



## **NOTICE OF MEETING**

### **The Executive**

**Tuesday 23 January 2018, 5.00 pm**

**Council Chamber, Fourth Floor, Easthampstead House, Bracknell**

### **To: The Executive**

Councillor Bettison OBE (Chairman), Councillor Dr Barnard (Vice-Chairman), Councillors D Birch, Brunel-Walker, Mrs Hayes MBE, Heydon, McCracken and Turrell

ALISON SANDERS  
Director of Resources

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If you require further information, please contact: Hannah Stevenson  
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Published: 15 January 2018



**The Executive**  
**Tuesday 23 January 2018, 5.00 pm**  
**Council Chamber, Fourth Floor, Easthampstead House,**  
**Bracknell**

Sound recording, photographing, filming and use of social media at meetings which are held in public are permitted. Those wishing to record proceedings at a meeting are however advised to contact the Democratic Services Officer named as the contact for further information on the front of this agenda as early as possible before the start of the meeting so that any special arrangements can be made.

**AGENDA**

Page No

1. **Apologies**

2. **Declarations of Interest**

Members are asked to declare any disclosable pecuniary or affected interests in respect of any matter to be considered at this meeting.

Any Member with a Disclosable Pecuniary Interest in a matter should withdraw from the meeting when the matter is under consideration and should notify the Democratic Services Officer in attendance that they are withdrawing as they have such an interest. If the Disclosable Pecuniary Interest is not entered on the register of Members interests the Monitoring Officer must be notified of the interest within 28 days.

Any Member with an affected Interest in a matter must disclose the interest to the meeting and must not participate in discussion of the matter or vote on the matter unless granted a dispensation by the Monitoring officer or by the Governance and Audit Committee. There is no requirement to withdraw from the meeting when the interest is only an affected interest, but the Monitoring Officer should be notified of the interest, if not previously notified of it, within 28 days of the meeting.

3. **Minutes**

To consider and approve the minutes of the meeting of the Executive held on 19 December 2017.

5 - 20

4. **Urgent Items of Business**

Any other items which, pursuant to Section 100B(4)(b) of the Local Government Act 1972, the Chairman decides are urgent.

**Executive Key Decisions**

The items listed below all relate to Key Executive decisions, unless stated otherwise below.

5. **Bracknell Forest Local Plan - Consultation on Draft Local Plan**

- To seek approval of the draft Bracknell Forest Local Plan (Appendix A) and the Consultation Strategy (Appendix B) to go to Full Council for ratification and subsequent publication for a period of public consultation between Thursday 8 February and Monday 26 March 2018. Approval is also being sought to update the Local Development Scheme. 21 - 1178
- 6. School Places Plan and Capital Strategy**
- To approve the updated School Places Plan 2018-23 and the updated School Capacity Strategy 2018-23, that set out where and when additional school places are required to be provided across Bracknell Forest. 1179 - 1224
- To update the Executive on the potential requirements for new school places arising out of the proposed housing up to 2034 from the emerging Local Plan.
- 7. Bracknell Forest Lottery**
- To consider the principle and practicalities of introduction of a local lottery for Bracknell Forest, which would be aimed at providing funding to support local voluntary organisations. 1225 - 1228
- 8. Management Arrangements for Public Health**
- To propose changes to the relationship between the Council and the Berkshire Shared Public Health Team and to establish a dedicated Director of Public Health post for Bracknell Forest. 1229 - 1238
- 9. Exclusion of Public and Press**
- To consider the following motion:
- That pursuant to Regulation 4 of the Local Authorities (Executive Arrangements) (Access to Information) Regulations 2012 and having regard to the public interest, members of the public and press be excluded from the meeting for the consideration of item 10 which involves the likely disclosure of exempt information under the following category of Schedule 12A of the Local Government Act 1972:
- (3) Information relating to the financial or business affairs of any particular person (including the authority holding that information).
- NB: No representations were received in response to the 28 day notice of a private meeting.*
- 10. Internal Audit Procurement Plan**
- To seek approval of the Procurement Plan for the tendering of the internal audit services and to seek authority for the contract to be awarded by the Director of Resources. 1239 - 1254

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**EXECUTIVE  
19 DECEMBER 2017  
5.02 - 5.46 PM**

**Present:**

Councillors Bettison OBE (Chairman), Dr Barnard (Vice-Chairman), Mrs Hayes MBE, Heydon and Turrell

**Apologies for absence were received from:**

Councillors D Birch, Brunel-Walker and McCracken

**43. Declarations of Interest**

There were no declarations of interest.

**44. Minutes**

**RESOLVED** that the minutes of the meeting of the Executive on 21 November 2017 together with the accompanying decision records be confirmed as a correct record and signed by the Leader.

**Executive Decisions and Decision Records:**

The Executive considered the following items. The decisions are recorded in the decision sheets attached to these minutes and summarised below.

**45. Capital Programme 2018/19 - 2020/21**

**RESOLVED** that:

1. the initial Council funded capital programme (excluding the Commercial Property Investment Strategy budget) of £10.546m for 2018/19 as set out in paragraph 5.16 and summarised in Annex A of the Borough Treasurer/Chief Executive's report, including the new schemes listed in Annexes B – F of the Borough Treasurer/Chief Executive's report is approved for consultation.
2. the inclusion of an additional budget of £1m for Invest-to-Save schemes is approved for consultation.
3. the inclusion of £3.48m of expenditure to be funded from S106 as outlined in paragraph 5.19 of the Borough Treasurer/Chief Executive's report is approved for consultation.
4. the inclusion of £13.850m of expenditure to be externally or self funded as outlined in paragraph 5.19 of the Borough Treasurer/Chief Executive's report is approved for consultation.
5. the Contract Standing Order (CSO) requirements relating to the Procurement Plan, Competition and Advertising elements for the procurement of offsite

road works at the Blue Mountain development, the details of which are set out below (paragraph 5.26 of the Borough Treasurer/Chief Executive's report ) is waived and the appointment of Ringway (an existing BFC Term contractor) for the delivery of these works is agreed.

46. **Revenue Budget 2018/19**

**RESOLVED** that:

1. the draft budget proposals for 2018/19 as the basis for consultation with the Overview & Scrutiny Commission and other interested parties or individuals is agreed.
2. the Treasury Management Strategy and associated documents at Annexe E, of the Chief Executive/Borough Treasurer's report, is agreed and request that the Governance and Audit Committee review each of the key elements.
3. the 2018/19 Schools Budget be set at the eventual level of grant income plus any accumulated balances is agreed, with the Executive Member for Children, Young People and Learning authorised to make amendments and agree budgets for schools and services centrally managed by the Council.
4. the authority to set town centre car park charges is delegated to the Regeneration Committee is agreed.
5. the bid submitted by Bracknell Forest Council on behalf of the Berkshire Unitaries to DCLG to form a pilot business rates pool across the County is supported, that would see a greater proportion of business rates collected being retained locally to support priority infrastructure projects.
6. the virements relating to the 2017/18 budget as set out in Annexes F and G, of the Chief Executive/Borough Treasurer's report, are approved and recommended that those over £0.100m to be approved by Council.

47. **Council Plan Overview Report**

**RESOLVED** that:

1. the performance of the Council over the period from July - September 2017 highlighted in the Overview Report in Annex A of the Chief Executive's report is noted.
2. the performance of the Council from the LG Inform benchmarking report in Annex B of the Chief Executive's report is noted.

48. **Rights of Way Improvement Plan**

**RESOLVED** that the new Rights of Way Improvement Plan 2017 / 2026 (RoWIP2) be approved.

49. **Thames Basin Heaths Special Protection Area Supplementary Planning Document Consultation**

**RESOLVED** that the draft Thames Basin Heaths Special Protection Area Supplementary Planning Document (draft SPASPD) at Appendix A, of the

Director of Environment, Culture & Communities report, be approved for public consultation for the six week period from the 8<sup>th</sup> January to the 19<sup>th</sup> February 2018.

50. **Exclusion of Public and Press**

**RESOLVED** that pursuant to Regulation 21 of the Local Authorities (Executive Arrangements) (Access to Information) Regulations 2000, members of the public and press be excluded from the meeting for the consideration of item 11 in the agenda (item 51 in the minutes) which involves the likely disclosure of exempt information under the following category of Schedule 12A of the Local Government Act 1972:

- (3) Information relating to the financial or business affairs of any particular person (including the authority).

51. **Contract Award for Cleaning Contract**

**RESOLVED** that the Corporate Cleaning Framework Agreement due to commence on 1 April 2018 be awarded to Tenderer A.

**CHAIRMAN**

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**Bracknell Forest Council  
Record of Decision**

<b>Work Programme Reference</b>	<b>I073218</b>
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1. **TITLE:** Capital Programme 2018/19 - 2020/21

2. **SERVICE AREA:** Chief Executive

3. **PURPOSE OF DECISION**

Under the Council's constitution, the Executive is required to consult on its detailed budget proposals with the Council's Overview & Scrutiny Commission and any other interested parties or individuals for a period of at least six weeks. The Borough Treasurer/Chief Executive's report summarises the current position on the Council's Capital Programme budget preparations for 2018/19.

4. **IS KEY DECISION** No

5. **DECISION MADE BY:** Executive

6. **DECISION:**

**RESOLVED that:**

1. the initial Council funded capital programme (excluding the Commercial Property Investment Strategy budget) of £10.546m for 2018/19 as set out in paragraph 5.16 and summarised in Annex A of the Borough Treasurer/Chief Executive's report, including the new schemes listed in Annexes B – F of the Borough Treasurer/Chief Executive's report is approved for consultation.
2. the inclusion of an additional budget of £1m for Invest-to-Save schemes is approved for consultation.
3. the inclusion of £3.48m of expenditure to be funded from S106 as outlined in paragraph 5.19 of the Borough Treasurer/Chief Executive's report is approved for consultation.
4. the inclusion of £13.850m of expenditure to be externally or self funded as outlined in paragraph 5.19 of the Borough Treasurer/Chief Executive's report is approved for consultation.
5. the Contract Standing Order (CSO) requirements relating to the Procurement Plan, Competition and Advertising elements for the procurement of offsite road works at the Blue Mountain development, the details of which are set out below (paragraph 5.26 of the Borough Treasurer/Chief Executive's report ) is waived and the appointment of Ringway (an existing BFC Term contractor) for the delivery of these works is agreed.

7. **REASON FOR DECISION**

The reasons for the recommendations are set out in the Borough Treasurer/Chief

Executive's Report.

**8. ALTERNATIVE OPTIONS CONSIDERED**

The alternative options are considered in the Borough Treasurer/Chief Executive's report.

**9. PRINCIPAL GROUPS CONSULTED:**

The Overview & Scrutiny Commission will be consulted on the budget proposals and may also choose to direct specific issues to individual overview and scrutiny panels. Targeted consultation exercises will be undertaken with business rate payers, the Schools Forum, town and parish councils and voluntary organisations. Comments and views will be sought on both the overall budget package and on the detailed budget proposals. In addition, this report and all the supporting information are publicly available to any individual or group who wish to comment on any proposal included within it.

**10. DOCUMENT CONSIDERED:** Report of the Chief Executive

**11. DECLARED CONFLICTS OF INTEREST:** None

<b>Date Decision Made</b>	<b>Final Day of Call-in Period</b>
19 December 2017	27 December 2017

**Bracknell Forest Council  
Record of Decision**

<b>Work Programme Reference</b>	<b>1073219</b>
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1. **TITLE:** Revenue Budget 2018/19

2. **SERVICE AREA:** Chief Executive

3. **PURPOSE OF DECISION**

Under the Council's constitution, the Executive is required to consult on its detailed budget proposals with the Council's Overview & Scrutiny Commission and any other interested parties or individuals for a period of at least six weeks. The Borough Treasurer/Chief Executive's report summarises the current position on the Council's budget preparations for 2018/19 as a basis for that consultation.

4. **IS KEY DECISION** No

5. **DECISION MADE BY:** Executive

6. **DECISION:**

**RESOLVED** that:

1. the draft budget proposals for 2018/19 as the basis for consultation with the Overview & Scrutiny Commission and other interested parties or individuals is agreed.
2. the Treasury Management Strategy and associated documents at Annexe E, of the Chief Executive/Borough Treasurer's report, is agreed and request that the Governance and Audit Committee review each of the key elements.
3. the 2018/19 Schools Budget be set at the eventual level of grant income plus any accumulated balances is agreed, with the Executive Member for Children, Young People and Learning authorised to make amendments and agree budgets for schools and services centrally managed by the Council.
4. the authority to set town centre car park charges is delegated to the Regeneration Committee is agreed.
5. the bid submitted by Bracknell Forest Council on behalf of the Berkshire Unitaries to DCLG to form a pilot business rates pool across the County is supported, that would see a greater proportion of business rates collected being retained locally to support priority infrastructure projects.
6. the virements relating to the 2017/18 budget as set out in Annexes F and G, of the Chief Executive/Borough Treasurer's report, are approved and recommended that those over £0.100m to be approved by Council.

7. **REASON FOR DECISION**

The recommendations are designed to allow the Executive to consult on its draft budget proposals for 2018/19 as required by the Local Government Act 2003.

8. **ALTERNATIVE OPTIONS CONSIDERED**

The range of options being considered is included in the Borough Treasurer/Chief Executive's report and Annexes.

9. **PRINCIPAL GROUPS CONSULTED:** The Overview & Scrutiny Commission will be consulted on the budget proposals and may also choose to direct specific issues to individual overview and scrutiny panels. Targeted consultation exercises will be undertaken with business rate payers, the Schools Forum, town and parish councils and voluntary organisations. Comments and views will be sought on both the overall budget package and on the detailed budget proposals. In addition, this report and all the supporting information are publicly available to any individual or group who wish to comment on any proposal included within it.

10. **DOCUMENT CONSIDERED:** Report of the Chief Executive

11. **DECLARED CONFLICTS OF INTEREST:** None

<b>Date Decision Made</b>	<b>Final Day of Call-in Period</b>
19 December 2017	27 December 2017

**Bracknell Forest Council  
Record of Decision**

<b>Work Programme Reference</b>	<b>I073220</b>
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1. **TITLE:** Council Plan Overview Report

2. **SERVICE AREA:** Chief Executive

3. **PURPOSE OF DECISION**

To inform the Executive of the performance of the Council over the second quarter of the 2017/18 financial year (July - September 2017).

4. **IS KEY DECISION** No

5. **DECISION MADE BY:** Executive

6. **DECISION:**

**RESOLVED** that:

1. the performance of the Council over the period from July - September 2017 highlighted in the Overview Report in Annex A of the Chief Executive's report is noted.

2. the performance of the Council from the LG Inform benchmarking report in Annex B of the Chief Executive's report is noted.

7. **REASON FOR DECISION**

To brief the Executive on the Council's performance, highlighting key areas, so that appropriate action can be taken if needed.

8. **ALTERNATIVE OPTIONS CONSIDERED**

None applicable.

9. **PRINCIPAL GROUPS CONSULTED:** None applicable

10. **DOCUMENT CONSIDERED:** Report of the Chief Executive

11. **DECLARED CONFLICTS OF INTEREST:** None

<b>Date Decision Made</b>	<b>Final Day of Call-in Period</b>
19 December 2017	27 December 2017

**Bracknell Forest Council  
Record of Decision**

<b>Work Programme Reference</b>	<b>1073221</b>
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1. **TITLE:** Rights of Way Improvement Plan

2. **SERVICE AREA:** Environment, Culture and Communities

3. **PURPOSE OF DECISION**

To seek approval for the new Rights of Way Improvement Plan 2017-2026 (RoWIP2), which is the second version of the plan prepared for Bracknell Forest Borough. The requirement to produce this statutory plan arose from the Countryside and Rights of Way (CROW) Act 2000 and with it there is a duty to review the plan every 10 years. RoWIPs are intended to be a mechanism for improving the local network of public rights of way for all users – walkers, cyclists, horse-riders, horse and carriage drivers, vehicular users and those with mobility problems.

4. **IS KEY DECISION** No

5. **DECISION MADE BY:** Executive

6. **DECISION:**

**RESOLVED** that the new Rights of Way Improvement Plan 2017 / 2026 (RoWIP2) be approved.

7. **REASON FOR DECISION**

1. As a unitary authority, Bracknell Forest is responsible for public rights of way in the Borough, and has a duty to produce, review and re-publish a RoWIP.
2. Approval and publication of RoWIP2 will support Council Strategic themes:-  
'A clean, green, growing and sustainable place' and 'People live active and healthy lifestyles'
3. There are direct links with the current Local Transport Plan (LTP3) and the RoWIP needs to be kept up to date with current legislation and policies in order for this link to be effective

8. **ALTERNATIVE OPTIONS CONSIDERED**

None.

9. **PRINCIPAL GROUPS CONSULTED:** Bracknell Forest Local Countryside Access Forum

Rights of way users survey.

Public consultation advertised in local paper, on council website and social media.

Town and Parish Councils.  
Section 94(4) bodies, residents, visitors,  
local/national user groups, landowners, land  
managers, conservation organisations,  
LCAF and neighbouring LAFs / highway  
authorities.  
Natural England.  
Other Departments / service areas in  
Bracknell Forest Council

10. **DOCUMENT CONSIDERED:** Report of the Director of Environment, Culture & Communities

11. **DECLARED CONFLICTS OF INTEREST:** None.

Date Decision Made	Final Day of Call-in Period
19 December 2017	27 December 2017

**Bracknell Forest Council  
Record of Decision**

<b>Work Programme Reference</b>	<b>1073222</b>
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1. **TITLE:** Thames Basin Heaths Special Protection Area Supplementary Planning Document Consultation

2. **SERVICE AREA:** Environment, Culture & Communities

3. **PURPOSE OF DECISION**

The purpose is to inform the Executive of the development of a new draft Supplementary Planning Document (draft SPASPD) setting out avoidance and mitigation measures required to mitigate the impacts of development on the Thames Basin Heaths Special Protection Area, as attached at Appendix A of the Director of Environment, Culture & Communities report and to seek approval for the proposed period of public consultation set out at section 8 of the report to commence in early 2018.

4. **IS KEY DECISION** No

5. **DECISION MADE BY:** Executive

6. **DECISION:**

**RESOLVED** that the draft Thames Basin Heaths Special Protection Area Supplementary Planning Document (draft SPASPD) at Appendix A, of the Director of Environment, Culture & Communities report, be approved for public consultation for the six week period from the 8<sup>th</sup> January to the 19<sup>th</sup> February 2018.

7. **REASON FOR DECISION**

The Council has reviewed its current SPA guidance and considers that a revised SPASPD would assist with the implementation of current planning policies and provide prospective applicants with a clearer idea of the Council's requirements for mitigating the impact of development on the SPA. A public consultation that accords with the Council's Statement of Community Involvement (SCI) will be required as part of this process.

8. **ALTERNATIVE OPTIONS CONSIDERED**

Not producing the draft SPASPD will result in the loss of the required contributions to support alternative open space (SANG) provision in Council management which will risk their effectiveness over the long term.

9. **PRINCIPAL GROUPS CONSULTED:** The draft SPASPD has been produced in consultation with Planning, Parks and Countryside, Finance and Legal Services.

10. **DOCUMENT CONSIDERED:** Report of the Director of Environment, Culture & Communities



11. **DECLARED CONFLICTS OF INTEREST:** None

<b>Date Decision Made</b>	<b>Final Day of Call-in Period</b>
19 December 2017	27 December 2017

**Bracknell Forest Council  
Record of Decision**

<b>Work Programme Reference</b>	<b>1071506</b>
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1. **TITLE:** Contract Award for Cleaning Contract

2. **SERVICE AREA:** Resources

3. **PURPOSE OF DECISION**

To approve the contract award for the Corporate Cleaning Contract (which includes a mixture of school sites and civic buildings).

4. **IS KEY DECISION** Yes

5. **DECISION MADE BY:** Executive

6. **DECISION:**

**RESOLVED** that the Corporate Cleaning Framework Agreement due to commence on 1 April 2018 be awarded to Tenderer A.

7. **REASON FOR DECISION**

1. To ensure, that the Council has an effective and reliable contractor offering effective contract management and supervision minimising the need for intervention by Council officers, and which delivers best value for money. The service deals with all cleaning related tasks, including the provision of office cleaning, the supply of cleaning and janitorial consumables to Civic Buildings and to those schools wishing to use this aspect of the service (around 6 during the current contract). Periodic cleaning, such as carpet cleaning, window cleaning and cleaning of ICT equipment are now only provided if requested by individual sites, rather than at pre-defined intervals. This provision was introduced during the current contract as a cost-saving measure.
2. Failure to award this framework agreement could result in implications for the Council's reputation in public facing buildings, and could also impact on the productivity of employees. A considerable number of school sites have also bought into the contract and will therefore continue to benefit from the cleaning service arising from this award.
3. This links to Council Objectives which include ensuring that all sites remain clean, accessible and attractive.

