p>Having large employment areas such as the Western Industrial Estate and Amen Corner within easy access of this site would provide the opportunity to sustain economic growth and competitiveness in the Borough. Therefore this option would have a positive effect upon this objective.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
23	Smart growth	I	<ul style="list-style-type: none"> Smart Growth could be built into the master plan for the development. However how successful this would be could not be assessed at this stage. 	
24	Skilled workforce	?	<ul style="list-style-type: none"> The target is to significantly raise people with level 3 qualifications to level 4. There is a need for college level facilities and it is not sure whether these can be provided with this development. With no definite provision for secondary and college education 	

	SA Objective	Assessment of effect	Commentary	Optimising/ mitigating
			this can not be predicted at this time.	

Appendix 8: Appraisal of Previously Developed Land in Defined Settlements - Preferred Options Stage

Appendix 8: Appraisal of Previously Developed Land in Defined Settlements - Preferred Options Stage

Appraisal of Previously Development Land in Defined Settlements

SHLAA Ref: 15 Adastron House, Crowthorne Road, Bracknell

Table 49

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
1	Housing needs	-	<p>Could provide up to 18 Dwellings</p> <p>0.32 Hectares</p> <p>May not be able on its own to provide affordable housing as the threshold has not been met.</p> <p>Could provide sustainably constructed housing.</p> <p>As the site could not provide affordable housing it does not meet with the requirements of this SA objective. -</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	Housing need according to SHMA is to provide affordable housing. The highest need is for social rented accommodation.
2	Flooding	0	<ul style="list-style-type: none"> Not located within a Flood Zone 2 or 3. Not subject to a SFRA flood zone. 	Design of the development would have to take into account SUDs and provide suitable surface and foul water drainage.
3	Health	I	<ul style="list-style-type: none"> Adequate access to local health provisions. (Within 800m) There are no health deprivation concerns (IMD). <p>It is unclear whether or not the existing health care provision can accommodate 18 dwellings. Therefore the effect if any will not be known until implementation.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
4	Poverty & exclusion	0	No poverty and exclusion concerns highlighted by the IMD.	
5	Education	?	<p>The site could potentially accommodate 18 dwellings.</p> <p>At this stage it can not be ascertained whether or not the addition of 18 dwellings could be accommodated into the existing schools catchment area.</p> <p>At this stage the effect upon this SA objective is not known although LID would allow for contributions.</p>	
6	Crime	?	IMD data does show that there are areas within the Wildridings ward that score within the bottom half of the country when looking at crime indicators IMD 2007. Development can be design out crime. However it is unclear how 18 dwellings can address any crime concerns there maybe until the design stage.	
7	Community	+	<p>Development on this site is not considered to effect the distinctiveness of the existing community.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
8	Accessible services	+	<p>There site is within walking distance of the Town Centre and the railway station. There is a bus route 5 mins walk from the site (route 108). Thus bus visits the Town Entre every 15 mins.</p> <p>The site is considered to be accessible to services and therefore would have a positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
9	Culture, leisure, recreation	+	<ul style="list-style-type: none"> • Within 2-4 mins car journey of Parks and Gardens. • Within 15 mins walking distance of Amenity Space. • Within 0-2 mins car journey of Natural & Semi-Natural Greenspaces. • Within 16-18 mins walk of Natural and Semi-Natural Greenspaces. • Within 14-16 mins walk of Urban Woodlands. • Within 08-10 mins walk of Provisions for Children and Young People. • Within 0-2 mins car journey of outdoors sports facilities. • Within 2-4 mins walk of Children's Play Areas. • Within 2-4 mins car journey of Built Sports Facilities. <p>The site is well located as to satisfy this SA objective. Therefore this site would have a positive impact upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
10	Urban renaissance	-	<ul style="list-style-type: none"> • This site is not considered to be previously developed land. • This site would seek to encourage urban renaissance. • Site is an extension of an existing settlement. <p>Development of this site would not represent the best use of land. Although it is an urban location. Therefore has a negative score.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
11	Air quality	?	There are no Air Quality Management Areas in the vicinity of the site.	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			The Council is currently investigating potential AQMA designations. Therefore this issue should be looked at further.	
12	Climate change	0	Any development would have to be designed so as it reduce its carbon dioxide emissions and meet with current CSH or BREEAM.	
13	Biodiversity	-	<p>Potential for Bats</p> <p>Developable area of site could be decreased to 30% due to root protection zones.</p> <p>Within 30m of Bill Hill Local Wildlife Site.</p> <p>Within 5km of SPA.</p> <p>Any development of the site is likely to have a negative impact upon biodiversity. Further surveys required.</p> <p>Likelihood of effect: Possible.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	<p>Protection root zones for trees.</p> <p>SPA mitigation sought via LID</p> <p>Extended Phase 1 survey and bat survey required. Details of proposed mitigation integrated with site layout. Other surveys may be required as a result of the Phase 1 survey.</p>
14	Countryside & historic	0	<ul style="list-style-type: none"> No TPO's on site. Site designated as settlement Site located within Crowthorne Road Character Area. Development of the site for flats wouldn't go against this recommendation. <p>Development of the site is unlikely to have an overall effect upon this SA objective.</p>	<p>Crowthorne Road Character Area-</p> <ul style="list-style-type: none"> Large building behind hedging Flatted development in the area Trees to remain within the plots.
15	Travel choice	+	<ul style="list-style-type: none"> Bus route 108 located south of the site provides an every 15min bus service into town. The site is well connected to the Town Centre via cycle paths. 	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<p>The site is located within walking and cycling distance from the Town Centre. Public transport links are also good. Therefore the car is not considered to be the preferred choice of transport.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
16	Resource use	+	<ul style="list-style-type: none"> Policy requirements would allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources. <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
17	Waste	I	<ul style="list-style-type: none"> The site is not located on top of any landfill sites. The site is also not located within any landfill buffer zones. The effects of waste management depend on how policy is implemented. 	
18	Water	0	<p>The site does not fall within a Groundwater Source or Groundwater protection area.</p> <p>Therefore a well designed development would have no overall impact upon this SA objective.</p>	
19	Soil quality	0	<p>The site has a Landscape Classification as urban. Therefore with there being no known concerns development of this site would have no overall impact upon this SA objective.</p> <p>No record of contaminated land.</p>	
20	Energy	+	<ul style="list-style-type: none"> Development of this site would provide the opportunity to provide renewable energy generation and maybe a Combined Heat and Power Scheme. <p>Likelihood of effect: Likely.</p>	Renewable energy projects, including wind, biomass, hydro and CHP

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
21	Employment	+	<ul style="list-style-type: none"> The site is well located to support some local employment uses in and around the Town Centre. The site could not provide any additional employment uses. <p>Overall the site could have a positive impact upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
22	Economic growth	+	<p>The introduction of 18 dwellings could potentially help to sustain economic growth. Therefore this has a positive impact upon this SA objective.</p> <p>Likelihood of effect: Possible</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
23	Smart growth	I	<p>Smart Growth could be built into the master plan for the development. However how successful this would be could not be assessed at this stage.</p>	
24	Skilled workforce	?	<p>The target is to significantly raise people with level 3 qualifications to level 4.</p> <p>What effect this would have could not be determined at this stage.</p>	

Table 50

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
1	Housing needs	+	<p>Could provide up to 99 Dwellings</p> <p>2.5 Hectares</p> <p>This site would be able to provide a number of houses of which a number could be affordable.</p> <p>Could provide sustainably constructed housing.</p> <p>Therefore this site would have a positive effect upon this objective.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	Housing need according to SHMA is to provide affordable housing. The highest need is for social rented accommodation.
2	Flooding	0	Not located within a Flood Zone 2 or 3. Not subject to a SFRA flood zone.	Design of the development would have to take into account SUDs and provide suitable surface and foul water drainage.
3	Health	I	<p>This site would have access to health facilities on the outskirts and within the town centre.</p> <p>There are no health deprivation concerns (IMD).</p> <p>It is unclear whether or not the existing health care provision can accommodate 99 dwellings. Therefore the effect if any will not be known until implementation.</p>	
4	Poverty & exclusion	I	There are some concerns regarding poverty and exclusion in the Priestwood and Garth Area. Providing affordable housing could have a positive effect upon these concerns. However what effect may occur will not be known until implementation.	
5	Education	?	The site could potentially accommodate 99 dwellings.	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<p>Within catchment of Sandy Lane Primary School and Garth Hill Secondary School.</p> <p>Sandy Lane is predicted to have a deficit in the future. Garth Hill College capacity is due to increase however it is unclear at this stage how 99 dwellings could be accommodated.</p> <p>At this stage the effect upon this SA objective is not known although LID would allow for contributions.</p>	
6	Crime	?	<p>IMD data does show that there are areas within Priestwood and Garth with crime concerns. Development can help to design out crime from the outset; however this will not be seen until implementation.</p>	
7	Community	+	<p>Development on this site is not considered to effect the distinctiveness of the existing community.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
8	Accessible services	++	<p>The site is within walking distance of the Town Centre and the railway station. The town centre is well linked by bus to Wokingham, Ascot and Maidenhead. The railway links Bracknell with Reading and London. Therefore there are links to essential services such as doctors, dentists and hospitals as well as the facilities found within the Town Centre.</p> <p>The site is considered accessible to essential services. ++</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
9	Culture, leisure, recreation	+	<ul style="list-style-type: none"> • Within 0-2 mins car journey of Parks and Gardens. • Within 10-12 mins walking distance of Amenity Space. 	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<ul style="list-style-type: none"> • Within 0-2 mins car journey of Natural & Semi-Natural Greenspaces. • Within 12-14 mins walk of Natural and Semi-Natural Greenspaces. • Within 10-12 mins walk of Urban Woodlands. • Within 12-14 mins walk of Provisions for Children and Young People. • Within 0-2 mins car journey of outdoors sports facilities. • Within 4-6 mins walk of Children's Play Areas. • Within 0-4 mins car journey of Built Sports Facilities. <p>Facilities located within the town centre and bus linkages to other outside.</p> <p>The site is well located as to satisfy this SA objective. Therefore this site would have a positive impact upon this SA objective.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
10	Urban renaissance	+/-	<ul style="list-style-type: none"> • This site is considered to be previously developed land. • Site is designated as Open Space of Public Value. • This site would seek to encourage urban renaissance of the town centre. <p>Therefore this site would have both positive and negative effect upon this SA objective.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
11	Air quality	?	<p>There are no Air Quality Management Areas in the vicinity of the site.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			The Council is currently investigating potential AQMA designations. Therefore this issue should be looked at further.	
12	Climate change	0	Any development would have to be designed so as it reduce its carbon dioxide emissions and meet with current CSH or BREEAM. Overall the site would accommodate itself.	SUDs would be required at the Development Management stage.
13	Biodiversity	-	Reptiles could be present. Developable area of site could be decreased to 25% due to the potential for reptiles. Located within 5km of SPA. Any development of the site is likely to have a negative impact upon biodiversity. Further surveys required. Likelihood of effect: Possible. Spatial Scale: Site specific. Temporary/Permanent: Permanent. Short/Medium/Long term: Short/Med/Long term.	Protection root zones for trees. Extended Phase 1 survey and reptile survey required. Other surveys may be required as a result of the Phase 1 survey. SPA mitigation sought via LID
14	Countryside & historic	-	<ul style="list-style-type: none"> • School site. • No listed Buildings. • TPO trees on adjacent land. • Development would result in a loss of Open Space of Public Value. • No other site designations on the site. • Not located within a character area. <p>As this option would result in the loss of open space of public value there is a negative effect upon this objective.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	Maintain buffer with adjacent TPO trees. Provide additional open space of public value elsewhere.

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
15	Travel choice	++	<p>The site is located within walking distance from the Town Centre. Public transport links are also good. Therefore the car is not considered to be the preferred choice of transport.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
16	Resource use	+	<ul style="list-style-type: none"> Policy requirements would allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources. <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
17	Waste	I	<ul style="list-style-type: none"> The site is not located on top of any landfill sites. The site is located within landfill buffer zones for an R3 landfill site. However according to the EA it is unlikely that landfill gas will present a risk to this proposal. The effects of waste management depend on how policy is implemented. 	
18	Water	0	<p>The site does not fall within a Groundwater Source or Groundwater protection area.</p> <p>Therefore a well designed development would have no overall impact upon this SA objective.</p>	
19	Soil quality	0	<p>The site has a Landscape Classification as urban. Therefore with there being no known concerns development of this site would have no overall impact upon this SA objective.</p> <p>No record of contaminated land.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
20	Energy	+	<ul style="list-style-type: none"> Development of this site would provide the opportunity to provide renewable energy generation and maybe a Combined Heat and Power Scheme. <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	Renewable energy projects, including wind, biomass, hydro and CHP
21	Employment	+	<ul style="list-style-type: none"> The site is well located to support some local employment uses in and around the Town Centre. The site would be for housing and no employment uses. <p>Overall the site could have a positive impact upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
22	Economic growth	+	<p>The introduction of 99 dwellings could potentially help to sustain economic growth within the borough and especially in and around the Town Centre.</p> <p>Likelihood of effect: Possible</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
23	Smart growth	I	<p>Smart Growth could be built into the master plan for the development. However how successful this would be could not be assessed at this stage.</p>	
24	Skilled workforce	?	<p>The target is to significantly raise people with level 3 qualifications to level 4.</p> <p>What effect this would have could not be determined at this stage.</p>	

SHLAA Ref: 95 Land at Battlebridge House, Warfield

Table 51

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
1	Housing needs	-	<p>Could provide up to 14 Dwellings</p> <p>0.44 Hectares</p> <p>May not be able on its own to provide affordable housing as the threshold has not been met.</p> <p>Could provide sustainably constructed housing.</p> <p>As the site could not provide affordable housing it does not meet with the requirements of this SA objective. -</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	Housing need according to SHMA is to provide affordable housing. The highest need is for social rented accommodation.
2	Flooding	0	<ul style="list-style-type: none"> Not located within a Flood Zone 2 or 3. Not subject to a SFRA flood zone although adjacent to. <p>Therefore no overall effect upon this SA objective.</p>	Design of the development would have to take into account SUDs and provide suitable surface and foul water drainage.
3	Health	I	<p>Adequate access to local health provisions by car.</p> <p>It is unclear whether or not the existing health care provisions have the capacity to accommodate 14 dwellings. Therefore the effect if any will not be known until implementation.</p> <p>Can access Reading Royal Berkshire Hospital by Car within 30 mins.</p> <p>No.53 Bus provides a 30-60 mins frequency service to and from WexhamParkHospital.</p> <p>No know health deprivation concerns (IMD 2007)</p>	
4	Poverty & exclusion	0	<ul style="list-style-type: none"> No poverty and exclusion concerns highlighted by the IMD. 	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
5	Education	?	<p>The site could potentially accommodate 14 dwellings.</p> <p>At this stage it can not be ascertained whether or not the addition of 14 dwellings could be accommodated into the existing schools catchment area. Although the allocated Warfield SPD site is likely to provide a school on site.</p> <p>At this stage the effect upon this SA objective is not known although LID would allow for contributions.</p>	
6	Crime	0	<ul style="list-style-type: none"> IMD data shows no crime concerns. However development can aid in designing out crime. 	
7	Community	+	<p>Development on this site is not considered to effect the distinctiveness of the existing community.</p> <p>It is unlikely that additional community facilities will be introduced on-site. However this site could benefit from new facilities introduced as a result of the Warfield SPD site. Therefore this could have a positive effect upon this objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
8	Accessible services	+	<p>The site isn't considered accessible to essential services as it is relatively isolated. However when assessed in conjunction with the Warfield SPD site that has already been allocated for development it is likely that provisions will be in place to provide better accessibility. This could include new facilities and/or improved infrastructure.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	Work in conjunction with the Warfield SPD site.
9	Culture, leisure, recreation	+	<ul style="list-style-type: none"> Within 2-4 mins car journey of Parks and Gardens. Within 16-18 mins walking distance of Amenity Space. 	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<ul style="list-style-type: none"> • Within 0-2 mins car journey of Natural & Semi-Natural Greenspaces. • Within 10-12 mins walk of Natural and Semi-Natural Greenspaces. • Within 10-12 mins walk of Urban Woodlands. • Outside 20 mins walk of Provisions for Children and Young People. • Within 0-2 mins car journey of outdoors sports facilities. • Within 8-10 mins walk of Children's Play Areas. • Within 2-4 mins car journey of Built Sports Facilities. <p>The site is well located as to satisfy this SA objective. Therefore this site would have a positive impact upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
10	Urban renaissance	+	<ul style="list-style-type: none"> • This site is considered to be previously developed land. • The site is located within the settlement. • This site would seek to encourage urban renaissance to a settlement location. <p>Therefore this site would have a positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
11	Air quality	?	<p>There are no Air Quality Management Areas in the vicinity of the site.</p> <p>The Council is currently investigating potential AQMA designations. Therefore this issue should be looked at further.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
12	Climate change	0	<p>Any development would have to be designed so as to reduce its carbon dioxide emissions and meet with current COSH or BREEAM.</p> <p>SUDs would be required at the Development Management stage.</p> <p>Overall the site would accommodate itself.</p>	<p>Could link CHP in with the Warfield SPD site.</p>
13	Biodiversity	-	<p>Bats could be present</p> <p>Not located within 5km of SPA.</p> <p>Any development of the site is likely to have a negative impact upon biodiversity. Further surveys required.</p> <p>Likelihood of effect: Possible.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	<p>Protection root zones for trees.</p> <p>Bat Survey required.</p>
14	Countryside & historic	0	<ul style="list-style-type: none"> • Previously developed land. • Garage site. • No listed Buildings. • No TPO trees. • No other site designations on the site. • Site located within a character area. However development is required to follow the existing pattern and form of development along the south side of the road. <p>Development of this site would have no overall impact upon this SA objective as long as the recommendation in the Character Areas assessment is followed.</p>	<p>Character area assessment to be taken into consideration.</p>
15	Travel choice	+	<p>The site isn't considered to have good public transport and cycle links. Therefore development of this site is likely to result in the car being the preferred mode of transport. However the site adjoins an area that's is allocated for development (Warfield SPD site). Therefore if developed in conjunction with the Warfield SPD site the preferred choice of transport is not necessarily going to be the car.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
16	Resource use	+	<ul style="list-style-type: none"> Policy requirements would allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources. <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
17	Waste	I	<ul style="list-style-type: none"> The site is not located on top of any landfill sites. The site is located within landfill buffer zones for an R3 landfill site. However according to the EA it is unlikely that landfill gas will present a risk to this proposal. The effects of waste management depend on how policy is implemented. 	
18	Water	0	<p>The site does not fall within a Groundwater Source or Groundwater protection area.</p> <p>Therefore a well designed development would have no overall impact upon this SA objective.</p>	
19	Soil quality	?	<p>The site has a Landscape Classification as grade 3. Grade 3 is split into 3a and 3b. If the land is 3b then the site could accept development. If the site is 3a then development may not be acceptable. However until further work is carried out the split will not be known.</p> <p>The site could have contaminated land due to the nature of both the existing and current use.</p>	
20	Energy	+	<ul style="list-style-type: none"> Development of this site would provide the opportunity to provide renewable energy generation and maybe a Combined Heat and Power Scheme. <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p>	<p>Link in with Warfield SPD site.</p> <p>Renewable energy projects, including wind, biomass, hydro and CHP</p>

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			Short/Medium/Long term: Short/Med/Long term.	
21	Employment	+	<ul style="list-style-type: none"> The site could serve employment sites within Binfield and Bracknell. However when assessed in conjunction with the Warfield SPD site it is likely that this site could support employment uses on the Warfield SPD site. The site would be for housing and no employment uses. <p>Therefore when assessed in conjunction with the Warfield SPD site this site could have a positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
22	Economic growth	+	<p>The introduction of 14 dwellings could potentially help to sustain economic growth within the Borough. Therefore this site would have a positive effect upon this SA objection.</p> <p>Likelihood of effect: Possible</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term</p>	
23	Smart growth	I	Smart Growth could be built into the master plan for the development. However how successful this would be could not be assessed at this stage.	Link in with Warfield SPD site
24	Skilled workforce	?	<p>The target is to significantly raise people with level 3 qualifications to level 4.</p> <p>What effect a development of this size could have upon this objective would not be known at this stage.</p>	

Table 52

	SA Objective	Assess-ment of Effect	Commentary	Optimising/ mitigating
1	Housing needs	-	<p>Could provide up to 28 Dwellings</p> <p>0.7 Hectares</p> <p>May not be able on its own to provide affordable housing as the threshold has not been met.</p> <p>Could provide sustainably constructed housing.</p> <p>As the site could not provide affordable housing it does not meet with the requirements of this SA objective. -</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term</p>	Housing need according to SHMA is to provide affordable housing. The highest need is for social rented accommodation.
2	Flooding	0	<ul style="list-style-type: none"> Not located within a Flood Zone 2 or 3. Not subject to a SFRA flood zone although adjacent to. <p>Therefore no overall effect upon this SA objective.</p>	Design of the development would have to take into account SUDs and provide suitable surface and foul water drainage.
3	Health	I	<p>Adequate access to local health provisions by car. However by foot GP surgeries are beyond walking distance. It is not known at this time whether a GP facility will be provided at Jennett's Park.</p> <p>Can access Reading Royal Berkshire Hospital by Car within 30 mins.</p> <p>No.108 Bus provides a 15-30 mins frequency service to and from the Town Centre. No know health deprivation concerns (IMD 2007)</p> <p>It is unclear whether or not the existing health care provisions have the capacity to accommodate a 28 dwelling extension of the existing settlement. Therefore the effect if any will not be known until implementation.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
4	Poverty & exclusion	0	<ul style="list-style-type: none"> No poverty and exclusion concerns highlighted by the IMD. 	
5	Education	+	<p>The site could potentially accommodate 28 dwellings.</p> <p>There is a School to be built at JennetsPark. It is likely that the school will be able to accommodate the additional 28 dwellings off Peacock Lane.</p> <p>At this stage the effect upon this SA objective is not known although LID would allow for contributions.</p> <p>Likelihood of effect: Possible.</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term</p>	
6	Crime	0	IMD data shows no crime concerns. However development can aid in designing out crime.	
7	Community	+	<p>Development on this site is not considered to effect the distinctiveness of the existing community.</p> <p>This site would integrate into a recently developed estate which has a planned local centre with facilities.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term</p>	
8	Accessible services	+	<p>The site is considered accessible to essential services via car or by bus.</p> <p>There is the potential for additional services for example a shop to be accommodated at Jennett's Park.</p> <p>Therefore this site would have a positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term</p>	
9	Culture, leisure, recreation	+	<ul style="list-style-type: none"> • Within 4-6 mins car journey of Parks and Gardens. • Within 14-16 mins walking distance of Amenity Space. • Within 0-2 mins car journey of Natural & Semi-Natural Greenspaces. • Within 16-18 mins walk of Natural and Semi-Natural Greenspaces. • Within 2-4 mins walk of Urban Woodlands. • Within 8-10 mins walk of Provisions for Children and Young People. • Within 0-2 mins car journey of outdoors sports facilities. • Within 10-12 mins walk of Children's Play Areas. • Within 0-4 mins car journey of Built Sports Facilities. <p>The site is well located as to satisfy this SA objective. Therefore this site would have a positive impact upon this SA objective.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term</p>	
10	Urban renaissance	+	<ul style="list-style-type: none"> • This site is considered to be previously developed land. • The site is located within a newly created settlement. • This site would seek to encourage urban renaissance to a settlement location. <p>Therefore this site would have a positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
11	Air quality	?	<p>There are no Air Quality Management Areas in the vicinity of the site.</p> <p>The Council is currently investigating potential AQMA designations. Therefore this issue should be looked at further.</p>	
12	Climate change	0	<p>Any development would have to be designed so as it reduce its carbon dioxide emissions and meet with current CSH or BREEAM.</p> <p>Overall the site would accommodate itself.</p>	SUDs would be required at the Development Management stage.
13	Biodiversity	-	<p>Potential for reptiles</p> <p>Located within 5km of SPA</p> <p>Any development of the site is likely to have a negative impact upon biodiversity. Further surveys required.</p> <p>Likelihood of effect: Possible.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term</p>	<p>Protection root zones for trees.</p> <p>Native hedgerow exists along the eastern boundary.</p> <p>Could be a 15% reduction due to scrub required for reptiles.</p> <p>Extended Phase 1 Survey and reptile survey required. Other surveys may be required as a result.</p> <p>Bat Survey required.</p> <p>SPA mitigation sought via LID</p>
14	Countryside & historic	0	<ul style="list-style-type: none"> • Previously developed land. • Located within a newly created settlement. • No listed Buildings. • No TPO trees. • No other site designations on the site. • Site not located within a character area. <p>Development of this site would have no overall impact upon this SA objective.</p>	Character area assessment to be taken into consideration.

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
15	Travel choice	+/-	<p>The site has a good bus link with the town centre. The 108 links the site with the town centre every 15mins. The site also has good cycle links with the town centre.</p> <p>However there is no bus service to Wokingham and the site as it stands has no shops although these are planned.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term</p>	
16	Resource use	+	<p>Policy requirements would allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term</p>	
17	Waste	I	<p>The site is located within 140m of an R2 category landfill site. However according to the EA it is unlikely that landfill gas will present a risk to this proposal.</p> <p>The effects of waste management depend on how policy is implemented.</p>	
18	Water	0	<p>The site does not fall within a Groundwater Source or Groundwater protection area.</p> <p>Therefore a well designed development would have no overall impact upon this SA objective.</p>	
19	Soil quality	?	<p>The site has a Landscape Classification as grade 3. Grade 3 is split into 3a and 3b. If the land is 3b then the site could accept development. If the site is 3a then development may not be acceptable. However until further work is carried out the split will not be known.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			The site could have contaminated land due to the nature of the previous use.	
20	Energy	+	<p>Development of this site would provide the opportunity to provide renewable energy generation and maybe a Combined Heat and Power Scheme.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
21	Employment	+	<p>The site is well located to serve employment sites in the Southern Industrial Area and the Western Industrial Area via a cycle/pedestrian link. There may also be employment within the future phases at JennetsPark.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
22	Economic growth	+	<p>The introduction of 28 dwellings could potentially help to sustain economic growth within the Borough. As the site is well located in terms of employment sites this is considered to have a positive impact upon economic growth.</p> <p>Likelihood of effect: Possible</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
23	Smart growth	I	Smart Growth could be built into the master plan for the development. However how successful this would be could not be assessed at this stage.	
24	Skilled workforce	?	The target is to significantly raise people with level 3 qualifications to level 4.	

	SA Objective	Assessment of Effect	Commentary	Optimising/ mitigating
			What effect a development of this size could have upon this objective would not be known at this stage.	

Table 53

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
1	Housing needs	+	<p>Could provide up to 35 Dwellings</p> <p>2.11 Hectares</p> <p>The site can provide a level of housing that can incorporate a number of affordable houses.</p> <p>As the site could provide affordable housing it is considered to have a positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	Housing need according to SHMA is to provide affordable housing. The highest need is for social rented accommodation.
2	Flooding	0	<ul style="list-style-type: none"> Not located within a Flood Zone 2 or 3. Not subject to a SFRA flood zone. <p>Therefore no overall effect upon this SA objective.</p>	Design of the development would have to take into account SUDs and provide suitable surface and foul water drainage.
3	Health	I	<p>Adequate access to local health provisions by car. However by foot GP surgeries are beyond walking distance.</p> <p>Can access Reading Royal Berkshire Hospital by Car within 30 mins.</p> <p>The no. 190 bus links the site with the town centre and Wokingham every 20 minutes.</p> <p>Other buses link the site with the Binfield Local centre.</p> <p>No know health deprivation concerns (IMD 2007)</p> <p>It is unclear whether or not the existing health care provisions have the capacity to accommodate 35 dwellings. Therefore the effect if any will not be known until implementation.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
4	Poverty & exclusion	0	No poverty and exclusion concerns highlighted by the IMD.	
5	Education	?	<p>The site could potentially accommodate 35 dwellings.</p> <p>The site falls within the catchment of Meadowvale Primary School and Garth Hill Secondary School.</p> <p>Both sites are likely to have a deficit in places.</p> <p>At this stage the effect upon this SA objective is not known although LID would allow for contributions.</p>	
6	Crime	0	IMD data shows no crime concerns. However development can aid in designing out crime.	
7	Community	+	<p>Development on this site is not considered to effect the distinctiveness of the existing community therefore it will be retained.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	Retain trees as buffers.
8	Accessible services	+	<p>The site is considered accessible to essential services via car or by bus.</p> <p>There is the potential for additional services to be accommodated at Jennett's Park.</p> <p>Therefore this site would have a positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
9	Culture, leisure, recreation	+	<ul style="list-style-type: none"> • Within 2-4 mins car journey of Parks and Gardens. • Within 4-6 mins walking distance of Amenity Space. • Within 0-2 mins car journey of Natural & Semi-Natural Greenspaces. 	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<ul style="list-style-type: none"> • Within 6-8 mins walk of Natural and Semi-Natural Greenspaces. • Within 0-2 mins walk of Urban Woodlands. • Within 4-6 mins walk of Provisions for Children and Young People. • Within 0-2 mins car journey of outdoors sports facilities. • Within 2-4 mins walk of Children's Play Areas. • Within 0-4 mins car journey of Built Sports Facilities. <p>The site is well located as to satisfy this SA objective. Therefore this site would have a positive impact upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
10	Urban renaissance	+	<ul style="list-style-type: none"> • This site is considered to be previously developed land. • The site is located with the settlement. • This site would seek to encourage urban renaissance to a settlement location. <p>Therefore this site would have a positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
11	Air quality	?	<p>There are no Air Quality Management Areas in the vicinity of the site.</p> <p>The Council is currently investigating potential AQMA designations. Therefore this issue should be looked at further.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
12	Climate change	0	<p>Any development would have to be designed so as it reduce its carbon dioxide emissions and meet with current CSH or BREEAM.</p> <p>Overall the site would accommodate itself.</p>	<p>Could link CHP in with the Warfield SPD site.</p> <p>SUDs would be required at the Development Management stage.</p>
13	Biodiversity	-	<p>Potential for roosting bats and badgers.</p> <p>TPO trees on site and Ancient woodland.</p> <p>Located within 5km of SPA.</p> <p>Any development of the site is likely to have a negative impact upon biodiversity. Further surveys required.</p> <p>Likelihood of effect: Possible.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	<p>Protection root zones for trees.</p> <p>Could be a 50% developable reduction due to habitat.</p> <p>Extended Phase 1 Survey bat survey and badger survey including foraging and behaviour studies.</p> <p>Other surveys may be required as a result.</p> <p>SPA mitigation sought via LID</p>
14	Countryside & historic	-	<ul style="list-style-type: none"> • Previously developed land. • Located within a settlement. • No listed Buildings. • TPO trees and ancient woodland present. • No other site designations on the site. • Site not located within a character area. <p>Without the detail it cannot be ascertained that no harm will come to the TPO trees and Ancient Woodland. Therefore the site has been scored a minor negative score against this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			Short/Medium/Long term: Short/Med/Long term.	
15	Travel choice	+	<p>The site has a good bus links and cycle links with the town centre.</p> <p>The location of this site would not necessarily encourage the car to be the preferred mode of transport.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
16	Resource use	?	<p>Policy requirements would allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources.</p> <p>Bagshot beds mineral resource under the site. Further work required to establish the likely outcomes.</p>	
17	Waste	I	<p>The site is not located on top of or located within a landfill buffer.</p> <p>The effects of waste management depend on how policy is implemented.</p>	
18	Water	0	<p>The site does not fall within a Groundwater Source or Groundwater protection area.</p> <p>Therefore a well designed development would have no overall impact upon this SA objective.</p>	
19	Soil quality	?	<p>The site has a Landscape Classification as grade 3. Grade 3 is split into 3a and 3b. If the land is 3b then the site could accept development. If the site is 3a then development may not be acceptable. However until further work is carried out the split will not be known.</p>	
20	Energy	+	<p>Development of this site would provide the opportunity to provide renewable energy generation and maybe a Combined Heat and Power Scheme.</p> <p>Likelihood of effect: Likely.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
21	Employment	+	<p>The site is well located to serve employment sites in the Western Industrial Area. There would be no opportunity to create additional employment use on site.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
22	Economic growth	+	<p>The introduction of 35 dwellings could potentially help to sustain economic growth within the borough. As the site is well located in terms of employment sites this is considered to have a positive impact upon economic growth.</p> <p>Likelihood of effect: Possible</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
23	Smart growth	I	<p>Smart Growth could be built into the master plan for the development. However how successful this would be could not be assessed at this stage.</p>	
24	Skilled workforce	?	<p>The target is to significantly raise people with level 3 qualifications to level 4.</p> <p>What effect a development of this size could have upon this objective would not be known at this stage.</p>	

Table 54

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
1	Housing needs	+	<p>Could provide up to 77 Dwellings</p> <p>1.7 Hectares</p> <p>The site can provide a level of housing that can incorporate a number of affordable houses.</p> <p>As the site could provide affordable housing it is considered to have a positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	Housing need according to SHMA is to provide affordable housing. The highest need is for social rented accommodation.
2	Flooding	0	<ul style="list-style-type: none"> Not located within a Flood Zone 2 or 3. Not subject to a SFRA flood zone. <p>Therefore no overall effect upon this SA objective.</p>	Design of the development would have to take into account SUDs and provide suitable surface and foul water drainage.
3	Health	I	<p>Adequate access to local health provisions by foot and by car as the site is located close to the town centre.</p> <p>Can access Reading Royal Berkshire Hospital by Car within 30 mins.</p> <p>Within walking distance of the bus station.</p> <p>According to the IMD 2007 there are some concerns regarding health as one area falls below the 50% ranking.</p> <p>It is unclear whether or not the existing health care provisions have the capacity to accommodate 77 dwellings. Therefore the effect if any will not be known until implementation.</p>	
4	Poverty & exclusion	?	<p>There are some poverty and exclusion concerns highlighted by the IMD 2007.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			It is unclear at this stage what effect the development of this site may have upon these concerns and therefore this SA objective.	
5	Education	?	<p>The site could potentially accommodate 77 dwellings.</p> <p>The site falls within the catchment of Wildridings Primary School and Brackenhale School. Wildridings have a surplus. However Bracknehale School has a deficit.</p> <p>At this stage the effect upon this SA objective is not known although LID would allow for contributions.</p>	
6	Crime	0	<p>IMD data shows some concerns regarding crime. It is unclear how a development in this location could effect this SA objective although development can help to design out crime from the outset.</p> <p>Overall there is no effect upon this SA objective.</p>	
7	Community	+	<p>The site is currently an employment area where a depot the Council depot is located.</p> <p>Development on this site is not considered to effect the distinctiveness of the existing community therefore it will be retained.</p> <p>A development on this site could provide residential accommodation close to the town centre.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	Retain trees as buffers.
8	Accessible services	++	<p>The site is considered accessible to essential services mostly by foot and by car. The town centre is within walking distance of the site and the railway station and bus station are within 300m from the site.</p> <p>Therefore this site would have a significant positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
9	Culture, leisure, recreation	+	<ul style="list-style-type: none"> • Within 0-2 mins car journey of Parks and Gardens. • Within 8-10 mins walking distance of Amenity Space. • Within 0-2 mins car journey of Natural & Semi-Natural Greenspaces. • Within 18-20 mins walk of Natural and Semi-Natural Greenspaces. • Within 2-4 mins walk of Urban Woodlands. • Within 8-10 mins walk of Provisions for Children and Young People. • Within 0-2 mins car journey of outdoors sports facilities. • Within 6-8 mins walk of Children's Play Areas. • Within 0-4 mins car journey of Built Sports Facilities. <p>The site is well located as to satisfy this SA objective. Therefore this site would have a positive impact upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
10	Urban renaissance	+	<ul style="list-style-type: none"> • This site is considered to be previously developed land. • The site is located within a employment area in an urban location. • This site would seek to encourage urban renaissance of the town centre. <p>Therefore this site would have a positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
11	Air quality	?	<p>There are no Air Quality Management Areas in the vicinity of the site.</p> <p>The Council is currently investigating potential AQMA designations. Therefore this issue should be looked at further.</p>	
12	Climate change	0	<p>Any development would have to be designed so as it reduce its carbon dioxide emissions and meet with current CSH or BREEAM.</p> <p>Overall the site would accommodate itself.</p>	SUDs would be required at the Development Management stage.
13	Biodiversity	-/+	<p>Potential for roosting bats.</p> <p>No TPO trees on site.</p> <p>Located within 5km of SPA.</p> <p>Any development of the site is likely to have a negative impact upon biodiversity. However good opportunity to improve the biodiversity value.</p> <p>Further surveys required.</p> <p>Likelihood of effect: Possible.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	<p>Protection root zones for trees and hedgerows.</p> <p>Estimated reduction in developable land is 8%.</p> <p>Extended Phase 1 Survey and bat survey.</p> <p>Other surveys may be required as a result.</p> <p>SPA mitigation sought via LID</p>
14	Countryside & historic	0	<ul style="list-style-type: none"> • Previously developed land. • Located within an urban location. • No listed Buildings. • No TPO trees. • No other site designations on the site. • Site not located within a character area. <p>Development of this site would have no overall impact upon this SA objective.</p>	
15	Travel choice	+	<p>The site is located within walking distance from the Town Centre. Public transport links are also good. Therefore the car is not considered to be the preferred choice of transport.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
16	Resource use	?	<p>Policy requirements would allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources.</p> <p>A small section of the south-east corner of the site contains Bagshot beds mineral resource. Further work required to establish the likely outcomes.</p>	
17	Waste	I	<p>The site is not located on top of or located within a landfill buffer.</p> <p>The effects of waste management depend on how policy is implemented.</p>	
18	Water	0	<p>The site does not fall within a Groundwater Source or Groundwater protection area.</p> <p>Therefore a well designed development would have no overall impact upon this SA objective.</p>	SUDs should be considered at the design stage.
19	Soil quality	?	<p>The site has a Landscape Classification as urban and is therefore not considered to be versatile agricultural land.</p> <p>The site could have contaminated land due to the nature of the current use. Further work required.</p>	
20	Energy	+	<p>Development of this site would provide the opportunity to provide renewable energy generation and maybe a Combined Heat and Power Scheme.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
21	Employment	+	<p>The site is well located to serve employment sites in the Town Centre, Southern Industrial and Western Industrial Area. There would be no opportunity to create additional employment use on site.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
22	Economic growth	+	<p>The introduction of 77 dwellings could potentially help to sustain and/or increase economic growth within the Borough. As the site is well located in terms of employment sites this is considered to have a positive impact upon economic growth.</p> <p>Likelihood of effect: Possible</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
23	Smart growth	I	<p>Smart Growth could be built into the master plan for the development. However how successful this would be could not be assessed at this stage.</p>	
24	Skilled workforce	?	<p>The target is to significantly raise people with level 3 qualifications to level 4.</p> <p>What effect a development of this size could have upon this objective would not be known at this stage.</p>	

Table 55

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
1	Housing needs	+	<p>Could provide up to 40 Dwellings</p> <p>1.7 Hectares</p> <p>The site can provide a level of housing that can incorporate a number of affordable houses.</p> <p>As the site could provide affordable housing it is considered to have a positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	Housing need according to SHMA is to provide affordable housing. The highest need is for social rented accommodation.
2	Flooding	0	<ul style="list-style-type: none"> Not located within a Flood Zone 2 or 3. Not subject to a SFRA flood zone. <p>Therefore no overall effect upon this SA objective.</p>	Design of the development would have to take into account SUDs and provide suitable surface and foul water drainage.
3	Health	I	<p>Adequate access to local health provisions by foot and by car as the site is located close to the town centre.</p> <p>Can access Reading Royal Berkshire Hospital by Car within 30 mins.</p> <p>Within walking distance of the bus station.</p> <p>According to the IMD 2007 there are some concerns regarding health as one area falls below the 50% ranking.</p> <p>It is unclear whether or not the existing health care provisions have the capacity to accommodate 40 dwellings. Therefore the effect if any will not be known until implementation.</p>	
4	Poverty & exclusion	?	There are some poverty and exclusion concerns highlighted by the IMD 2007.	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			It is unclear at this stage what effect the development of this site may have upon these concerns and therefore this SA objective.	
5	Education	?	<p>The site could potentially accommodate 40 dwellings.</p> <p>The site falls within the catchment of Sandy Lane Primary School and Garth Hill School. Both Sandy Lane School and Garth Hill School will have a deficit in capacity.</p> <p>At this stage the effect upon this SA objective is not known although LID would allow for contributions.</p>	
6	Crime	0	<p>IMD data shows some concerns regarding crime. It is unclear how a development in this location could effect this SA objective although development can help to design out crime from the outset.</p> <p>Overall there is no effect upon this SA objective.</p>	
7	Community	+	<p>The site is currently a car park.</p> <p>Development on this site is not considered to effect the distinctiveness of the existing community therefore it will be retained.</p> <p>A development on this site could provide residential accommodation close to the town centre.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
8	Accessible services	++	<p>The site is considered accessible to essential services mostly by foot and by car. The town centre is within walking distance of the site and the railway station and bus station are within 300m from the site.</p> <p>Therefore this site would have a significant positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
9	Culture, leisure, recreation	+	<ul style="list-style-type: none"> • Within 0-2 mins car journey of Parks and Gardens. • Within 4-6 mins walking distance of Amenity Space. • Within 0-2 mins car journey of Natural & Semi-Natural Greenspaces. • Within 14-16 mins walk of Natural and Semi-Natural Greenspaces. • Within 12-14 mins walk of Urban Woodlands. • Within 8-10 mins walk of Provisions for Children and Young People. • Within 2-4 mins car journey of outdoors sports facilities. • Within 10-12 mins walk of Children's Play Areas. • Within 0-4 mins car journey of Built Sports Facilities. <p>The site is well located as to satisfy this SA objective. Therefore this site would have a positive impact upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
10	Urban renaissance	+	<ul style="list-style-type: none"> • This site is considered to be previously developed land. • The site is located within the settlement. • This site would seek to encourage urban renaissance of the town centre. <p>Therefore this site would have a positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
11	Air quality	?	<p>There are no Air Quality Management Areas in the vicinity of the site.</p> <p>The Council is currently investigating potential AQMA designations. Therefore this issue should be looked at further.</p>	
12	Climate change	0	<p>Any development would have to be designed so as it reduce its carbon dioxide emissions and meet with current CSH or BREEAM.</p> <p>Overall the site would accommodate itself.</p>	SUDs would be required at the Development Management stage.
13	Biodiversity	-/+	<p>No TPO trees on site. However trees do form a habitat.</p> <p>Within 5km of SPA.</p> <p>Any development of the site is likely to have a negative impact upon biodiversity. However this site could provide the opportunity to improve the biodiversity on site due to the level of concrete present.</p> <p>Likelihood of effect: Possible.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	<p>Trees to be retained.</p> <p>Protection root zones for trees and hedgerows.</p> <p>SPA mitigation sought via LID</p>
14	Countryside & historic	0	<ul style="list-style-type: none"> • Previously developed land. • Located within the settlement location. • No listed Buildings. • No TPO trees. • No other site designations on the site. • Site not located within a character area. <p>Development of this site would have no overall impact upon this SA objective.</p>	
15	Travel choice	++	<p>The site is located within walking distance from the Town Centre. Public transport links are also good. Therefore the car is not considered to be the preferred choice of transport.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			Short/Medium/Long term: Short/Med/Long term.	
16	Resource use	+	<p>Policy requirements would allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
17	Waste	I	<p>The site is not located on top of or located within a landfill buffer.</p> <p>The effects of waste management depend on how policy is implemented.</p>	
18	Water	0	<p>The site does not fall within a Groundwater Source or Groundwater protection area.</p> <p>Therefore a well designed development would have no overall impact upon this SA objective.</p>	SUDs should be considered at the design stage.
19	Soil quality	?	<p>The site has a Landscape Classification as urban and is therefore not considered to be versatile agricultural land.</p> <p>The site could have contaminated land due to the nature of the current use. Further work required.</p>	
20	Energy	+	<p>Development of this site would provide the opportunity to provide renewable energy generation and maybe a Combined Heat and Power Scheme.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	Could link in with Town Centre CHP
21	Employment	+	<p>The site is well located to serve employment sites in the Town Centre, Southern Industrial and Western Industrial Area. There would be no opportunity to create additional employment use on site.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
22	Economic growth	+	<p>The introduction of 40 dwellings could potentially help to sustain and/or increase economic growth within the Borough. As the site is well located in terms of employment sites this is considered to have a positive impact upon economic growth.</p> <p>Likelihood of effect: Possible</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
23	Smart growth	I	<p>Smart Growth could be built into the master plan for the development. However how successful this would be could not be assessed at this stage.</p>	
24	Skilled workforce	?	<p>The target is to significantly raise people with level 3 qualifications to level 4.</p> <p>What effect a development of this size could have upon this objective would not be known at this stage.</p>	

Table 56

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
1	Housing needs	-	<p>Could provide up to 20 Dwellings</p> <p>0.46 Hectares</p> <p>May not be able on its own to provide affordable housing as the threshold has not been met.</p> <p>Could provide sustainably constructed housing.</p> <p>As the site could not provide affordable housing it does not meet with the requirements of this SA objective. -</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	Housing need according to SHMA is to provide affordable housing. The highest need is for social rented accommodation.
2	Flooding	0	<ul style="list-style-type: none"> Not located within a Flood Zone 2 or 3. Not subject to a SFRA flood zone. Design of the development would have to take into account SUDs and provide suitable surface and foul water drainage. <p>Therefore no overall effect upon this SA objective.</p>	
3	Health	I	<p>Adequate access to local health provisions by foot and by car as the site is located close to the town centre.</p> <p>Can access Reading Royal Berkshire Hospital by Car within 30 mins.</p> <p>There is a station at Crowthorne however this is a significant walk from the site.</p> <p>According to the IMD 2007 there are concerns regarding health in the Crowthorne area.</p> <p>It is unclear whether or not the existing health care provisions have the capacity to accommodate 40 dwellings. Therefore the effect if any will not be known until implementation.</p>	
4	Poverty & exclusion	?	There are some poverty and exclusion concerns highlighted by the IMD 2007.	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			It is unclear at this stage what effect the development of this site may have upon these concerns and therefore this SA objective.	
5	Education	?	<p>The site could potentially accommodate 20 dwellings.</p> <p>The site falls within the catchment of Crowthorne Primary School and Edgbarrow School. Crowthorne Primary looks to have a predicted deficit in capacity. Edgbarrow has a surplus however this surplus decreases towards 2014 so it is likely that there will be a deficit.</p> <p>At this stage the effect upon this SA objective is not known although LID would allow for contributions.</p>	
6	Crime	0	<p>IMD data shows some concerns regarding crime. It is unclear how a development in this location could effect this SA objective although development can help to design out crime from the outset.</p> <p>Overall there is no effect upon this SA objective.</p>	
7	Community	+	<p>The site is currently a public house and is located within the settlement.</p> <p>Development on this site is not considered to effect the distinctiveness of the existing community therefore it will be retained.</p> <p>A development on this site could provide residential accommodation close to the town centre.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
8	Accessible services	++	<p>The site is considered accessible to essential services by foot. The town centre is within walking distance of the site and there is a railway station although this is a significant walk from the site.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<p>Therefore this site would have a significant positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term</p>	
9	Culture, leisure, recreation	+	<ul style="list-style-type: none"> • Within 4-6 mins car journey of Parks and Gardens. • Outside 20 mins walking distance of Amenity Space. • Within 0-2 mins car journey of Natural & Semi-Natural Greenspaces. • Within 12-14 mins walk of Natural and Semi-Natural Greenspaces. • Within 2-4 mins walk of Urban Woodlands. • Within 2-4 mins walk of Provisions for Children and Young People. • Within 0-2 mins car journey of outdoors sports facilities. • Within 0-2 mins walk of Children's Play Areas. • Within 0-4 mins car journey of Built Sports Facilities. <p>The site is well located as to satisfy this SA objective. Therefore this site would have a positive impact upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term</p>	
10	Urban renaissance	++	<ul style="list-style-type: none"> • This site is considered to be previously developed land. • The site is located within the settlement. • This site would seek to encourage urban renaissance of the town centre. <p>Therefore this site would have a significant positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term</p>	
11	Air quality	?	<p>There are no Air Quality Management Areas in the vicinity of the site.</p> <p>The Council is currently investigating potential AQMA designations. Therefore this issue should be looked at further.</p>	
12	Climate change	0	<p>Any development would have to be designed so as it reduce its carbon dioxide emissions and meet with current CSH or BREEAM.</p> <p>Overall the site would accommodate itself.</p>	SUDs would be required at the Development Management stage.
13	Biodiversity	-	<p>TPO trees on site.</p> <p>Potential for roosting bats and reptiles.</p> <p>Within 5km of SPA.</p> <p>Any development of the site is likely to have a negative impact upon biodiversity.</p> <p>Likelihood of effect: Possible.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term</p>	<p>Protection root zones for trees.</p> <p>Site could be reduced to 35% developable land.</p> <p>Updated extended Phase 1 Habitat survey required. Bat and reptile survey required. Details of mitigation to be included in the surveys.</p> <p>Other surveys may be required as a result of the initial survey.</p> <p>SPA mitigation sought via LID</p>
14	Countryside & historic	-	<ul style="list-style-type: none"> • Previously developed land. • Located within the settlement location. • No listed Buildings. • No TPO trees. 	TPO trees to be retained and root protection zones created.