8. **ALTERNATIVE OPTIONS CONSIDERED**

1. There is plenty of interest in the market for a contract of this size and scope and the team considered that competitive tendering following a Selection Questionnaire process was the most sensible option.
2. Another alternative might have been the use of an existing OJEU compliant framework agreement; however no suitable framework agreements were identified.

9. **PRINCIPAL GROUPS CONSULTED:** As above
10. **DOCUMENT CONSIDERED:** Report of the Director of Resources
11. **DECLARED CONFLICTS OF INTEREST:** None

<b>Date Decision Made</b>	<b>Final Day of Call-in Period</b>
19 December 2017	27 December 2017

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**TO: THE EXECUTIVE**  
**23 JANUARY 2018**

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**BRACKNELL FOREST LOCAL PLAN**  
**CONSULTATION ON DRAFT LOCAL PLAN**  
**Director of Environment, Culture and Communities**

**1 PURPOSE OF DECISION**

- 1.1 The draft Local Plan (LP) will set out a planning framework for the Borough, including new planning policies and the allocation of sites for the period to 2034. This report seeks approval of the draft LP (see Appendix A to this report) and the Consultation Strategy (Appendix B) to go to Full Council for ratification and subsequent publication for a period of public consultation between Thursday 8 February and Monday 26 March 2018. Approval for the Local Development Scheme (LDS) to be updated and published is also sought.

**2 RECOMMENDATION(S)**

- 2.1 **That Council be recommended to agree the draft Local Plan (Appendix A) and Consultation Strategy (Appendix B).**
- 2.2 **That, subject to agreement of the recommendation set out at 2.1 above, the draft Local Plan (Appendix A) and other supporting consultation material be published for a period of public consultation starting on Thursday 8 February and ending on Monday 26 March 2018.**
- 2.3 **That minor changes to the draft Local Plan and other supporting material produced prior to the consultation be agreed with the Executive Member for Planning and Transport in consultation with the Chief Officer: Planning, Transport and Countryside.**
- 2.4 **That Council be recommended to agree to the Local Development Scheme being updated and published to reflect the timescales set out in this paper.**

**3 REASONS FOR RECOMMENDATIONS**

- 3.1 It is important that the Council has an up-to-date and robust planning framework to guide development which reflects current national policy and guidance. Production of the draft LP supports the Council's desire of having a plan-led approach to development rather than reacting to developers' proposals. The Government is clear that local authorities should have up-to-date plans and should seek to review plans every five years, or risk Government intervention. The preparation of the LP will support the priorities set out in the Council Plan 2015 – 2019, in particular; 'A strong and resilient economy' and 'A clean, green, growing and sustainable place'.

- 3.2 The Regulations<sup>1</sup> require that the LP is prepared in consultation with the local community and other stakeholders. The proposed consultation will allow continued engagement and comments received will help inform the content of the final Plan to be submitted to the Government.
- 3.3 Local planning authorities are required to publicise their intended timetables for producing a local plan in their Local Development Scheme, which must be published on the website and kept up-to-date<sup>2</sup>.

#### **4 ALTERNATIVE OPTIONS CONSIDERED**

- 4.1 The option of not preparing the LP would leave the Council vulnerable to a pattern of development in the Borough being led by developers and landowners through planning applications and potential appeals as policies and allocations would not be up-to-date. It could also ultimately lead to government intervention.
- 4.2 It is a statutory requirement under the planning regulations to carry out proper consultation on the preparation of Local Plans.

#### **5 SUPPORTING INFORMATION**

##### Background

- 5.1 The Council first set out and approved the need for a new Local Plan in its Local Development Scheme (LDS) in 2015. The reasons given for needing to prepare a LP included:
- Loss of the regional context for the role of Bracknell Forest, following the partial revocation of the South East Plan;
  - To respond to the wider economic context particularly through the role and work of the Local Enterprise Partnership;
  - To ensure compliance and consistency with national planning policy and guidance;
  - To inform the development of Neighbourhood Plans;
  - To provide a robust and up to date evidence base to support planning decisions/defend appeals, and the Borough's planning policies and guidance framework (such as housing, gypsy and traveller needs, affordable housing, retail, employment, landscape and infrastructure).
- 5.2 The current LDS (agreed in 2016) refers to the publication of a draft Local Plan in June/July 2017. This did not happen due to:
- the decision to consult on the content of the Strategic Housing and Economic Land Availability Assessment (SHELAA) in November/December 2016; and,
  - the complexity of technical studies required due to the constraints affecting sites submitted for consideration for development.
- 5.3 Approval is sought to update the LDS to account for an amended timeframe that takes account of site assessment work, site visits, engagement sessions, policy development and evidence gathering. It is also proposed to shorten the Plan period to 2034. This would still allow for a 15 year plan period from submission (in 2018), but, acknowledge the increasing uncertainty towards the end of the period. A future

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<sup>1</sup> Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012

<sup>2</sup> Section 15 of the Planning and Compulsory Purchase Act 2004 (as amended)

review of the LP would enable these years to be planned for with a more accurate understanding of need.

5.4 The proposed timeframe to be incorporated in the LDS is:

- Full Council – 1st February 2018
- Public consultation (Regulation 18) – 8th February to 26th March 2018 (approximately 6 weeks)
- Submission Plan Executive/Full Council – September 2018
- Publication stage consultation (Regulation 19) – October/November 2018 (6 weeks)
- Consider representations – December 2018/January 2019
- Submit Plan – early February 2019
- Examination – May/June 2019
- Inspector’s Report received – September 2019
- Adoption at Full Council – October 2019

#### The Role of the Local Plan

5.5 The Local Plan, once adopted, will replace the following Development Plan Documents:

- The Bracknell Forest Borough Local Plan, 2002 (BFBLP)
- The Core Strategy, 2008 (CS)

5.6 Whilst the Site Allocations Local Plan (SALP) (2013), will continue to form part of the Development Plan, Policies SA11 – SA13 will be superseded by the Local Plan.

5.7 The LP and the SALP will provide the framework to guide the level and location of development in the Borough up to 2034. They will also include detailed policies to be used in determining planning applications for development. Policy NRM6 of the South East Plan will also remain. The draft LP (see table in Appendix 2 of the LP) sets out which existing policies are being superseded by the draft Local Plan.

#### The draft Local Plan

5.8 The draft LP includes a vision, objectives, and strategy for the level and distribution of development (including housing, and employment development and new infrastructure), site allocations and a suite of development management policies.

5.9 The Plan is informed by national policy and guidance, other local plans and strategies and an extensive evidence base<sup>3</sup> on issues such as:

- housing (including affordable housing) and employment needs,
- flood risk,
- Travellers’ needs,
- infrastructure requirements,
- High level strategic transport modelling,
- Green Belt (including the results of a review),
- landscape and open space.

5.10 Following a period of consultation in late 2016, the Council finalised the Site Selection Methodology in June 2017. This sets out the process by which sites will be

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<sup>3</sup> The evidence base is available to view on the Council website: <https://www.bracknell-forest.gov.uk/comprehensive-local-plan/evidence-base> Some further studies will be added by the start of the consultation.

appraised<sup>4</sup>. As the basis for identifying sites for the required amount of housing, the Council undertook various 'Calls for Sites' in 2016. The results of this exercise and subsequent analysis are included in the Strategic Housing and Economic Land Availability Assessment (SHELAA). The SHELAA takes a 'policy off' approach, which is why it includes sites in the countryside and the Green Belt. Whilst it includes information on availability, suitability and likely economic viability, it does not allocate sites/broad locations (or clusters) for future development - this is the role of a local plan. The SHELAA Part 2: Results (August 2017) contains 93 potential sites for development. A crude assessment indicates that they have a potential capacity of 9,651 dwellings (net).

- 5.11 Officers visited all SHELAA sites as part of the overall site appraisal process. The SHELAA considered the implications of existing evidence, and helped identify which sites were worthy of detailed assessment. It contains sites located in the Green Belt which are considered further in paras 5.30-5.34. Further site specific evidence was commissioned on sites in the settlement and countryside (which do not benefit from planning permission) to ensure that the comparative assessment of all sites was based on the same evidence. In addition to considering the implications of the results of specialist studies on the capacity of sites and the outcomes of the Issues and Options consultation held in 2016<sup>5</sup>, it has been necessary to take account of requirements for open space, Suitable Alternative Natural Greenspace (SANG) and infrastructure. The Sustainability Appraisal (SA) has been integrated into the site selection process to inform discussions on which are the most sustainable sites and to test reasonable alternatives (see Appendix D).
- 5.12 The results of the site appraisal work concluded that some sites were not suitable for allocation due to location and/or the level of constraints. On other sites, it has become apparent that development should be limited. The net developable area has been calculated for sites/parts of sites considered to have potential. This has involved discounting certain constrained areas within sites e.g. land that contributes to the setting of listed buildings, is prone to flooding, trees etc. Further site visits have also taken place where necessary, to inform the iterative decision making process.

### *Housing*

- 5.13 National policy requires the Council to objectively identify and plan to meet the area's needs for housing. The draft LP proposes site allocations to meet housing needs based on a target of 670 dwellings per annum (C3 use), which equates to a need for 12,060 homes for the period 2016/17 – 2033/34. Once completions, commitments and windfalls of 9,136 are deducted, the Council needs to find 3,216 additional homes. This includes a 10% flexibility buffer. Policy LP2 of the draft LP gives a further breakdown of these figures.
- 5.14 The housing target of 670 dwellings per annum was published alongside the recent Government consultation document 'Planning the right homes in the right places'. It is based on the formula that is being suggested to standardise assessments of local housing need. The figure covers the period 2016 – 2026. The Council is using this figure beyond 2026 to 2034 for the purposes of the draft LP. This represents an increase over the locally derived housing need figure of 635 dwellings per annum

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<sup>4</sup> <http://consult.bracknell-forest.gov.uk/file/4653109>

<sup>5</sup> The results will be available in the 'Draft Local Plan I&O Summary of Responses and Consultation Statement (Reg 22(1)(c))'



contained in the Berkshire (including South Bucks) Strategic Housing Market Assessment (SHMA)<sup>6</sup>.

- 5.15 The draft LP uses the indicative Government figure rather than the locally derived 635 SHMA figure in acknowledgement of the Government’s proposed transitional arrangements. These suggest that the new standardised method will need to be used where plans are submitted for examination after 31<sup>st</sup> March 2018, or after the revised Framework is published (whichever is the later). It is considered better to plan for a higher number of new homes and include additional sites now rather than at the publication stage i.e. just before the submission of the plan, in order to provide greater opportunity for rigorous and transparent consultation on proposed site allocations.
- 5.16 The draft LP is proposing to allocate 24 sites that are a mix of sizes (with an estimated capacity of 3,651 dwellings) to meet the outstanding requirement (see paragraph 5.13). These will complement those already allocated in the SALP. This allows for more than 10% flexibility, and acknowledges the fact that certain sites have technical constraints that need to be overcome to enable their development. This could impact on capacity. Table 1 provides a breakdown of the estimated capacities by previously developed land (PDL)/greenfield. A full list of the sites is included in the draft LP (Appendix A).
- 5.17 Nearly half of the estimated capacity of the proposed allocations in Bracknell is on previously developed land, mainly within Bracknell Town Centre (see Table 1). It is assumed that flats would be provided as part of mixed use schemes on a number of sites. In accordance with emerging national policy, the aim is to maximise densities in urban locations that are well served by public transport. This will have an impact on the skyline of Bracknell Town Centre in that there is likely to be a general increase in the heights of buildings. However regard has been paid to recent schemes that have been built/granted planning permission. The proposed capacities of sites in and around the Town Centre have taken into account other uses that need to be accommodated within the developable area, such as business and retail floorspace.

**Table 1: Parish overview, estimated capacity by Previously Developed Land (PDL) / Greenfield**

	<b>Previously Developed Land</b>	<b>Greenfield</b>	<b>Total</b>
Binfield	0	167	<b>167</b>
Bracknell	784	837	<b>1,621</b>
Crowthorne	0	0	<b>0</b>
Sandhurst	0	217	<b>217</b>
Warfield	0	364	<b>364</b>
Winkfield	6	1,276	<b>1,282</b>
<b>Total</b>	<b>790</b>	<b>2,861</b>	<b>3,651</b>

- 5.18 Whilst no strategic allocations are proposed, there are several ‘clusters’ made up of adjacent individual sites. The development of these sites will be supported if they are developed comprehensively. This will ensure that appropriate infrastructure is put in place. Indicative concept plans have been produced for these areas and other highly constrained sites to illustrate where development and associated infrastructure could

<sup>6</sup> <http://consult.bracknell-forest.gov.uk/file/3976882>

be accommodated, whilst taking into account constraints. Indicative concept plans have been produced for the following areas:

- Land at the Hideout and Beaufort Park (ref: CLUSTER 3; Policy LP4)
- Land at Winkfield Row (ref: CLUSTER 5; Policy LP6)
- Land at Hayley Green (ref: CLUSTER 7; Policy LP7) \*
- Land at South of London Road, east of Bog Lane and west of Swinley Road (Whitmoor Forest) (Crown Land) (ref: WINK22; Policy LP5)

\* N.B. this site is proposed for allocation through the emerging Warfield Neighbourhood Plan. However for consistency and to accommodate a primary school it has been necessary to produce an indicative concept plan.

- 5.19 The proposed site allocations for housing (together with indicative concept plans) are in the 'Strategic Issues' – 'Housing' section of the draft LP (Appendix A). The sites will also be shown on the draft Policies Map that will be produced for the public consultation; however maps of the proposed allocations, any necessary settlement boundary amendments or other changes to the existing policy designations are shown on inset maps in the draft LP (Appendix A). It is anticipated that a mix of site sizes will provide the Council with the best prospect of being able to demonstrate a 5 year housing land supply and will enable delivery of housing and infrastructure in tandem.
- 5.20 It is anticipated that the proposed allocations will generate enough demand to require three new primary schools and one new secondary school. Provision is made for on-site primary schools in Policies LP5, LP6 and LP7. Although the proposed capacities take school provision into account, refinements to the exact location and requirements for the schools may further impact on estimated capacities.
- 5.21 The SHMA sets out the results of the objective assessment of need for bedspaces in nursing homes and care homes (these fall within Use Class C2 or the category of residential institutions) for Bracknell Forest. There is a need for a net increase of approximately 294 bedspaces of C2 provision (to 2036), primarily to help meet the accommodation needs of older people who need to live in an environment which provides residential or nursing care. At the 31st March 2017, 175 bedspaces were already under construction and there were outstanding permissions for a further 60 bedspaces and an unspecified number of bedspaces in a facility at the former Transport Research Laboratory, Crowthorne. In addition, the allocation of land through the SALP at Broadmoor Hospital, Lower Broadmoor Road, Crowthorne (Policy SA4) includes a care home. Therefore, at this stage, it is not considered necessary to make further allocations for C2 purposes.
- 5.22 The draft LP states that there is a need for five additional pitches<sup>7</sup> for Gypsies and Travellers during the Plan period based on evidence in the Gypsy and Traveller Accommodation Assessment (GTAA)<sup>8</sup>. Three of these pitches are required in the period 2016/17 - 2020/21, and the remaining two in the latter half of the Plan period. The GTAA did not find any need for additional Travelling Showpersons' plots. The GTAA recommended that a transit site was provided as part of a cross-boundary strategic solution.

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<sup>7</sup> This is the need based on those who meet the definition of Travellers set out in the Planning Policy for Traveller Sites (PPTS).

<sup>8</sup> <http://consult.bracknell-forest.gov.uk/file/4751048>

- 5.23 The Planning Policy for Traveller Sites (PPTS) states that local planning authorities should set pitch and plot targets which address the likely need for permanent and transit site accommodation needs of travellers in their areas. In producing a local plan, there is also a need to identify and update annually a supply of specific deliverable sites sufficient to provide 5 years' worth of sites against locally set targets and a supply of specific developable sites or broad locations for years 6 to 10 and, where possible 11 to 15.
- 5.24 At the time of preparing this version of the plan, the Council is still considering the results of the recent GTAA and strategy to be taken. Possible options include:
- safeguarding authorised sites
  - extending existing sites
  - engaging with adjoining Authorities regarding the need for transit accommodation.

#### *Employment*

- 5.25 Bracknell Forest lies within the Central Berkshire Functional Economic Market Area (FEMA). The Central Berkshire Employment Development Needs Assessment (EDNA)<sup>9</sup> concluded that an additional 85,410 sqm net of B1a/B1b floorspace and 263,110 sqm net of B1c/B2/B8 floorspace is needed in Bracknell Forest over the period 2013 - 2036. Whilst this figure does not exactly equate with the proposed Plan period, the Council will have unmet need.
- 5.26 The Council has conducted two call for sites. These resulted in the promotion of sites with an estimated potential capacity of 55,980 sqm of employment floorspace, with 18,100 sqm being promoted as an alternative to housing. The approach of the draft LP is therefore to protect existing designated employment areas. The Article 4 direction covering the Western, Southern and Eastern employment areas comes into force on 27 February 2018. This will remove the permitted development right to convert offices to residential dwellings in these areas. This is intended to help to protect the Borough's employment areas.
- 5.27 The Council has undertaken a review of existing employment area boundaries and is proposing some minor modifications for consistency, i.e. where redevelopment has taken place at the boundary periphery and is no longer in employment use. The draft LP also proposes to designate Wellington Business Park as an employment area in acknowledgement of the employment role it plays in the Borough, and to discourage small business units being lost to housing.
- 5.28 The Council is in the process of commissioning further work to assess the market demand for employment floorspace and the potential for intensification of existing employment areas to accommodate some of the unmet employment need. It is not expected that this will fully address the shortfall. However, it should be noted that in the wider FEMA, Reading Borough Council have published their draft Local Plan and they are intending to over-provide office floorspace. The implications for the wider FEMA will be considered as part of ongoing duty to cooperate discussions.
- 5.29 Changes are proposed to the extent of retail and frontage designations within retail areas. These changes reflect up to date guidance in the National Planning Policy Framework (NPPF) and in the case of Bracknell Town Centre, its regeneration and new layout. They include designating primary and secondary frontages for all retail

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<sup>9</sup> <http://consult.bracknell-forest.gov.uk/file/4252028>

centres (including local centres), and the proposal to designate the Meadows at Sandhurst as an out-of-centre location.

### *Green Belt*

- 5.30 The draft LP defines ‘village envelopes’ for the purposes of infilling around five villages in the Green Belt, which is consistent with the NPPF. These will replace the ‘Green Belt Villages’ currently identified in the BFBLP. Accordingly there are three current Green Belt Villages that will no longer have a defined village boundary because they are not considered to constitute villages for the purposes of infilling.
- 5.31 As indicated in paragraph 5.10, the SHELAA includes a number of sites in the Green Belt. National policy states that Green Belt boundaries should only be amended in exceptional circumstances (NPPF paragraph 83) and highlights the need to promote sustainable patterns of development when reviewing boundaries (NPPF paragraph 82 and 84). Furthermore, the results of the Bracknell Forest and Wokingham Borough Joint Green Belt Review<sup>10</sup> show that all parcels of land in Bracknell Forest, make at least an overall contribution to the ‘purposes’ of the Green Belt.
- 5.32 Several of the Green Belt sites promoted to the Council are located near existing ‘Green Belt Villages’, which have been reviewed (see paragraph 5.30 above). It is not considered sustainable to remove small areas of land from the Green Belt to accommodate development, particularly as the evidence base concludes that existing Green Belt land contributes to the purposes of the designation and should remain in the Green Belt<sup>11</sup>. Promoted sites that are located adjacent to excluded settlements (i.e. areas inset into the Green Belt and not ‘washed over’ by the designation), either had other constraints to development or were too small to warrant a Green Belt review for their release.
- 5.33 The only large site to be promoted in the Green Belt involves the option of development at Syngenta; a large, partially PDL site located in the northern part of the Borough. The promoters are suggesting a development involving the delivery of new employment space, up to 95,000 sqm (net increase of 70,000 sqm), 3,000 new homes and complementary infrastructure including, primary school provision, and SANG. It is to be delivered over a 20 year period (from a notional start date of 2022 up to 2043 i.e. beyond the proposed plan period).
- 5.34 The scale and nature of the suggested development is not considered to be sufficiently sustainable to meet the requirements of paragraph 84 of the NPPF, or to meet the test of exceptional circumstances set out in paragraph 83 of the NPPF. These must be met to justify the land being removed from the Green Belt. Furthermore, other sites are being promoted in the countryside (not subject to Green Belt designation) and are not being proposed for allocation. On a comparative basis, these are in more sustainable locations. However, the draft LP recognises the national importance of the existing employment site and includes a policy to positively support the delivery of additional and improved employment space at Syngenta within the context of national Green Belt policy.