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<ul style="list-style-type: none"> No other site designations on the site. Site located within conservation area and character area. <p>Without any detail it has not been demonstrated that the development of this site would not adversely effect the character of the conservation area. Therefore this site scores negatively against this SA objective.</p>	A development will need to reflect the setting of the conservation area and the recommendations in the Character Areas Assessment SPD.
15	Travel choice	+	<p>The site is located within walking distance from the Town Centre.</p> <p>The 194 bus provides a link with Bracknell Town Centre every 30mins. The car is not necessarily going to be the preferred mode of transport. Therefore this site is considered score positively.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term</p>	
16	Resource use	+	<p>Policy requirements would allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term</p>	
17	Waste	I	<p>The site is not located on top of however is located 240m from an R3 category landfill. However according to the EA it is unlikely that landfill gas will present a risk.</p> <p>The effects of waste management depend on how policy is implemented.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
18	Water	0	<p>The site does not fall within a Groundwater Source or Groundwater protection area.</p> <p>Therefore a well designed development would have no overall impact upon this SA objective.</p>	SUDs should be considered at the design stage.
19	Soil quality	0	<p>The site has a Landscape Classification as urban and is therefore not considered to be versatile agricultural land.</p>	
20	Energy	+	<p>Development of this site would provide the opportunity to provide renewable energy generation and maybe a Combined Heat and Power Scheme.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
21	Employment	+	<p>The site can serve employment within Crowthorne Town Centre, TRL and Wellington Business Park.</p> <p>Therefore overall this site will have a positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
22	Economic growth	+	<p>The introduction of 20 dwellings could potentially help to sustain economic growth. Therefore this site provides a positive impact upon this SA objective.</p> <p>Likelihood of effect: Possible</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
23	Smart growth	I	Smart Growth could be built into the master plan for the development. However how successful this would be could not be assessed at this stage.	
24	Skilled workforce	?	The target is to significantly raise people with level 3 qualifications to level 4. What effect a development of this size could have upon this objective would not be known at this stage.	

New Site: Land North of Eastern Road and south of London Road

Table 57

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
1	Housing needs	-	<p>Could provide up to 216 Dwellings</p> <p>2.9 Hectares</p> <p>The site can provide a level of housing that can incorporate a number of affordable houses.</p> <p>As the site could provide affordable housing it is considered to have a positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	Housing need according to SHMA is to provide affordable housing. The highest need is for social rented accommodation.
2	Flooding	0	<ul style="list-style-type: none"> Not located within a Flood Zone 2 or 3. Not subject to a SFRA flood zone. <p>Therefore no overall effect upon this SA objective.</p>	Design of the development would have to take into account SUDs and provide suitable surface and foul water drainage.
3	Health	I	<p>The site is within 570m of a GP surgery and 210m of a dentists. The site is served by a 30 mins frequency bus service (155) to Bracknell Town Centre.</p> <p>Within the Town centre there is a Health Centre.</p> <p>Can access Reading Royal Berkshire Hospital by Car within 30 mins.</p> <p>According to the IMD 2007 there are no know concerns regarding health.</p> <p>Adequate access to local health provisions.</p> <p>It is unclear whether or not the existing health care provisions have the capacity to accommodate 216 dwellings. Therefore the effect if any will not be known until implementation.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
4	Poverty & exclusion	?	<p>There are some poverty and exclusion concerns highlighted by the IMD 2007.</p> <p>It is unclear at this stage what effect the development of this site may have upon these concerns and therefore this SA objective.</p>	
5	Education	?	<p>The site could potentially accommodate 216 dwellings.</p> <p>The site falls within the catchment of Hollyspring Primary School and Garth Hill Secondary school.</p> <p>At this stage the effect upon this SA objective is not known although LID would allow for contributions.</p>	
6	Crime	0	<p>IMD data shows no concerns regarding crime.</p> <p>Overall there is no effect upon this SA objective.</p>	
7	Community	+	<p>The site is currently an employment area.</p> <p>Development on this site is not considered to effect the distinctiveness of the existing community therefore it will be retained.</p> <p>A development on this site could provide residential accommodation close to the town centre.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
8	Accessible services	++	<p>The site is considered accessible to essential services by foot. The town centre is within walking distance of the site and there is a railway station although this is a significant walk from the site.</p> <p>Therefore this site would have a significant positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
9	Culture, leisure, recreation	+	<ul style="list-style-type: none"> • Within 0-2 mins car journey of Parks and Gardens. • Within 6-8 mins walking distance of Amenity Space. • Within 0-2 mins car journey of Natural & Semi-Natural Greenspaces. • Within 18-20 mins walk of Natural and Semi-Natural Greenspaces. • Within 10-12 mins walk of Urban Woodlands. • Within 2-4 mins walk of Provisions for Children and Young People. • Within 0-2 mins car journey of outdoors sports facilities. • Within 2-4 mins walk of Children's Play Areas. • Within 2-4 mins car journey of Built Sports Facilities. <p>The site is well located as to satisfy this SA objective. Therefore this site would have a positive impact upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
10	Urban renaissance	+	<ul style="list-style-type: none"> • This site is considered to be previously developed land. • The site is located within an employment boundary. • This site would seek to encourage urban renaissance of the town centre. <p>Therefore this site would have a positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
11	Air quality	?	There are no Air Quality Management Areas in the vicinity of the site.	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			The Council is currently investigating potential AQMA designations. Therefore this issue should be looked at further.	
12	Climate change	0	Any development would have to be designed so as it reduce its carbon dioxide emissions and meet with current CSH or BREEAM. Overall the site would accommodate itself.	SUDs would be required at the Development Management stage.
13	Biodiversity	-/+	TPO trees on site. Buildings on site therefore there is the potential for bats roosting. Any development of the site is likely to have a negative impact upon biodiversity. However there is also a real opportunity to increase the biodiversity value of the site. Therefore this site is likely to have both positive and negative impacts upon this SA objective. Within 5km of SPA. Likelihood of effect: Possible. Spatial Scale: Site specific. Temporary/Permanent: Permanent. Short/Medium/Long term: Short/Med/Long term.	Potential to improve biodiversity over and above what value it currently has. SPA mitigation sought via LID
14	Countryside & historic	0	<ul style="list-style-type: none"> • Previously developed land. • Located within an employment area. • No listed Buildings. • TPO trees on-site. • No other site designations other than employment. • Not within a character area. <p>Development of this site for residential purposes is not likely to have an impact upon the character of the area. There are TPO trees on site but they take up a small area of the site and could easily be incorporated into any master planning.</p>	
15	Travel choice	++	The site is located within walking distance from the Town Centre. The 155 is a 30min frequency bus to and from the Town Centre. The car is not necessarily going to be the preferred mode of transport.	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<p>Site could provide essential services within its boundary.</p> <p>For these reasons the site is considered to have a significant positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
16	Resource use	?	<p>Policy requirements would allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources.</p> <p>The site contains an area of past mineral working. Further work required to establish the likely outcomes.</p>	
17	Waste	?	<p>The site is located on top of a R3 classification (risk unknown) landfill site. A landfill risk assessment is required to determine the likely outcome.</p> <p>The effects of waste management depend on how policy is implemented.</p>	Landfill gas risk assessment required.
18	Water	0	<p>The site does not fall within a Groundwater Source or Groundwater protection area.</p> <p>Therefore a well designed development would have no overall impact upon this SA objective.</p>	
19	Soil quality	?	<p>The site has a Landscape Classification as urban and is therefore not considered to be versatile agricultural land.</p> <p>However due to its location the site may have contaminated land present. Further work may need to be carried out.</p>	
20	Energy	+	<p>Development of this site would provide the opportunity to provide renewable energy generation and maybe a Combined Heat and Power Scheme.</p> <p>Likelihood of effect: Likely.</p>	

	SA Objective	Assessment of Effect	Commentary	Optimising/mitigating
			<p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
21	Employment	0	<p>Development of this site would result in the loss of employment land. However the Employment Land Review (December 2009) identified that there is an oversupply of office space within the Borough.</p> <p>It sets out that the Eastern Estate has the weakest identity and has already seen some parcels of land lost to residential development, and that the frontage would be suitable for other uses including housing, provided that integrity of the remaining core of the site was retained.</p> <p>Taking into account the review the loss of the 90% of the site as employment land would have no overall impact upon this SA objective.</p>	Consider the Employment Land Review recommendation
22	Economic growth	0	<p>Looking at the employment appraisal it is unlikely that this site would have no overall impact upon this SA objective.</p> <p>Even though it is well located to serve existing sites.</p>	
23	Smart growth	I	Smart Growth could be built into the master plan for the development. However how successful this would be could not be assessed at this stage.	
24	Skilled workforce	?	<p>The target is to significantly raise people with level 3 qualifications to level 4.</p> <p>What effect a development of this size could have upon this objective would not be known at this stage.</p>	

Appendix 9: Appraisal of Other Land within Defined Settlements - Preferred Options Stage

Appendix 9: Appraisal of Other Land within Defined Settlements - Preferred Options Stage

Appraisal of Other Land within Settlements - Preferred Options Stage

SHLAA Ref: 17 Bay Drive, Bullbrook, Bracknell

Table 58

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
1	Housing needs	+	<p>Could provide 40 Dwellings</p> <p>0.44 Hectares</p> <p>The site can provide a level of housing that can incorporate a number of affordable houses.</p> <p>As the site could provide affordable housing it is considered to have a positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	<p>Housing need according to SHMA is to provide affordable housing. The highest need is for social rented accommodation.</p>
2	Flooding	--	<ul style="list-style-type: none"> Site is located within Flood Zone 3a and 3b shown in the SFRA. Design of the development would have to take into account SUDs and provide suitable surface and foul water drainage. <p>Due to the classification of flood zone the residential site falls within a double negative score has been given.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	<p>Flood Risk Assessment required.</p>

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
3	Health	I	<p>The site is within 750m of a GP surgery. The site is served by a 30 mins frequency bus service (53/153) to Bracknell Town Centre.</p> <p>Within the Town centre there is a Health Centre.</p> <p>Can access ReadingRoyalBerkshireHospital by Car within 30 mins.</p> <p>According to the IMD 2007 there are no known concerns regarding health.</p> <p>Adequate access to local health provisions.</p> <p>It is unclear whether or not the existing health care provisions have the capacity to accommodate 45 dwellings. Therefore the effect if any will not be known until implementation.</p>	
4	Poverty & exclusion	?	<p>There are some poverty and exclusion concerns highlighted by the IMD 2007 in Bullbrook.</p> <p>It is unclear at this stage what effect the development of this site may have upon these concerns and therefore this SA objective.</p>	
5	Education	?	<p>The site could potentially accommodate 45 dwellings.</p> <p>The site falls within the catchment of Holly Spring Primary School and Garth Hill School. Both are considered to have deficits in the coming years.</p> <p>At this stage the effect upon this SA objective is not known although LID would allow for contributions.</p>	
6	Crime	?	<p>IMD data shows no concerns regarding crime. It is unclear how a development in this location could effect this SA objective although development can help to design out crime from the outset.</p> <p>Overall there is no effect upon this SA objective.</p>	
7	Community	+	<p>The site is considered as other land within an urban area. Development of the site would not effect the distinctiveness of any existing communities.</p> <p>A development on this site could provide residential accommodation close to the town centre.</p>	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
8	Accessible services	++	<p>The site is considered accessible to essential services by foot. The town centre is within walking distance of the site and there is a railway station although this is a significant walk from the site.</p> <p>Therefore this site would have a significant positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
9	Culture, leisure, recreation	+	<ul style="list-style-type: none"> • Within 0-2 mins car journey of Parks and Gardens. • Within 4-6 mins walking distance of Amenity Space. • Within 0-2 mins car journey of Natural & Semi-Natural Greenspaces. • Within 16-18 mins walk of Natural and Semi-Natural Greenspaces. • Within 12-14 mins walk of Urban Woodlands. • Within 2-4 mins walk of Provisions for Children and Young People. • Within 0-2 mins car journey of outdoors sports facilities. • Within 0-2 mins walk of Childrens Play Areas. • Within 0-4 mins car journey of Built Sports Facilities. <p>The site is well located as to satisfy this SA objective. Therefore this site would have a positive impact upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
10	Urban renaissance	-	<ul style="list-style-type: none"> • This site is not considered to be previously developed land. • However the site is located within an urban area. • This site would seek to encourage urban renaissance of the town centre. 	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<p>As the site is considered Greenfield Land the site would have a minor negative impact upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
11	Air quality	?	<p>There are no Air Quality Management Areas in the vicinity of the site.</p> <p>The Council is currently investigating potential AQMA designations. Therefore this issue should be looked at further.</p>	
12	Climate change	0	<p>Any development would have to be designed so as it reduces its carbon dioxide emissions and meets with current CSH or BREEAM.</p> <p>Overall the site would accommodate itself.</p>	SUDs would be required at the Development Management stage.
13	Biodiversity	-	<p>No TPO trees on site. However trees do line the north-west boundary forming green corridor.</p> <p>Retention of trees may reduce the developable area to 15%.</p> <p>Mown grass has a low value.</p> <p>Within 5km of SPA</p> <p>Any development of the site is likely to have a negative impact upon biodiversity.</p> <p>Likelihood of effect: Possible</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	<p>Trees should be retained as they form a green corridor.</p> <p>SPA mitigation sought via LID</p>
14	Countryside & historic	-	<ul style="list-style-type: none"> Not considered previously developed land and is therefore Greenfield. Urban location. Site is located within the Settlement. 	Setting of Grade II Listed Building needs to be taken into consideration.

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<ul style="list-style-type: none"> Grade II Listed Building at 27 Bay Road adjoining the site. No TPO trees. Not within a character area. <p>Development of the site could be accommodated within the streetscene. However as the site is Greenfield land this scores negatively against this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
15	Travel choice	+	<p>The site is located within walking distance from the Town Centre. Both the 53 and 155 buses run between the site and the Town Centre every 30-60 mins.</p> <p>Due to the location of the site the car is not necessarily the preferred mode of transport. Therefore this site has a positive impact upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
16	Resource use	+	<p>Policy requirements would allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
17	Waste	I	<p>The site is not located on top of a landfill site. However it is located within a buffer 240m from a R3 (Risk Unknown) designated Landfill site. According to the EA it is unlikely that landfill gas will present a risk to development.</p> <p>The effects of waste management depend on how policy is implemented.</p>	
18	Water	0	<p>The site does not fall within a Groundwater Source or Groundwater protection area.</p> <p>Therefore a well designed development would have no overall impact upon this SA objective.</p>	SUDs should be a consideration at the design stage.
19	Soil quality	0	<p>The site has a Landscape Classification as urban and is therefore not considered to be versatile agricultural land. Overall no impact upon this SA Objective.</p>	
20	Energy	+	<p>Development of this site would provide the opportunity to provide renewable energy generation and maybe a Combined Heat and Power Scheme.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	Could link in with any Town Centre CHP scheme.
21	Employment	+	<p>The site is located as to serve the Eastern employment area and other employment areas in and around the Town Centre.</p> <p>Therefore this site will have a positive effect upon this SA objective.</p>	
22	Economic growth	+	<p>The introduction of 45 dwellings in such a location could potentially help to sustain and increase economic growth.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
23	Smart growth	I	Smart Growth could be built into the master plan for the development. However how successful this would be could not be assessed at this stage.	
24	Skilled workforce	?	The target is to significantly raise people with level 3 qualifications to level 4. What effect a development of this size could have upon this objective would not be known at this stage.	

SHLAA Ref: 19 The Football Ground, Larges Lane, Bracknell

Table 59

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
1	Housing needs	+	<p>Could provide 85 Dwellings</p> <p>1.26 Hectares</p> <p>The site can provide a level of housing that can incorporate a number of affordable houses.</p> <p>As the site could provide affordable housing it is considered to have a positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	Housing need according to SHMA is to provide affordable housing. The highest need is for social rented accommodation.
2	Flooding	0	<p>Site is not located within Flood Zone 3a and 3b shown in the SFRA.</p> <p>Design of the development would have to take into account SUDs and provide suitable surface and foul water drainage.</p> <p>No overall impact upon this SA objective.</p>	
3	Health	I	<p>The site is within 750m of a GP surgery and 1 km of a dentists.</p> <p>The site is within walking of the Town Centre.</p> <p>Can access Reading Royal Berkshire Hospital by Car within 30 mins.</p> <p>According to the IMD 2007 there are no known concerns regarding health. However one of the three areas that makes up Wildridings and Central ward scores below 50% against Health Deprivation & Disability.</p> <p>Adequate access to local health provisions.</p>	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			It is unclear whether or not the existing health care provisions have the capacity to accommodate 85 dwellings. Therefore the effect if any will not be known until implementation.	
4	Poverty & exclusion	?	There are some poverty and exclusion concerns highlighted by the IMD 2007 in Wildridings and Central. It is unclear at this stage what effect the development of this site may have upon these concerns and therefore this SA objective.	
5	Education	?	The site could potentially accommodate 85 dwellings. The site falls within the catchment of Holly Spring Primary School and Garth Hill School. Both are considered to have deficits in the coming years. At this stage the effect upon this SA objective is not known although LID would allow for contributions.	
6	Crime	?	IMD data shows concerns regarding crime. The ward falls within the bottom half of the country when looking at crime indicators IMD 2007. Development can design out crime. However it is unclear how 85 dwellings can address any crime concerns there maybe until the design stage.	
7	Community	+	The site is considered as other land within an urban area. Development of the site would not effect the distinctiveness. The site fits in well with existing built form. A development on this site could provide residential accommodation close to the Town Centre. Likelihood of effect: Likely Spatial Scale: Site specific. Temporary/Permanent: Permanent. Short/Medium/Long term: Short/Med/Long term.	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
8	Accessible services	++	<p>The site is considered accessible to essential services by foot and cycle. The town centre and railway station is within walking distance of the site.</p> <p>Therefore this site would have a significant positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
9	Culture, leisure, recreation	-	<ul style="list-style-type: none"> • Within 0-2 mins car journey of Parks and Gardens. • Within 6-8 mins walking distance of Amenity Space. • Within 0-2 mins car journey of Natural & Semi-Natural Greenspaces. • Within 12-14 mins walk of Natural and Semi-Natural Greenspaces. • Within 8-10 mins walk of Urban Woodlands. • Within 10-12 mins walk of Provisions for Children and Young People. • Within 0-2 mins car journey of outdoors sports facilities. • Within 6-8 mins walk of Children's Play Areas. • Within 0-2 mins car journey of Built Sports Facilities. <p>The site is well located as to satisfy this SA objective. However the loss of the football pitch will have a negative effect upon this SA objective. This outweighs the location of the site in proximity to other recreational cultural facilities.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
10	Urban renaissance	-	<ul style="list-style-type: none"> This site is not considered to be previously developed land and currently has a designation as Open Space of Public Value. Site is considered to be Greenfield. Site is within an urban area where any improvements would benefit the Town Centre. <p>As the site is considered Greenfield Land the site would have a minor negative impact upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
11	Air quality	?	<p>There are no Air Quality Management Areas in the vicinity of the site.</p> <p>The Council is currently investigating potential AQMA designations. Therefore this issue should be looked at further.</p>	
12	Climate change	0	<p>Any development would have to be designed so as it reduce its carbon dioxide emissions and meet with current CSH or BREEAM.</p> <p>Overall the site would accommodate itself.</p>	SUDs would be required at the Development Management stage.
13	Biodiversity	-	<p>Potential for reptiles on habitat surrounding the pitch. Some potential for bats in trees surrounding the pitch.</p> <p>Site within 5km of SPA.</p> <p>Any development of the site is likely to have a negative impact upon biodiversity.</p> <p>Likelihood of effect: Possible.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p>	<p>Trees and shrubs to be retained.</p> <p>Developable land maybe reduced by 10%</p> <p>Updated Phase 1 Habitat Survey required.</p> <p>Proposed mitigation should be integrated into the site layout.</p>

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<p>Short/Medium/Long term: Short/Med/Long term.</p>	<p>Other surveys may come as a result of the Phase 1 Survey.</p> <p>SPA mitigation would be sought via LID.</p>
14	Countryside & historic	-	<ul style="list-style-type: none"> Land is currently Open Space of Public Value. Not considered previously developed land and is therefore Greenfield. Site is located within an urban area. No listed buildings present. No TPO trees. Located within character area A (Bracknell Study Area). <p>Although the site is currently designated as Open Space of Public Value the site relates well to existing built form in the urban area. Therefore for this reason the site would have a minor negative impact upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	<p>Landscaping may improve the character of the site.</p> <p>Character Area Recommendation: Site is an important approach to the Town Centre. Flatted development should be considered. Development should look to provide a 'more cohesive, and locally distinctive landscape/townscape setting to the buildings and the important approached to the Town Centre'.</p>
15	Travel choice	++	<p>The site is located within walking distance from the Town Centre, railway and bus station.</p> <p>Due to the location of the site the car is not necessarily the preferred mode of transport. Therefore this site has a significant positive impact upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
16	Resource use	+	<p>Policy requirements would allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
17	Waste	I	<p>The site is not located on top of or within the buffer of a landfill site.</p> <p>The effects of waste management depend on how policy is implemented.</p>	
18	Water	0	<p>The site does not fall within a Groundwater Source or Groundwater protection area.</p> <p>Therefore a well designed development would have no overall impact upon this SA objective.</p>	SUDs should be a consideration at the design stage.
19	Soil quality	0	<p>The site has a Landscape Classification as urban and is therefore not considered to be versatile agricultural land. Overall no impact upon this SA Objective.</p>	
20	Energy	+	<p>Development of this site would provide the opportunity to provide renewable energy generation and maybe a Combined Heat and Power Scheme.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	Could link in with any Town Centre CHP scheme.
21	Employment	+	<p>The site is located as to serve the Town Centre, Western and Eastern employment areas.</p> <p>Therefore this site will have a positive effect upon this SA objective.</p>	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
22	Economic growth	+	<p>The introduction of 85 dwellings in such a location could potentially help to sustain and increase economic growth. Therefore this site has a positive effect upon this SA objective.</p> <p>Likelihood of effect: Possible</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
23	Smart growth	I	<p>Smart Growth could be built into the master plan for the development. However how successful this would be could not be assessed at this stage.</p>	
24	Skilled workforce	?	<p>The target is to significantly raise people with level 3 qualifications to level 4.</p> <p>What effect a development of this size could have upon this objective would not be known at this stage.</p>	