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<sup>10</sup> Bracknell Forest and Wokingham Borough Joint Green Belt Review Summary (June 2016)  
<https://beta.bracknell-forest.gov.uk/comprehensive-local-plan/evidence-base>

<sup>11</sup> Bracknell Forest and Wokingham Borough Joint Green Belt Review: Main Report  
<http://consult.bracknell-forest.gov.uk/file/4096698>

### *Development management policies*

- 5.35 There are a total of 51 policies in the LP; many are non-strategic development management policies. These cover a broad range of matters including:
- Development in the Green Belt or Countryside (includes Green Belt, countryside, landscape character and strategic gaps, rural workers dwellings and equestrian uses)
  - Character and Design (includes overarching design policy and internal space standards for dwellings)
  - Housing (includes protection of existing housing stock, affordable housing, housing mix, and criteria for traveller sites)
  - Local Retail and Community Uses (includes change of use within retail areas, and protection of community facilities)
  - Heritage and Conservation
  - Natural Environment (includes nature conservation and the Thames Basin Heaths Special Protection Area)
  - Climate Change and Environmental Sustainability (includes pollution and hazards, land potentially affected by contamination, flooding, drainage, and renewable energy)
  - Transport
  - Local Infrastructure and Facilities

### Sustainability Appraisal

- 5.36 The 'Draft Sustainability Appraisal (Incorporating Strategic Environmental Assessment) of Draft Bracknell Forest Local Plan' (SA<sup>12</sup>) accompanies the draft LP; it incorporates the requirements of Strategic Environmental Assessment (SEA<sup>13</sup>). It examines each of the proposals in the draft LP to consider ways by which the plan can contribute to improvements in environmental, social and economic conditions; as well as a means of identifying and mitigating any potential adverse effects that the plan might otherwise have. In doing so, it helps make sure that the proposals in the Plan are the most appropriate given the reasonable alternatives. The appraisal has been carried out against the agreed SA Objectives, established within the SA/SEA Scoping Report, November 2015<sup>14</sup>.
- 5.37 The SA process has been carried out by in-house by the Council to ensure it is iterative and influential throughout the development of the plan. It has followed the process set out in the Site Selection Methodology. It also tests the evidence underpinning the plan and contributes to demonstrating how the tests of soundness have been met. The SA has informed the development of all aspects of the draft LP.
- 5.38 The SA will continue to develop and inform the LP up until the plan is submitted for examination. The SA is attached at Appendix D.

### Habitats Regulations Assessment

- 5.39 The purpose of the Habitat Regulations Assessment (HRA) is to identify any aspects of the emerging Local Plan that have the potential to cause a likely significant effect on Natura 2000 or European sites (Special Areas of Conservation (SACs), Special

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<sup>12</sup> SA is required by the Section 19 of the Planning and Compulsory Purchase Act 2004. The SA is being conducted in line with the Planning Practice Guidance

<https://www.gov.uk/government/collections/planning-practice-guidance>

<sup>13</sup> SEA is required by the Environmental Assessment of Plans and Programmes Regulations 2004

<sup>14</sup> <https://www.bracknell-forest.gov.uk/comprehensive-local-plan/evidence-base>

Protection Areas (SPAs) and Ramsar sites), either in isolation or in combination with other plans and projects, and to identify appropriate avoidance and mitigation strategies where such effects are identified. If there is a probability or a risk that there will be significant effects (having regard to the site's conservation objectives) then the plan or project must be subject to an Appropriate Assessment of its implications on the site (Regulation 61(1)).

5.40 There is a legal requirement for all Local Plans to be subject to a HRA. The need for HRA is set out within Article 6 of the EC Habitats Directive 1992, and interpreted into British law by the Conservation of Habitats & Species Regulations 2010 (as amended).

5.41 The draft HRA is attached at Appendix E.

#### Infrastructure Delivery Plan

5.42 The Infrastructure Delivery Plan (IDP) will accompany the draft LP and specify, in as much detail as possible (based on available information) the physical, social and green infrastructure needed to enable the planned growth up to 2034. An initial draft of the IDP is attached at Appendix F and includes a delivery schedule that sets out what the infrastructure requirements are for large sites and who will provide the infrastructure. Confirmation of when infrastructure is likely to be delivered, will be sought following the period of public consultation when all internal and external infrastructure providers will have had time to review each site in detail and gauge specific requirements.

5.43 In addition to the larger proposed allocations, the IDP covers the infrastructure requirements for the smaller sites in a general schedule. This will be set out by area and will predominantly use the approach set out in the Planning Obligations SPD<sup>15</sup>. The IDP will assess the cumulative impact of the small sites on existing infrastructure provision within settlements. This work will be completed after the public consultation, when all internal and external infrastructure providers have had time to review the sites and cumulative impacts in detail and gauge wider infrastructure requirements.

5.44 The IDP will continue to develop, be refined and added to up until the plan is submitted for examination. It will also be used to inform site policies, and the Community Infrastructure Levy (CIL) regulation 123 list.

#### Proposed Consultation Strategy

5.45 The Council is required by Regulations to undertake consultation with certain groups and organisations as part of the preparation of a Local Plan. The Council's adopted Statement of Community Involvement<sup>16</sup> also sets out that the Council will prepare a consultation strategy for each stage of a Local Plan. Taking these into account, a Consultation Strategy including a Consultation Mandate has been prepared for this stage of the LP and is attached as Appendix B.

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<sup>15</sup> <https://www.bracknell-forest.gov.uk/planning-and-building-control/planning/planning-policy/supplementary-planning-documents-spds/planning-obligations-supplementary-planning-documents>

<sup>16</sup> [https://files.bracknell-forest.gov.uk/sites/bracknell/documents/statement-of-community-involvement-2014.pdf?KDumQuiimCYmBU7Q0bpr\\_.DLCVdJGI0](https://files.bracknell-forest.gov.uk/sites/bracknell/documents/statement-of-community-involvement-2014.pdf?KDumQuiimCYmBU7Q0bpr_.DLCVdJGI0)

5.46 It is proposed to carry out the public consultation for just over a six week period prior to the Easter holidays. It is proposed the consultation will start on Thursday 8th February and end on Monday 26th March 2018.

5.47 The consultation will involve the following:

- Notification to all those on the existing Planning Policy database;
- Making documents, including a summary leaflet, available on:
  - i) the Council's website and consultation portal, and,
  - ii) at the Time Square offices;
- Making the draft LP document and leaflet available at local libraries (where internet access is also available);
- Sending a hard copy of the draft LP and leaflet to Town and Parish Councils and holding a Town and Parish Clerks' briefing;
- Distributing information by way of, a press release, alerts on social media, Town and Country and a press advert in local newspapers;
- Using infographics to publicise frequently asked questions via social media;
- Manned exhibitions focussed on Binfield, West Bracknell, Warfield and Winkfield as the areas most affected by greenfield housing allocations. Times and venues to be included in publicity. Exhibitions to be held in evenings and Saturday mornings as well as during the working day to make them more accessible;
- Sending out consultation information via 'Involve' (which is a central support agency for local voluntary and community action groups within the Borough). This also includes the Council's Access Group;
- Consulting those with business interests. The Council will send out consultation information via the Council's Regeneration and Economy Team.

5.48 This consultation follows on from the Issues and Options consultation held in Summer 2016, bespoke consultations held on evidence base studies<sup>17</sup>, and draft policies having been through internal, and where required, external consultation with key consultees. Policies have also been considered by the Local Plan Working Group (non-decision making body; exempt information). The comments received through these consultations have informed the production of the draft LP.

5.49 It should be noted that sites proposed for allocation have already been consulted on for factual correctness through the SHELAA. Since then, further site specific evidence has become available and a comparative assessment has been undertaken. This consultation will be an opportunity for stakeholders to provide comments on sites as proposed allocations. It is recommended that when available, the accompanying SA is read to understand the reasons for the proposed site allocations and why other sites have been omitted. The SA will also be subject to consultation.

#### Duty to Cooperate

5.50 The duty to cooperate is a legal test that requires cooperation between local planning authorities and other public bodies to maximise the effectiveness of policies for

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<sup>17</sup> Information can be found in the individual evidence base documents: <https://www.bracknell-forest.gov.uk/comprehensive-local-plan/evidence-base>

strategic matters in Local Plans. It is separate from but related to the Local Plan test of soundness<sup>18</sup>.

- 5.51 The Council has already undertaken duty to cooperate on the emerging draft LP, through:
- a start date letter (regulation 18) that was issued and consulted upon. This notified stakeholders of the Council's intention to prepare a Plan and invited comments on what the Plan should contain;
  - bespoke consultations on the Bracknell Forest evidence base;
  - Duty to Cooperate Framework which was consulted on in February 2016; and
  - the Issues and Options consultation which invited responses to a range of questions that informed subsequent preparation of the draft Local Plan.

Further detail on these elements is set out in the Duty to Cooperate Authority Monitoring Report<sup>19</sup>.

- 5.52 In addition to the above (paragraph 5.51), the results of the SHMA led to joint working with Reading, Wokingham and West Berkshire Local Authorities on the West of Berkshire Spatial Planning Framework<sup>20</sup>. It was agreed by each Council and demonstrates the strategic priorities and projects that the authorities will work on collaboratively. It does not allocate land for any purpose (this will be done through the individual Local Plans). It does however, demonstrate that the Councils will work collectively to try and meet the Housing Market Area's (HMA's) needs. The Framework is also endorsed by Thames Valley Berkshire Local Enterprise Partnership.
- 5.53 Neighbouring local authorities and other statutory consultees will be targeted as part of the draft LP consultation. Where there are key outstanding strategic issues that require further consideration bespoke meetings or discussions will be arranged with relevant statutory stakeholders.

## **6 ADVICE RECEIVED FROM STATUTORY AND OTHER OFFICERS**

### Borough Solicitor

- 6.1 Consultation on the Local Plan is required by the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended). The provisions relating to the consultation are covered by Regulation 18 and it is considered that undertaking the consultation as proposed will help fulfil the Council's obligations under this legislation.

### Borough Treasurer

- 6.2 The costs of developing the Local Plan, including the consultation and any staffing requirements, will be met through existing Planning Policy budgets.

### Equalities Impact Assessment

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<sup>18</sup> Duty to cooperate was created in the Localism Act 2011, and amends the Planning and Compulsory Purchase Act 2004.

<sup>19</sup> [https://files.bracknell-forest.gov.uk/sites/bracknell/documents/amr-duty-to-cooperate.pdf?Up9oVrnZgLvT89.zAtfE\\_.GnuimIW.eH](https://files.bracknell-forest.gov.uk/sites/bracknell/documents/amr-duty-to-cooperate.pdf?Up9oVrnZgLvT89.zAtfE_.GnuimIW.eH)

<sup>20</sup> <https://files.bracknell-forest.gov.uk/sites/bracknell/west-of-berkshire-spatial-planning-framework-final.pdf>



6.3 An Equalities Impact Screening Record Form is attached as Appendix C.

#### Strategic Risk Management Issues

6.4 The Strategic Risk Register (2015) includes Risk 10 which identifies the risk of not working effectively with key partners or residents in the development of services. Such a risk could mean that community needs are not met and a negative impact on community cohesion. The production of an up-to-date LP will involve extensive engagement with stakeholders and residents in order to identify local needs. Risk 11 identifies the risk of being unable to implement legislative changes. The production of the Local Plan allows recent legislative changes to be reflected within the Local Plan.

## **7 CONSULTATION**

7.1 The preparation of the draft LP has involved commissioning evidence base studies, several of which have been subject to consultation prior to finalisation. It has also been informed by the results of duty to cooperate responses and the Issues and Options consultation. The draft policies have been through internal and if required external consultation with key consultees, and considered by the Local Plan Working Group (exempt information). No other groups have been consulted on the preparation of this report. However, the report seeks agreement to a consultation strategy (see Appendix B) to carry out engagement on the draft LP. Details of the proposed draft LP consultation are set out at Section 5 above (paragraphs 5.45 – 5.49) and in Appendix B.

#### Appendices

Appendix A Draft Local Plan

Appendix B Consultation Strategy and Consultation Mandate

Appendix C Equalities Impact Screening Form

Appendix D Draft Sustainability Appraisal (SA) (Incorporating Strategic Environmental Assessment) of Draft Bracknell Forest Local Plan

Appendix E Draft Habitats Regulations Assessment (HRA) Draft Bracknell Forest Local Plan

Appendix F Infrastructure Delivery Plan (IDP)

#### Background Papers

Council Plan 2015 – 2019

Statement of Community Involvement (February 2014)

Local Development Scheme 2016 – 2019 (June 2016)

Berkshire (including South Bucks) Strategic Housing Market Assessment (February 2016)

Strategic Housing and Employment Land Availability Assessment (SHELAA) Part 2: Results (August 2017)

Central Berkshire Employment and Development Needs Assessment (October 2016)

Gypsy and Traveller Accommodation Assessment (October 2017)

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# Draft Bracknell Forest Local Plan

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# Part 1 - Introduction



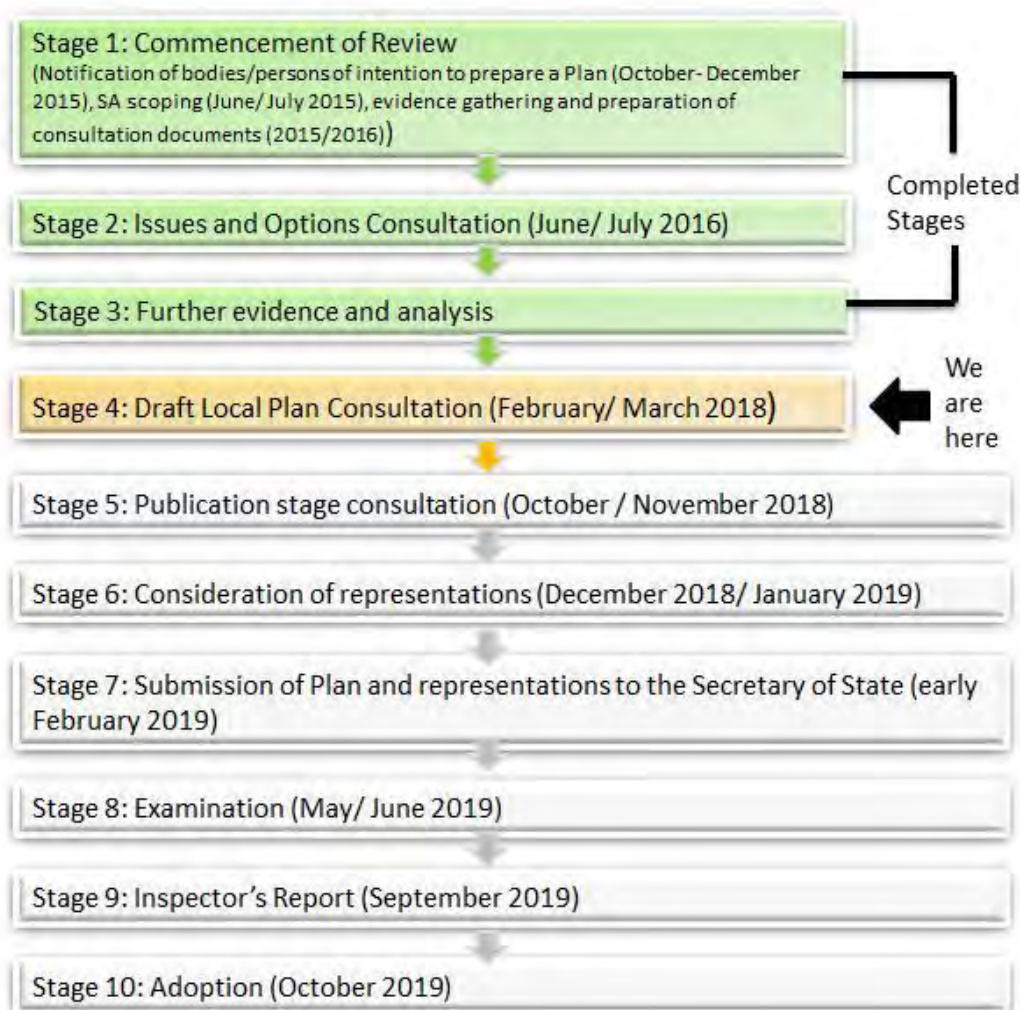
# 1: Introduction

1.1 We are developing a new Local Plan to guide development in the Borough to 2034. The Bracknell Forest Local Plan (BFLP) will guide the location, scale and type of future development, as well as providing detailed development management policies to be used in determining planning applications.

1.2 Following a consultation on Issues and Options for the Local Plan in June/July 2016, we are now seeking your comments on a Draft BFLP. Figure 1 summarizes the stages involved in preparing a Local Plan. The draft BFLP is still in the initial stages of the plan participation process and therefore its important that you provide your comments.

1.3 The draft BFLP has been prepared within the context set out in national planning policy and guidance in the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG). In addition, a wide range of evidence has been produced to support this version of the Local Plan, as set out under the 'Context' section.

**Figure 1 BFLP Preparation Stages**



## 2: Context

2.1 The Local Plan must have regard to local, regional and national plans and strategies which relate to the future development of the Borough, and other relevant evidence.

### National Planning Policy and Regulations

2.2 The National Planning Policy Framework (NPPF) <sup>(1)</sup> was published in March 2012. It sets out a presumption in favour of 'sustainable development', which comprises economic, social, and environmental aspects. Policies in the NPPF are supported by more detailed guidance in Planning Practice Guidance (PPG) <sup>(2)</sup>.

2.3 A Local Plan should be aspirational, yet realistic, and set out strategic policies to deliver the following:

- The homes and jobs needed in the area.
- Retail, leisure and other commercial development.
- Infrastructure for transport, waste management, water supply, waste water, flood risk, and the provision of minerals and energy.
- Community and cultural infrastructure and other local facilities, including health provision.
- Climate change mitigation and adaptation, conservation and enhancement of the natural and historic environment, including landscape.

2.4 A Local Plan must meet legal requirements <sup>(3)</sup> and be consistent with the principles in the NPPF.

### Evidence Base

2.5 The Local Plan must be supported by up to date evidence. An overview of the evidence prepared to inform the local plan is provided in Appendix 1: 'Summary of Local Plan Evidence Base'. A glossary is included in Appendix 3: 'Glossary and Abbreviations'.

### Existing Development Plan

2.6 The Council has a number of existing planning policy documents, the majority of which will be replaced by the BFLP (details of which policies will be replaced can be found in Appendix 2: 'Existing Policies to be Replaced by the Bracknell Forest Local Plan'). The Council's existing Development Plan documents are available to view on the Bracknell Forest website <sup>(4)</sup> and are summarised below.

### Other Plans and Strategies

2.7 The Council must have regard to other plans and strategies produced by itself and others. These include the Council Plan <sup>(5)</sup> which sets the Council's priorities up to 2019, and the Thames Valley LEP Strategic Economic Plan <sup>(6)</sup> which identifies economic growth priorities across Berkshire.

1 <https://www.gov.uk/guidance/national-planning-policy-framework>

2 <http://planningguidance.communities.gov.uk/>

3 Local Planning Regulations: <http://www.legislation.gov.uk/uksi/2012/767/regulation/18/made>

4 Available to download at

<https://www.bracknell-forest.gov.uk/planning-and-building-control/planning/planning-policy/development-plan>

5 [https://files.bracknell-forest.gov.uk/sites/bracknell/documents/council-plan-2015-to-2019.pdf?Gdj6VWAcedi0pvRU7tQh1dTxS\\_70i9](https://files.bracknell-forest.gov.uk/sites/bracknell/documents/council-plan-2015-to-2019.pdf?Gdj6VWAcedi0pvRU7tQh1dTxS_70i9)

6 Available to download at <http://www.thamesvalleyberkshire.co.uk/documents?folder=192>

**2.8** The Draft BFLP will ultimately form part of the development plan. This currently comprises the following documents:

- Bracknell Forest Borough Local Plan - saved policies (2002)
- Core Strategy (2008)
- Site Allocations Local Plan (2013)
- Replacement Minerals Local Plan – saved policies (2001)
- Waste Local Plan for Berkshire – saved policies (1998)
- South East Plan - Policy NRM6 that deals with the Thames Basin Heaths Special Protection Area
- Binfield Neighbourhood Plan (2016)

### **Future Development Plan**

**2.9** By the end of 2020, it is envisaged that it will comprise the following documents:

- Bracknell Forest Local Plan (programmed for adoption Autumn 2019)
- Retained policies in the Site Allocations Local Plan (2013)
- South East Plan - Policy NRM6 that deals with the Thames Basin Heaths Special Protection Area
- Central and Eastern Berkshire Joint Minerals and Waste Local Plan (currently being prepared and programmed for adoption Winter 2020)
- Made” (adopted) Neighbourhood Development Plans prepared by local communities.