Table 60

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
1	Housing needs	-	<p>Could provide 10 Dwellings 0.38 Hectares</p> <p>May not be able on its own to provide affordable housing as the threshold has not been met.</p> <p>Could provide sustainably constructed housing.</p> <p>As the site could not provide affordable housing it does not meet with the requirements of this SA objective. –</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	Housing need according to SHMA is to provide affordable housing. The highest need is for social rented accommodation.
2	Flooding	0	<ul style="list-style-type: none"> Site is not located within Flood Zone 3a and 3b shown in the SFRA. <p>No over all impact upon this SA objective.</p>	Design of the development would have to take into account SUDs and provide suitable surface and foul water drainage.
3	Health	I	<p>The site is within 800m of a GP surgery and 610 km of a dentists.</p> <p>194 Bus every 30mins to Bracknell Town Centre. (Heath Centre)</p> <p>Can access Reading Royal Berkshire Hospital by Car within 40 mins.</p> <p>Frimley Park Hospital A&E 6km</p> <p>Adequate access to local health provisions.</p> <p>According to the IMD 2007 there are known concerns against Health Deprivation & Disability. It is not known how these concerns can be addressed by development.</p>	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			It is unclear whether or not the existing health care provisions have the capacity to accommodate 10 dwellings. Therefore the effect if any will not be known until implementation.	
4	Poverty & exclusion	I	The ward is considered to be one of the most health deprived in the borough. (IMD data) As above it is unclear how this could be addressed through the provision of improved local health care.	
5	Education	?	The site could potentially accommodate 10 dwellings. The site falls within the catchment of Wildmoor Heath Primary School and Edgbarrow Senior School. The primary school is considered to have sufficient surplus however the senior school has a decreasing surplus. At this stage the effect upon this SA objective is not known although LID would allow for contributions.	
6	Crime	?	IMD data shows concerns regarding crime. The ward falls within the bottom half of the country when looking at crime indicators IMD 2007. Development can design out crime. However it is unclear how 10 dwellings can address any crime concerns there maybe until the design stage.	
7	Community	+	The site is considered as other land within an urban area. Development of the site would not effect the distinctiveness of any existing communities as the site fits in well with the existing built form in a residential location. A development on this site could provide residential accommodation close to Crowthorne High Street. Likelihood of effect: Likely. Spatial Scale: Site specific. Temporary/Permanent: Permanent. Short/Medium/Long term: Short/Med/Long term.	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
8	Accessible services	+	<p>The site is considered accessible by foot to essential services located within Crowthorne High Street.</p> <p>194 Bus every 30mins to Bracknell Town Centre.</p> <p>There is a railway station located 1.6km from the site.</p> <p>Therefore this site would have a positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
9	Culture, leisure, recreation	+	<ul style="list-style-type: none"> • Within 4-6 mins car journey of Parks and Gardens. • Not Within 20 mins walking distance of Amenity Greenspace. • Within 0-2 mins car journey of Natural & Semi-Natural Greenspaces. • Within 6-8 mins walk of Natural and Semi-Natural Greenspaces. • Within 2-4 mins walk of Urban Woodlands. • Within 2-4 mins walk of Provisions for Children and Young People. • Within 0-2 mins car journey of outdoors sports facilities. • Within 2-4 mins walk of Childrens Play Areas. • Within 0-2 mins car journey of Built Sports Facilities. <p>The site is well located as to satisfy this SA objective. Therefore this site would have a positive impact upon this SA objective.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term</p>	
10	Urban renaissance	-	<ul style="list-style-type: none"> • This site is not considered to be previously developed land. 	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<ul style="list-style-type: none"> Site is considered to be Greenfield. Site is within a settlement location. <p>As the site is considered Greenfield Land the site would have a minor negative impact upon this SA objective.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term</p>	
11	Air quality	?	<p>There are no Air Quality Management Areas in the vicinity of the site.</p> <p>The Council is currently investigating potential AQMA designations. Therefore this issue should be looked at further.</p>	
12	Climate change	0	<p>Any development would have to be designed so as it reduce its carbon dioxide emissions and meet with current CSH or BREEAM.</p> <p>Overall the site would accommodate itself.</p>	SUDs would be required at the Development Management stage.
13	Biodiversity	-	<ul style="list-style-type: none"> TPO trees within the site. Band of trees located to the rear of the site have a biodiversity value. Trees to be retained. South-east corner of the site located within 400m of the SPA. Majority of the site within 5km of SPA. <p>Any development of the site is likely to have a negative impact upon biodiversity. A double negative is not provided as there is a minimal area within 400m of the SPA. This could be easily avoided.</p> <p>Likelihood of effect: Possible.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term</p>	<p>Trees to be retained.</p> <p>Developable land maybe reduced by 20%</p> <p>Updated Phase 1 Habitat Survey required.</p> <p>Proposed mitigation should be integrated into the site layout.</p> <p>Other surveys may come as a result of the Phase 1 Survey.</p>

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
				<p>Within 5km SPA mitigation would be sought via LID.</p> <p>No residential development within the south-east corner of the site.</p>
14	Countryside & historic	-	<ul style="list-style-type: none"> Land is currently residential and located within the settlement. Not considered previously developed land and is therefore Greenfield. Site is located within an urban area. No listed buildings present. TPO trees present. Located within character area D (East Crowthorne Study Area). <p>Development of this site is possible without compromising the overall character and appearance of the area. However there are TPO trees present on site and without any design detail is not known whether or not these will be harmed. There loss would be a loss to the character and appearance of the area.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term</p>	<p>Retain trees. Provide adequate root protection zones.</p> <p>Character Area Recommendation:</p> <ul style="list-style-type: none"> Retain tree cover. Follow consistent building line. Retain contrast in character with higher density town centre.
15	Travel choice	+	<p>The site is located within walking distance of the main Crowthorne High Street.</p> <p>There is a 30min frequency bus service to Bracknell Town Centre.</p> <p>There is a railway station within 1.6km of the site.</p> <p>Due to the location of the site the car is not necessarily the preferred mode of transport. Therefore this site has a positive impact upon this SA objective.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p>	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term</p>	
16	Resource use	+	<p>Policy requirements would allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term</p>	
17	Waste	I	<p>The site is not located on top of or within the buffer of a landfill site.</p> <p>The effects of waste management depend on how policy is implemented.</p>	
18	Water	0	<p>The site does not fall within a Groundwater Source or Groundwater protection area.</p> <p>Therefore a well designed development would have no overall impact upon this SA objective.</p>	SUDs should be a consideration at the design stage.
19	Soil quality	0	<p>The site has a Landscape Classification as urban and is therefore not considered to be versatile agricultural land. Overall no impact upon this SA Objective.</p>	
20	Energy	+	<p>Development of this site would provide the opportunity to provide renewable energy generation and maybe a Combined Heat and Power Scheme.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
21	Employment	+	<p>The site could serve local employment areas within Crowthorne for example the High Street, Wellington Business Park and the Crowthorne Business Estate.</p> <p>Therefore this site will have a positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
22	Economic growth	+	<p>The introduction of 10 dwellings in such a location could potentially help to sustain and increase economic growth therefore the site has been scored as positive against this SA objective.</p> <p>Likelihood of effect: Possible</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
23	Smart growth	I	<p>Smart Growth could be built into the master plan for the development. However how successful this would be could not be assessed at this stage.</p>	
24	Skilled workforce	?	<p>The target is to significantly raise people with level 3 qualifications to level 4.</p> <p>What effect a development of this size could have upon this objective would not be known at this stage.</p>	

SHLAA Ref: 76 Land at Cricket Field Grove, Crowthorne

Table 61

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
1	Housing needs	-	<p>Could provide 100 self contained staff accommodation.</p> <p>2.1 Hectares</p> <p>The site can't provide a level of affordable housing due to the building being for staff accommodation. However there will be a level of housing.</p> <p>As the site can't provide affordable housing it is considered to have a negative effect upon this SA objective.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	<p>Housing need according to SHMA is to provide affordable housing. The highest need is for social rented accommodation.</p>
2	Flooding	0	<ul style="list-style-type: none"> Site is not located within Flood Zone 3a and 3b shown in the SFRA. <p>No over all impact upon this SA objective.</p>	<p>Design of the development would have to take into account SUDs and provide suitable surface and foul water drainage.</p>
3	Health	I	<p>The site is within 250m of a GP surgery and 610 km of a dentists.</p> <p>194 Bus every 30mins to Bracknell Town Centre. (Heath Centre)</p> <p>Can access Reading Royal Berkshire Hospital by Car within 40 mins.</p> <p>Frimley Park Hospital A&E 6km</p> <p>Adequate access to local health provisions.</p> <p>According to the IMD 2007 there are known concerns against Health Deprivation & Disability. It is not known how these concerns can be addressed by development.</p>	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			It is unclear whether or not the existing health care provisions have the capacity to accommodate 100 dwellings. Therefore the effect if any will not be known until implementation.	
4	Poverty & exclusion	I	The ward is considered to be one of the most health deprived in the borough. (IMD data) As above it is unclear how this could be addressed through the provision of improved local health care.	
5	Education	?	The site could potentially accommodate 100 dwellings. The site falls within the catchment of Wildmoor Heath and Edgbarrow Senior School. The primary school is considered to have a surplus in places with the senior school having a decreasing surplus. At this stage the effect upon this SA objective is not known although LID would allow for contributions.	
6	Crime	?	IMD data shows concerns regarding crime. The ward falls within the bottom half of the country when looking at crime indicators IMD 2007. Development can design out crime. However it is unclear how 100 dwellings can address any crime concerns there maybe until the design stage.	
7	Community	+	The site is considered as other land within an urban area and not previously developed land. Development of the site would not effect the distinctiveness of any existing communities as the site relates well with existing built form. Likelihood of effect: Likely Spatial Scale: Site specific. Temporary/Permanent: Permanent. Short/Medium/Long term: Short/Med/Long term.	
8	Accessible services	+/-	Accessibility to essential services is good for example schools and shops. Accessibility to Local Centre is relatively good.	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<p>Non- Car mode access to Town Centre is considered poor.</p> <p>Accessibility to Railway Station is considered limited as there is no bus service to the station.</p> <p>Accessibility to long distance bus routes is considered poor.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
9	Culture, leisure, recreation	+	<ul style="list-style-type: none"> • Within 4-6 mins car journey of Parks and Gardens. • 18-20 mins walking distance of Amenity Greenspace. • Within 0-2 mins car journey of Natural & Semi-Natural Greenspaces. • Within 14-16mins walk of Natural and Semi-Natural Greenspaces. • Within 0-2 mins walk of Urban Woodlands. • Within 6-8 mins walk of Provisions for Children and Young People. • Within 0-2 mins car journey of outdoors sports facilities. • Within 2-4 mins walk of Children's Play Areas. • Within 2-4 mins car journey of Built Sports Facilities. <p>The site is well located as to satisfy this SA objective. Therefore this site would have a positive impact upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
10	Urban renaissance	--	<ul style="list-style-type: none"> • This site is not considered to be previously developed land. • Open Space of Public Value. • Historic Garden. 	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<p>As the site is considered Greenfield Land and is also designated Historic Gardens and Open Space of Public Value it is not considered the best use of land. Therefore provides a significant negative effect upon this objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
11	Air quality	?	<p>There are no Air Quality Management Areas in the vicinity of the site.</p> <p>The Council is currently investigating potential AQMA designations. Therefore this issue should be looked at further.</p>	
12	Climate change	0	<p>Any development would have to be designed so as it reduce its carbon dioxide emissions and meet with current CSH or BREEAM.</p> <p>Overall the site would accommodate itself.</p>	SUDs would be required at the Development Management stage.
13	Biodiversity	--	<ul style="list-style-type: none"> • Woodland adjacent to the southern boundary and trees adjacent to the eastern boundary. • Some potential for bats but unlikely. • Area in the northern part of the site within 400m of the SPA. • Remainder of the site within 5km of SPA. <p>Any development of the site is likely to have a negative impact upon biodiversity. A double negative is provided in this case as there is a substantial area of the site within the 400m SPA buffer where no residential development is permitted. Without the detail it is not clear that there won't be an impact upon the SPA.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	<p>Trees to be retained.</p> <p>Developable land maybe reduced by 6%</p> <p>Extended Phase 1 Habitat Survey required.</p> <p>Proposed mitigation should be integrated into the site layout.</p> <p>Other surveys may come as a result of the Phase 1 Survey.</p> <p>Within 5km SPA mitigation would be sought via LID.</p>

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
				No residential development within the 400m SPA buffer.
14	Countryside & historic	--	<ul style="list-style-type: none"> The site is designated as Historic Gardens Open Space of Public Value. The land is Greenfield. Listed Building close to the site. No TPO trees present. Located within character area D (East Crowthorne Study Area). <p>Development on this site is likely to have a detrimental impact upon the Historic Gardens and the village setting. Therefore a significant negative score has been provided against this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	<p>Retain trees. Provide adequate root protection zones.</p> <p>Character Area Recommendation:</p> <ul style="list-style-type: none"> Retain tree cover. Follow consistent building line. Retain views out towards Broadmoor. Conserve the characteristics of Broadmoor historic park and garden, its immediate setting and historic links with the village centre should be conserved and enhanced.
15	Travel choice	-	<ul style="list-style-type: none"> The site is poorly served by public transport. Investment in a cycle path network required. Non- Car mode access to Bracknell Town Centre is considered poor. Accessibility to Railway Station is considered limited as there is no bus service to the station. <p>Car likely to be preferred choice although Crowthorne Town Centre is within walking distance of the site.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p>	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
16	Resource use	+	<p>Policy requirements would allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
17	Waste	I	<p>The site is not located on top of or within the buffer of a landfill site.</p> <p>The effects of waste management depend on how policy is implemented.</p>	
18	Water	0	<p>The site does not fall within a Groundwater Source or Groundwater protection area.</p> <p>Therefore a well designed development would have no overall impact upon this SA objective.</p>	
19	Soil quality	0	<p>The site has a Landscape Classification as urban and is therefore not considered to be versatile agricultural land. Overall no impact upon this SA Objective.</p>	
20	Energy	+	<p>Development of this site would provide the opportunity to provide renewable energy generation and maybe a Combined Heat and Power Scheme.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
21	Employment	+	<p>The site is located as to serve local employment areas within Crowthorne for example the High Street, Wellington Business Park and the Crowthorne Business Estate.</p> <p>Therefore this site will have a positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
22	Economic growth	+	<p>The introduction of 100 dwellings in such a location could potentially help to sustain and increase economic growth. Therefore the site would have a positive effect upon this SA objective.</p> <p>Likelihood of effect: Possible</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
23	Smart growth	I	<p>Smart Growth could be built into the master plan for the development. However how successful this would be could not be assessed at this stage.</p>	
24	Skilled workforce	?	<p>The target is to significantly raise people with level 3 qualifications to level 4.</p> <p>What effect a development of this size could have upon this objective would not be known at this stage.</p>	

Table 62

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
1	Housing needs	+	<p>Could provide 20 Dwellings</p> <p>1.2 Hectares</p> <p>The site can provide a level of housing that can incorporate a number of affordable houses.</p> <p>As the site could provide affordable housing it is considered to have a positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	<p>Housing need according to SHMA is to provide affordable housing. The highest need is for social rented accommodation.</p>
2	Flooding	0	<ul style="list-style-type: none"> Site is not located within Flood Zone 3a and 3b shown in the SFRA. <p>No over all impact upon this SA objective.</p>	<p>Design of the development would have to take into account SUDs and provide suitable surface and foul water drainage.</p>
3	Health	I	<p>The site is within 870m of a GP surgery and 770m of a dentists.</p> <p>194 Bus every 30mins to Bracknell Town Centre. (Heath Centre)</p> <p>Can access Reading Royal Berkshire Hospital by Car within 40 mins.</p> <p>Frimley Park Hospital A&E 6km</p> <p>Adequate access to local health provisions.</p> <p>According to the IMD 2007 there are known concerns against Health Deprivation & Disability. It is not known how these concerns can be addressed by development.</p> <p>It is unclear whether or not the existing health care provisions have the capacity to accommodate 20 dwellings. Therefore the effect if any will not be known until implementation.</p>	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
4	Poverty & exclusion	I	<p>The ward is considered to be one of the most health deprived in the borough. (IMD data)</p> <p>As above it is unclear how this could be addressed through the provision of improved local health care.</p>	
5	Education	?	<p>The site could potentially accommodate 20 dwellings.</p> <p>The site falls within the catchment of Wildmoor Heath and Edgbarrow Senior School. The primary school is considered to have a surplus in places with the senior school having a decreasing surplus.</p> <p>At this stage the effect upon this SA objective is not known although LID would allow for contributions.</p>	
6	Crime	?	<p>IMD data shows concerns regarding crime. The ward falls within the bottom half of the country when looking at crime indicators IMD 2007. Development can design out crime. However it is unclear how 20 dwellings can address any crime concerns there maybe until the design stage.</p>	
7	Community	+	<p>The site is considered as other land within an urban area and not previously developed land. Development of the site would not effect the distinctiveness of any existing communities as the site relates well with existing built form.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
8	Accessible services	+/-	<p>Accessibility to essential services is good for example schools and shops.</p> <p>Accessibility to Local Centre is relatively good.</p> <p>Non- Car mode access to Town Centre is considered poor.</p> <p>Accessibility to Railway Station is considered limited as there is no bus service to the station.</p>	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<p>Accessibility to long distance bus routes is considered poor.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
9	Culture, leisure, recreation	+	<ul style="list-style-type: none"> • Within 4-6 mins car journey of Parks and Gardens. • Not Within 20 mins walking distance of Amenity Greenspace. • Within 0-2 mins car journey of Natural & Semi-Natural Greenspaces. • Within 10-12 mins walk of Natural and Semi-Natural Greenspaces. • Within 0-2 mins walk of Urban Woodlands. • Within 2-4 mins walk of Provisions for Children and Young People. • Within 0-2 mins car journey of outdoors sports facilities. • Within 2-4 mins walk of Childrens Play Areas. • Within 0-4 mins car journey of Built Sports Facilities. <p>The site is well located as to satisfy this SA objective. Therefore this site would have a positive impact upon this SA objective.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
10	Urban renaissance	--	<ul style="list-style-type: none"> • This site is not considered to be previously developed land. • Historic Garden. <p>As the site is considered Greenfield Land that is also designated as Historic Gardens it is not considered the best use of land. Therefore provides a significant negative effect upon this objective.</p> <p>Likelihood of effect: Likely.</p>	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
11	Air quality	?	<p>There are no Air Quality Management Areas in the vicinity of the site.</p> <p>The Council is currently investigating potential AQMA designations. Therefore this issue should be looked at further.</p>	
12	Climate change	0	<p>Any development would have to be designed so as it reduce its carbon dioxide emissions and meet with current CSH or BREEAM.</p> <p>Overall the site would accommodate itself.</p>	SUDs would be required at the Development Management stage.
13	Biodiversity	--	<ul style="list-style-type: none"> • Acid grassland. • Potential for bats, reptiles and badger setts. • The southern area of the site is located within 400m of the SPA. • Remainder of the site within 5km of SPA. <p>Any development of the site is likely to have a negative impact upon biodiversity. A double negative is provided in this case as there is a substantial area of the site within the 400m SPA buffer where no residential development is permitted. Without the detail it is not clear that there won't be an impact upon the SPA.</p> <p>Likelihood of effect: Possible.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	<p>Acid grassland to be retained.</p> <p>Developable land maybe reduced by 60%</p> <p>Extended Phase 1 Habitat Survey, reptile survey, bat survey and badger survey required.</p> <p>Proposed mitigation should be integrated into the site layout.</p> <p>Other surveys may come as a result of the Phase 1 Survey.</p> <p>Within 5km SPA mitigation would be sought via LID.</p> <p>No residential development within the 400m SPA buffer.</p>

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
14	Countryside & historic	--	<ul style="list-style-type: none"> The site is designated as Historic Gardens. The land is Greenfield. Listed Building close to the site. No TPO trees present. Located within character area D (East Crowthorne Study Area). <p>Development on this site is likely to have a detrimental impact upon the Historic Gardens and the village setting. Therefore a significant negative score has been provided against this SA objective.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	<p>Retain trees. Provide adequate root protection zones.</p> <p>Character Area Recommendation:</p> <ul style="list-style-type: none"> Retain tree cover. Follow consistent building line. Retain views out towards Broadmoor. Conserve the characteristics of Broadmoor historic park and garden, its immediate setting and historic links with the village centre should be conserved and enhanced.
15	Travel choice	-	<ul style="list-style-type: none"> The site is poorly served by public transport. Investment in a cycle path network required. Non- Car mode access to Bracknell Town Centre is considered poor. Accessibility to Railway Station is considered limited as there is no bus service to the station. Car likely to be preferred choice although Crowthorne Town Centre is within walking distance of the site. <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
16	Resource use	+	<p>Policy requirements would allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
17	Waste	I	<p>The site is not located on top of or within the buffer of a landfill site.</p> <p>The effects of waste management depend on how policy is implemented.</p>	
18	Water	0	<p>The site does not fall within a Groundwater Source or Groundwater protection area.</p> <p>Therefore a well designed development would have no overall impact upon this SA objective.</p>	SUDs should be considered at the design stage.
19	Soil quality	0	<p>The site has a Landscape Classification as urban and is therefore not considered to be versatile agricultural land. Overall no impact upon this SA Objective.</p>	
20	Energy	+	<p>Development of this site would provide the opportunity to provide renewable energy generation and maybe a Combined Heat and Power Scheme.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
21	Employment	+	<p>The site is located as to serve local employment areas within Crowthorne for example the High Street, Wellington Business Park and the Crowthorne Business Estate.</p> <p>Therefore this site will have a positive effect upon this SA objective.</p>	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
22	Economic growth	+	<p>The introduction of 20 dwellings in such a location could potentially help to sustain and increase economic growth. Therefore the site would have a positive effect upon this SA objective.</p> <p>Likelihood of effect: Possible</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
23	Smart growth	I	<p>Smart Growth could be built into the master plan for the development. However how successful this would be could not be assessed at this stage.</p>	
24	Skilled workforce	?	<p>The target is to significantly raise people with level 3 qualifications to level 4.</p> <p>What effect a development of this size could have upon this objective would not be known at this stage.</p>	