**2.10** Together, policies in these plans, will address the strategic issues listed in paragraph 2.3 above.

### **Cross Boundary Issues and Partnership Working**

**2.11** In preparing the Local Plan, the Council has worked with other public bodies to co-operate on planning related issues that cross administrative boundaries (known as the ‘duty to co-operate’). This work is on-going through the plan preparation process. The Council has already engaged with the required bodies. Much of the evidence is being prepared jointly with other Berkshire Authorities. The Council has produced a Duty to Co-operate Framework<sup>(7)</sup> setting out the bodies it will engage with and on which issues. Reporting on the Duty to co-operate process is carried out annually and set out in a monitoring report<sup>(8)</sup>

**2.12** Sustainability Appraisal has been undertaken alongside the preparation of the Local Plan. This appraisal tests the overall planning strategy and different policy approaches and allocations against a number of social, economic and environmental objectives to identify which options are the most sustainable. A Sustainability Appraisal (Incorporating Strategic Environmental Assessment) of the Draft Bracknell Forest Local Plan, which sets out the likely significant economic, environmental and social effects and suggests measures to minimise any negative effects and maximise the positive ones, has been developed. A Draft Habitat Regulation Assessment has been prepared. The objective of this assessment is to identify any aspects of the emerging BFLP that have the potential to cause a likely significant effect on Natura 2000 or European sites (Special Areas of Conservation (SACs), Special Protection Areas (SPAs) and Ramsar sites), either in isolation or in combination with other plans and projects, and to begin to identify an appropriate avoidance and mitigation strategy where such effects are identified. This strategy will be developed as the BFLP progresses.

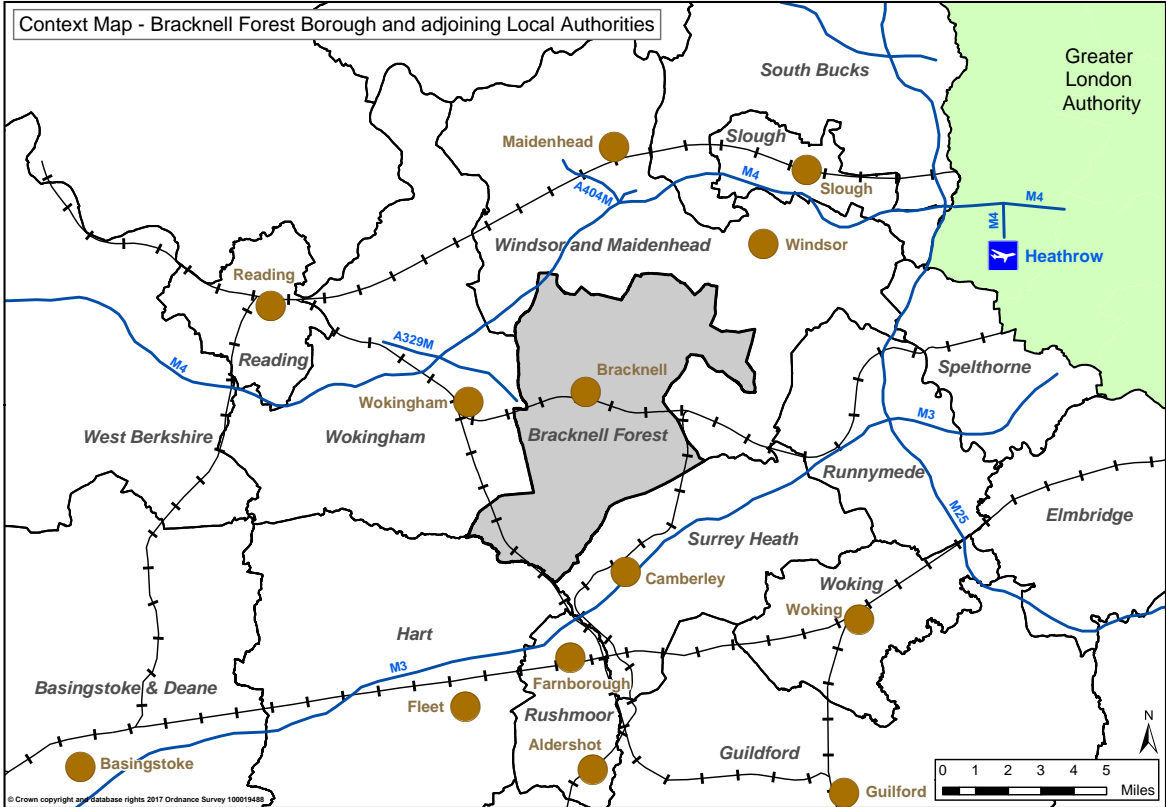
7 Available to download at <https://www.bracknell-forest.gov.uk/comprehensive-local-plan/evidence-base>

8 [https://files.bracknell-forest.gov.uk/sites/bracknell/documents/amr-duty-to-cooperate.pdf?Up9oVrnZgLVt89.zAtfE\\_.GnuimIW.eH](https://files.bracknell-forest.gov.uk/sites/bracknell/documents/amr-duty-to-cooperate.pdf?Up9oVrnZgLVt89.zAtfE_.GnuimIW.eH)

**Portrait of Bracknell Forest**

2.13 Bracknell Forest lies 40km west of London, in the heart of the Thames Valley, within the County of Berkshire. The Borough abuts a number of other local authorities. It benefits from good transport connections, with direct access to both the M3 and M4, together with direct rail connections to London Waterloo/Reading (from Bracknell and Martin's Heron stations), and to Reading/Guildford/Gatwick (from Crowthorne and Sandhurst stations).

**Map 1 Bracknell Forest Context Map**



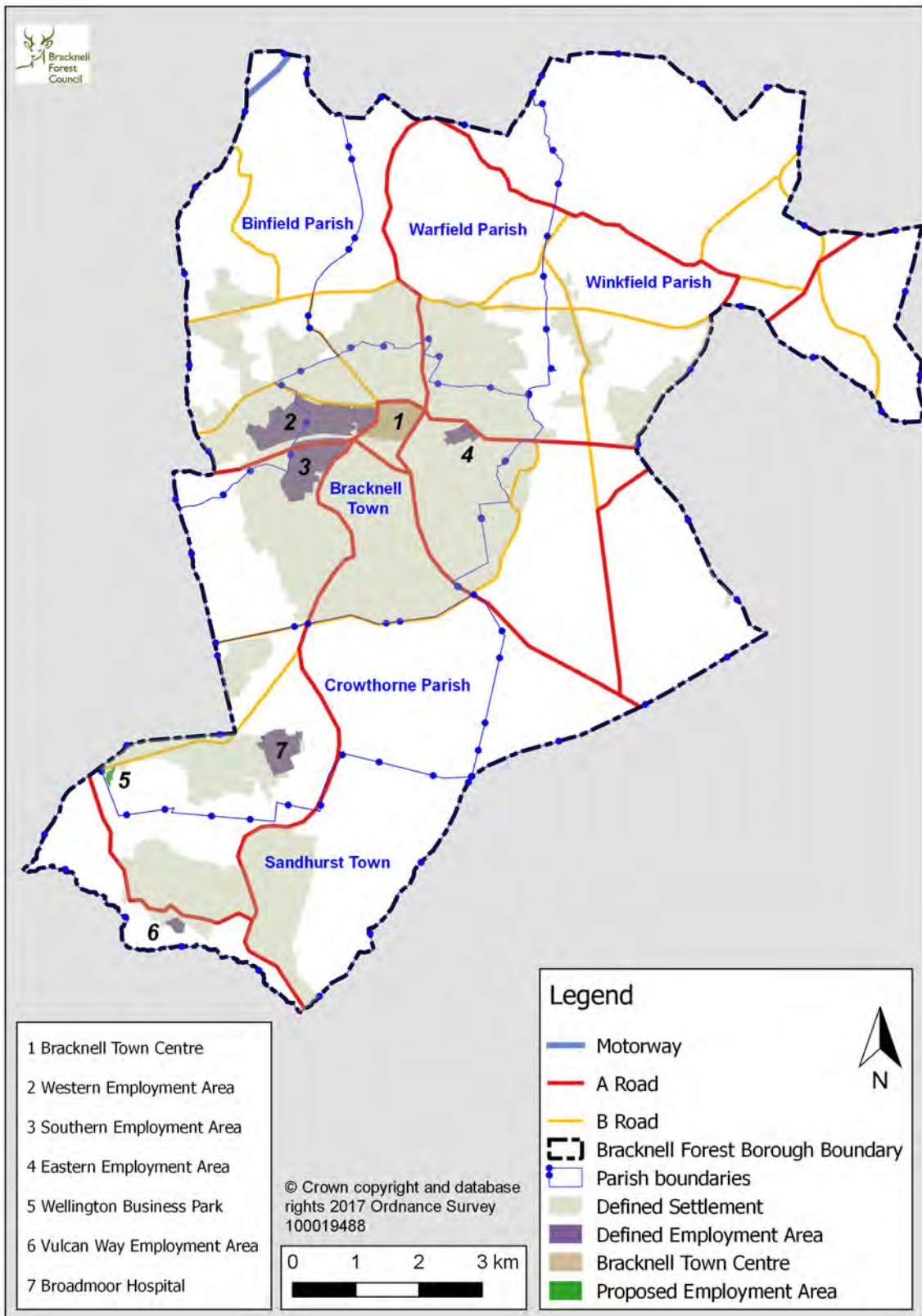
2.14 The Borough is fully parished and contains six parish/town councils. These are shown on the plan at Figure 2 'Parish boundaries and existing employment areas within Bracknell Forest', together with the extent of the main settlements. These are Crowthorne and Sandhurst in the south, Winkfield in the north/east, Binfield and Warfield in the north and Bracknell Town in the centre of the Borough. The northern and eastern parishes contain the settlements of Chavey Down and North Ascot. Parts of the northern and eastern parishes lie within the metropolitan Green Belt. The southern part of the Borough contains a number of institutions (Broadmoor Hospital, Crowthorne; Wellington College, Crowthorne; and the Royal Military Academy, Sandhurst) and parts of the area lie within the Thames Basin Heaths Special Protection Area.

2.15 Bracknell is the main urban area in the Borough. Following its New Town designation in 1949, it developed rapidly in the 1950s and 1960s based on a number of neighbourhoods each with its own centre including shops, a primary school, a community centre, a public house and in some instances a church. Great importance was attached to the provision of open space. The Town Centre and employment areas were segregated from the residential neighbourhoods.

While Bracknell has expanded further over the years, its New Town origins are still evident. Until the recent Lexicon development, there had been little development in the Town Centre since the 1980s, when Princess Square opened. The mix of uses, urban environment and floorspace did not meet modern requirements and aspirations. Work on The Lexicon scheme, to regenerate the Town Centre began in 2013 and was completed in the autumn of 2017. It provides new retail and leisure facilities, including new public spaces. In addition to the retail offer in the Town Centre, Crowthorne and Sandhurst fulfil their roles as small town centres, supported by district and local centres across the borough.

**2.16** There are three main employment areas located around Bracknell Town and two in the southern part of the Borough, along with one proposed employment area (see below)

## Map 2 Employment Area Overview



## Characteristics of the Borough

2.17 The 2011 Census identified the following:

- 113,205 people were permanent residents in the Borough.
- The population was younger than the national average (a mean of 37.4 compared to 39.3 in England) but with an increasing proportion of older people in the borough (12% over 65 compared with 11% in 2001).
- There were 47,039 households with an average size of 2.41 people (2.46 in 2001).
- A high proportion of properties were owner occupied (68% compared to a national average of 63%)
- Terraced housing was the most common type of accommodation (32%) although flats/apartments/maisonettes had increased from 16% in 2001 to 19%.
- Car ownership was high with 86% of households owning one or more cars (compared to a national average of 74%).
- 78.3% of the 16-74 age group were economically active (compared to 69.9% nationally).
- There was a higher than average proportion of managers, directors, senior officials and professional occupations and a lower than average proportion of elementary occupations, machine operators and skilled trades.
- The health of residents was generally good, with 87% of people judging their own health to be 'very good' or 'good' (compared to the national figure of 81%).

## Existing Planning Constraints

2.18 The Local Plan must identify sites for future development. There are a number of constraints which mean that large areas of the Borough will not be suitable for development. Figure 3 'Bracknell Forest Constraints Map' illustrates some of these. Further details are on the Council's existing Policies Map<sup>(9)</sup>

2.19 The key constraints include:

- **Green Belt** - within this area there is a general presumption against most forms of development. The Green Belt currently covers approximately 35% of the Borough.
- **The Windsor Forest and Great Park Special Area of Conservation (SAC) and Thames Basin Heaths Special Protection Area (SPA)** - these areas have special protection under European law. This limits residential development in certain areas and requires mitigation measures in others.
- **Areas Liable to Flood** - National policy is clear that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (applying the sequential test), but where development is necessary, making it safe without increasing flood risk elsewhere.
- **Other Constraints** - there are other constraints not shown on the map that may affect whether certain areas can be developed or affect the timing of development. These include;
  - Sites of Special Scientific Interest;
  - Local Wildlife Sites;
  - Tree Preservation Orders;
  - Ancient Woodlands;
  - Features associated with the historic environment;

9 <http://maps.bracknell-forest.gov.uk/WML/Map.aspx?MapName=AdoptedPolicyPlan>

- The previous use of a site if it has resulted in contamination or excavation or has involved landfill; and
- Minerals extraction prior to development.

## **Neighbourhood Planning**

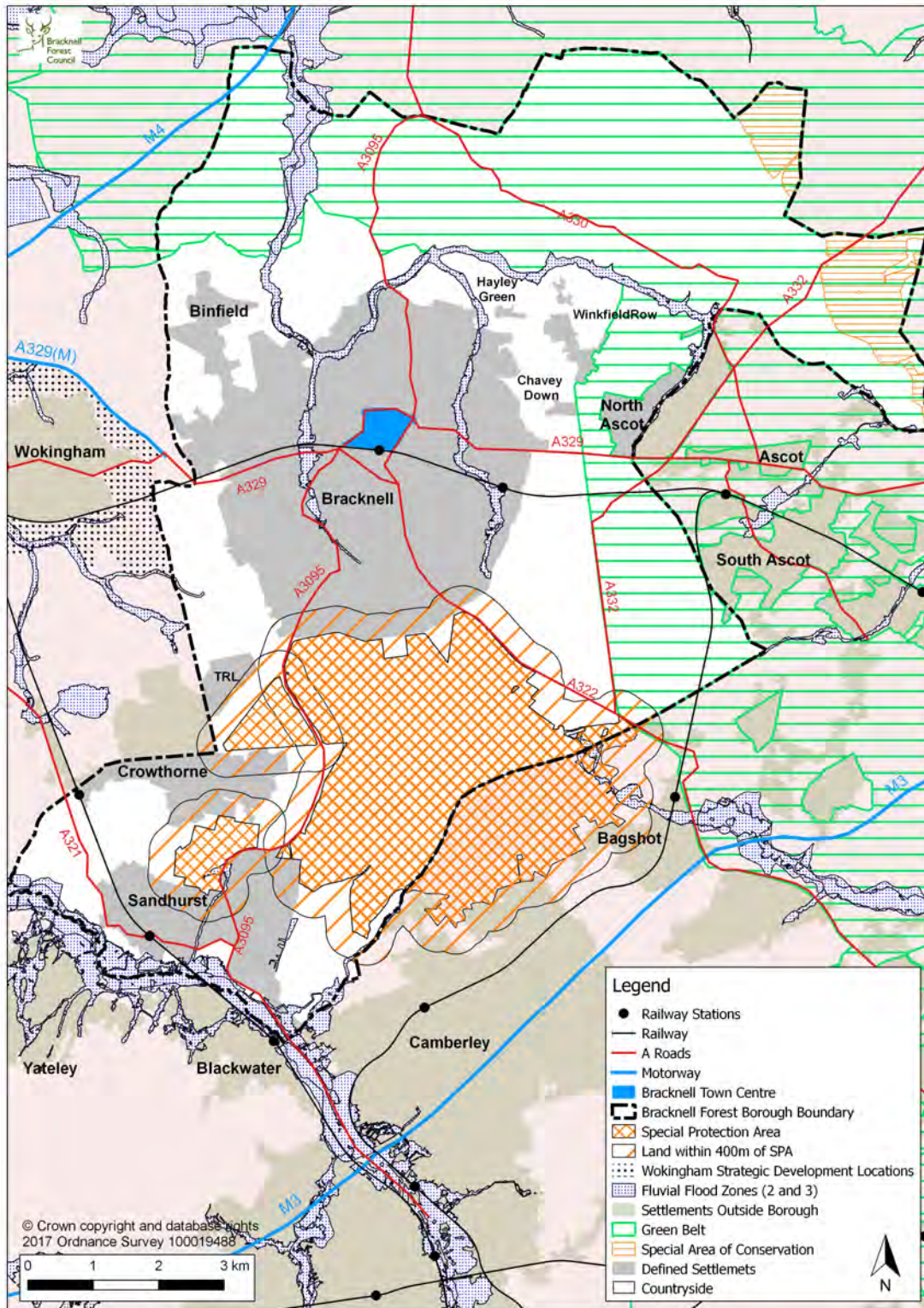
**2.20** In Bracknell Forest there are six neighbourhood planning areas covering the areas of the six Town and Parish Councils. The Binfield Neighbourhood Plan is the only plan to have been completed and brought into legal force. The others are all at different stages of preparation. <sup>(10)</sup>

**2.21** Once a Neighbourhood Development Plan is brought into legal force, its policies are material considerations in determining planning applications within its area.

10 Further information on neighbourhood planning within Bracknell Forest is available at: <https://www.bracknell-forest.gov.uk/planning-and-building-control/planning-policy/neighbourhood-planning>



Map 3 Bracknell Forest Key Constraints Map



# Part 2 - Strategic Issues

# 3: Vision and Objectives

## 3.1 Vision

### **What is the Vision for Bracknell Forest?**

**3.1** The Local Plan spatial Vision and Objectives interpret the Council's Corporate priorities. Over the period 2016-2034, growth within Bracknell Forest needs to be delivered in a sustainable way.

## **Bracknell Forest Local Plan Vision**

By 2034 the Borough will have continued to grow sustainably, enjoying high levels of prosperity for residents and meeting the needs of modern business, building upon the importance of the New Town principles. It will be a great place to live and work in an attractive and sustainable environment. Well planned, well located new development will include essential infrastructure improvements which are provided in the right locations, and importantly at the right time. The positive image and cultural self confidence of the Borough will be evident, building further on the benefits of the large-scale redevelopment and revitalisation of Bracknell Town Centre. The Borough will remain a destination of choice for retail leisure and employment. The evolution of the Borough's towns, village and neighbourhood centres will continue to maintain and support distinct and diverse communities and meet local needs.

The housing needed to support the growing population and the economy will have been delivered in a well planned manner, seeking to ensure choice and affordability, across all tenures. Small, medium and large sites will be allocated to meet these needs on both brownfield and greenfield land. Development will be underpinned with the sustainable transport systems, schools, health facilities, usable green spaces and other infrastructure needed by those living in, working in, and visiting the Borough, which shall be delivered in a timely manner.

The needs of business will have been supported, with the protection of key employment areas, which accommodate some of the Borough's key employers. Changes in how people work and the needs of new and innovative business models will be planned for to ensure a diverse and thriving economy, encouraging people to live and work in the Borough.

Communities will be encouraged to have a strong sense of their own identity and local distinctiveness, and they will plan for development at the local level through neighbourhood development plans. Quality of life for all will be protected and where possible enhanced. Important existing community facilities will be protected.

Development will respect the Borough's distinctive and varied mix of forested and open landscapes, and valued countryside will be protected. Where development does happen it will be well designed and bring with it accessible high quality open space. Any impacts of development on designated areas such as the Thames Basin Heaths SPA and the Green Belt will be mitigated. Planning policies will seek to prevent and mitigate environmental impacts including pollution, flooding, biodiversity, and any harmful effects and causes of climate change.

Development will have protected and enhanced the valued, national and local natural and historic assets. It will have prevented and mitigated adverse environmental impacts including biodiversity, heritage assets, pollution, flooding and other important resources.

## 3.2 Plan Objectives

3.2 The Local Plan Objectives outline how the Council will seek to deliver the Vision, and give direction to planning policies.