Table 63

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
1	Housing needs	-	<p>Could provide 11 Dwellings</p> <p>0.33 Hectares</p> <p>May not be able on its own to provide affordable housing as the threshold has not been met.</p> <p>Could provide sustainably constructed housing.</p> <p>As the site could not provide affordable housing it does not meet with the requirements of this SA objective. -</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	Housing need according to SHMA is to provide affordable housing. The highest need is for social rented accommodation.
2	Flooding	0	<ul style="list-style-type: none"> Site is not located within Flood Zone 3a and 3b shown in the SFRA. Design of the development would have to take into account SUDs and provide suitable surface and foul water drainage. <p>No over all impact upon this SA objective.</p>	
3	Health	I	<p>The site is within 1.27km of a GP surgery and 1.33km of a dentists.</p> <p>Can access Reading Royal Berkshire Hospital by Car within 40 mins.</p> <p>Heatherwood 2.15km away.</p> <p>Adequate access to local health provisions.</p> <p>According to the IMD 2007 there are no known concerns against Health Deprivation & Disability.</p> <p>It is unclear whether or not the existing health care provisions have the capacity to accommodate 11 dwellings. Therefore the effect if any will not be known until implementation.</p>	
4	Poverty & exclusion	0	<p>There are no known health and deprivation concerns in the Ascot Ward.</p>	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			Therefore this site would have no overall impacts upon this SA objective.	
5	Education	?	<p>The site could potentially accommodate 11 dwellings.</p> <p>The site falls within the catchment of Holly Spring and Garth Hill School. Both schools have a predicted deficit.</p> <p>At this stage the effect upon this SA objective is not known although LID would allow for contributions.</p>	
6	Crime	0	IMD data shows no concerns regarding crime.	
7	Community	+	<p>The site is considered as other land within an urban area and not previously developed land. Development of the site would not effect the distinctiveness of any existing communities as the site relates well with existing built form.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
8	Accessible services	+	<p>There site is not within walking distance of the Town Centre. However the site is well connected to the Town Centre via cycle paths.</p> <p>The 191 bus connects the site with the town centre every 60mins.</p> <p>Site is within 1km of Martins Heron railway station.</p> <p>Alongside the railway station is a Local Centre with shops.</p> <p>The site is considered to be accessible to services and therefore would have a positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
9	Culture, leisure, recreation	+	<ul style="list-style-type: none"> • Within 0-2 mins car journey of Parks and Gardens. • Within 4-6 mins walking distance of Amenity Space. • Within 0-2 mins car journey of Natural & Semi-Natural Greenspaces. • Within 16-18 mins walk of Natural and Semi-Natural Greenspaces. • Within 4-6 mins walk of Urban Woodlands. • Within 08-10 mins walk of Provisions for Children and Young People. • Within 0-2 mins car journey of outdoors sports facilities. • Within 2-4 mins walk of Children's Play Areas. • Within 2-4 mins car journey of Built Sports Facilities. <p>The site is well located as to satisfy this SA objective. Therefore this site would have a positive impact upon this SA objective.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
10	Urban renaissance	-	<ul style="list-style-type: none"> • This site is not considered to be previously developed land. <p>As the site is considered Greenfield land it is not considered the best use of land. Therefore provides a negative effect upon this objective.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
11	Air quality	?	<p>There are no Air Quality Management Areas in the vicinity of the site.</p> <p>The Council is currently investigating potential AQMA designations. Therefore this issue should be looked at further.</p>	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
12	Climate change	0	<p>Any development would have to be designed so as it reduce its carbon dioxide emissions and meet with current CSH or BREEAM.</p> <p>Overall the site would accommodate itself.</p>	SUDs would be required at the Development Management stage.
13	Biodiversity	-	<ul style="list-style-type: none"> Site supports semi-natural habitats adjoining woodland. May be of biodiversity value. Potential for bats, reptiles and badger setts. Within 5km of SPA. <p>Any development of the site is likely to have a negative impact upon biodiversity.</p> <p>Likelihood of effect: Possible.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	<p>Trees to be retained.</p> <p>Root zones may reduce the developable area by 40%.</p> <p>Extended Phase 1 Habitat Survey, reptile survey, bat survey and badger survey required.</p> <p>Proposed mitigation should be integrated into the site layout.</p> <p>Other surveys may come as a result of the Phase 1 Survey.</p> <p>Within 5km SPA mitigation would be sought via LID.</p> <p>No residential development within the 400m SPA buffer.</p>
14	Countryside & historic	0	<ul style="list-style-type: none"> Site designated as Countryside outside of the settlement. Greenfield land. No other site designations on the site. Not within a character area. <p>The site is considered to be Greenfield land however its development would fit well with existing built form. Therefore this site would have no overall impacts upon this SA objective.</p>	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
15	Travel choice	+	<ul style="list-style-type: none"> • 191 bus runs hourly to the town centre. • Good cycle links with the Town Centre. • Within 1km of the Martins Heron railway station and shops. <p>The location of the site is not thought to encourage the car as being the preferred mode of transport.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
16	Resource use	+	<p>Policy requirements would allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
17	Waste	I/?	<ul style="list-style-type: none"> • The site is located close to an old landfill site. • The effects of waste management depend on how policy is implemented. 	Further surveys maybe required to monitor any potential risks from the old Landfill site north and east of the site.
18	Water	0	<p>The site does not fall within a Groundwater Source or Groundwater protection area.</p> <p>Therefore a well designed development would have no overall impact upon this SA objective.</p>	
19	Soil quality	0	<p>The site has a Landscape Classification as non-agricultural and is therefore not considered to be versatile agricultural land. Overall no impact upon this SA Objective.</p>	
20	Energy	+	<p>Development of this site would provide the opportunity to provide renewable energy generation and maybe a Combined Heat and Power Scheme.</p>	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
21	Employment	+	<ul style="list-style-type: none"> The site is well located to support employment within Martins Heron, Eastern Employment area and the Town Centre. For this reason the site is considered to have a positive impact upon this SA objective. <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
22	Economic growth	+	<p>The introduction of 11 dwellings in such a location could potentially help to sustain and increase economic growth. Therefore the site would have a positive effect upon this SA objective.</p> <p>Likelihood of effect: Possible</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
23	Smart growth	I	<p>Smart Growth could be built into the master plan for the development. However how successful this would be could not be assessed at this stage.</p>	
24	Skilled workforce	?	<p>The target is to significantly raise people with level 3 qualifications to level 4.</p> <p>What effect a development of this size could have upon this objective would not be known at this stage.</p>	

Table 64

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
1	Housing needs	-	<p>Could provide 87 dwellings</p> <p>1.88 Hectares</p> <p>May not be able on its own to provide affordable housing as the threshold has not been met.</p> <p>Could provide sustainably constructed housing.</p> <p>As the site could not provide affordable housing it does not meet with the requirements of this SA objective. -</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	Housing need according to SHMA is to provide affordable housing. The highest need is for social rented accommodation.
2	Flooding	0	<ul style="list-style-type: none"> Site is not located within Flood Zone 3a and 3b shown in the SFRA. Design of the development would have to take into account SUDs and provide suitable surface and foul water drainage. <p>No over all impact upon this SA objective.</p>	Design of the development would have to take into account SUDs and provide suitable surface and foul water drainage.
3	Health	I	<p>The site is within 1.65km of a GP surgery and 0.43km of a dentists.</p> <p>Can access Reading Royal Berkshire Hospital by Car within 30 mins.</p> <p>Adequate access to local health provisions.</p> <p>According to the IMD 2007 there are no known concerns against Health Deprivation & Disability.</p> <p>It is unclear whether or not the existing health care provisions have the capacity to accommodate 87 dwellings. Therefore the effect if any will not be known until implementation.</p>	
4	Poverty & exclusion	0	There are no known health and deprivation concerns in the Ascot Ward.	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			Therefore this site would have no overall impacts upon this SA objective.	
5	Education	?	<p>The site could potentially accommodate 87 dwellings.</p> <p>The site falls within the catchment of Meadow Vale School and Garth Hill. has a deficit in places.</p> <p>At this stage the effect upon this SA objective is not known although LID would allow for contributions.</p>	
6	Crime	0	IMD data shows no concerns regarding crime.	
7	Community	+	<p>The site is considered as other land within an urban area and not previously developed land. Development of the site would not effect the distinctiveness of any existing communities as the site relates well with existing built form and has clearly defined boundaries being the main roads.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
8	Accessible services	+	<p>There site isn't within walking distance of the Town Centre.</p> <p>The 190 bus connects the site with the town centre every 20mins. This also connects the site with Wokingham and Reading.</p> <p>Good cycle path connections with the town centre.</p> <p>Site is close to the Amend Corner SPD site that will have access to local centres that will be provided at the earmarked site.</p> <p>The site is considered accessible to essential services and therefore would have a positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p>	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			Short/Medium/Long term: Short/Med/Long term.	
9	Culture, leisure, recreation	+	<ul style="list-style-type: none"> • Within 2-4 mins car journey of Parks and Gardens. • Within 16-18 mins walking distance of Amenity Space. • Within 4-4 mins car journey of Natural & Semi-Natural Greenspaces. • Not within 20 mins walk of Natural and Semi-Natural Greenspaces. • Within 16-18 mins walk of Urban Woodlands. • Within 14-16 mins walk of Provisions for Children and Young People. • Within 2-4 mins car journey of outdoors sports facilities. • Within 12-14 mins walk of Children's Play Areas. • Within 0-4 mins car journey of Built Sports Facilities. <p>The site is well located as to satisfy this SA objective. Therefore this site would have a positive impact upon this SA objective.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
10	Urban renaissance	-	<ul style="list-style-type: none"> • This site is not considered to be previously developed land. <p>As the site is considered Greenfield Land it is not considered the best use of land. Therefore provides a negative effect upon this objective.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
11	Air quality	?	There are no Air Quality Management Areas in the vicinity of the site.	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			The Council is currently investigating potential AQMA designations. Therefore this issue should be looked at further.	
12	Climate change	0	Any development would have to be designed so as it reduce its carbon dioxide emissions and meet with current CSH or BREEAM. Overall the site would accommodate itself.	SUDs would be required at the Development Management stage.
13	Biodiversity	--	Mixed grassland, scrub and trees could be of biodiversity value. TPO Trees within north edge of site. Potential for badger, bats and reptiles. Any development of the site is likely to have a negative impact upon biodiversity. Likelihood of effect: Possible. Spatial Scale: Site specific. Temporary/Permanent: Permanent. Short/Medium/Long term: Short/Med/Long term.	Extended Phase 1 survey is required including surveys of reptiles, badgers and bats. The results may require further surveys to be carried out.
14	Countryside & historic	0	<ul style="list-style-type: none"> • Site designated as settlement. • TPOs on northern edge of site. • No other site designations on the site. • Not within a character area. • The site is in a location where development would be acceptable as long as the TPO trees are avoided and these could be as they take up a small area of the boundary to the north. <p>Overall the site is likely to accommodate development within having a positive and/or negative effect upon this SA objective.</p> <p>Likelihood of effect: Likely. Spatial Scale: Site specific. Temporary/Permanent: Permanent. Short/Medium/Long term: Short/Med/Long term.</p>	Avoid the TPO trees and provide sufficient root protection areas.
15	Travel choice	+	The 190 bus connects the site with the town centre every 20mins. This also connects the site with Wokingham and Reading.	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<p>Good cycle path connections with the town centre.</p> <p>Close to the earmarked Amend Corner SPD site and existing employment sites.</p> <p>This site is not considered to encourage the use of car as the preferred mode of transport.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
16	Resource use	I	<p>Parts of the site are located within 5m of a R2 landfill.</p> <p>Landfill gas risk assessment would have to be carried out.</p> <p>Policy requirements would allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources.</p> <p>Depends upon implementation.</p>	Landfill gas risk assessment would have to be carried out.
17	Waste	?	<p>Parts of the site are located within 5m of a R2 landfill.</p> <p>Landfill gas risk assessment would have to be carried out.</p> <p>The effects of waste management depend on how policy is implemented.</p> <p>Further assessment required.</p>	Landfill gas risk assessment would have to be carried out.
18	Water	0	<p>The site does not fall within a Groundwater Source or Groundwater protection area.</p> <p>Therefore a well designed development would have no overall impact upon this SA objective.</p>	
19	Soil quality	?	<p>The site has a Landscape Classification as grade 3. Grade 3 is split into 3a and 3b. If the land is 3b then the site could accept development. If the site</p>	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<p>is 3a then development may not be acceptable. However until further work is carried out the split will not be known.</p> <p>There could also be implications regarding the R2 risk landfill site located on the eastern boundary.</p>	
20	Energy	+	<p>Development of this site would provide the opportunity to provide renewable energy generation and maybe a Combined Heat and Power Scheme.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	Could link CHP in with Amend Corner development.
21	Employment	+	<ul style="list-style-type: none"> The site is located as to directly serve Amen corner, Western Industrial area and the Town centre. <p>It is unlikely that 87 dwellings would have a positive impact upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
22	Economic growth	+	<p>The introduction of 87 dwellings in such a location is likely to have an overall impact upon this SA objective.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
23	Smart growth	I	<p>Smart Growth could be built into the master plan for the development. However how successful this would be could not be assessed at this stage.</p>	
24	Skilled workforce	?	<p>The target is to significantly raise people with level 3 qualifications to level 4.</p>	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			What effect a development of this size could have upon this objective would not be known at this stage.	

Table 65

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
1	Housing needs	-	<p>Could provide 12 Dwellings</p> <p>0.48 Hectares</p> <p>May not be able on its own to provide affordable housing as the threshold has not been met.</p> <p>Could provide sustainably constructed housing.</p> <p>As the site could not provide affordable housing it does not meet with the requirements of this SA objective. -</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	Housing need according to SHMA is to provide affordable housing. The highest need is for social rented accommodation.
2	Flooding	--	<ul style="list-style-type: none"> Site is located within Flood Zone 3a and 3b shown in the SFRA. With no detail being present it can not be determined that development would not conflict with flood plains. Therefore a significant negative score has been given. <p>No over all impact upon this SA objective.</p> <p>Likelihood of effect: Possible</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	Design of the development would have to take into account SUDs and provide suitable surface and foul water drainage.
3	Health	I	<p>The site is within 3.39km of a GP surgery and 1.31km of a dentists.</p> <p>Can access Reading Royal Berkshire Hospital by Car within 40 mins.</p> <p>Adequate access to local health provisions.</p> <p>According to the IMD 2007 there are no known concerns against Health Deprivation & Disability.</p>	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			It is unclear whether or not the existing health care provisions have the capacity to accommodate 12 dwellings. Therefore the effect if any will not be known until implementation.	
4	Poverty & exclusion	0	There are no known health and deprivation concerns in the Ascot Ward. Therefore this site would have no overall impacts upon this SA objective.	
5	Education	?	The site could potentially accommodate 12 dwellings. The site falls within the catchment of Ascot Heath School and has a deficit in places. Charters School is outside of the borough. However the site falls within the catchment. At this stage the effect upon this SA objective is not known although LID would allow for contributions.	
6	Crime	0	IMD data shows no concerns regarding crime.	
7	Community	+	The site is considered as other land within an urban area and not previously developed land. Development of the site would not effect the distinctiveness of any existing communities as the site relates well with existing built form. Likelihood of effect: Likely. Spatial Scale: Site specific. Temporary/Permanent: Permanent. Short/Medium/Long term: Short/Med/Long term.	
8	Accessible services	-	There site isn't within walking distance of the Town Centre. The 191 bus connects the site with the town centre every 60mins. However there is no Local centre or High Street within walking distance of the site. The site is not considered accessible to essential services and therefore would have a negative effect upon this SA objective.	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
9	Culture, leisure, recreation	+	<ul style="list-style-type: none"> • Within 0-2 mins car journey of Parks and Gardens. • Within 6-8 mins walking distance of Amenity Space. • Within 2-4 mins car journey of Natural & Semi-Natural Greenspaces. • Not within 20 mins walk of Natural and Semi-Natural Greenspaces. • Not within 20mins walk of Urban Woodlands. • Within 08-10 mins walk of Provisions for Children and Young People. • Within 0-2 mins car journey of outdoors sports facilities. • Within 10-12 mins walk of Children's Play Areas. • Within 4-6 mins car journey of Built Sports Facilities. <p>The site is well located as to satisfy this SA objective. Therefore this site would have a positive impact upon this SA objective.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
10	Urban renaissance	-	<ul style="list-style-type: none"> • This site is not considered to be previously developed land. <p>As the site is considered Greenfield Land it is not considered the best use of land. Therefore provides a negative effect upon this objective.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
11	Air quality	?	<p>There are no Air Quality Management Areas in the vicinity of the site.</p> <p>The Council is currently investigating potential AQMA designations. Therefore this issue should be looked at further.</p>	
12	Climate change	0	<p>Any development would have to be designed so as it reduce its carbon dioxide emissions and meet with current CSH or BREEAM.</p> <p>Overall the site would accommodate itself.</p>	SUDs would be required at the Development Management stage.
13	Biodiversity	-	<p>Any development of the site is likely to have a negative impact upon biodiversity.</p> <p>TPO Trees on site.</p> <p>Likelihood of effect: Possible.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	Surveys may be required.
14	Countryside & historic	-	<ul style="list-style-type: none"> • Site designated as settlement. • TPOs on a large section of the site. • No other site designations on the site. • Not within a character area. • The site is in a location where development would be acceptable. However without the detail it can not be ascertained that the TPO trees would not be harmed. <p>As a large area of the site is TPO'd, this site is considered to score negatively against this SA Objective.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	Avoid the TPO trees and provide sufficient root protection areas.
15	Travel choice	-	<p>The site isn't within walking distance of the Town Centre.</p>	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<p>The 191 bus connects the site with the town centre every 60mins.</p> <p>However there is no Local centre or High Street within walking distance of the site.</p> <p>This site is considered to encourage the use of car as the preferred mode of transport.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
16	Resource use	?	<p>Plateau gravel on site. Further work required to assess the likely mineral implications.</p> <p>Policy requirements would allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources.</p>	
17	Waste	I	<ul style="list-style-type: none"> Site is not located within a landfill site or a recognised buffer. The effects of waste management depend on how policy is implemented. 	Further surveys maybe required to monitor any potential risks from the old Landfill site north and east of the site.
18	Water	0	<p>The site does not fall within a Groundwater Source or Groundwater protection area.</p> <p>Therefore a well designed development would have no overall impact upon this SA objective.</p>	
19	Soil quality	?	<p>The site has a Landscape Classification as urban and is therefore not considered to be versatile agricultural land.</p> <p>However the site is know for being a petrol filling station in the past. Therefore more work is needed to asses any likely implications.</p>	
20	Energy	+	Development of this site would provide the opportunity to provide renewable energy generation and maybe a Combined Heat and Power Scheme.	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
21	Employment	0	<ul style="list-style-type: none"> The site is not located as to directly serve any employment areas. The site would not support any employment uses. <p>However it is unlikely that 12 dwellings would have an overall impact upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
22	Economic growth	0	<p>The introduction of 12 dwellings in such a location is unlikely to have an overall impact upon this SA objective.</p> <p>Likelihood of effect: Possible</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
23	Smart growth	I	<p>Smart Growth could be built into the master plan for the development. However how successful this would be could not be assessed at this stage.</p>	
24	Skilled workforce	?	<p>The target is to significantly raise people with level 3 qualifications to level 4.</p> <p>What effect a development of this size could have upon this objective would not be known at this stage.</p>	

Appendix 10: Appraisal of Edge of Settlement Locations - Preferred Options Stage

Appendix 10: Appraisal of Edge of Settlement Locations - Preferred Options Stage

Appraisal of Edge of Settlement Locations

SHLAA Ref: 34 White Cairn, Dukes Ride, Crowthorne (16 Dwellings)

Table 66

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
1	Housing needs	-	<p>Could provide 16 Dwellings</p> <p>Site 0.52 hectare</p> <p>May not be able on its own to provide affordable housing as the threshold has not been met.</p> <p>Could provide sustainably constructed housing.</p> <p>As the site could not provide affordable housing it does not meet with the requirements of this SA objective. –</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	<p>Housing need according to SHMA is to provide affordable housing. The highest need is for social rented accommodation. However development needs to look at providing accommodation for an ageing population.</p> <p>On its own does not trigger the thresholds for affordable housing.</p>
2	Flooding	0	<p>Site not within EA or SFRA flood zones.</p> <p>Design of the development would have to take into account SUDs and provide suitable surface and foul water drainage.</p> <p>No over all impact upon this SA objective.</p>	
3	Health	I	<p>Good access to GP Surgery. Although Capacity unknown.</p> <p>Close to the Railway Station so there are links with Reading and the Royal Berkshire Hospital.</p> <p>Any capacity issues would depend upon implementation.</p> <p>There are concerns regarding health and deprivation in the area. (IMD 2007) It is not known how development can address these.</p>	
4	Poverty & exclusion	0	<p>The ward is considered to be one of the most health deprived in the borough. (IMD data)</p>	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			It is unlikely that 16 dwellings are going to have an impact upon this SA objective.	
5	Education	?	<p>The site could potentially accommodate 16 dwellings.</p> <p>At this stage it can not be ascertained whether or not the addition of 16 dwellings could be accommodated into the existing schools catchment area.</p> <p>At this stage the effect upon this SA objective is not known although LID would allow for contributions.</p>	
6	Crime	0	IMD data does not identify any issues at this location.	
7	Community	0	Potentially introducing 16 dwellings on this site is unlikely to have both a negative and/or positive impact upon the character of the existing community.	
8	Accessible services	+	<ul style="list-style-type: none"> • 460m from Post Office/Newsagent • 620m from Rail Station • 1.1km from High Street (Supermarkets, Banks etc..) • 580m from GP • No Cycle Route • 565m from Route 122 to Wokingham (Infrequent) • 1km from bus route 194 every 30mins into Bracknell <p>Although the public transport links into Wokingham and Bracknell could be located closer to the site the site is considered to be well located to accessible services.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
9	Culture, leisure, recreation	+	<p>Comments:</p> <ul style="list-style-type: none"> • 4-6 mins walking distance from Parks and Gardens. • 0-2 mins walking distance from natural and semi-natural green space. • 4-6 mins walking distance from outdoor sports facilities. • 14 mins walking distance from a provision for children and young people. • 14 mins walking from children's play areas. • 2-4 mins by car to built sports facilities. <p>The site is well located as to satisfy this SA objective. Therefore this site would have a positive impact upon this SA objective.</p> <p>Likelihood of effect: Likely</p>	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
10	Urban renaissance	-	<p>The site is not considered to be previously developed land. The site would also result in the loss of open space of public value. Therefore the site is not considered the best use of land.</p> <p>However due to the location of the site being a high street it is not considered to score significantly negative as the area is urban.</p> <p>Therefore overall this site would have a negative effect upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
11	Air quality	?	<p>There are no Air Quality Management Areas in the vicinity of the site.</p> <p>The Council is currently investigating potential AQMA designations. Therefore this issue should be looked at further.</p>	
12	Climate change	0	<p>Any development would have to be designed so as it reduces its carbon dioxide emissions and meets with current CSH or BREEAM.</p>	
13	Biodiversity	-	<ul style="list-style-type: none"> • Woodland could support biodiversity. • Local records suggest potential for badgers and stag beetles. • Within 5km of SPA <p>Any development of the site is likely to have a negative impact upon biodiversity. The site is not considered large enough to provide an enhanced biodiversity resource. Further surveys required.</p> <p>Likelihood of effect: Possible</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	<p>If the woodland is considered to be of biodiversity value then this could reduce the developable on-site land by 50%.</p> <p>Buffer areas based on root zones required.</p> <p>Extended Phase 1 habitat survey and bat survey of the existing building to be demolished. Further surveys may</p>

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
				<p>be required depending on the results.</p> <p>SPA: The existing Avoidance and Mitigation Strategy could accommodate this site for development.</p>
14	Countryside & historic	0	<p>Comments:</p> <ul style="list-style-type: none"> No Listed Buildings and associated Historic Gardens present on or adjoining the site. Open Space of Public Value No protected trees on or abutting the site. Site falls outside of but adjoins Crowthorne Study area, Area B- West Crowthorne (CA SPD) <p>Although the site is currently designated as Open Space of Public Value development of this part of the site is not considered to harm the character and appearance of the area.</p> <p>Therefore development of this site would have no overall impact upon this SA objective.</p>	<p>The Character Areas SPD mentions that the approach into Crowthorne along Dukes Ride has some high density flatted developments.</p> <p>Although this study area does not include the site it should be taken into consideration.</p> <p>No Landscape Character Assessment carried out.</p>
15	Travel choice	+	<ul style="list-style-type: none"> 565m from Route 122 to Wokingham (Infrequent) 1km from bus route 194 every 30mins into Bracknell No cycle routes <p>With there being a bus service into Bracknell and a train service into Wokingham and Reading etc., the preferred choice of transport is not necessarily the car. There a number of essential services close by.</p> <p>Likelihood of effect: Possible</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	Cycle routes needed in the area.
16	Resource use	?	Policy requirements would allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources.	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			The implications of sterilisation or excavation of the minerals resource (Bagshot Beds) should be clarified before the site can be taken forward. Further work to be carried out on this.	
17	Waste	I	There are no landfill sites or buffers to landfill sites on site. The effects of waste management depend on how policy is implemented.	
18	Water	0	The site does not fall within a Groundwater Source or Groundwater protection area.	
19	Soil quality	0	The site has an Agricultural Landscape Classification as urban. Overall the development of the site would have no effect upon this SA objective.	
20	Energy	+	Development of this site would provide the opportunity to provide renewable energy generation and maybe a Combined Heat and Power Scheme. Likelihood of effect: Likely Spatial Scale: Borough Wide. Temporary/Permanent: Permanent. Short/Medium/Long term: Short/Med/Long term.	
21	Employment	+	The site is within 300m of the Wellington Business Estate and just over 500m from Crowthorne Railway Station. The location would provide an opportunity for people to potentially seek employment at these areas. No provision on site to provide a mixed use. This site would have a positive impact upon this SA objective. Likelihood of effect: Possible Spatial Scale: Borough wide. Temporary/Permanent: Permanent. Short/Medium/Long term: Short/Med/Long term.	
22	Economic growth	+	The introduction of 16 dwellings could potentially help to sustain economic growth. Likelihood of effect: Possible	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
23	Smart growth	I	Smart Growth could be built into the master plan for the development. However how successful this would be could not be assessed at this stage.	
24	Skilled workforce	?	<p>The target is to significantly raise people with level 3 qualifications to level 4.</p> <p>What effect this would have could not be determined at this stage.</p>	

SHLAA Ref: 24 Land East of Murrell Lane, South of Foxley (67 dwellings)

Table 67

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
1	Housing needs	+	<ul style="list-style-type: none"> • Could provide 67 dwellings on 2.78 hectares of land. Could provide affordable housing • Could provide sustainably constructed housing. • Meets the objectives of this SA Objective. However the numbers are still low when you look at the need. <p>This site is therefore considered to have a positive impact upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough Wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	Housing need according to SHMA is to provide affordable housing. The highest need is for social rented accommodation.
2	Flooding	0	Not located within a Flood Zone 2 or 3. Not subject to a SFRA flood zone.	Design of the development would have to take into account SUDs and provide suitable surface and foul water drainage.
3	Health	I	<ul style="list-style-type: none"> • Good access to local health provisions. (1km) • There are no health deprivation concerns (IMD) apart from an adjoining ward (Priestwood and Garth Ward). <p>It is unclear whether or not the existing health care provision can accommodate 67 dwellings. Therefore the effect if any will not be known until implementation.</p>	
4	Poverty & exclusion	0	No poverty and exclusion concerns highlighted by the IMD.	
5	Education	?	<p>The site could potentially accommodate 67 dwellings.</p> <p>At this stage it can not be ascertained whether or not the addition of 67 dwellings could be accommodated into the existing schools catchment area.</p>	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			At this stage the effect upon this SA objective is not known although LID would allow for contributions.	
6	Crime	0	IMD data does not identify any crime issues at this location.	
7	Community	0	Development of this site is not considered to adversely effect the distinctiveness of the existing community.	
8	Accessible services	+	<ul style="list-style-type: none"> • 175A Hourly Sunday service Binfield – Town Centre • 53 30-60 min service Binfield – Maidenhead (WexhamPark) • 153 30-60 min service Binfield- Town Centre via Tesco Warfield. • 4C infrequent Maidenhead – Town Centre. • 151 2 hourly Wokingham- Town Centre. <p>This site is considered adequately accessible to essential services such as a GP surgery, Dentists and shops. The bus service could be better but you can get a bus from Binfield into the Town Centre on average every 45 mins. Therefore the site is given a positive score against this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
9	Culture, leisure, recreation	+	<ul style="list-style-type: none"> • Within 2-4 min by car of Parks and Gardens. • Within 2-4 min walk of amenity green space. • Within 2-4 min by car of Natural and Semi-natural greenspaces. • Within 10-12 min walk of Natural and Semi-natural greenspaces. • Within 10-12 min walk of Urban Woodlands. • Within 12-14 min walk of provisions for children and young people. • Within 2 min by car of outdoor sports facilities. • Within 8-10 min walk of children's play area • Within 4-6 min by car of built sports facilities. <p>The site is well located as to satisfy this SA objective. Therefore this site would have a positive impact upon this SA objective.</p>	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
10	Urban renaissance	-	<ul style="list-style-type: none"> This site is not considered to be previously developed land and instead is Greenfield land. <p>Therefore this site would have a negative effect upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
11	Air quality	?	<p>There are no Air Quality Management Areas in the vicinity of the site.</p> <p>The Council is currently investigating potential AQMA designations. Therefore this issue should be looked at further.</p>	
12	Climate change	0	<p>Any development would have to be designed so as it reduces its carbon dioxide emissions and meets with current CSH or BREEAM.</p>	
13	Biodiversity	-	<ul style="list-style-type: none"> Habitats have a poor value although the south-east corner supports an orchard that could be considered UK BAP habitat. Potential for Great Crested Newts, reptiles and nesting birds. Adjacent to a LWS. Existing buildings may provide bat roosting and bird nesting provisions. Within 5km of SPA <p>Any development of the site is likely to have a negative impact upon biodiversity. Further surveys required.</p> <p>Likelihood of effect: Possible.</p> <p>Spatial Scale: Site specific.</p>	<p>North and southeast corners should not be developed.</p> <p>Boundary trees require significant root buffer zones.</p> <p>Estimated reduction of developable land by 25%.</p>

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	<p>Extended Phase 1 survey, bat survey and breeding bird survey. Other surveys may be required on the results of the phase 1 survey.</p> <p>SPA mitigation sought via LID</p>
14	Countryside & historic	-	<ul style="list-style-type: none"> • Poly TPO 519 on site • Local Wildlife Site and Open Space of Public Value adjoining the site (Popes Meadow). • Site designated as Countryside and is not considered to be previously developed land. • Area is considered to be less sensitive of the character area which has a moderate to high landscape sensitivity and the area relates well to the built form of Binfield. (Rounding off site) • Site does not fall within a designated character area. Although there are sites within Binfield. <p>The site is considered to have well defined boundaries. It is considered to have moderate to high capacity to development.</p> <p>However there are TPO's trees on site and without detailed plans it is not known at this stage whether the trees would remain. Their removal would be detrimental to the character and appearance of the area. Therefore the site is likely to have a negative impact upon this SA objective.</p> <p>Likelihood of effect: Possible</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	<p>Minimise the reduction of countryside</p> <p>Take into account the adjoining LWS and OSPV.</p>
15	Travel choice	0	<ul style="list-style-type: none"> • 175A Hourly Sunday service Binfield – Town Centre • 53 30-60 min service Binfield – Maidenhead (WexhamPark) • 153 30-60 min service Binfield- Town Centre via Tesco Warfield. 	<p>Improved bus service into Bracknell Town Centre.</p>

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<ul style="list-style-type: none"> • 4C infrequent Maidenhead – Town Centre. • 151 2 hourly Wokingham- Town Centre. <p>The site is connected to the Tesco at Warfield and the Town Centre although the frequency of buses could be better. There is a local centre within walking distance of the site being Binfield Local Centre.</p> <p>Further improvements to public transport etc..., could be supported by the Amen Corner designation. The site is considered to have no overall impact upon this SA objective.</p>	Improved cycle routes into the Town Centre. Link with Amen Corner.
16	Resource use	+	<p>Policy requirements would allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources.</p> <p>Likelihood of effect: Likely.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
17	Waste	I	<p>The site is not located on top of any landfill sites. The site is also not located within any landfill buffer zones.</p> <p>The effects of waste management depend on how policy is implemented.</p>	
18	Water	?	<p>The site would be located within what is considered to be a low level Groundwater Protection Zone (EA). It is unclear at this stage whether or not development in this area would have an impact upon a groundwater source.</p>	Groundwater surveys required.
19	Soil quality	?	<ul style="list-style-type: none"> • The site has an Agricultural Landscape Classification as grade 3. There is no known split on site between 3a and 3b. Areas classified as 3a maybe considered inappropriate for development. However this will not be known until more work has been carried out. 	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
20	Energy	+	<ul style="list-style-type: none"> Development of this site would provide the opportunity to provide renewable energy generation and maybe a Combined Heat and Power Scheme. <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	Renewable energy projects, including wind, biomass, hydro and CHP
21	Employment	+	<ul style="list-style-type: none"> The site is located within 1km of Amen Corner a site designated for mixed use development. The site is also located approximately 1.2km from Western Industrial Estate. The site would not support any employment uses. <p>The site is located as to serve existing and proposed employment uses nearby and therefore could have a positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
22	Economic growth	+	<p>The introduction of 67 dwellings could potentially help to sustain economic growth.</p> <p>Likelihood of effect: Possible.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
23	Smart growth	I	<p>Smart Growth could be built into the master plan for the development. However how successful this would be could not be assessed at this stage.</p>	
24	Skilled workforce	?	<p>The target is to significantly raise people with level 3 qualifications to level 4.</p> <p>What effect this would have could not be determined at this stage.</p>	

SHLAA Ref: 93 Land at junction of Forest Road & Foxley Lane, Binfield (31)

Table 68

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
1	Housing needs	+	<ul style="list-style-type: none"> • Could provide 31 dwellings on 1.3 hectares of land. Could provide affordable housing • Could provide sustainably constructed housing. • Meets the objectives of this SA Objective. However the numbers are still low when you look at the need. <p>This site is therefore considered to have a positive impact upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough Wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	Housing need according to SHMA is to provide affordable housing. The highest need is for social rented accommodation.
2	Flooding	0	Not located within a Flood Zone 2 or 3. Not subject to a SFRA flood zone.	Design of the development would have to take into account SUDs and provide suitable surface and foul water drainage.
3	Health	I	<ul style="list-style-type: none"> • Good access to local health provisions. (1km) • There are no health deprivation concerns (IMD) apart from an adjoining ward (Priestwood and Garth Ward). <p>It is unclear whether or not the existing health care provision can accommodate 31 dwellings. Therefore the effect if any will not be known until implementation.</p>	
4	Poverty & exclusion	0	No poverty and exclusion concerns highlighted by the IMD.	
5	Education	?	<p>The site could potentially accommodate 31 dwellings.</p> <p>At this stage it can not be ascertained whether or not the addition of 31 dwellings could be accommodated into the existing schools catchment area.</p>	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			At this stage the effect upon this SA objective is not known although LID would allow for contributions.	
6	Crime	0	IMD data does not identify any crime issues at this location.	
7	Community	+	<p>The site has well defined boundaries and would provide an appropriate extension to the existing settlement location. Therefore the site if 31 dwellings were to be provided would retain the distinctiveness of the existing community.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
8	Accessible services	+	<ul style="list-style-type: none"> • 175A Hourly Sunday service Binfield – Town Centre • 53 30-60 min service Binfield – Maidenhead (Wexham Park) • 153 30-60 min service Binfield to the Town Centre via Tesco Warfield. • 4C infrequent Maidenhead – Town Centre. • 151 2 hourly Wokingham- Town Centre. <p>This site is considered adequately accessible to essential services such as a GP surgery, Dentists and shops. The bus service could be better but you can get a bus from Binfield into the Town Centre on average every 45 mins. Therefore the site is given a positive score against this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
9	Culture, leisure, recreation	+	<ul style="list-style-type: none"> • Within 4-6 min by car of Parks and Gardens. • Within 0-2min walk of amenity greenspace. • Within 0-2 by bar of Natural and Semi-natural greenspace. • Within 0-2 min walk of natural and semi-natural greenspace. • Within 18-20 min walk of urban woodland. 	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<ul style="list-style-type: none"> • Within 12-14 min walk of provisions for children and young people. • Within 0-2 min by car of outdoor sport facilities. • Within 8-10 min walk from children's play areas. <p>The site is well located as to satisfy this SA objective. Therefore this site would have a positive impact upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
10	Urban renaissance	-	<p>This site is not considered to be previously developed land and instead is Greenfield land.</p> <p>Therefore this site would have both a negative effect upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
11	Air quality	?	<p>There are no Air Quality Management Areas in the vicinity of the site.</p> <p>The Council is currently investigating potential AQMA designations. Therefore this issue should be looked at further.</p>	
12	Climate change	0	<p>Any development would have to be designed so as it reduces its carbon dioxide emissions and meets with current CSH or BREEAM.</p>	
13	Biodiversity	--	<ul style="list-style-type: none"> • Scrub and grassland surrounded by trees and shrubs on the boundaries. • Potential for Great Crested Newts, reptiles, nesting birds and botanical features. • Ecological survey required before the value of the land is known. • Not located within 5km of SPA. 	<p>Boundary trees require significant root buffer zones.</p> <p>Extended Phase 1 survey, bat survey and</p>

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<p>Any development of the site is likely to have a negative impact upon biodiversity. Further surveys required.</p> <p>Likelihood of effect: Possible</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	breeding bird survey. Other surveys may be required on the results of the phase 1 survey.
14	Countryside & historic	-	<ul style="list-style-type: none"> Site designated as Countryside and is not considered to be previously developed land. TPO 400 on site. No Landscape assessment has been carried out for this site. However this site is considered to be similar to that of Land East of Murrell Lane, South of Foxley. The site is considered to relate well to the built form of Binfield. Extension to existing settlement. Site does not fall within a designated character area. Although there are sites within Binfield. <p>The site is considered to be a rounding off site with well defined boundaries. It is considered to have moderate to high capacity to development. However there are TPO's trees spread out on site and without detailed plans it is not known at this stage whether the trees would remain. Their removal would be detrimental to the character and appearance of the area. Therefore the site is likely to have a negative impact upon this SA objective.</p> <p>Likelihood of effect: Possible</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	<p>TPO 400 could limit the developable land on site.</p> <p>Minimise the reduction of countryside</p> <p>Take into account the adjoining LWS and OSPV.</p>
15	Travel choice	0	<ul style="list-style-type: none"> 175A Hourly Sunday service Binfield – Town Centre 53 30-60 min service Binfield – Maidenhead (Wexham Park) 153 30-60 min service Binfield- Town Centre via Tesco Warfield. 4C infrequent Maidenhead – Town Centre. 151 2 hourly Wokingham- Town Centre. 	<p>Improved bus service into Bracknell Town Centre.</p> <p>Improved cycle routes into the Town Centre.</p>

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<p>This site is located as to serve Tesco at Warfield and the Town Centre although the frequency of buses could be better. There is a local centre within walking distance of the site being Binfield Local Centre although the site is further down Foxley Lane.</p> <p>Further improvements to public transport etc., could be supported by the Amen Corner designation. The site is considered to have no overall impact upon this SA objective.</p>	
16	Resource use	+	<p>Policy requirements would allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
17	Waste	I	<p>The site is not located on top of any landfill sites. The site is also not located within any landfill buffer zones.</p> <p>The effects of waste management depend on how policy is implemented.</p>	
18	Water	?	<p>The site would be located within what is considered to be a low level Groundwater Protection Zone (EA). It is unclear at this stage whether or not development in this area would have an impact upon a groundwater source.</p>	
19	Soil quality	?	<ul style="list-style-type: none"> The site has an Agricultural Landscape Classification as grade 3. There is no known split on site between 3a and 3b. Areas classified as 3a maybe considered inappropriate for development. However this will not be known until more work has been carried out. 	Soil surveys required.
20	Energy	+	<ul style="list-style-type: none"> Development of this site would provide the opportunity to provide renewable energy generation and maybe a Combined Heat and Power Scheme. 	Renewable energy projects, including wind, biomass, hydro and CHP

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
21	Employment	+	<p>The site located as to serve existing employment areas at Amen Corner and the Western Industrial estate as well as Binfield village.</p> <p>The site would not support any employment uses.</p> <p>This site is likely to have a positive impact upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
22	Economic growth	+	<p>It is likely that this site would have a positive effect upon this SA objective.</p> <p>Likelihood of effect: Possible.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
23	Smart growth	I	<p>Smart Growth could be built into the master plan for the development. However how successful this would be could not be assessed at this stage.</p>	
24	Skilled workforce	?	<p>The target is to significantly raise people with level 3 qualifications to level 4.</p> <p>What effect this would have could not be determined at this stage.</p>	

SHLAA Ref: 122 + 300 Dolyir & Palm Hills (Site suggested through SADPD)

Table 69

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
1	Housing needs	+	<ul style="list-style-type: none"> • Could provide 60 dwellings on 1.91 hectares of land. Could provide affordable housing • Could provide sustainably constructed housing. • Meets the objectives of this SA Objective. However the numbers are still low when you look at the need. <p>This site is therefore considered to have a positive impact upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough Wide.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	Housing need according to SHMA is to provide affordable housing. The highest need is for social rented accommodation.
2	Flooding	0	<ul style="list-style-type: none"> • Not located within a Flood Zone 2 or 3. Not subject to a SFRA flood zone. • Design of the development would have to take into account SUDs and provide suitable surface and foul water drainage. 	
3	Health	I	<ul style="list-style-type: none"> • Adequate access to local health provisions. (2km) • There are no health deprivation concerns (IMD). <p>It is unclear whether or not the existing health care provision can accommodate 60 dwellings. Therefore the effect if any will not be known until implementation.</p>	
4	Poverty & exclusion	0	<ul style="list-style-type: none"> • No poverty and exclusion concerns highlighted by the IMD. 	
5	Education	?	<p>The site could potentially accommodate 60 dwellings.</p> <p>At this stage it can not be ascertained whether or not the addition of 60 dwellings could be accommodated into the existing schools catchment area.</p> <p>At this stage the effect upon this SA objective is not known although LID would allow for contributions.</p>	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
6	Crime	0	No crime concerns highlighted by the IMD.	
7	Community	0	Development on this site is not considered to effect the distinctiveness of the existing community.	
8	Accessible services	+	<p>This site is not within walking distance of the Town Centre. However the site is well connected to the Town Centre via cycle paths.</p> <p>The 191 bus connects the site with the town centre every 60mins.</p> <p>Site is within 1km of Martins Heron railway station.</p> <p>Alongside the railway station is a Local Centre with shops.</p> <p>The site is considered to be accessible to services and therefore would have a positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
9	Culture, leisure, recreation	+	<ul style="list-style-type: none"> • Within 0-2 mins car journey of Parks and Gardens. • Within 4-6 mins walking distance of Amenity Space. • Within 0-2 mins car journey of Natural & Semi-Natural Greenspaces. • Within 16-18 mins walk of Natural and Semi-Natural Greenspaces. • Within 4-6 mins walk of Urban Woodlands. • Within 08-10 mins walk of Provisions for Children and Young People. • Within 0-2 mins car journey of outdoors sports facilities. • Within 2-4 mins walk of Children's Play Areas. • Within 2-4 mins car journey of Built Sports Facilities. <p>The site is well located as to satisfy this SA objective. Therefore this site would have a positive impact upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p>	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
			<p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
10	Urban renaissance	-	<ul style="list-style-type: none"> This site is not considered to be previously developed land and therefore Greenfield land. Site is an extension of an existing settlement. Site would relate well to built form along this part of London Road. <p>Therefore this site would have a positive effect upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
11	Air quality	?	<p>There are no Air Quality Management Areas in the vicinity of the site.</p> <p>The Council is currently investigating potential AQMA designations. Therefore this issue should be looked at further.</p>	
12	Climate change	0	<p>Any development would have to be designed so as it reduce its carbon dioxide emissions and meet with current CSH or BREEAM.</p>	
13	Biodiversity	-	<ul style="list-style-type: none"> Grassland, tree and shrub habitat. TPO Poly designation encroaches into the site from the east. BOA on the south side of London Road. Located within 5km of SPA. <p>Any development of the site is likely to have a negative impact upon biodiversity. Further surveys required.</p> <p>Likelihood of effect: Possible.</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	<p>Further surveys maybe required.</p> <p>SPA mitigation sought via LID</p>

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
14	Countryside & historic	0	<ul style="list-style-type: none"> TPO poly designation on site. Site designated as Countryside outside of the settlement. Greenfield land. No other site designations on the site. Not within a character area. Landscape assessment states that site has moderate capacity to development. <p>Although the site is considered to be Greenfield land it is considered to have a moderate capacity for development. The reason being that the site would form an acceptable extension to a settlement as long as land east is maintained as a buffer. There is an area where a TPO is present. However this can be avoided and takes up a small area of the site. Therefore this site would have no overall impacts upon this SA objective.</p>	Maintain tree and shrub cover.
15	Travel choice	+	<ul style="list-style-type: none"> 191 bus runs hourly to the town centre. Good cycle links with the Town Centre. Within 1km of the Martins Heron railway station and shops. <p>The location of the site is not thought to encourage the car as being the preferred mode of transport.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	Bus services into Bracknell Town Centre needs to be improved.
16	Resource use	+	<p>Policy requirements would allow for the development to have a positive impact upon this objective to sustainably use and re-use renewable and non-renewable resources.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
17	Waste	I/?	<p>The site is located close to an old landfill site.</p> <p>The effects of waste management depend on how policy is implemented.</p>	Further surveys maybe required to monitor any potential risks from the old

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
				Landfill site north and east of the site.
18	Water	0	<p>The site does not fall within a Groundwater Source or Groundwater protection area.</p> <p>Therefore a well designed development would have no overall impact upon this SA objective.</p>	SUDs be considered at the design atage.
19	Soil quality	?	<p>The site has a Landscape Classification as grade 5 (non-agricultural).</p> <p>However it is not known what risks the old landfill site located north and east of this site might pose and further work maybe required.</p>	Soil surveys maybe required.
20	Energy	+	<p>Development of this site would provide the opportunity to provide renewable energy generation and maybe a Combined Heat and Power Scheme.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Site specific.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	Renewable energy projects, including wind, biomass, hydro and CHP
21	Employment	+	<p>The site is well located to support employment within Martins Heron, Eastern Employment area and the Town Centre.</p> <p>For this reason the site is considered to have a positive impact upon this SA objective.</p> <p>Likelihood of effect: Likely</p> <p>Spatial Scale: Borough.</p> <p>Temporary/Permanent: Permanent.</p> <p>Short/Medium/Long term: Short/Med/Long term.</p>	
22	Economic growth	0	<p>The introduction of 60 dwellings could potentially help to sustain economic growth. However it is unlikely that the number proposed would have an overall impact upon this SA objective.</p>	

	SA Objective	Assessment of effect	Commentary	Optimising/mitigating
23	Smart growth	I	Smart Growth could be built into the master plan for the development. However how successful this would be could not be assessed at this stage.	
24	Skilled workforce	?	The target is to significantly raise people with level 3 qualifications to level 4. What effect this would have could not be determined at this stage.	