### Bracknell Forest Local Plan Objectives

(note: these are not listed in priority order)

	Issue	Objective
<b>A</b>	Positive / proactive	A positive and proactive approach will be taken to development proposals which accord with the Local Plan.
<b>B</b>	Protect / enhance existing assets	Commensurate with meeting our development needs to ensure that the Borough's valued natural and historic environment is properly protected, enhanced and managed as appropriate to its significance; such as, countryside (including the Green Belt), landscapes, open spaces, community facilities, heritage assets (including their setting), water, air and soil environments, and areas of nature conservation/ecological value (including the Thames Basins Heath Special Protection Area).
<b>C</b>	Support economic growth and resilience	To ensure that suitable buildings, sites and high quality infrastructure are provided to support strong economic growth and a varied local economy. These should provide flexibility and be able to adapt to changing economic needs.
<b>D</b>	Level of development / land supply	To allocate suitable, available and well located land to meet all identified development (including affordable housing) needs sustainably (including minimising pollution, and addressing the effects and causes of climate change, including flood risk), and maintain a balance between the levels of housing and jobs.
<b>E</b>	Retail centres	To plan for the continued regeneration of Bracknell Town Centre to accommodate a range of uses to support and expand its role as the main retail, leisure and cultural centre for the Borough, and to maintain the vitality and viability of all other identified retail centres within the Borough.
<b>F</b>	Strong communities	To support and create strong, healthy and self-reliant communities where the identities of existing settlements are maintained, the quality of life for all will be protected and where possible enhanced, and communities have access to the social, recreational and cultural facilities and services they need to thrive, grow sustainably, and improve health, social and cultural wellbeing for all. This will include minimising crime and the fear of crime.
<b>G</b>	Achieving high quality development	To ensure that new development is designed to a high standard that meets the Borough's needs and makes a positive contribution to maintaining and enhancing local character, distinctiveness and the attractive environment, whilst safeguarding the amenity of existing and future residents.
<b>H</b>	Transport	To promote a well designed and sustainable transport system which enables reliable access to services and facilities, and provides choices about the need to travel, and of transport modes, and mitigates the impacts of new development on the highway network.
<b>I</b>	Infrastructure	To ensure that the Borough's future infrastructure needs (including green infrastructure) are properly assessed, planned for and delivered at the right time during the development process.

# 4: Sustainable Development Principles

## 4.1 Sustainable Development Principles

4.1 Whilst the NPPF provides a guide to sustainable development at the national level, the Local Plan must demonstrate what this means for the Borough. This is important due to the level of growth that must be delivered and the need to ensure that it addresses economic, environmental and social considerations. The following policy reflects the Vision and Objectives of the Local Plan and sets out the context for the more detailed policies in the remainder of the plan.

### **Objectives**

- B – Protect/enhance existing assets
- C – Support economic growth and resilience
- D – Level of development/supply
- E – Retail centres
- F – Strong communities
- G – Achieving high quality development
- H – Transport
- I - Infrastructure

## **Policy LP1 - Sustainable development principles**

**Proposals for development will be permitted that:**

- i) provide suitable land/buildings to help meet development needs;**
- ii) make efficient use of land/buildings;**
- iii) create a high quality built environment, enhance and maintain local character and landscapes, and reduce and prevent crime;**
- iv) protect and enhance the natural environment and heritage assets together with their settings;**
- v) minimise the use of natural resources, address the waste hierarchy and respond to climate change;**
- vi) include essential infrastructure, services and facilities required, and maintain the green infrastructure network;**
- vii) promote healthy lifestyles and maximise health and wellbeing;**
- viii) are located so as to reduce the need to travel; and,**
- ix) offer a choice of modes of travel with minimal reliance on the private car.**

**4.2** Paragraph 6 of the National Planning Policy Framework advises that the purpose of the planning system is to contribute to the achievement of sustainable development. Whilst no single development proposal is likely to deliver benefits equally in terms of economic, social and environmental impacts, setting out a set of focused expectations for all development will ensure that all three aspects are taken into account. The principles in Policy LP1 should be balanced through the development process and in practice could contribute as follows.

### **4.3 Economic:**

- By ensuring that sufficient land and buildings come forward to meet objectively assessed needs for housing and as far as possible, for employment uses, thereby, providing a local workforce and local job opportunities.
- By ensuring that the right type and size of buildings are delivered in order to help meet the needs of local businesses and encourage new investment. This includes encouraging proposals that involve uses that help broaden the economic base of the local economy, thereby assisting in making it more resilient and able to adapt to changes in economic conditions. This broadening of uses also applies to certain proposals in town centre locations, in recognition of the increasing importance of the leisure sector to the vitality and viability of town centres.

- By ensuring that the density of proposals is appropriate and that land is used in an efficient way, taking account of the character of the area. This will include seeking higher densities in and around Bracknell Town Centre as part of the continuing regeneration project.
- By identifying the need for new infrastructure and working to ensure that it is provided in a co-ordinated way at appropriate times.

#### **4.4 Social:**

- By providing a supply of housing, including affordable homes of an appropriate mix and type to meet the needs of existing and future residents. This will include the provision of specialist accommodation for the increasing proportion of older people, where appropriate.
- By providing essential infrastructure, services and facilities that meet the needs of existing and future residents, such as additional health facilities, educational facilities, footpaths/cycleways, open space and recreational facilities. All can make an important contribution to the health and wellbeing of communities.

#### **4.5 Environmental:**

- By creating a high-quality distinctive built environment that takes account of the character of urban and rural landscapes.
- By protecting and enhancing the significance of buildings, sites and features of archaeological and historic interest, together with their settings.
- By the prudent use of natural resources (for example, water) and minimising carbon or energy impacts associated with development. This might include giving consideration to appropriate siting, orientation and design of new buildings and the use of renewable energy.
- By ensuring better integration of transport and land use planning to reduce the need to travel.
- By promoting development in locations that minimise the need to travel and maximise opportunities to travel by the most sustainable modes. This might be sought through improvements to infrastructure for walking, cycling and public transport
- By encouraging the efficient use of land and the re-use of previously developed land, as far as possible.
- By mitigating and adapting to climate change through careful planning and design of development, including reducing the risk of flooding from all sources.
- By minimising the risk of damage to areas of importance for nature conservation and taking opportunities to increase biodiversity and the network of open spaces where possible.

#### **KEY EVIDENCE**

- National Planning Policy Framework (paras 6 - 10)

#### **DELIVERY AND MONITORING**

##### **4.6 Delivery**

- Determination of Planning Applications

##### **4.7 Monitoring**

- Monitoring of applications and appeals



# 5: Overarching Spatial Strategy

## 5.1 Overarching Spatial Strategy

### Evolution of Strategy

5.1 A spatial strategy is needed to set out how the Plan's vision and objectives will be achieved. It has been informed by:

- National planning policy
- Other plans and strategies
- Key pieces of evidence
- Responses to the issues and Options Consultation in June/July 2016.

### National planning policy

5.2 The NPPF says that Local Plans should contribute to achieving sustainable development and that they should plan positively for development and infrastructure required in an area in co-operation with neighbouring authorities. The NPPF promotes the effective use of land including re-using previously developed land. The Housing White Paper identifies the need to maximise the contribution from previously developed land and release more small and medium sized sites, encourage higher densities in urban areas of high housing demand and maintain strong protection of the Green Belt.

### Other plans and strategies

5.3 Key Council Strategies are reflected in the Council Plan which contains 6 strategic themes including achieving strong safe supportive and self-reliant communities and a strong and resilient economy.

5.4 At the sub regional level, the four Authorities within the Western Berkshire Housing Market Area (HMA), which includes Bracknell Forest, together with the Thames Valley Berkshire LEP have worked together to produce a West of Berkshire Spatial Framework (December 2016). This was in response to the housing need figures in the Berkshire (including South Bucks) Strategic Housing Market Assessment (SHMA). The document identifies a number of strategic priorities and projects but does not allocate land for any purpose (this is to be done through individual local plans). It is a non-statutory statement of intent to work on and support the investigation of a number of identified areas and associated infrastructure requirements as a way of delivering a large part of the growth required to meet housing and employment needs.

5.5 Opportunity areas identified in the framework include:

- A focus on higher density town centre housing and mixed use development around Bracknell's commuter hub.
- Sites spanning the administrative boundary between the areas of Bracknell, Binfield, Crowthorne and Wokingham. These sites were submitted by landowners to the Councils as a result of their 'Call for Sites' exercises. The intention was to identify whether potential cross boundary sites could bring benefits of scale which could not be maximised through effective joint planning across individual local plans.

**5.6** The West of Berkshire Spatial Framework has therefore helped guide Bracknell Forest's spatial strategy, in terms of opportunities to be investigated in Bracknell Forest and the potential for a co-ordinated approach to cross-border issues including the provision of strategic infrastructure.

### **Key pieces of evidence**

**5.7** Key documents identifying the scale of growth that is required during the plan period are:

- Berkshire (including South Bucks) Strategic Housing Market Assessment which identifies the geographical extent of the HMAs and sets out an objective assessment of housing need for each area including the need for 635 dwellings per year in Bracknell Forest.
- The Government's indicative assessment of housing need which was based on the proposed formula contained in the consultation document 'Planning for the right homes in the right places' (September 2017). This indicates a need for 670 dwellings per year in Bracknell Forest.
- The Central Berkshire Economic Development Needs Assessment which sets out the scale of provision that needs to be made for future business, industrial and storage floorspace in the Central Berkshire Functional Economic Market Area (Bracknell Forest, Reading Borough, Wokingham Borough and part of the Royal Borough of Windsor and Maidenhead).
- Using the labour supply figures (derived from the population projections in the SHMA), the Study suggests that a total of 85,410sq.m. net of office (B1a/B1b) and 263,110sq.m. net of industrial (B1c/B2/B8) floorspace will be required in Bracknell Forest between 2013 and 2036.
- Retail and Commercial Leisure Study which suggests that there will be a need in Bracknell Forest for:
  - 11,700sq.m. of comparison goods floorspace by 2026 and 27,900sq.m by 2036;
  - 3,800sq.m of convenience floorspace by 2026 and 5,000sq.m by 2036.
- The SHELAA identifies potential land for development and assesses its suitability, availability and achievability. Almost all sites submitted for consideration were for residential purposes. A minimum site size threshold of five net dwellings is used.

### **Constraints**

**5.8** The Borough contains a number of physical and environmental constraints which influence the location of development. These include, areas liable to flood, the Thames Basin Heaths Special Protection Area (SPA) and the Metropolitan Green Belt.

## **The Strategy**

### **Development within existing settlements**

#### ***Towns and villages***

**5.9** The principal settlement in the Borough is Bracknell Town which contains most of its population. It has expanded rapidly since being designated as a New Town and further developments are taking place including sites allocated in the Site Allocations Local Plan. It is the most sustainable area in the Borough being the most accessible and containing the greatest range of facilities and services. Focusing further growth on this area has the potential to make the best use of previously developed land and house residents close to jobs, shops, leisure and cultural facilities and public transport. However, the potential to meet a substantial amount of future growth in this area is limited by the small number of sites promoted for development. Most sites that come forward for development in this area are unallocated 'windfall' sites.

**5.10** The settlements of Crowthorne and Sandhurst do not have as wide a range of services and facilities as Bracknell Town, but, are still sustainable locations. No sites were promoted for development in these areas, but in the past a variety of unallocated sites have come forward as 'windfalls'. There is no evidence to suggest that further developments will not come forward in this way.

**5.11** Outside these urban areas, to the north of Bracknell Town, are a number of villages and hamlets. These have been tested against a set of criteria to assess their role and function including whether there is a church, village/community hall, school, recreation ground, local shop/post office, public house/restaurant and bus route. Those that meet the criteria are identified on the Policies Map as settlements. It is important to maintain the identity and integrity of these smaller settlements, but there are likely to be some smaller scale opportunities for development through infilling and changes of use.

#### ***Retail centres***

**5.12** The NPPF says that local plans should support the vitality and viability of centres including allocating suitable sites for retail, leisure, commercial, office tourism cultural, community and residential development.

#### ***Bracknell Town Centre***

**5.13** The redevelopment of large parts of Bracknell Town Centre to create The Lexicon has resulted in substantial enhancements to the shopping and leisure on offer, introducing many new high-profile operators to the centre. The town centre has also seen the creation of many new homes through redevelopment and the conversion of older office buildings. Improvements have been made to transport infrastructure to improve the accessibility of Bracknell Town Centre and movement around the Borough. This has included the enhancement of Bracknell Bus Station, footpaths, cycleways and car parks together with major highway improvements to roads such as Millennium Way and the creation of new high quality public spaces. These have all contributed to a substantial improvement in the environmental quality of the area's buildings and surrounding spaces.

**5.14** Although Bracknell Town Centre is constrained by The Ring, further sites are already committed for development and other sites were submitted for consideration through the local plan process around the central area. These offer opportunities to link with improvements that

are already under way and enhance Bracknell's role as a main town centre. Both the EDNA and Retail and Commercial Leisure Study indicate the need to make provision for further main town centre uses. The sites allocated in this Plan are suited to mixed use developments to provide additional office, retail and leisure floorspace and higher density residential accommodation. There is an estimated capacity across these sites for a further 600 - 700 residential units which will help keep the area populated outside normal working hours. These new homes are likely to be mainly smaller dwellings which will help meet the needs identified in the SHMA. Such schemes will add to the vitality and viability of the area and better meet the needs of residents, workers and visitors. Other opportunities around the Town Centre may arise through windfall development.

**5.15** Town centres have a vital role for communities. Bracknell Town Centre lies at the heart of Bracknell Forest and the improvements already made should help it become the destination of choice for shopping and leisure for most Borough residents. Focusing development on Bracknell Town Centre will help the continued revitalisation of the area and enhance its role as a hub of activity. It is important to ensure that the best use is made of sites which are centrally located, in view of their sustainable location and encouragement given by national policy to look at higher density development around public transport hubs.

### ***Other retail centres***

**5.16** The District Centres of Crowthorne and Sandhurst provide a range of shopping and other local services to the surrounding residential areas. Whilst options for growth are limited, there may be small scale opportunities for intensification and extensions where appropriate. This would assist in maintaining the role of these centres, ensuring that suitable floorspace is available to allow centres to adapt and meet the changing needs of local communities.

**5.17** Various Local Centres are located within residential areas across the Borough that help meet the day to day needs of local residents. Some include community facilities. They are within walking distance of many residents and therefore help reduce the need to travel. Within the Local Centres proposals for new small scale retail development appropriate to the scale of the neighbourhood they serve will be supported. New Local Centres are being provided within some of the allocated strategic sites to help create sustainable communities.

### ***Employment Areas***

**5.18** Bracknell Town Centre's attractiveness as a location for office development has been hampered by its poor environment. The regeneration scheme will help it to realise its potential as an important office location in accordance with national policy which treats offices as a main town centre use. There may also be opportunities for small scale office development on the upper floors of premises in the District Centres.

**5.19** There are designated employment areas within existing settlements in the Borough which are suitable for more extensive industrial, storage and distribution uses. They are accessible from residential areas, but sufficiently segregated from them to minimise the possibility of conflicts between residential uses and potentially noisy or odorous industrial activities. The recognised employment areas around Bracknell are conveniently located for the strategic highway network. Directing employment development to these locations helps promote sustainable patterns of development, prioritises the use of previously developed land and supports the retention of these areas.

**5.20** The EDNA suggests the need for additional office and industrial floorspace over the plan period. However, the lack of sites submitted for consideration through the SHELAA suggests that this need is not reflected by market forces. Monitoring data gathered over the last 5 years shows that more business and industrial floorspace has been lost than gained. There has been only a marginal increase in the amount of storage and distribution floorspace. The losses of office floorspace (within the Business Use Class) have accelerated following the introduction of permitted development rights allowing the change of use from offices to residential through the prior approval process.

**5.21** Due to these trends, the needs identified in the EDNA and concerns expressed by businesses operating from premises in the designated employment areas, the Council is seeking to protect the function of certain areas with an Article 4 Direction. Existing and new businesses will be supported through the encouragement of schemes to redevelop or extend premises to intensify the use of suitable sites.

**5.22** Employment uses are also found in other locations where they contribute to economic growth and add to the variety of premises available. Their continuation will be supported as long as proposals do not adversely affect the character or appearance of their surroundings, amenities of neighbouring land-uses or traffic conditions.

### ***Development outside settlements***

**5.23** A priority has been to make use of development opportunities within existing settlements, with an emphasis on Bracknell Town Centre and previously developed land. In order to meet needs, a significant proportion of new development will also need to be on sites outside defined settlement boundaries. National policy prioritises guiding development to the most sustainable locations, using previously developed sites and developing land of lesser environmental value. The Government has re-iterated the need to protect the Green Belt.

**5.24** The SHELAA provided a source of various types and sizes of sites, in all parishes except Crowthorne, for housing and employment. Sites collectively contributing the greatest potential were in Warfield and Winkfield although a number of these were in the Green Belt.

### ***Green Belt***

**5.25** National policy continues to afford the Green Belt strong protection. Green Belt boundaries should only be amended when all other reasonable options for meeting needs have been explored, including optimising the density of development. As part of the evidence base for this Plan, the Council commissioned a Green Belt review. This tested land in the Green Belt against the five purposes set out in national policy, which are:

- to check the unrestricted sprawl of large built up areas;
- to prevent neighbouring towns merging into one another;
- to assist in safeguarding the countryside from encroachment;
- to preserve the setting and special character of historic towns; and,
- to assist in urban regeneration by encouraging the recycling of derelict and other urban land.

**5.26** It concluded that all land within the Green Belt in Bracknell Forest makes at least a 'contribution' to one or more of the five Green Belt purposes. No areas were identified for removal from the Green Belt and the boundaries were considered to be strong and enduring and as such they remain unchanged. In view of the Green Belt Review findings, the need to

promote sustainable patterns of development, the nature of the constraints affecting many of the Green Belt sites promoted through the SHELAA and the estimated potential of sites outside the Green Belt, attention has been directed at sites outside the Green Belt for development.

**5.27** This does not mean that there will be no development in the Green Belt since national policy sets out certain exceptions that are appropriate. These include limited infilling or the partial or complete redevelopment of previously developed sites as long as they do not have a greater impact on the openness of the Green Belt and the purposes of including land within it. Recently, a number of former employment sites have been re-developed for residential purposes and there is no reason to assume that this trend will not continue although, consideration needs to be given to maintaining a balance between uses in the rural areas in order to ensure sustainable communities.

### ***Other land in the countryside***

**5.28** Locally, there are environmental and physical constraints that impact on possible locations for growth. Land in the south eastern part of the Borough forms part of the Thames Basin Heaths, which is a Special Protection Area (SPA). There is also 400m exclusion zone in respect of residential development around the perimeter of the SPA. Although flooding is not a major issue in the Borough, some land is vulnerable to fluvial and/or surface water flooding, especially when combined with groundwater issues.

**5.29** Although a number of countryside sites in the SHELAA included previously developed land, there were only four sites where more than 50% of the land was previously developed. Three of these were in employment use. A heavy reliance on greenfield land is therefore required in order to help meet growth needs.

**5.30** A range of options for the location of development were put forward at the Issues and Options stage and the majority favoured a mix of the options including small, medium and large extensions to settlements. However, the strategy has been strongly influenced by the availability of sites and the various constraints affecting the Borough. A number of submitted sites formed extensions to existing settlements but their suitability for development was very varied. The Council is also aware that sites allocated through the Site Allocations Local Plan will continue to deliver during this plan period and that cumulatively they are having a significant impact on existing communities. Time is required for integration (physically and socially) and the building of sustainable communities. The Council also wishes to respect the role that local communities can play in developing their areas through the production of Neighbourhood Plans.

**5.31** The Council has concluded that urban extensions are required to Bracknell Town and Crowthorne together with some of the smaller settlements. This is based on the outcome of technical assessments and the sustainability appraisal process. This more dispersed approach, includes elements of the various options and provides greater scope to meet some needs where they arise. It provides a variety of size of sites including some smaller sites, in accordance with emerging national policy. However, the manner in which this approach is put into effect needs to reflect and be sensitive to the specific circumstances of each settlement.

**5.32** Where it has been necessary to allocate land in less sustainable locations, proposals include a greater mix of uses, including community facilities and other infrastructure in order to make existing and proposed communities more self supporting.

**5.33** In considering proposals for development, the Council will expect high standards of design that respond to climate change and encourage the best use of resources and assets.