Appendix 11: Appraisal of Preferred Policies

Appendix 11: Appraisal of Preferred Policies

Appraisal tables for policies SA10- Phasing and Delivery, SA11- Royal Military Academy, SA12- Bracknell Town Centre and SA13 The Peel Centre are work in progress.

Appendix 12:
Consultation
Responses: SA Scoping
Report Site Allocations
DPD (January 2010)

Consultation Responses: SA Scoping Report Site Allocations DPD (January 2010)

Summary of Consultation Responses to the Site Allocations DPD SA Scoping Report (January 2010)

Table 70 Summary of Consultation Responses to the Site Allocations DPD SA Scoping Report (January 2010)

Summary of Consultation Responses to the Site Allocations DPD SA Scoping Report (January 2010)		
Organisation	Summary of Comments	Action Taken
Natural England	<p>Natural England feel that there are two key background documents missing from the background data to consider. They are both related to the Thames Basin Heaths Special Protection Area (SPA). Firstly reference to the South East Plan, in particular policy NRM6 (May 2009) and secondly the Thames Basin Heaths Delivery Framework (February 2009). They both set important standards in terms of the mitigation required to avoid likely significant effect upon the integrity of the SPA.</p> <p>10.8 – Natural England would like to see more explanation as to what “Infrastructure Provision” is within this particular paragraph. We are of the presumption that this refers to green infrastructure, which will be a very important provision within this document. If this is the case, we draw your attention to the South East Green Infrastructure Framework which was finalised at the beginning of July 2009. This will offer you regional advice and guidance on the matter, and can be found at; http://www.gos.gov.uk/497648/docs/171301/SEGIFramework.finaljul09.pdf</p>	<p>Both the South East Plan and the Thames Basin Heaths Delivery Framework (February 2009) are included in Appendix A of the LDF Scoping Report (January 2010). As the South East Plan has now been revoked, however, this has been removed.</p> <p>The term "Infrastructure Provision" includes Green Infrastructure as well as water and energy supply, transport infrastructure etc. The South East Green Infrastructure Framework has been added to Appendix A of the LDF Scoping Report.</p>

Summary of Consultation Responses to the Site Allocations DPD SA Scoping Report (January 2010)		
Organisation	Summary of Comments	Action Taken
Royal Society for the Protection of Birds (RSPB)	Many thanks for consulting the RSPB on these scoping reports. We are satisfied that the key issues for the Borough have been covered in the reports and look forward to consulting on the final SAs in due course.	No amendment to make.
Environment Agency	<p>The EA would like to see sub-objectives that cover Surface Water Management, Water Quality and Flood Risk.</p> <p><u>Sage A2- Q2, 3 & 4</u></p> <p><u>Objective 18</u></p> <p><u>Point 4</u></p> <p><u>Stage A3 (Q 5&6)</u></p> <p><u>Stage A4 (Q9)</u></p> <p><u>Q10</u></p> <p><u>Q11</u></p>	<p>The SFRA will inform these areas and the objectives are considered sufficient and do not need amending. In particular the River Basin Management Plan will inform water quality. Work being carried out.</p> <p>We have a Strategic Flood Risk Assessment (SFRA) in place.</p> <p>The Thames Water Basin Management Plan (December 2009) is hard to relate to Bracknell. Although the objectives regarding new development have been noted.</p> <p>Code for Sustainable Homes is a policy and Building Control requirement.</p>

Summary of Consultation Responses to the Site Allocations DPD SA Scoping Report (January 2010)		
Organisation	Summary of Comments	Action Taken
		<p>Surface water flooding is important. However this is covered in the SFRA.</p> <p>Water consumption is addressed in the Sustainable Resource Management SPD. This is also a requirement of Code for Sustainable Homes.</p> <p>Objective 2 is considered sufficient. Surface water flooding is addressed in the SFRA.</p> <p>Monitoring of SUDS targets can not be enforced. Therefore this is considered to be an invalid point. Water efficiency is encouraged via Core Strategy Policy CS10 and the associated SRM SPD.</p> <p>This is covered in the second sub objective. Appropriate development will have to include</p>

Summary of Consultation Responses to the Site Allocations DPD SA Scoping Report (January 2010)		
Organisation	Summary of Comments	Action Taken
		<p>sustainable drainage systems.</p> <p>Do not agree. Culverting may work. We could not ask for old culverts to be removed. History suggests they don't flood.</p>
BBOWT	<p>Questions 2-3: I welcome reference to additional studies involving Extended Phase I Habitat Surveys and assessment of SPA mitigation to contribute towards the baseline.</p> <p>The Council should also consider how it will deal with the requirement in Policy CC8 of the South East Plan to plan and provide GI from the outset. The Council already has access and is collecting data on much of its existing green infrastructure. Appendix 2 of the SEEBF 'South East Green Infrastructure Framework' provides further advice on GI planning.</p> <p>Presumably the review of the LDF SA Scoping Report will also feed into the baseline data for this DPD.</p> <p>Question 5: I agree with the key sustainability issues identified.</p> <p>Questions 7-10: My comments above on the sustainability objectives, indicators and targets apply equally to this SA Scoping Report.</p> <p>Question 11: Paragraph 7.1 states that Core Strategy Objective I (natural and historic environment) has been developed into further sub-objectives. This is not shown in Table 1 and there is a worrying omission from the objective of the wording "...to <u>avoid or</u> mitigate the effects of new development upon the natural ... environment." This change in the Core Strategy objective is not supported by any national or regional planning guidance on biodiversity. Key Principle 1(vi) of PPS9 sets out the hierarchy for protection of biodiversity; the aim of planning decisions is to prevent harm to biodiversity interests not to immediately look to mitigation measures as the solution.</p>	<p>Phase 1 Habitat Surveys not available yet. Green Infrastructure being considered.</p> <p>It is correct that the review of the LDF SA Scoping Report will also feed into the baseline data for this DPD.</p> <p>Comments on Q 5. And Q 7. Noted.</p> <p>Q 11. The sub-objectives are shown in italics and numbered (i). Only the objectives A, E and G have sub-objectives. The omission from objective I is an error and has been corrected so that it is consistent with</p>

Summary of Consultation Responses to the Site Allocations DPD SA Scoping Report (January 2010)		
Organisation	Summary of Comments	Action Taken
		the BFC Core Strategy (2008).

Appendix 13:
Consultation
Responses:
Participation Document
Section 6 - Initial SAs of
Broad Areas

Consultation Responses: Participation Document Section 6 - Initial SAs of Broad Areas

Consultation Responses: Participation Document Question 49 and 50: Sustainability Appraisal of Broad Areas

Question 49

Do you have any comments on the initial Sustainability Appraisal findings?

Table 71

No. of respondents to Qu. 49: 138	
The following main issues were raised:	Response
<p>NB: This includes some of the Sustainability Appraisal points raised in response to Q.46. The issues raised should also be read in conjunction with the responses to Question 50 and Appendix 6 (detailed tables in relation to Initial SAs of Broad Areas).</p>	
General	
<p>Character</p> <ul style="list-style-type: none"> Impact upon neighbourhoods is a criteria/con that should apply to all sites. No comment has been made to the impact upon rural areas and the green belt. Might be useful to include total site developable as a percentage of the total site available. Does not take account of the impact upon the existing character/community/local people. 	<p>The SA of the Issues and Options will take into account the character and appearance of the area with an aim to retain the distinctiveness of existing communities.</p> <p>If sites are within rural areas then this will be taken into consideration. However there are no sites within the Green Belt.</p> <p>During the SA process a percentage of the site that can be developed may be given for example if trees and habitat restrict development in anyway.</p>
<p>Transport</p> <ul style="list-style-type: none"> Sustainability issues are tarnished by labour planning policies: unrealistic to expect people to walk or cycle up to 5km to nearest train station. High car ownership area - standards of 1.5 parking spaces per dwelling result in overspill on roads. Need to consider current public transport links. 	<p>Travel distance will be a consideration of the SA process along with current public transport provisions.</p> <p>On-site parking will be determined at the master planning stage and not at the Issue and Options and Preferred Options stage. The Local Planning Authority have adopted Parking Standards that will be applied later on in any master planning work that is carried out.</p>

<ul style="list-style-type: none"> • Does not see how SADPD can be considered in isolation of a road/traffic plan. • How will SADPD/LTP3 be put together in parallel? • Access to cycle routes seems an odd consideration (surely only a matter of painting a few lines on a pavement?). • No mention of impact upon strategic road network (how will A329(M) and M4 junction 10, London Road, Wokingham Road and Temple Road accommodate enormous increases in traffic?). • Why mention 'good access to bus services' when routes are flexible and can be withdrawn at any time? • Need to take account of the impact upon the local road network/congestion impact that the development would have. 	<p>Transport modelling work is being carried out to establish the capacity of the highway network and any improvements required to accommodate the projected growth. This will include consideration of highway safety issues.</p> <p>Both the SADPD and LTP3 will inform each other. SEA/SA of both use the same criteria and baseline evidence that is available.</p> <p>Access to, and capacity of the M4 junction 10 is being explored with the Highway Agency and a mechanism to enable any necessary junction improvements is likely to be part of the Infrastructure Delivery Plan that will accompany the Site Allocations DPD.</p> <p>SA of Issues and Options work will take into account the location of bus routes alongside the frequency of the services. However we can only make an assessment of the information available at the time.</p>
<p>Infrastructure</p> <ul style="list-style-type: none"> • Why mention good/easy access to schools, when they are oversubscribed/have no availability? • Do not understand how access to education can be good when document also states schools in the area do not have sufficient capacity. • Walking distances to areas of employment etc are misleading and hard to believe a new population would walk, most people take the car. • Need to see infrastructure proposals before site selection. • Infrastructure will be vital. • Chicken & egg situation: it is impossible to tell if a site will be viable until you know the infrastructure needed to support it. On the other hand, won't know whether or where you will need the infrastructure until the sites have been determined, therefore difficult to comment/assess viability. 	<p>Part of the SA/SEA work is to assess proximity to existing educational facilities with another part assessing what the existing capacity is. If schools have no capacity then this will have to be addressed.</p> <p>An assessment of acceptable walking distances will be taken into account. The aim is to encourage alternative modes of getting to places for example on foot or by bike.</p> <p>An important part of the Site Allocations DPD will be the production of an Infrastructure Delivery Plan to identify existing infrastructure capacity and any deficits. It will also identify, as far as possible, the infrastructure requirements arising from the potential development and how and when any gaps in capacity will be met.</p>
<p>Landscape/Ecology</p> <ul style="list-style-type: none"> • Land within SPA buffer zone should be prohibited, therefore areas within SPA should be excluded. The same applies to Conservation Areas and Listed Buildings. • Need to have the extended Phase 1 Habitat information (this was envisaged in the SA scoping report that this would be carried out to assess ecological baseline, but is not yet 	<p>The Thames Basin Heath has been taken into consideration when assessing SA/SEA Biodiversity and Recreational criteria and will continue to be the case. Although development is not permitted on the SPA, within the 2km buffer and outside 400m from the site development with suitable mitigation is allowed in principle. This mitigation will be assessed at the master planning stage.</p>

<p>available), difficult to assess the sites without this information. (Concerned if this is left until submission draft, hopes there will be a further opportunity to comment on the information).</p> <ul style="list-style-type: none"> • Who decides that an area has a landscape sensitivity and adjacent to an Area of Special Housing Character? 	<p>Phase 1 Habitat Surveys are to be carried out and will influence SA work at the preferred option stage.</p> <p>Landscape Assessment work has been carried out by the Council's preferred Landscape Consultant and forms baseline evidence.</p> <p>Character Areas SPD has recently been adopted and forms additional baseline evidence.</p>
<p>Drainage/Flood Risk</p> <ul style="list-style-type: none"> • Water run off for sites near flood zones is important (could request s.106 that rainwater harvesting technology is used to minimise runoff). • Should not be considering building on land that is designated within a flood risk zone. 	<p>Sustainable construction including Sustainable Urban Drainage (SUDs) will be a consideration at the master planning and planning application stage.</p> <p>The Council has a Strategic Flood Risk Assessment (SFRA). This has been consulted when assessing site locations. The SFRA is currently being updated to take into account climate change. This updated document will influence any worked carried out at the Preferred Option stage.</p>
<p>Other Issues</p> <ul style="list-style-type: none"> • Generally agree. /They are fair and reasonable. /Very comprehensive review of all aspects of the proposed development. • None of the sites are right for development. • Agree with the cons, so why develop more of Bracknell. /Cons should be sufficient reason not to develop. /It is obvious the cons outweigh the pros. • Requires more study and information. • Errors bring the credibility of the document into question and raise issues regarding the knowledge of staff compiling the documents. • Delivery of housing is not mentioned in relation to every area (why is it missing from areas 1, 2 and 3?). • Why is it necessary to refer to 'delivery of housing' as a 'pro' (that is the purpose of the SADPD document). • Does not appear to be consistency in definitions in Table 7 (i.e. Area 1 lists TPO as a con, but not in Area 7). • Reference to "Northern Arc": Evidence appears to be skewed to produce a conclusion to match a preconceived notion, not defensible. • Can new housing address employment, income & health deprivation? 	<p>Sites have been assessed to see how sustainable they are given the baseline evidence available at the time. There may be other reasons why a site may not be considered acceptable for development for example viability.</p> <p>The Council have to find sites to meet the the adopted Core Strategy housing target. The Council needs to look beyond the Town Centre and other urban areas to provide sites to accommodate the need.</p> <p>Further background work for example, transport modelling, infrastructure work and habitat surveys are being compiled and will feed into the process.</p> <p>All areas in the Issues and Options paper mention how many houses the site could take in terms of density. These numbers are then assessed as to how each site would contribute towards meeting the housing need. Housing need forms the first of the 24 SA objectives.</p> <p>It is noted that TPOs at Area 7 may not have been listed as a con. This will be taken into account when appraising the Issues and Options and Preferred Options work.</p> <p>SA/SEA work is carried out by someone independent from the Local Plans Team. The appraisal is carried out using baseline evidence</p>

<ul style="list-style-type: none"> Surprised health care has required little comment within the report, particularly in relation to Primary Care services. /Surprised why references to discussions with local PCTs have not been referred to in the consultation document. Use of jargon is inaccessible to members of the public (e.g. 'Within 5km of SPA buffer', 'not within an AQMA'). Weighting of points is not indicated (i.e. loss of greenfield site should be highly weighted compared to cycle network). /SA findings should be prioritised/weighted. Lack of emphasis on the importance of quality of life. Little guidance on the content and structure of sustainability and land appraisal matrices. Should also look at PPS1 (para. 16) in relation to social integration and accessibility, and locational criteria in paras. 31 and 32 of PPG3 (acknowledged that PPG3 now superseded, but still provides useful guidance). 	<p>that is available at the time. The appraisal results feed into the formation of the Issues and Options and Preferred Options work.</p> <p>New housing can address employment, income & health and any known deprivation concerns through the overall design of the development and its proximity to for example employment sites and health facilities.</p> <p>The Primary Care Trusts are aware of our ongoing Site Allocation work. It is their responsibility to react to the increase in population and location of that increase. We have and will continue to assess the sites proximity to existing health care facilities.</p> <p>Abbreviations should be either explained in the main body of the report or in a Glossary. This absence has been noted.</p> <p>Once a site has been scored against the equally weighted 24 sustainability objectives a methodology of weighting certain objectives against each other will be developed and used. This will be explained in the Draft SA/SEA report which will go out to consultation alongside the Preferred Option document.</p> <p>The Sustainability Appraisal process seeks to assess plans and documents against the perceived quality of life. No one individual objective seeks to assess someones quality of life.</p> <p>Background evidence will be made available at the draft consultation stage.</p>
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Broad Area 1 - SW Sandhurst

<ul style="list-style-type: none"> Area does not have a bus route. Poor access to site/insufficient road network. Not suitable for cyclists and limited footpaths. More work is needed in terms of a Transport Plan. Whilst site is within walking distance of a railway station, this serves Reading/Guildford. Would need to change trains to travel to Bracknell or commute to London, unlikely that this would provide a reasonable alternative for many journeys. Cons should list 'potential reliance on car'. Heading under 'travel choice' should be expanded to include "and avoid rat running through existing streets". Modest settlement lacks major employment opportunity and public transport infrastructure. 	<p>The site is considered to be badly served by Public Transport, relatively remote and lacking in pedestrian and cycle provision. This will be considered in the appraisal work and a view as to the preferred mode of transport will then be taken.</p> <p>Transport modelling will take into account how development of such sites will affect the surrounding highway network. The findings will feed into the SA work.</p> <p>An assessment as to where employment sites are in relation to the site will be made and will feed into the SA process.</p> <p>The distance from Bracknell Town Centre has been noted and will be taken into consideration.</p>
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<ul style="list-style-type: none"> • Disagrees site has good access to employment. Nearest employment areas Vulcan Way/Lakeside are small in comparison to employment areas in Bracknell and other defined employment areas. • Should acknowledge that as site is 8km from Bracknell Town Centre, future residents more likely to look to Yateley, Camberley, Wokingham and Farnborough to meet their employment/retail/leisure needs. • Do not agree with access to education, schools are oversubscribed. • Believes reference to Bracknell and Wokingham College being within 1km to be incorrect. • Need to mention site has electricity pylons running through it. • Need to mention the site is a historic landfill. • Poor local facilities (i.e. doctors). • Need to refer to flooding and poor drainage. • Air quality and increased pollution. • Need to refer to increased sewerage, this can't be accommodated in existing facilities. • Area of Special Landscape Importance is an enduring designation contained in the current Local Plan and should be afforded significant weight. • Disagree with statement that site could make a positive contribution to the community of Little Sandhurst if the mix of uses is met, as this is speculative and not based on any firm evidence. 	<p>There is a difference between access to schools and site capacity. A site may be within close proximity of a school which has to be acknowledged. However the school may not have capacity and that will be acknowledged where necessary.</p> <p>Bracknell and Wokingham College is not 1km from the site. This has been noted and will be addressed accordingly in any further work.</p> <p>The location of electricity pylons is not a consideration at this stage and is something that would be looked at later on in the process for example and masterplanning work.</p> <p>There is no record on our system of any landfill site on site.</p> <p>There is a difference between a health facility being poor and there being poor access to health facilities. Access to health facilities will be considered and reported in the Draft SA report. It is the role of the Primary Care Trust to respond to development proposals.</p> <p>Flooding is a consideration. The Council's Strategic Flood Risk Assessment will be used to assess the site. Details will be presented in the Draft SA.</p> <p>All sites will provide a level of air pollution. However as it stands there are no designed Air Quality Management Areas in the Borough. Although some are being considered.</p> <p>Sewage requirements will be addressed in the Infrastructure Delivery Plan that will form additional baseline evidence. However more detailed assessment won't be made until the preferred option stage.</p> <p>The Area of Special Landscape Importance is a major constraint to development and has been considered as such.</p> <p>The site could make some positive contributions to existing communities for example development can encourage improved public transport. It is acknowledged that this would depend upon many factors and therefore may not be the case.</p>
Broad Area 2 - Broadmoor	
<ul style="list-style-type: none"> • Insufficient road network/increased traffic/congestion. 	<p>Transport modelling is to be carried out and the findings will be used as evidence.</p>

<ul style="list-style-type: none"> • Modest settlement lacks major employment opportunity and public transport infrastructure. • Local secondary school is oversubscribed. • Should look at impact upon local wildlife. • Poor local facilities (i.e. doctors). • Need to refer to it being costly to move hospital. 	<p>What employment uses the site already has along with what the site could provide is a consideration on the SA.</p> <p>School capacity will be a consideration of the SA process.</p> <p>SA objective 13 requires that Biodiversity be a consideration when assessing sites. This will be set out in the draft SA report.</p> <p>There is a difference between a health facility being poor and there being poor access to health facilities. Access to health facilities will be considered and reported in the Draft SA report.</p> <p>The Primary Care Trusts are aware of our ongoing Site Allocation work. It is their responsibility to react to the increase in population and location of that increase. We have assessed the sites proximity to existing health care facilities.</p>
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Broad Area 3 - NE Crowthorne

<ul style="list-style-type: none"> • Modest settlement lacks major employment opportunity and public transport infrastructure. • More detail required in respect of negative aspects. • Some of the negative aspects for Broad Area 3 do not apply to part of the site that is located north of Nine Mile Ride. • Cons should include loss of strategic gap between Crowthorne and Bracknell. • Should refer to impact upon wildlife. • Should refer to the risk of flooding. 	<p>Transport modelling is to be done and the findings will be used as evidence.</p> <p>What employment uses the site already has along with what the site could provide is a consideration on the SA.</p> <p>The negative aspects raised were listed as a result of the information available at the time. Further background studies will feed into the process could provide further detail if relevant.</p> <p>Broad Area 3 was assessed as one site and that is why any negative impacts that may arise will cover the whole broad area.</p> <p>If the loss of the strategic gap were to be considered a con then it would have to be acknowledged as a potential loss of strategic gap. This depends on the location of the development. Development could maintain a gap.</p> <p>SA objective 13 requires that Biodiversity be a consideration when assessing sites. This will be set out in the draft SA report.</p> <p>Flooding is a consideration. The Council's Strategic Flood Risk Assessment will be used to assess the site. Details will be presented in the Draft SA.</p>
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Broad Area 4 - West Binfield

<ul style="list-style-type: none"> • The cycle network referred to does not exist/is poor. • No good bus service in Binfield, services are poor and infrequent. • Insufficient train network. • Reliance on cars would be definite, not "potential". • Needs to refer to insufficient road network. • No mention of building additional railway halt at Amen Corner. • Need to refer to poor access to the site. • Do not agree with access to education, primary and secondary schools are oversubscribed. • How can pro column state 'good access to education' whilst the con column states 'insufficient capacity at primary and secondary schools'? • Needs to refer to insufficient services & increased pressure on these services i.e. Doctors. • Biodiversity is an integral part of sustainability, no mention of impact upon countryside, open space, wildlife or its habitats. • "Adjacent to two local wildlife sites" is not clear enough to the Public. • Need to mention badger setts (i.e. Temple Copse) • Need to mention wildlife potential of Blackman's Copse and Pocket Copse. • Need to consider ancient landscape (copses are of historic value). • Need to refer to loss of Open Space of Public Value. • Need to consider loss of village identity as well as loss of green space. • No mention of conflict with gap policy. • Need to mention flood risk/land drainage issues. (High water table, do not agree with the lack of flood risk). • Unclear why there should be a benefit to the wider Binfield area in a community CHP. • Should look at available employment within the Borough. • What is the concern regarding nitrogen oxide levels? • Need to consider noise and air quality and pollution. • More detail required in respect of negative aspects. • Agree with the cons listed. • More cons than pros therefore area should not be developed. 	<p>There are cycle routes along Wokingham Road that connect the site with Bracknell and this will be considered in any future SA work.</p> <p>The no. 53 and 153 connects the with Bracknell Town Centre. The service runs every 30mins. There is also a 2 hourly service (152) between Bracknell and Wokingham this could be improved.</p> <p>The train network between Reading and Waterloo provides a frequent service.</p> <p>With there being a cycle link with the town centre and an adequate public transport service development of this site would not necessarily encourage a reliance upon cars. However this will be a consideration in any future SA work.</p> <p>There is no certainty that a railway station will go ahead at Amen Corner and the assessment of sites for allocation will not be based on any assumption that it will as the business and operational case for a new station is uncertain.</p> <p>Transport modelling work is being carried out to establish the capacity of the highway network and any improvements required to accommodate the projected growth. This will include consideration of highway safety issues.</p> <p>Access to essential services is and will continue to be a consideration of the SA process.</p> <p>There is a difference between access to schools and school capacity. Both are addressed in the Draft SA.</p> <p>Three Local Wildlife Sites present on site, two of which are ancient woodlands. These have and will be taken into consideration. A Landscape Survey of all sites will also be a consideration.</p> <p>There are no known badger setts on this site. A phase 1 habitat survey is being carried out and this will feed into future SA work.</p> <p>SA objective 7 seeks 'to create and sustain vibrant and locally distinctive Communities'. This has and will continue to be a consideration.</p> <p>SA objective 2 seeks 'to reduce the risk of flooding and harm to people, property and the environment.'</p> <p>The site is not located within an Environment Agency or Strategic Flood Risk Assessment flood zone.</p>
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<ul style="list-style-type: none"> • Why is it necessary to refer to 'delivery of housing' as a 'pro' (that is the purpose of the SADPD document). • Pros seem to be a reflection of current nature of the village, not the state after development. 	<p>Any on-site drainage issues can be assessed at the master planning stage including the implementation of SUDs.</p> <p>A Combined Heat and Power Plant (CHP) could be linked into and provide heat and/or power elsewhere in Binfield. This should always be a consideration.</p> <p>The Employment Land Review forms another layer to the baseline evidence. Both existing and the potential for more employment uses is a consideration and will influence the Draft SA.</p> <p>Any development will result in some level of noise and air pollution. There are currently no designated Air Quality Management Areas (AQMA) in the Borough. Although there are some being considered.</p> <p>With there being more baseline evidence available this should provide the detail needed at the Draft SA stage.</p> <p>There may be more cons than pros. However in the Issues and Option paper they were given equal weight. One con may be weighted higher than another and therefore influences the over scoring of a site. Methodology on weighting objectives will be present in the Draft SA.</p> <p>SA objective 1 seeks 'to meet local housing needs by ensuring that everyone has the opportunity to live in a decent, sustainably constructed and affordable home'. If a site can deliver the requirements of SA objective 1 then this should be scored as a positive impact. How significant the impact is based on a site by site assessment.</p> <p>The SA assessment will look at both what is existing and what may take place if development was to go ahead.</p>
Broad Area 5 - East Binfield	
<ul style="list-style-type: none"> • The cycle network referred to does not exist/is poor. • No good bus service in Binfield, services are poor and infrequent. • Insufficient train network. • Reliance on cars would be definite, not "potential". • Needs to refer to insufficient road network. • No mention of building additional railway halt at Amen Corner. 	<p>There is an adequate cycle route connecting the majority of the site with Bracknell Town Centre. This will be a consideration in any future SA work.</p> <p>The bus service is considered to be poor as it does not connect with the Town Centre any more frequently than every 2 hours. Although the loop service connects the site with the Binfield Local Centre. This will be a consideration in any future SA work.</p>