***Assessing future proposals for development through the Development Management process***

**5.34** Whilst the above principles have been applied to the distribution of growth, other development proposals will be submitted for consideration during the plan period. The spatial strategy outlined above will continue to be pursued by assessing applications against the following directional policies:

1. Sustainable development
2. Land outside settlements
3. Economic Development
4. Retail Hierarchy
5. Providing Supporting Infrastructure and Services

# 6: Housing

## 6.1 Provision of Housing

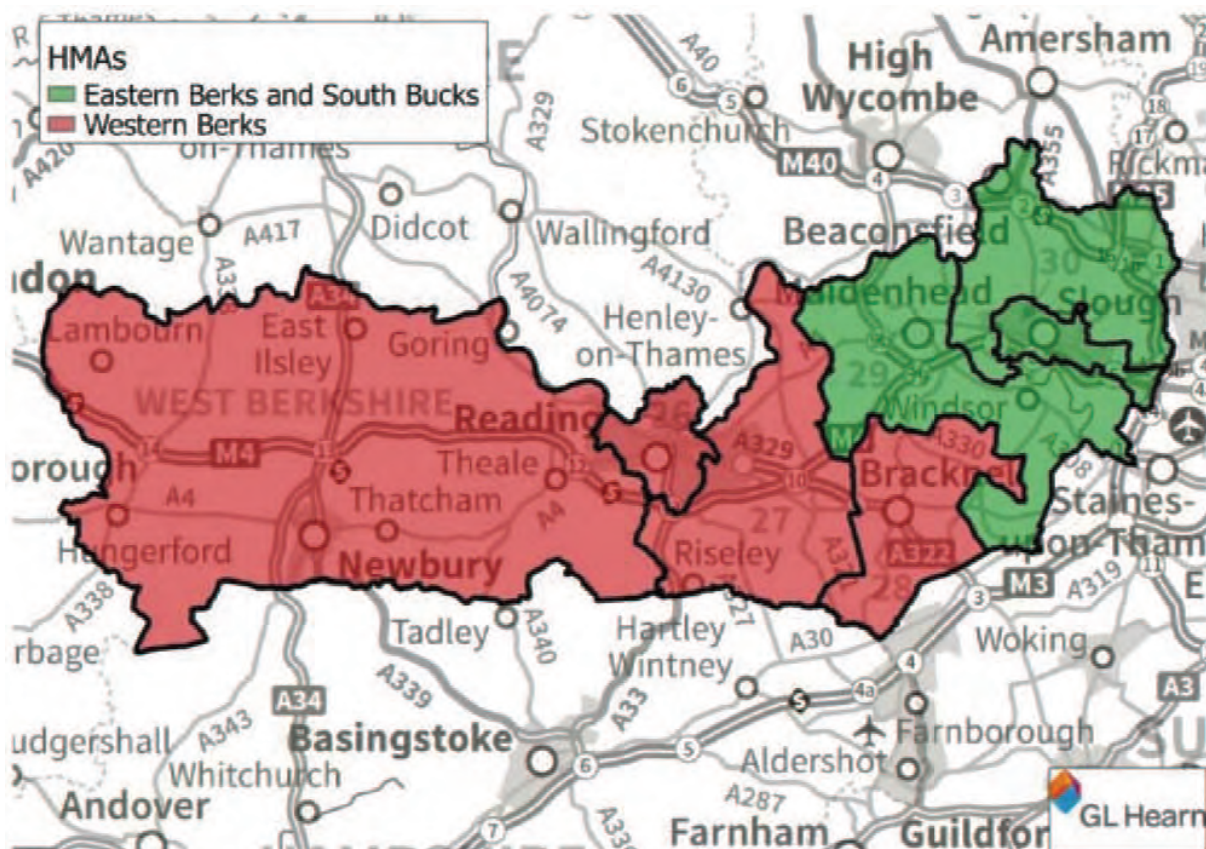
### Housing need

6.1 National policy requires the Council to objectively identify and plan to meet the area's needs for housing. A study called a Strategic Housing Market Assessment<sup>(11)</sup> (SHMA) established the areas that have close housing links and that form distinct Housing Market Areas.

6.2 The study concluded that:

- the Borough is within the Western Berkshire Housing Market Area with West Berkshire, Reading Borough and Wokingham Borough (see Figure 1 below)

**Figure 2 Housing Market Areas in Berkshire**



6.3 The SHMA also assessed how many new homes might be needed in future and the housing needs of specific groups, such as older people for the period 2013 - 2036. It states that:

- there is an objectively assessed need for 2,855 new homes per year across the HMA;
- within this figure, **635 dwellings** per year are needed in Bracknell Forest.

11 <http://consult.bracknell-forest.gov.uk/file/3976882>



6.4 More recently, (September 2017), the Government has published a consultation document 'Planning for the right homes in the right places'. This puts forward a standard approach to assessing local housing need, in the interests of simplicity, speed and transparency. It is based on a formula that uses affordability ratios for 2016, and average household growth over the period 2016 to 2026 from the 2014 based household projections. Alongside this document, the Government also published an indicative assessment of housing need for each local authority based on proposed formula. The figure for Bracknell Forest is 670 dwellings per annum for the period 2016 to 2026 (35 homes per annum more than set out in the SHMA).

6.5 The consultation document also makes it clear that local planning authorities should use the most up to date data available and proposes that local planning authorities should be able to rely on the evidence used to justify their local housing need for a period of two years from the date on which they submit their plan. It is suggested that national planning policy will be amended so that having a robust method for assessing local housing will be one of the tests that plans must meet. Transitional arrangements suggest that the new standardised approach should be used if a plan has not been submitted for examination on or before 31<sup>st</sup> March 2018 or before a revised Framework is published (whichever is later).

6.6 In view of the above, the timetable for this plan and the need for a robust approach, it has been decided to use the indicative OAN figure (670 dpa) for the plan period. As plans should cover a 15 year period, it is suggested that the end date of the plan should be 2034.

6.7 As set out above, Reading Borough lies within the same HMA as Bracknell Forest. Whilst the Draft Reading Borough Local Plan (April 2016) suggests that there may be a need to deal with a shortfall of 943 dwellings over the plan period, the Government's indicative assessment of housing need suggests a lower OAN than previously used. Furthermore, Reading Borough Council is keen that its unmet need is accommodated within the Greater Reading Urban Area. The four authorities within the Western Berkshire HMA have agreed to work collaboratively to consider how to meet needs within the HMA, as set out in the West of Berkshire Spatial Planning Framework.

6.8 Therefore, the number of new homes that we need to find sites for is set out in Policy LP2.

**Objective**  
D – Level of development/land supply

**Policy LP2 - Provision of housing**  
Provision will be made for at least an additional 12,060 homes in Bracknell Forest Borough for the period 2016/17 to 2033/34.

## Meeting the housing requirement

6.9 Since the OAN applies from 2016, it is necessary to take account of progress made in delivering housing to date against the number of homes that need to be built to meet the target. The latest set of monitoring data available is based at 31<sup>st</sup> March 2017. The position is summarised in the table below:

### Implications of OAN for Bracknell Forest at 31st March 2017

What we had achieved by 31 March 2017	
437	Homes completed during 2016/17
Plus 3,755	Homes with planning permission (large and medium sites)
Plus 4,010	Large and medium sites already allocated, but without permission (3,199) and homes approved subject to legal agreements (811)
Plus 934	Small sites windfall allowance of 14 homes per year for the period 2017/18 to 2033/34 i.e. 17yrs = 238 homes  Medium sites windfall allowance of 48 homes per year for the period 2020/21 to 2033/34 = 14yrs = 672 and 24 homes for 2019/20 Total medium allowance = 696 homes
= 9,136	
<b>What we still need to do for the period 2016/2017-2033/2034</b>	
12,060	Requirement over total plan period:  Using indicative assessment Objective Assessment of Need for housing (670 x 18 = 12,060)
<b>In summary</b>	
How many new homes we need for the period 2016/2017 to 2033/2034	12,060
How many homes we have already found sites for (including windfall allowance)	9,136
<b>Amount outstanding assuming all the above come forward (minimum figure)</b>	<b>= 2,924</b>
<b>Including flexibility allowance</b>	<b>(10% or 292 homes = 3,216)</b>

6.10 3,216 new dwellings is the minimum number of homes that should be delivered. This figure includes some flexibility for non-delivery of sites in the event of changing circumstances. As a result, the Council is seeking to find sites for at least 3,216 new dwellings.

## Meeting housing needs

### Sources of housing supply

6.11 A number of sources of housing supply will ensure a continuous supply of land across the plan period. These sources include:

- existing planning commitments and retained Site Allocations Local Plan 2013 (SALP) allocations,

- small and medium sites that have not yet been identified (windfalls) but that will come forward through the development management process in accordance with the policies set out in the Local Plan and through the use of permitted development rights,
- new sites allocated in this Plan.

### **Existing planning commitments including retained SALP allocations**

**6.12** These are:

- sites with a valid planning permission.
- sites which have no formal planning permission but which have been identified in principle as being suitable for development. This is divided into two further categories: sites with a resolution to grant permission subject to a S106 legal agreement and sites in an adopted Local Plan, (i.e. those accepted in principle, but that do not yet have a formal planning permission).

**6.13** The plan period runs from 2016/2017 to 2033/2034 and therefore overlaps with the previous plan (2006/2007 – 2025/2026). Account therefore needs to be taken of sites already being brought forward during the first 10 years of the plan period. This includes sites allocated through SALP - Policies SA3-SA9. Some of these sites have already been completed, others are currently under construction, have outstanding planning permissions or are subject to negotiations. Although they are included as existing planning commitments, it is stressed that the SALP allocations are retained. These sites are likely to contribute significant numbers of dwellings during the first half of this plan period. The need to provide further sites arises from the slightly higher annual requirement, the extended plan period and the need for more flexibility.

### **Windfall sites**

**6.14** The Council has assessed the contribution likely to be made by ‘windfall’ sites (excluding residential garden land) based on past trends and likely changes to those trends. Windfall sites have consistently played an important role in the housing supply of the Borough. An allowance of 14 dwellings (net) per year has been included for small sites as the SHELAA does not include sites of less than 5 dwellings (net). Although some medium sites are being proposed for allocation, historic data suggests that it is justified to include an allowance for medium site windfalls. Whilst an allowance of 48 dwellings (net) per year has been included for the period 2020/21 to 2032/33, to avoid double counting, no allowance has been included for the first 2 years of projected completions and 50% of the allowance has been taken for the third year of the projections. This approach acknowledges the time required to deliver housing on medium sites following the grant of permission.

**6.15** Whilst no allowance has been made for large windfall sites, if delivered, they will be reported through the monitoring process. These are likely to include conversions of offices or buildings in other eligible uses to residential accommodation through the exercise of permitted development rights using the prior approval procedure.

### **New sites allocated in this Plan**

*Strategic Housing and Economic Land Availability Assessment (SHELAA)*

**6.16** The National Planning Policy Framework (NPPF) requires local planning authorities to prepare a SHELAA to establish realistic assumptions about the availability, suitability and viability of land to meet housing needs. The Council prepared a SHELAA following ‘Calls for

Sites' in 2016. The SHELAA followed government guidance on potentially suitable sites and covered all sites with a capacity for 5 net dwellings or more. Most of the sites that were submitted were promoted for housing.

#### *Site selection process*

**6.17** The Council's overall approach to identifying land for allocation is set out in the Spatial Strategy. Various technical assessments of individual sites have also been carried out to help identify the most suitable locations for development and the approximate capacity of sites. All results have been brought together in the Sustainability Appraisal. The process followed was set out in a 'Site Selection Methodology'.

### **Housing Trajectory**

**6.18** The Housing Trajectory shows the timeline for the delivery of housing development across the plan period in relation to the annual average requirement. It is based on the following sources of supply:

- Actual completions for the period 2013/14 to 2016/17
- Projected completions from 2017/18 to 2032/33. The projected completions data for 2017/18 to 2032/33 includes:
  - Sites with planning permission
  - Sites accepted in principle subject to a S106 Agreement
  - Retained SALP allocations
  - Sites allocated for development in this Plan
  - A small and medium site windfall allowance.

**6.19** The figures in the Housing Trajectory, Appendix 1: 'Summary of Local Plan Evidence Base', will be subject to on-going review and monitoring through the Authority Monitoring Report (AMR).

### **Five year housing supply**

**6.20** In order to comply with the NPPF, the submitted plan must have a sufficient supply of housing land for the first five year period (2017/18 - 2021/22) to meet the housing requirement of 670 homes per year plus a 20% buffer in view of previous under delivery.

**6.21** At 1<sup>st</sup> April 2017, the Council did not have a 5 year supply which means that it is less able to protect the countryside from development and ensure that infrastructure provision is properly planned. The Council is keen to follow a plan led approach. The allocation of further land through this process is aimed at ensuring that a 5 year supply can be demonstrated when the position is reviewed each year.

## 6.2 Sites allocated for residential/mixed use Development

## Policy LP3 - Sites allocated for residential/mixed use Development

### Table 1 Large sites (1ha or over) proposed for allocation

Site ref (as used in the SHELAA)	Address	Suggested dwelling capacity
(No. of affordable dwellings)		
Bin1	Land north of Tilehurst Lane	<b>45</b> (16)
Bin5	Land south of Forest Road and east of Cheney Close	<b>40</b> (14)
Bin6	Land south of Emmets Park and east of Cressex Close	<b>34</b> (12)
Bin11	Popes Farm, Murrell Hill Lane	<b>22</b> (8)
Cluster 3 (Bra3 & 4)*	Land at the Hideout and Beaufort Park, Nine Mile Ride	<b>570</b> (200)
Bra6	Bracknell and Wokingham College, Wick Hill, Sandy Lane	<b>67</b> (23)
Bra7*	Town Square, The Ring	<b>200</b> (70)
Bra13*	Coopers Hill Youth and Community Centre, Crowthorne Road North	<b>69</b> (24)
Sand5	Land east of Wokingham Road and south of Dukes Ride (Derby Field)	<b>217</b> (76)
War9	Land north of Herschel Grange	<b>33</b> (12)
War10	Land north of Newhurst Gardens	<b>96</b> (34)
Cluster 7 (War13, 14, 15, 16 & 22)	Land at Hayley Green  (see also Warfield Neighbourhood Plan)	<b>235</b> (82)
Cluster 5 (Wink8-14 and 35)	Land at Winkfield Row	<b>500</b> (175)
Wink15	Whitegates, Mushroom Castle, Chavey Down Road	<b>48</b> (17)
Wink20	Former landfill site, London Road	<b>278</b> (97)
Wink22*	Land south of London Road, east of Bog Lane and west of Swinley Road (Whitmoor Forest)	<b>450</b> (158)
Wink34	Land to the rear of Forest View and Oriana, Longhill Road and west of Fern Bungalow, London Road (extension of site allocated through Policy SA3 of the SALP)	<b>6</b> (2)
	<b>Total</b>	<b>2,910</b> (1,020)
		<b>(1)</b>

1. Capacities in bold are the total suggested dwelling capacity. The figures in brackets relates to the number of affordable dwellings based on 35% of the total suggested dwelling capacity.

### Table 2 Medium sites (less than 1ha and with 5 (net) dwellings or more) proposed for allocation

Site ref (as used in the SHELAA)	Address	Suggested dwelling capacity
(No. of affordable dwellings)		
Bin7	Land to south of Foxley Lane and west of Whitehouse Farm Cottage, Murrell Hill Lane	<b>5</b> (0)
Bin10	Popes Manor, Murrell Hill Lane	<b>13</b> (5)
Bin12	Land south of London Road (Eastern Field)	<b>8</b> (0)
Bra11*	Bus Depot (Coldborough House), Market Street	<b>212</b> (74)
Bra12*	Former Bus Depot, Market Street	<b>92</b> (32)
Bra14*	Jubilee Gardens and the British Legion Club, The Ring	<b>144</b> (50)

Site ref (as used in the SHELAA)	Address	Suggested dwelling capacity
Bra15*	Land east of Station Way and north of Church Road (Southern Gateway)	<b>267</b> (93)
	<b>Total</b>	<b>741</b> (254)
		(1)

1. Capacities in bold are the total suggested dwelling capacity. The figures in brackets relates to the number of affordable dwellings based on 35% of the total suggested dwelling capacity.

\* Mixed use scheme

†Total final number to be subject to further work on the implications of flood and ecological mitigation

**6.22** The estimated capacity of sites listed in Policy LP3 is 3,651 dwellings. This is sufficient to meet the need, including a flexibility buffer, as identified in **Implications of OAN for Bracknell Forest at 31<sup>st</sup> March 2017**. The stated capacity is approximate since there will be a need to take into account constraints, design considerations and the need to ensure the most efficient use of land, at the planning application stage.

**6.23** The Local Plan's overall approach to density is not to be overly prescriptive, but to let the purpose of the development, the context of the site and the defining characteristics of the surrounding area guide the appropriate density. Higher densities will generally be more appropriate in and around accessible locations such as Bracknell Town Centre, and other transport hubs. There may also be some opportunities on larger sites, where there is scope to design a range of environments with varying characteristics.

**6.24** A significant number of the dwellings allocated in this plan, will be part mixed used schemes on sites in and around Bracknell Town Centre. This will support the continued regeneration of the area, building on improvements made through the completion of the Lexicon and supporting infrastructure. Due to the need to ensure that development on sites proposed for allocation in the Town Centre support and complement existing and committed development, a masterplan is being produced which will give further details of scale, use and phasing together with supporting infrastructure required.

**6.25** The majority of new homes brought forward on sites through the SALP are on sites of more than 500 dwellings. Many of these will start/continue to deliver housing over much of this plan period. In recognition of this, the Council favours the release of smaller sites which support the Government's aim to diversify the market and support medium and small housebuilders. Small sites will also help meet any short term housing requirements.

**6.26** Specific policies are included for four of the sites listed in **Large sites (1ha or over) proposed for allocation**, which have specific requirements or are in multiple ownership. Development proposals should enable a comprehensive scheme to be delivered on each allocation to create sustainable developments that support and complement the role of existing settlements and communities. These policies are supported by the inclusion of concept plans that show a possible arrangement of uses. For other sites listed in policy LP3, a list of requirements are set out in profiles for each site in Appendix 1: 'Summary of Local Plan Evidence Base'. Maps have also been included showing developable areas as these do not necessarily

coincide with site boundaries due to the need to take into account site specific requirements. For sites involving extensions to existing settlements, the proposed settlement boundary is also shown in order to provide a degree of certainty to developers and the community. Allocated sites will be subject to all relevant policies within the Local Plan. Development Briefs may be produced for some sites at a later stage.



## 6.3 Land at the Hideout and Beaufort Park, Nine Mile Ride, Bracknell

**6.27** The site comprises two parcels of land owned by two different parties. The western parcel contains large areas of mixed woodland with smaller areas of heathland and grassland together with a small area of built development. The eastern parcel of land is predominantly coniferous and broadleaved woodland including woodland plantations and areas of grassland and heathland. An existing vacant office building has been excluded from the site and is in different ownership. It is subject to separate proposals for residential development. The southern boundary of the site adjoins Nine Mile Ride which forms an important east-west route.

**6.28** The western boundary of the site is close to the boundary with Wokingham Borough. The former Transport Research Laboratory site lies to the south which is currently being developed as an extension to the settlement of Crowthorne. The comprehensive development of the two parcels of land is essential due to maximise the site's potential and deal effectively with the constraints that affect the site.