<ul style="list-style-type: none"> • Need to refer to poor access to the site. • Do not agree with access to education, primary and secondary schools are oversubscribed. • Needs to refer to insufficient services and increased pressure on these services i.e. Doctors. • Biodiversity is an integral part of sustainability, no mention of impact upon countryside , open space, wildlife or its habitats. • Need to mention badger setts. • "Adjacent to two local wildlife sites" is not clear enough to the Public. • Need to consider ancient landscape (copses are of historic value). • Loss of Open Space of Public Value & recreational facilities (Blue Mountain Golf Club). • Need to refer to loss of Open Space of Public Value and recreational facilities as a con (and consider a replacement leisure facility). • Need to consider loss of village identity as well as loss of green space. • No mention of conflict with gap policy. • Need to add loss of buffer between Bracknell, Binfield and northern villages as a con. • Need to refer to loss of visual separation between Bracknell and Binfield. • Need to mention flood risk/land drainage issues. • High water table, do not agree with the lack of flood risk, flood risk should be considered. • Need to consider increased surface runoff. • Unclear why there should be a benefit to the wider Binfield area in a community CHP. • Should look at available employment within the Borough. • Need to consider air quality/pollution. • More detail required in respect of negative aspects. • Agree with the cons listed. • Why is it necessary to refer to 'delivery of housing' as a 'pro' (that is the purpose of the SADPD document). • Pros seem to be a reflection of current nature of the village, not the state after development. • Unclear how development would help employment income and health deprivation in Garth and Priestwood. 	<p>The train net work is not considered insufficient; however public transport from the site to the railway station may not be considered adequate. This will be a consideration in any future SA work.</p> <p>Reliance on cars is a consideration of the SA process and will remain to be the case.</p> <p>Transport modelling work is being carried out to establish the capacity of the highway network and any improvements required to accommodate the projected growth. This will include consideration of highway safety issues.</p> <p>There is no certainty that a railway station will go ahead at Amen Corner and the assessment of sites for allocation will not be based on any assumption that it will as the business and operational case for a new station is uncertain.</p> <p>There is a difference between access to schools and school capacity. Both are assessed in SA work.</p> <p>Infrastructure work is being carried out and will feed into the evidence base work and therefore the draft SA.</p> <p>The potential affects upon biodiversity have and will continue to be assessed. SA objective 13 requires biodiversity to be assessed. There are no known badger sets on site.</p> <p>No Local Wildlife Sites on site. However there are two adjacent. One along the north eastern edge of the site and one on an adjoining site at Popes Meadow.</p> <p>There is a small LWS on site north of Binfield Hall.</p> <p>A landscape assessment of the site has been carried out and will feed into the baseline evidence. The assessment will take into account the existing golf course and any other on site landscape features. The assessment will provide the SA will an idea of how sensitive a site may be to development.</p> <p>Consideration will be given to retaining the distinctiveness of existing communities as this a requirement of one of the SA objectives. This will involve the assessment buffer areas etc..</p> <p>SA objective 2 seeks 'to reduce the risk of flooding and harm to people, property and the environment.'</p>
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<ul style="list-style-type: none"> • More cons than pros therefore area should not be developed. • The description of Broad Area 5 is wrong. <i>(Officer note: this was corrected in the errata).</i> 	<p>The site is not located within an Environment Agency or Strategic Flood Risk Assessment flood zone.</p> <p>Any on-site drainage issues can be assessed at the master planning stage including the implementation of SUDs.</p> <p>A Combined Heat and Power Plant (CHP) could be linked into and provide heat and/or power elsewhere in Binfield.</p> <p>The Employment Land Review forms another layer to the baseline evidence. Both existing and the potential for more employment uses is considered and will influence the Draft SA.</p> <p>Any development will result in some level of noise and air pollution. There are currently no designated Air Quality Management Areas (AQMA) in the Borough. Although there are some proposed and are awaiting authorisation by DEFRA.</p> <p>With there being more baseline evidence available this should provide the detail needed at the Draft SA stage.</p> <p>SA objective 1 seeks 'to meet local housing needs by ensuring that everyone has the opportunity to live in a decent, sustainably constructed and affordable home'. If a site can deliver the requirements of SA objective 1 then this should be scored as a positive impact. How significant the impact is based on a site by site assessment.</p> <p>New housing can address employment, income & health and any known deprivation concerns through the overall design of the development and its proximity to for example employment sites and health facilities.</p> <p>The SA assessment will look at both what is existing and what may take place if development takes place.</p> <p>There may be more cons than pros. However in the Issues and Option paper they were given equal weight. One con may be weighted higher than other and therefore influenced the over scoring of a site. Methodology on weighting certain objectives will be present in the Draft SA.</p>
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Broad Area 6 - North Warfield

<ul style="list-style-type: none"> • No access to good bus service. • Needs to refer to insufficient road network/congestion. • Will be reliance upon car. • Need to take account of impact upon wildlife (bird life, deer, foxes, bats etc). • Biodiversity is an integral part of sustainability, no mention of impact upon countryside, open space, wildlife or its habitats. • Do not agree that landscape is relatively less sensitive. • More housing will make flood risk worse. • Flooding should be a larger con to consider • Why is it necessary to refer to 'delivery of housing' as a 'pro' (that is the purpose of the SADPD document). • More cons than pros therefore area should not be developed. • Since Warfield is under populated compared with other proposed extensions, is the number of respondents for this area likely to be much less than others. Is this taken account of in the scoring? • All the cons listed can be dealt with through developing the area in a sustainable way in tandem with adjacent areas i.e. Warfield SPD and area 4 and 5 to form a sustainable urban extension. 	<p>The lack of public transport provisions has been noted and will feed into the SA work. However the site can be assessed alongside the Warfield site that has been allocated in the Core Strategy.</p> <p>There could be a reliance upon the car and this will be take into consideration.</p> <p>Transport modelling work is being carried out to establish the capacity of the highway network and any improvements required to accommodate the projected growth. This will include consideration of highway safety issues.</p> <p>The potential affects upon biodiversity have and will continue to be assessed. SA objective 13 requires biodiversity to be assessed. Phase 1 Habitat Survey work will be carried out and will therefore feed into the SA assessment process.</p> <p>A landscape assessment of the site has been carried out and will feed into the baseline evidence. The assessment will provide the SA with an idea of how sensitive a site may be to development. Features such as Listed Buildings and protected trees are also taken into consideration. When making an assessment against SA objective - Countryside and Historic.</p> <p>SA objective 2 seeks 'to reduce the risk of flooding and harm to people, property and the environment.'</p> <p>The site is not located within an Environment Agency or Strategic Flood Risk Assessment flood zone.</p> <p>Any on-site drainage issues can be assessed at the master planning stage including the implementation of SUDs.</p> <p>The issue of flooding may become a higher weighted objective later on in the SA process. However for the purposes of the initial SA work the 24 SA objectives were equally weighted.</p> <p>SA objective 1 seeks 'to meet local housing needs by ensuring that everyone has the opportunity to live in a decent, sustainably constructed and affordable home'. If a site can deliver the requirements of SA objective 1 then this should be scored as a positive impact. How significant the impact is based on a site by site assessment.</p> <p>There may be more cons than pros. However in the Issues and Option paper they were given equal weight. One con may be weighted higher than</p>
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	<p>other and therefore influences the over scoring of a site. Methodology on weighting certain objectives will be present in the Draft SA.</p>
<p>Broad Area 7 - Chavey Down/Winkfield</p>	
<ul style="list-style-type: none"> • Reference to 'good access to 3 bus services' is misleading, services are limited in scope and frequency (bus service (162) only runs from 10-2, not a useful service for workers or school children). • Do not agree with access to education, primary school (St Marys) is oversubscribed. • No existing amenities in the area (shops, pubs, cafés, doctors, dentists etc). • Recent Tree Preservation Orders in the area should be taken into account (Long Hill Road), and listed in the 'cons'. • Need to refer to impact upon wildlife i.e. Deer and foxes. • No mention of flooding or sewage problems in the area. • No mention of potential archaeological finds. • No mention of contaminated land, brick works, pits and shafts. • Englemere Pond is referred to as being near Area 7, it is actually near Area 8. • All the cons listed can be dealt with i.e. capacity at local schools could be increased, impact upon SPA could be mitigated, could provide a mixed use development etc. • More cons than pros therefore area should not be developed. • Area misnamed. 	<p>For the purpose of the initial SA the current services were noted. Further work has been carried out on how frequent and how viable certain bus routes are. This work will feed into the SA assessment process.</p> <p>There is a difference between access to schools and school capacity. Both are addressed in the Draft SA.</p> <p>It has been noted that the site is relatively isolated. An assessment of access to essential facilities will feed into the ongoing SA assessment.</p> <p>Landscape features such as TPO'd trees have and will continue to be taken into account when assessing a sites landscape sensitivity.</p> <p>The potential effects upon biodiversity have and will continue to be assessed. SA objective 13 requires biodiversity to be assessed.</p> <p>SA objective 2 seeks 'to reduce the risk of flooding and harm to people, property and the environment.'</p> <p>The site is not located within an Environment Agency or Strategic Flood Risk Assessment flood zone; however there are some important drainage ditches.</p> <p>Any on-site drainage issues can be assessed at the master planning stage including the implementation of SUDs.</p> <p>There is the potential for archaeological finds. This has been taken into account when appraising the site.</p> <p>It has been confirmed by the Council's Environmental Health section that the site could be affected by the brickworks site in terms of land contamination. However the recommendation is for Gas Monitoring. This will be acknowledged in the sites appraisal.</p> <p>It is true that some of the cons listed in the Issues and Options document can be overcome. However further detail and/or work maybe required.</p>

	<p>There may be more cons than pros. However in the Issues and Option paper they were given equal weight. One con may be weighted higher than another and therefore influences the overall scoring of a site. Methodology on weighting certain objectives will be present in the Draft SA.</p> <p>It is acknowledged that the site name may be different to what local people believe the name to be. However this is not relevant to the SA assessment process.</p>
Broad Area 8 - East Bracknell	
<ul style="list-style-type: none"> • No access to a good bus service. • No mention of public footpath on area 125. • No mention of Englemere Pond SSSI being nearby. • No mention of contaminated land from London Road tip. 	<p>The site is considered to have a reasonably poor bus service and this will be considered in future SA work.</p> <p>A Public Right of Way does clip the northern edge of the site north of London Road.</p> <p>Englemere Pond SSSI does abut the eastern part of the site.</p> <p>Contaminated land from the old London Road tip will be taken into consideration in future SA work.</p>
<p>A number of comments relate to the suitability of the Broad Areas for development. These points are addressed under Question 46.</p>	

Question 50

Are there any other issues that should be included within the Sustainability Appraisal?

Table 72

No. of respondents to Qu. 50: 78	
The following main issues were raised:	Response
<p>The issues raised should also be read in conjunction with the responses to Question 49. Responses to this question also contained other issues to be included within the Sustainability Appraisal.</p>	
<p>Character</p> <ul style="list-style-type: none"> • Impact upon the character of existing settlements i.e. Binfield and Winkfield will cease to be villages and will lose their identity/community. 	<p>Consideration has and will be given to the affect development may have on the distinctiveness of existing communities this includes the character and appearance of an area.</p>

<ul style="list-style-type: none"> • Sufficient weight should be given to the traditional existing character of each core community within the Borough. • Need to consider loss of gap/buffer between settlements (i.e. Between Binfield/Bracknell, Binfield/Wokingham and Crowthorne/Bracknell). • Need to take account of impact upon existing residents and communities. 	<p>SA objective 7 (To create and sustain vibrant and locally distinctive Communities) seeks to achieve this.</p>
<p>Transport</p> <ul style="list-style-type: none"> • Impact upon roads and strategic road network/infrastructure i.e. increased traffic and congestion. • Needs to be produced alongside a Transport Plan. • Vulnerable road users i.e. Horse riders. • Consideration of transport links in respect of buses and trains. • Additional rail halt at Amen Corner. • Need to consider capacity of existing trains services. • More consideration for pollution and air quality (in particular in relation to increased traffic). 	<p>Transport modelling work is being carried out to establish the capacity of the highway network and any improvements required to accommodate the projected growth. This will include consideration of highway safety issues. This will feed into the SA process.</p> <p>Consideration has and will be given to both buses and trains and their proximity to sites.</p> <p>There is no certainty that a railway station will go ahead at Amen Corner and the assessment of sites for allocation will not be based on any assumption that it will as the business and operational case for a new station is uncertain.</p> <p>What capacity existing trains have is out of the Borough Council's control and therefore not something for the SA to consider apart from the proximity of sites to railway halts.</p> <p>There are two areas in Borough that are being considered by DEFRA as Air Quality Management Areas (AQMA). If these area come forward as AQMA then any impacts development may have on these areas will be a material consideration. If the areas are confirmed during the site allocations process then they will form additional evidence for the SA.</p>
<p>Infrastructure</p> <ul style="list-style-type: none"> • Impact upon existing facilities i.e. Doctors and hospitals. • Need to refer to existing limited shopping facilities (e.g. Binfield). • Availability of existing community services in particular health care needs. • Impact upon existing schools. • Need to look at effect on utilities, water provision, sewage disposal, waste etc 	<p>The Primary Care Trusts are aware of our ongoing Site Allocation work. It is their responsibility to react to the increase in population and location of that increase. We have assessed the sites proximity to existing health care facilities.</p> <p>Existing community facilities will be taken into account when appraising sites.</p> <p>An infrastructure delivery plan is being compiled that will feed into the SA work and the formation of the preferred options</p>

<ul style="list-style-type: none"> • Need to take account of the cost and disruption of excavating existing roads to install and extend services. • Need to consider feasibility of necessary infrastructure. 	<p>document. This will include the capacity of schools and water supply and waste water facilities.</p>
<p>Landscape/Ecology</p> <ul style="list-style-type: none"> • Needs to consider new Tree Preservation Orders (TPO 1041 at Warfield Park, and TPO 773, 1025 and 1041 at Area 8 Longhill Road). • Improved understanding of the current green infrastructure network and biodiversity networks within the Borough (to inform objective 13). /Needs to include Green Infrastructure. • Need to consider impact upon biodiversity. • Need more information regarding impact upon biodiversity (barn owls, red kites & migratory birds i.e. Field fare, resident kingfisher population; loss of trees - impact upon birds, deer, fox, and pheasants). • Need to take account of other protected species not just Special Protection Area i.e. Great Crested Newts and Bats. • Site Allocations Development Plan Document needs to include a Habitats Regulations Assessment; document needs to comply with Conservation of Habitats and Species Regulations 2010. Additional dwellings to be included within the DPD were not assessed as part of the Habitat Regulations for the Core Strategy. • Appropriate Assessment is necessary as the Council's screening assessment of the Core Strategy concluded that the increased housing allocated under the South East Plan is likely to have a significant effect on the Thames Basin Heaths Special Protection Area (both alone and in combination with other plans and programmes). • No acknowledgement that avoidance and mitigation measures may be necessary in the 5-7km zone. • Needs to be recognition of Biodiversity Opportunity Areas. • Need to consider the wider Blackwater Valley context (Broad Area 1), no mention is made of the Blackwater Valley Biodiversity Opportunity Area, Eversley Lakes, Yateley Lakes Sites of Interest for Nature conservation (Hampshire) or Moor Green Lakes Nature Reserve (Wokingham). 	<p>Background work on Tree Preservation Orders is being carried out and will feed into the SA process. TPO'd trees have already been taken into consideration but further work by our Tree Team will give us an up to date picture.</p> <p>The potential effects upon biodiversity have and will continue to be assessed. SA objective 13 requires biodiversity to be assessed. Phase 1 Habitat Survey work will be carried out and will therefore feed into the SA assessment process. This will show how sensitive a site maybe to development. The Phase 1 Habitat survey will identify protected species and habitat and will influence the SA outcome.</p> <p>An Appropriate Assessment (AA) will accompany the Site Allocations Preferred Option Consultation Document. The AA is otherwise known as the Habitats Regulations Assessment.</p> <p>The Appropriate Assessment of the preferred options sites will be provided and updated where necessary. This is however independent of the SA.</p> <p>There maybe some bespoke avoidance and mitigation measures required outside of the 5km. However all the sites fall within the 5km of the Thames Basin Heath SPA.</p> <p>Biodiversity Opportunity Areas (BOA) are acknowledged and will be considered in any SA work.</p> <p>Biodiversity Opportunity Areas outside of the Borough will be taken into consideration if they are located close to any of the that are close to sites has and will be taken into consideration at the draft SA stage. Of these areas Blackwater Valley is one of them as it is close to Site 1.</p>
<p>Leisure/Amenity</p> <ul style="list-style-type: none"> • Need to consider loss of Blue Mountain golf course, which is a major facility in the Borough. 	<p>Consideration will be given to the potential loss of a golf course facility in the Draft SA.</p>

<ul style="list-style-type: none"> • Protection of open land that is used for leisure and recreation. • Need to take account of impact upon the Blackwater Valley Footpath network. 	<p>Public rights of way are a consideration of the process.</p>
<p>Drainage/Flood Risk</p> <ul style="list-style-type: none"> • High water table (Binfield). • More consideration to drainage. • Impact upon existing sewage systems/capacity. • Water quality needs careful consideration in relation to river basin management plans should be identified as part of an infrastructure study. • Further assessment of flood risk is required (to inform objective 2). 	<p>Sustainable construction including Sustainable Urban Drainage (SUDs) will be a consideration at the master planning and planning application stage.</p> <p>The Council has a Strategic Flood Risk Assessment (SFRA) that has been consulted when looking at site locations. The SFRA is currently being updated to take into account climate change. This updated document will influence any worked carried out at the Preferred Option stage.</p> <p>The location of Groundwater Protection Areas has been taken into account when assessing sites. This will influence.</p>
<p>Other Issues</p> <ul style="list-style-type: none"> • Need to consider the cumulative effect of all the proposed housing. • Need to take account of the loss of the current land use. • Need to consider the mental and physical well being provided by green spaces which are within easy reach of Bracknell centre and other residential areas. • Where will the people work who will be living in all the additional housing? • Need to take account of the recession - houses not selling. Records are not up to date. • Food supply in the future. 	<p>To meet the housing need in the Borough not all the sites shown at the Initial Options stage would have to be implemented all together. Therefore a cumulative effect would not need to be considered.</p> <p>Any loss in land use for example employment land would be taken into consideration.</p> <p>There is work being carried out on Green Infrastructure that will feed into the SA process.</p> <p>It is not known where the additional residents will be working. However it is the aim of the Council to maintain and/or improve the employment opportunities for the Borough alongside maintaining economic growth. Therefore it is hoped that there will be employment opportunities within the Borough.</p>
<p>Other issues raised (which are considered under other relevant questions):</p> <ul style="list-style-type: none"> • Why thinking about this level of development when improvements to Bracknell Town Centre have not yet been completed? • Regenerate existing urban areas. 	<p>The regeneration of the Town Centre has been given outline planning permission. This was affected by the recession. However there are now discussion and revised schemes being assessed that will take a phased approach to Town Centre</p>

<ul style="list-style-type: none"> • Build houses elsewhere or development existing land on brownfield sites. • Use derelict/empty offices. • A new business park is planned at Amen Corner, this land could be better used for housing since some of these offices may never be occupied. • Do we need more housing? Already have two major housing developments in Bracknell, and all these houses are not even sold yet (Jennetts Park & Harmanswater), surely the number of homes already undertaken exceeds other neighbouring Councils? (<i>Officer note: believe reference to Harmanswater relates to Staff College</i>). 	<p>regeneration forward. There is still a need to allocate sites for housing and associated uses within the Borough.</p> <p>We are looking at potential rounding off sites.</p>
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Comments on Appendix 6:

(NB: comments on the tables were also included in response to Q49 and have been listed as part of summary of issues for Q49).

Broad Areas 2 & 3:

Initial Sustainability Appraisals of Broad Areas 2-3 state the sites are within 400m of SPA and substantial mitigation would be required. Presumably the intention is that required because the sites are so close to the Special Protection Areas. The wording should be clarified as the South East Plan and Delivery Framework recognise a 400m exclusion zone where mitigation is unlikely to protect the Special Protection Areas and development should not be permitted.

[Officer comment: Sites 2 & 3 may have areas that fall within the 400m SPA buffer zone where residential development is not considered acceptable. However if sites are taken forward development could be excluded from these areas]

Broad Area 4:

Initial Sustainability Appraisal states ancient woodlands would "ideally be preserved". This wording needs to be firmed up. Planning Policy Statement 9 (para 10) states once lost, ancient woodlands cannot be recreated and therefore Local Planning Authorities should not grant permission for development that would result in its loss or deterioration unless the need for, and benefits of the development outweigh the loss. The starting point should therefore be that any ancient woodland must be retained unless the exception test can be satisfied.

[Officer comment: Bracknell Forest Council would seek to preserve ancient woodland and there would not allow development to threaten its existence. Ancient woodland can be encompassed into development. This depends upon the site master planning.

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Nepali

यस प्रचारको सक्षेपं वा सार निचोड चाहिं दिइने छ ठूलो अक्षरमा, ब्रेल वा क्यासेट सून्नको लागी । अरु भाषाको नक्कल पनि हासिल गर्न सकिने छ । कृपया सम्पर्क गनुहोला ०१३४४ ३५२००० ।

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