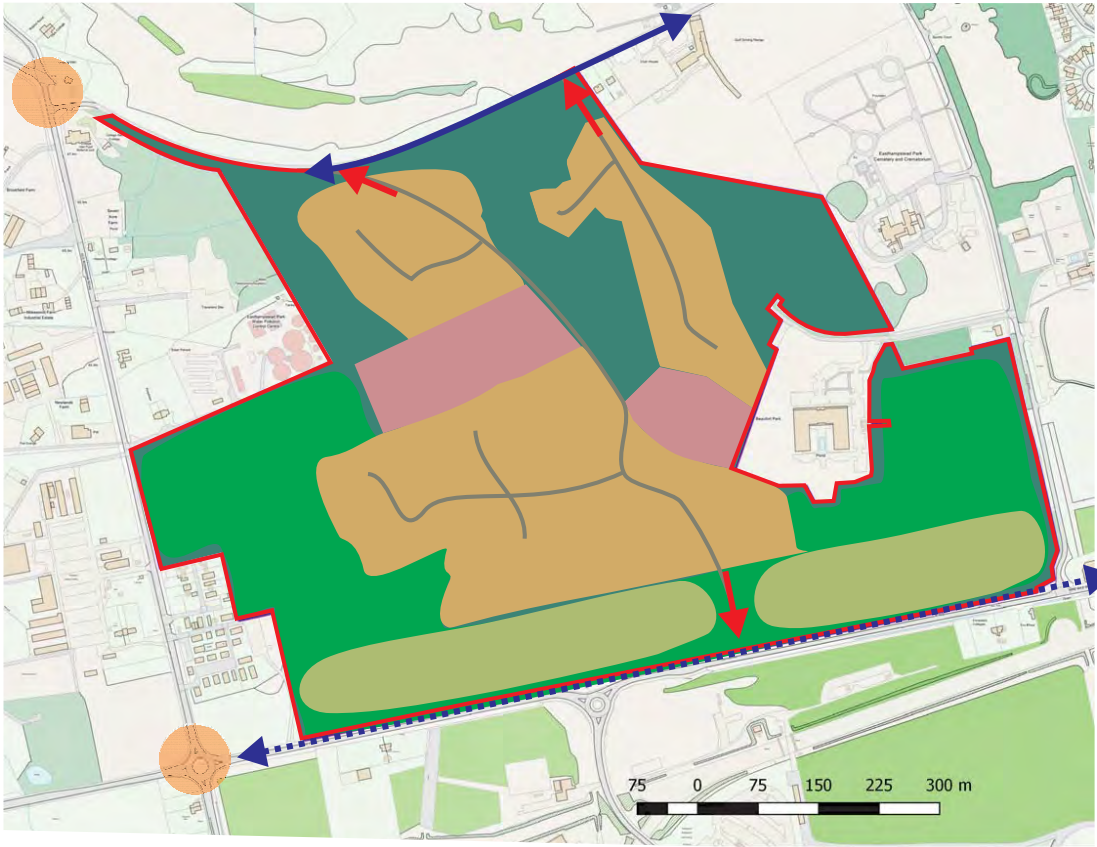
#### **Policy LP4 - Land at the Hideout and Beaufort Park, Nine Mile Ride, Bracknell**

Land at the Hideout and Beaufort Park as shown on the Policies Map and Illustrative Concept Plan is allocated for a comprehensive well designed development that maintains a gap between Bracknell, Wokingham and Crowthorne including the following:

- 570 residential units (including 200 affordable homes) (total final number to be subject to further work on the implications of flood and ecological avoidance and mitigation).
- On-site Active Open Space of Public Value and Suitable Alternative Natural Greenspace (SANG). Maintenance of a gap between Bracknell, Wokingham and Crowthorne (comprising on-site open space and/or SANG).
- The safeguarding of an oil pipeline.
- The infrastructure required to support this development includes:
  - A comprehensive package of on and off-site transport measures to mitigate the development's impact on roads and encourage sustainable modes of transport.
  - Off-site in-kind provision or financial contributions towards a multi-functional community hub.
- Measures to avoid and mitigate the impact of residential development upon the Thames Basin Heaths Special Protection Area (SPA), in agreement with the Council and Natural England. This will include provision in perpetuity of:
  - A bespoke SANG of at least 8ha per 1,000 new population; a financial contribution towards Strategic Access Management and Monitoring; and any other measures that are required to satisfy Habitats Regulations, the Council's Thames Basin Heaths SPA Avoidance and Mitigation Strategy and relevant guidance.
- On-site in-kind provision of waste recycling facilities.
- Technical investigation and assessment of all sources of flooding (including surface water and groundwater) to determine flood risk management measures to ensure sustainable development.
- Provision of Green Infrastructure (in addition to elements listed above).
- Ecological avoidance, mitigation and compensation in line with policy requirements.

The above is not a comprehensive list of requirements. Further details of other mitigation required can be found in the Infrastructure Delivery Plan.

**Map 4 Land at the Hideout and Beaufort Park, Nine Mile Ride, Bracknell**



### Key

<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: #C8A26E; margin-right: 5px;"></span> = Developed Area</li> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: #A2D9A2; margin-right: 5px;"></span> = Strategic Landscape Buffer</li> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: #388E8E; margin-right: 5px;"></span> = Retained / New Woodland</li> <li><span style="display: inline-block; width: 0; height: 0; border-left: 5px solid transparent; border-right: 5px solid transparent; border-bottom: 10px solid red; margin-right: 5px;"></span> = Access Point (Vehicles)</li> </ul>	<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: #38A25E; margin-right: 5px;"></span> = SANG (including new heathland)</li> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: #C88E9E; margin-right: 5px;"></span> = Preserved Heathland</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: #F0A25E; border-radius: 50%; margin-right: 5px;"></span> = Key junction improvement</li> <li><span style="display: inline-block; width: 0; height: 0; border-left: 5px solid transparent; border-right: 5px solid transparent; border-bottom: 10px solid blue; border-style: dashed; margin-right: 5px;"></span> = Existing pedestrian/cycle link</li> <li><span style="display: inline-block; width: 0; height: 0; border-left: 5px solid transparent; border-right: 5px solid transparent; border-bottom: 10px solid blue; margin-right: 5px;"></span> = New pedestrian/cycle link</li> </ul>
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**6.29** Note: The final layout of the site will be influenced, amongst other matters, by a project level Habitats Regulations Assessment.

### **Implementation**

**6.30** This policy will be implemented through:

- the determination and monitoring of planning applications and appeals, and
- partnership working with relevant landowners, developers, statutory agencies and the local community.

### **Delivery**

**6.31** Whilst the majority of the area to be developed is greenfield, extensive investigations and preparatory works will be required due to flooding and biodiversity issues.

**6.32** Provided that an acceptable scheme can be negotiated, including suitable mitigation and SANG can be provided in a timely manner, it is envisaged that housing could start to be delivered in 2027/2028. Depending on market conditions and other factors, it is estimated that the development will take 6 years to complete Appendix 1: 'Summary of Local Plan Evidence Base'

## 6.4 Land south of London Road, east of Bog Lane and west of Swinley Road (Whitmoor Forest), Bracknell

**6.33** The site is owned by The Crown Estate. It is primarily coniferous woodland plantation interspersed with areas of broadleaved woodland, and areas of open heath. Running water bisects the site. A section of the eastern part of the site has permission for an annual seasonal event.

**6.34** The site adjoins the neighbourhood of Martins Heron in Bracknell. To the north east is North Ascot.

### **Policy LP5 - Land south of London Road, east of Bog Lane and west of Swinley Road (Whitmoor Forest), Bracknell**

Land south of London Road, east of Bog Lane and west of Swinley Road, as shown on the Policies Map and Illustrative Concept Plan is allocated for a comprehensive well designed development that maintains a gap between Bracknell and Ascot, including the following:

- 450 residential units (including 158 affordable homes) (the total final number to be subject to further work on the implications of flood and ecological avoidance and mitigation).
- Provision of green routes along London Road.
- On-site Open Space of Public Value.
- Suitable Alternative Natural Greenspace (SANG).
- The infrastructure required to support this development includes:
  - A comprehensive package of on and off-site transport measures to mitigate the development's impact on roads and encourage sustainable modes of transport,
  - On-site in-kind provision of waste recycling facilities,
  - On-site in-kind provision of a Primary School,
  - On-site in-kind provision or financial contributions towards a multi-functional community hub.
- Measures to avoid and mitigate the impact of residential development upon the Thames Basins Heath Special Protection Area (SPA), in agreement with the Council and Natural England. This will include provision of:
  - A bespoke SANG at a minimum of 8ha per 1,000 new population. The solution could be off site subject to agreement with the Council and Natural England, and, passing an Appropriate Assessment;
  - A financial contribution towards Strategic Access Management and Monitoring; and
  - Any other measures that are required to satisfy Habitat Regulations, the Council's Thames Basins Heaths SPA Avoidance and Mitigation Strategy and relevant guidance.
- A comprehensive package of on-site, in-kind Open Space of Public Value, in accordance with standards.
- Technical investigation and assessment of all sources of flooding (including surface water and groundwater) to determine flood risk management measures to ensure sustainable development.
- Provision of Green Infrastructure (in addition to elements listed above).
- Ecological avoidance, mitigation and compensation in line with policy requirements.

The above is not a comprehensive list of requirements. Further details of other mitigation required can be found in the Infrastructure Delivery Plan.

**6.35** Note: The final layout of the site will be influenced, amongst other matters, by a project level Habitats Regulations Assessment.

**Map 5 Land south of London Road, east of Bog Lane and west of Swinley Road  
(Whitmoor Forest), Bracknell**



**Key**

- = Developed Area
- = Strategic Landscape Buffer
- = Retained / New Woodland
- ▶ = Access Point (Vehicles)
- ▶ = Secondary Access
- E = Primary School
- = Key junction improvement
- ▶ = Potential new link road
- H = Existing cottages



## **Implementation**

**6.36** This policy will be implemented through:

- the determination and monitoring of planning applications and appeals, and
- partnership working with relevant landowners, developers, statutory agencies and the local community.

## **Delivery**

**6.37** Whilst the area to be developed is greenfield, extensive investigation and preparatory works will be required due to flooding and biodiversity issues. Whilst the site is within single ownership, Lapland UK has an interest in a small part of the site, but this is not a constraint to delivery. The land is currently classified as Designated Land under the Crown Estate Act 1961, however legal advice and recent precedent confirms that this is not an obstacle to delivery. It will however be necessary to allow for mechanisms to be put in place to enable the land to be transferred.

**6.38** Representatives of the land owner are preparing a masterplan and carrying out technical work in preparation for the submission of a planning application. Provided that an acceptable scheme can be negotiated, including suitable mitigation (which might include re-grading of the land), and the educational facilities and SANG can be provided in a timely manner, it is envisaged that housing could start to be delivered in 2026/2027. Depending on market conditions and other factors, it is estimated that the development will take 7 years to complete (Appendix 1: 'Summary of Local Plan Evidence Base').

## 6.5 Land at Winkfield Row

**6.39** The site comprises a number of different parcels of land in different ownerships and is divided into two areas by Forest Road. It primarily comprises a number of fields divided by hedges, trees, fences and running water. The northern part of the site has a distinctly rural character and is of relatively high historic landscape value. It is close to Winkfield Row Conservation Area, various listed buildings and within 400m of a Registered Park and Garden. The southern part of the site is less sensitive although both areas are important to the setting of Winkfield Row and Chavey Down.

**6.40** In view of the nature of the site, development of both areas needs to be considered together due to the need for supporting infrastructure, including a primary school and SANG. Therefore a need for a comprehensive approach is required.

## Policy LP6 - Land at Winkfield Row

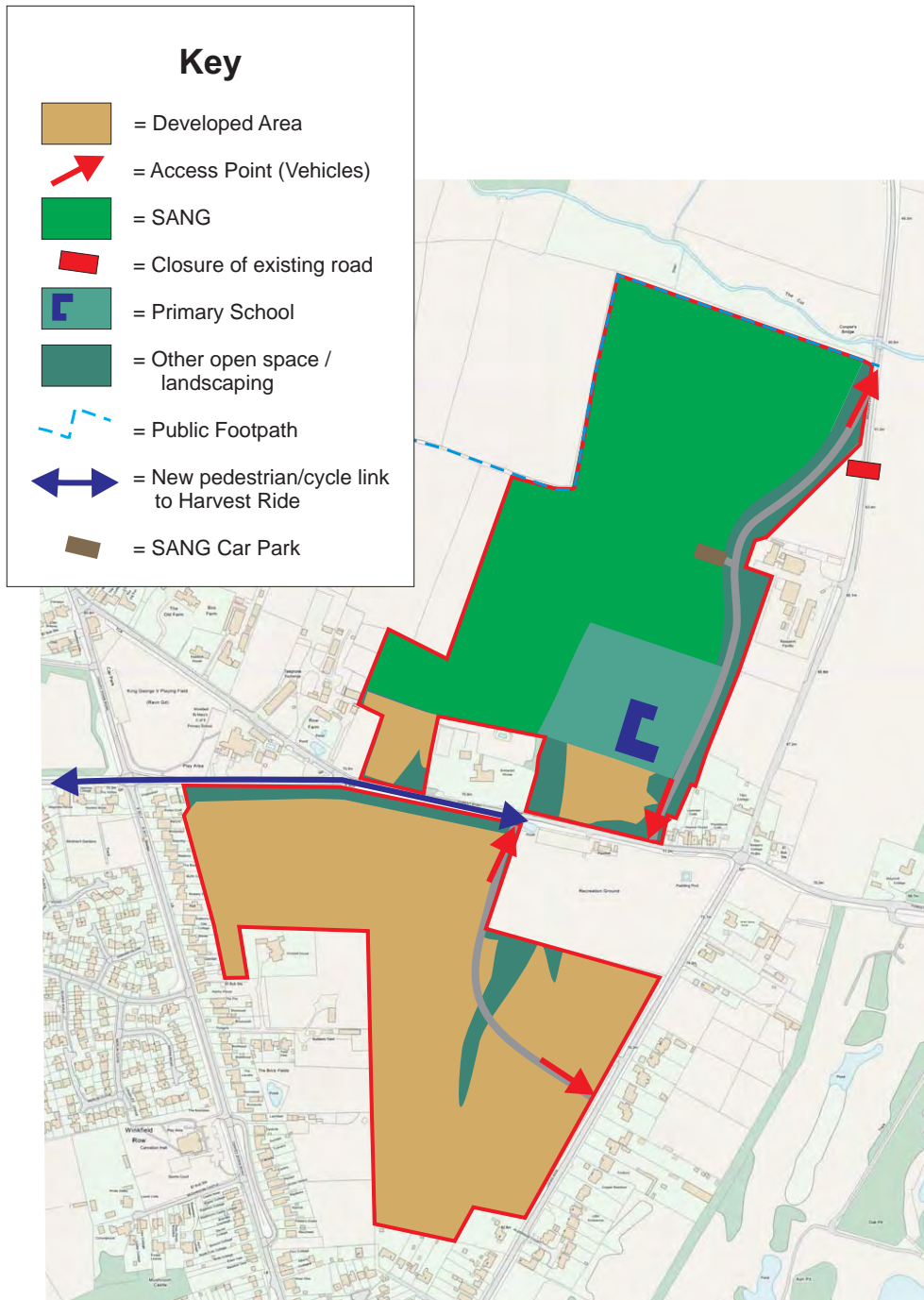
Land at Winkfield Row, as shown on the Policies Map and Illustrative Concept Plan is allocated for a comprehensive well designed development, including the following:

- 500 residential units (including 175 affordable homes) (the final number to be subject to further consideration of the impacts on the heritage assets).
- Provision of green routes along Forest Road
- On-site open space and Suitable Alternative Natural Greenspace (SANG).
- The infrastructure required to support this development includes:
  - A comprehensive package of on and off-site transport measures to mitigate the development's impact on roads and encourage sustainable modes of transport.
  - A new spine road linking Braziers Lane with Forest Road.
  - On-site in-kind provision of waste recycling facilities.
  - On-site in-kind provision of a Primary School.
- Measures to avoid and mitigate the impact of residential development upon the Thames Basins Heath Special Protection Area (SPA), in agreement with the Council and Natural England. This will include provision in perpetuity of:
  - on-site bespoke SANG;
  - a financial contribution towards Strategic Access Management and Monitoring; and
  - any other measures that are required to satisfy Habitat Regulations, the Council's Thames Basins Heaths SPA Avoidance and Mitigation Strategy and relevant guidance.
- Integration of Sustainable Drainage Systems.
- Provision of Green Infrastructure (in addition to elements listed above).
- Technical investigation and assessment of the effect of development proposals on the historic environment to ensure suitable and sustainable development.
- Protection and enhancement of Public Rights of Way.

The above is not a comprehensive list of requirements. Further details of other mitigation required can be found in the Infrastructure Delivery Plan<sup>(12)</sup>.

12 <https://www.bracknell-forest.gov.uk/comprehensive-local-plan/evidence-base>

## Map 6 Land at Winkfield Row



## **Implementation**

**6.41** This policy will be implemented through:

- the determination and monitoring of planning applications and appeals, and
- partnership working with relevant landowners, developers, statutory agencies and the local community.

## **Delivery**

**6.42** Whilst the site is predominantly greenfield, it is within a number of ownerships. Past experience has demonstrated that such sites take some time to come forward, particularly where there is a need for a mechanism to deal with equalisation of values. It will also be dependent on the construction of a new primary school and the timely delivery of a SANG. All land has been confirmed as available and it is estimated that the site could start delivering new homes in 2028/2029. Depending on market conditions and other factors, it is estimated that the development will take 6 years to complete (Appendix 1: 'Summary of Local Plan Evidence Base').

**6.43** Any application must be accompanied by a Conservation Management Plan to demonstrate that any land use/proposals (including playing fields) will avoid and minimise harm to the Listed Building, Conservation Area and Historic Parkland (including its topography, vegetation pattern and views).

## 6.6 Land at Hayley Green

**6.44** The site is under at least five different ownerships. It is primarily grassland divided by fences and hedges with small areas of broadleaved woodland and standing water.

**6.45** The site is important to the setting of Hayley Green which adjoins the southern boundary of the site. It has been promoted for development through the Draft Warfield Neighbourhood Plan. The Pre-Submission version of the plan included a policy and concept masterplan for the site. Since then, it is understood that the boundary of the site is to be extended to match the boundary shown in this plan and that consideration is being given to the conclusions of technical work carried out in association with the Local Plan. This includes the identification of a need for a primary school and flooding issues.

**6.46** The site is of strategic importance because the inclusion of additional educational facilities on site is important to the spatial strategy. Consequently, this policy sets out to create a framework for further masterplanning work at the local level.

### **Policy LP7 - Land at Hayley Green**

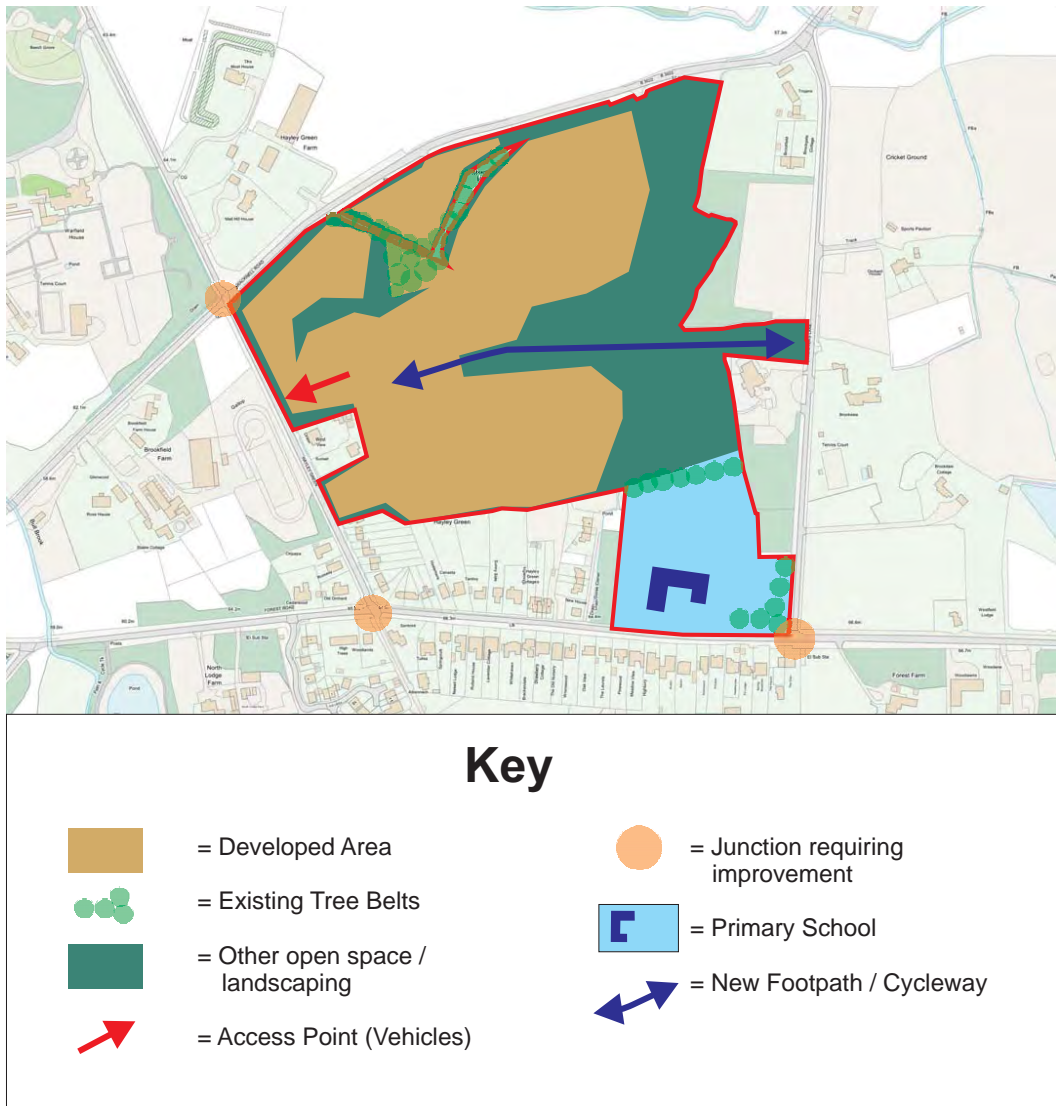
Land at Hayley Green, as shown on the Policies Map and Illustrative Concept Plan is allocated for a comprehensive well designed development, including the following:

- At least 235 residential units (including 82 affordable homes) (the final number to be subject to further consideration through the Warfield Neighbourhood Plan).
- On-site Open Space of Public Value
- The infrastructure required to support this development includes:
  - A comprehensive package of on and off-site transport measures to mitigate the development's impact on roads and encourage sustainable modes of transport.
  - On-site in-kind provision of waste recycling facilities.
  - On-site in-kind provision of a Primary School.
- Measures to avoid and mitigate the impact of residential development upon the Thames Basins Heath Special Protection Area (SPA), in agreement with the Council and Natural England. This will include provision in perpetuity of:
  - Off-site bespoke SANG of at least 8ha per 1,000 new population;
  - a financial contribution towards Strategic Access Management and Monitoring; and
  - any other measures that are required to satisfy Habitat Regulations, the Council's Thames Basins Heaths SPA Avoidance and Mitigation Strategy and relevant guidance.
- A comprehensive package of on-site, in-kind Open Space of Public Value, in accordance with standards.
- Integration of Sustainable Drainage Systems.
- Provision of Green Infrastructure (in addition to elements listed above).

The above is not a comprehensive list of requirements. Further details of other mitigation required can be found in the Infrastructure Delivery Plan.

**6.47** Note: The final layout of the site will be influenced, amongst other matters, by a project level Habitats Regulations Assessment.

## Map 7 Land at Hayley Green





## **Implementation**

**6.48** This policy will be implemented through:

- the determination and monitoring of planning applications and appeals, and
- partnership working with the local community through the progression of the Warfield Neighbourhood Plan, relevant landowners, developers and statutory agencies.

## **Delivery**

**6.49** The progression of the site will be partly dependent on the Neighbourhood Plan and degree of involvement of the local community in the design process. Whilst the majority of the site is greenfield, it is within a number of ownerships. Past experience has demonstrated that such sites take some time to come forward, particularly where there is a need for a mechanism to deal with equalisation of values. However, all land has been confirmed as being available. It will also be dependent on the construction of a new primary school and the timely delivery of a SANG. It is estimated that the site could start delivering new homes in 2026/2027. Depending on market conditions and other factors, it is estimated that the development will take 5 years to complete (Appendix 1: 'Summary of Local Plan Evidence Base').

## 6.7 Other forms of residential accommodation

### **Specialist accommodation for Older People**

**6.50** The total number of older people (aged 65+) in the Borough is projected to increase by 89.8% between 2013 and 2034. There is a need to help support the varied housing needs of an ageing population, through the provision of a range of housing options. Many prefer to continue living independently for as long as possible but with some level of support which could be provided through adaptations to the home or receiving social care visits at home. However, other options can include moving to a more suitable property – perhaps a smaller home with no stairs or to a home which is provided as part of a specialist housing scheme such as sheltered housing.

**6.51** Providing options for people to “downsize” to smaller or specialist housing can help free up family housing. Policy LP22 encourages the provision of specialist housing that specifically caters for the needs of all people (Use Classes C2 and C3). This might include housing that can be adapted in line with the “accessible and adaptable” standards in Part M of the Building Regulations.

**6.52** The SHMA estimates that 1,026 units of specialist self contained dwellings (Use Class C3) are required between 2016/17 and 2033/34 based on an average of current and national rates of provision. Due to the self contained nature of this form of specialist housing, it falls within the overall housing target set out in PolicyLP2.

### **Care homes**

**6.53** The housing need figure for the Borough (Use Class C3) does not include the projected increase in the number of people requiring registered care. The SHMA estimates the number of people aged 75 and over who will require institutional accommodation. From 2013/14 the net need each year is calculated to be 14 bedspaces.

**6.54** Therefore, in addition to the overall housing target, there is a need for a net increase of approximately 318 bedspaces (taking account of unmet need between 2013/14 and 2015/15) of Use Class C2 provision, primarily to help meet the accommodation needs of older people who need to live in an environment which provides residential or nursing care up to 2033/34

**6.55** At the 31<sup>st</sup> March 2017, 175 bedspaces were already under construction and there were outstanding permissions for a further 60 bedspaces. In addition, the allocation of land through the SALP at Broadmoor Hospital in Crowthorne (Policy SA4) includes a care home. Therefore, at this stage, it is not considered necessary to make further allocations for Use Class C2 purposes. Any proposals for this form of accommodation will be assessed against Policy LP22.

### **Custom build and self build**

**6.56** The Government wishes to increase opportunities for people to design and/or build their own home. Custom build and self build are the two types of project most commonly referred to. They are as follows:

- **Custom build:** the eventual occupiers take on a “project management” role, coordinating the services of designers, architects, planners and construction staff. They may get actively involved in some aspects, but generally physical involvement is kept to a minimum.
- **Self-build:** the occupiers take on an active role, procuring, designing and building their own home. They may outsource elements of the project, where their skills or time do not allow it.

**6.57** The Council has a register of people interested in custom and self-build opportunities. Details collected include preferred location. Where there is evidence for a need for these types of plots, the delivery of this type of home in will be supported. Policy LP23 deals with this in more detail.

### **Gypsies, travellers and travelling showpeople**

**6.58** The overall scale of need for gypsy, traveller and travelling showpeople accommodation in Bracknell Forest is small in comparison to wider housing needs. However, the Council has a responsibility to address these needs. Using the definition of gypsy and travellers in Annex 1 of ‘Planning policy for traveller sites (PPTS)’, the GTAA concludes that:

- 3 gypsy and traveller pitches are required over the period 2016/17 - 2020/21 and 2 pitches are required over the latter half of the plan period.
- No plots are required for travelling showpeople.
- That the Council considers the provision of transit pitches in Bracknell Forest Borough but that this is dealt with as part of a strategic cross-boundary response to unauthorised encampment activity

**6.59** The PPTS states that local planning authorities should set pitch and plot targets which address the likely need for permanent and transit site accommodation needs of travellers in their areas. In producing a local plan, there is also a need to identify and update annually a supply of specific deliverable sites sufficient to provide 5 years’ worth of sites against locally set targets and a supply of specific developable sites or broad locations for years 6 to 10 and, where possible 11 to 15.

**6.60** At the time of preparing this version of the plan, the Council is still considering the results of the recent GTAA and strategy to be taken. Possible options include:

- safeguarding authorised sites
- extending existing sites
- engaging with adjoining Authorities regarding the need for transit accommodation.

**6.61** Development management Policy LP26 sets out specific criteria which will be used to assess applications that may come forward on unallocated sites.

### **KEY EVIDENCE**

- National Planning Policy Framework (paras 47, 48, 156 and 157)
- Planning Practice Guidance (Housing and economic development needs assessments, Housing and economic land availability assessment)
- ‘Planning for the right homes in the right places’
- Berkshire (including South Bucks) Strategic Housing Market Assessment
- Strategic Housing and Economic Land Availability Assessment

- Self Build Register
- Gypsy and Traveller Accommodation Assessment

## **DELIVERY AND MONITORING**

### **6.62 Delivery**

- Determination of Planning Applications

### **6.63 Monitoring**

- Recording of permissions and completions of dwellings through the planning commitments exercise
- Authority Monitoring Report (Housing)

# 7: Economic Development

## 7.1 Provision of Economic Floorspace

7.1 Bracknell Forest is home to many multi-national companies and thousands of smaller ones that contribute to a buoyant local economy with high levels of employment. One of the key roles of the Local Plan is to support sustainable economic growth by ensuring that the Borough provides suitable land and buildings to meet existing and future needs and that there is sufficient housing of the right quality to meet the demands for labour. There is presently a very low level of unemployment in the Borough with only 0.8% of the working age population claiming job seekers allowance, and 3.3% of 16-18 year olds being not in education employment or training at March 2016.

7.2 The Council has an adopted economic vision that states the Borough should remain an exceptional place for business and for individuals and should be home to companies from countries identified as having rapid growth potential. Bracknell Forest is in the Central Berkshire Functional Economic Market Area (FEMA) along with the Boroughs of Reading, Wokingham and Windsor and Maidenhead. The Economic Development Needs Assessment (EDNA) includes projections for future employment land and floorspace requirements based on forecast economic and workforce growth, and projections based on trends. There is a significant variation between trends based projection which shows declining floorspace and the forecasts based on economic and labour supply projections which show a need to provide additional floorspace. The EDNA identifies a greater need for industrial and distribution floorspace than for offices. It also emphasises a need to retain, intensify and regenerate employment land to meet the needs of businesses.

7.3 The latest Employment Commitments data shows a continuing reduction in the stock of employment floorspace with the existing stock of A2, B1 and B2 floorspace having decreased by 10,750 sqm and B8 floorspace having decreased by 9,076sqm during the 2016/17 monitoring year. This is largely accounted for by the demolition of buildings at Honeywell, Lovelace Road, Bracknell (demolition of over 6,387sqm of B1 and 1,879sqm of B8 floorspace <sup>(13)</sup>), and the change of use of 5,709sqm of B1 floorspace at Station House, Market Street, Bracknell to 96 flats <sup>(14)</sup>. This trend is likely to continue as the monitoring shows that a further 27,372sqm of A2 – B8 floorspace is currently being demolished. Whilst 55,512sqm of floorspace (A2 – B8) has planning permission, construction work has not started on these sites. Much of this positive figure involves a few permissions that have been outstanding for some time. If these are not taken into account, the general trend follows that for completed floorspace i.e. an overall loss.

13 (permission ref. 12/00329/FUL)

14 (permission ref. 14/00684/PAC)

7.4 Table 3 gives details of the amount of floorspace that was available in the Borough at September 2017. These figures include new ad second hand floorspace.

**Table 3 Floorspace Availability**

Use	Sq Metres Available	Vacancy Rate
Office	66,145	9.9%
Industrial	18,374	4%
Light Industrial	274	0.1%
Retail	6,747	0.2%

Source; CoStar

7.5 Whilst this shows that there is a reasonable supply of office floorspace, the data does not specify the quality of floorspace available. It shows particularly low levels of availability and vacancy for light industrial floorspace. The amount of retail floorspace available has declined significantly during 2017, reflecting the regeneration of Bracknell Town Centre and the generally healthy nature of the Borough’s retail centres. The Lexicon opened in September 2017 and provides a net increase in retail floorspace in Bracknell Town Centre. Now that trading has commenced, it will be important to review the impact of the scheme on shopping patterns and turnover.

7.6 As stated in para 5.20, few sites were submitted for consideration for economic development through the SHELAA. Market signals are therefore suggesting that there is no immediate appetite for additional economic floorspace.

7.7 However, it is important that businesses are able to expand and adapt to meet changing market conditions and achieve innovations. This requires a flexible planning approach that encourages investment, not just through the employment policies but also by ensuring that local infrastructure and the Borough’s environment are of a high quality.

7.8 As set out in the West of Berkshire Spatial Planning Framework, the Council will work with the other local authorities in the West Berkshire Housing Market Area (Reading, West Berkshire and Wokingham) on integrating housing opportunities with employment provision across the HMA and FEMA rather than just looking at the Borough in isolation. The distribution of employment should reflect the needs of business to prevent the loss of potential employment to other areas. The EDNA also indicates that employment need is in some cases ‘footloose’ and an element can be met across local authority boundaries.

7.9 The Council will seek to meet demand for the early part of the plan period and will continue to monitor demand and supply trends of employment floorspace and land and will review the approach for of employment policy and allocations in light of these trends including wider influences across the FEMA and HMA.

**7.10** For the purpose of this plan, employment development is defined as being uses falling within use classes B1, B2 and B8 together with any sui generis uses that share a significant number of characteristics with those uses. Economic development covers a broader range of uses including employment development and Main Town Centre uses such as retail, leisure and entertainment.

**7.11** Economic development is taken as including office, industrial and storage (warehousing & distribution) and Main Town Centre uses which include retail, leisure and entertainment.

**7.12** To help supplement the current supply and provide opportunities for people to live and work locally, reducing out-commuting, it is proposed to allocate certain sites within Bracknell Town Centre for mixed use development.

**Objectives**

- C - Support economic growth and resilience
- D - Level of development/land supply

**Policy LP8 – Sites Allocated for Economic Development in Bracknell Town**

The following sites are allocated for economic purposes as part of mixed use schemes:

**Table 4 Sites allocated for Employment purposes as part of mixed use schemes**

Site ref (as used in the SHELAA)	Address	Approximate capacity (sq.m.)
Bra 7	Town Square, The Ring	11,600
Bra 11	Bus Depot (Coldborough House), Market Street	3,050
Bra 12	Former Bus Depot, Market Street	2,350
Bra 13	Coopers Hill Youth and Community Centre, Crowthorne Road North	2000
Bra 14	Jubilee Gardens and the British Legion Club, The Ring	5,700
Bra 15	Land east of Station Way and north of Church Road (Southern Gateway)	9,400
<b>Total</b>		<b>34,100</b>

**7.13** Bracknell Town Centre and its adjacent area is the main employment and commercial centre and the most accessible location in the Borough, offering the widest range of services and facilities. For these reasons, the Local Plan is directing further economic growth to the above sites which will help support the continuing regeneration and ongoing viability of the centre. This also reflects the strategy of focusing a significant proportion of residential development on this area.

**KEY EVIDENCE**

- National Planning Policy Framework
- Planning Practice Guide

- Functional Economic Market Area Study
- Economic Development Needs Assessment
- Local business partnership / commercial agents
- Costar commercial property database

## **DELIVERY AND MONITORING**

### **7.14 Delivery**

- Determination of Planning Applications

### **7.15 Monitoring**

- Planning permissions for employment uses



# 8: Strategic Infrastructure (including Transport)

## 8.1 Strategic and Local Infrastructure

8.1 New development planned for the Borough will have impacts on local roads, school capacity, health facilities, open spaces, utilities and many other forms of infrastructure. To mitigate the impacts of new development and create sustainable developments and communities, new and improved infrastructure will be required at the right time in the right place.

8.2 Infrastructure covers a broad spectrum of items and facilities. There are three main elements of infrastructure namely, physical, social and green infrastructure:

- Physical infrastructure includes transport, waste and recycling facilities, water supply and wastewater, including treatment plants, electricity and gas networks.
- Social infrastructure includes education and community facilities, healthcare, emergency services and libraries. It can also include affordable housing which is covered in Policy LP24.
- Green infrastructure includes sustainable drainage systems (SuDSs), parks, playing fields and other open spaces, woodlands, hedgerows and water features such as lakes and rivers (sometimes also referred to as 'blue infrastructure').

8.3 Failure to provide required infrastructure in support of sustainable development and communities will have a detrimental impact on local amenity and the quality of the Borough's built and natural environment. A key element of the Local Plan is for new development to be co-ordinated with the infrastructure it requires and to take into account the capacity of existing infrastructure.

8.4 One of the main challenges in the delivery of sustainable development will be funding the necessary supporting infrastructure. Delivery of new or improved infrastructure depends upon securing necessary contributions through the development process. Additional resources and support from both the public and private sector will be necessary, such as from the Thames Valley Berkshire Local Enterprise Partnership (TVLEP) and national government funding initiatives. The government also has a role in providing appropriate revenue support to those agencies that manage, maintain or provide infrastructure to create sustainable development.

**Objectives**

I - Infrastructure needs

## **Policy LP9 – Strategic and Local Infrastructure**

**Development proposals should demonstrate that it mitigates its impacts on existing strategic and local infrastructure through the provision of new, or enhancement of existing infrastructure.**

**Development proposals should satisfy one or more of the following criteria:**

- i. Enhances existing infrastructure, including opportunities for multi-functional use of community facilities;**
- ii. Provides, or funds necessary new infrastructure, either on or off-site;**
- iii. Makes use of other sources of funding to bring forward joint infrastructure schemes;**
- iv. Satisfies the requirements of infrastructure providers with regard to existing facilities and services including, but not limited to: educational, health and transport facilities and utilities infrastructure including telecommunication masts and broadband services;**
- v. Phases new development to coordinate with the delivery of necessary new or improved strategic and local infrastructure; and,**
- vi. Supports the future maintenance of strategic and local infrastructure provided as a result of the new development.**

**Where infrastructure requirements could render a development unviable, relevant development proposals should be supported by an independent viability assessment on terms agreed by the local planning authority and funded by the developer/applicant. Where viability constraints are demonstrated by robust evidence, the Council will:**

- i. Prioritise developer contributions for strategic and local infrastructure in line with relevant policies in the Local Plan and the detail of requirements outlined in the Infrastructure Delivery Plan; and/or**
- ii. Use an appropriate mechanism to defer part of the developer contribution / in-kind provision requirement to a later date; or**
- iii. As a last resort, refuse planning permission if the development proposal would be unsustainable without the required infrastructure following consideration of alternative funding sources.**

**8.5** The Council will work with infrastructure providers, stakeholders, partners and neighbouring councils to ensure that new and existing infrastructure is provided, improved and maintained to support sustainable development proposals identified in the Local Plan, helping Bracknell Forest grow sustainably.

**8.6** Development proposals and infrastructure provision will be coordinated to ensure that growth is supported by the timely and appropriate provision of infrastructure. Planning conditions, planning obligations and Community Infrastructure Levy (CIL) income will be used to provide infrastructure to support new development.

**8.7** The Council's Infrastructure Delivery Plan (IDP) will indicate the type, scale and timetable for the delivery of infrastructure to support the relevant objectives and policies of the Local Plan. It will also identify the main funding mechanisms and lead agencies responsible for infrastructure provision. Strategic and local infrastructure requirements will also be set out in relevant supplementary planning documents, development briefs and masterplans associated with new major development proposals and allocated sites. In ensuring the timely delivery of infrastructure requirements, development proposals must demonstrate that full regard has been paid to the IDP and all other relevant infrastructure policies in the BFLP. Strategic and local infrastructure provision will be based on a whole life costs approach.

**8.8** The IDP will identify programmed infrastructure provision from both the public and private sector, in addition to that delivered through the development process. It will provide an overview of the Borough's infrastructure requirements and deficits, identify who is responsible for delivery of these and include a broad indication of phasing, timescales, costs and funding mechanisms. Capacity in infrastructure and services and the performance of both will be monitored through regular engagement with internal and external infrastructure services providers operating in the Borough and the IDP background supporting information will be regularly updated.

**8.9** The Council adopted its CIL and its list of infrastructure to be funded by CIL (the Regulation 123 list) on 06<sup>th</sup> April 2015. This levy supports sustainable development in the borough by securing funding for infrastructure, facilities and services necessary to meet local plan objectives and comply with relevant policies. The Council will also seek to secure some site specific or local infrastructure through section 106 legal agreement planning obligations, in-kind provision or financial contributions. This accords with the Council's Planning Obligations Supplementary Planning Document (SPD). Some on-site infrastructure may also be secured through planning permission conditions.

## **KEY EVIDENCE**

- NPPF (paragraphs 7, 17, 29, 35, 38, 43, 70, 93, 114, 156, 157, 158, 162, 171, 173, 174, 177, 178, 179, 181, 182 and 204);
- Planning Practice Guidance (PPG) reference ID: 12-010, 12-014, 12-017 and 12-018;
- Section 106 of the Town and Country Planning Act 1990 (as amended);
- CIL Regulations 2010 (as amended);
- Site Allocations Local Plan (SALP) 2013;
- Core Strategy Development Plan Document (DPD) 2008;
- Bracknell Forest Borough Local Plan (BFBLP) 'Saved Policies' 2002, and
- Planning Obligations Supplementary Planning Document 2015.

## **DELIVERY AND MONITORING**

### **8.10 Delivery –**

- Determination of Planning Applications;
- Section 106 Legal Agreements and Planning Conditions;
- Community Infrastructure Levy and / or other infrastructure funding mechanisms;
- Section 38/278 Highway Legal Agreements;
- Implementation of the Infrastructure Delivery Plan Programmes;
- The statutory functions of the Local Highways Authority, and
- Implementation of other relevant Policies in the Local Plan.

### 8.11 Monitoring –

- Approved and implemented planning applications for new development in the borough;
- Section 106 legal agreements / Community Infrastructure Levy and other infrastructure funding mechanisms monitoring, and
- The progress and delivery of strategic and local infrastructure programmes in the Infrastructure Delivery Plan.

# Part 3 - Development Management Issues

# 9: Introduction

## 9.1 Introduction

**9.1.1** Development management is the process of obtaining planning permission from a local planning authority, to allow development to proceed. Development management policies are informed by national policies and guidance. They are generally more generic and are used when assessing a range of planning applications and development proposals. They tend to apply to all development regardless of type and location.

**9.1.2** Where a proposal for development accords with these policies, it should normally be approved. Many of the Council's development management policies date from the 2002 Bracknell Forest Borough Local Plan (BFBLP) and now need updating.

**9.1.3** This section contains policies, which will be used to assess planning applications and covers the following matters:

- **Development in the Green Belt or Countryside** (includes options for Green Belt, countryside, landscape, gaps between settlements, rural workers dwellings and equestrian uses)
- **Character and Design** (includes policies for design policy and internal space standards for dwellings)
- **Housing** (this includes policies on protection of existing housing stock, affordable housing, housing mix, and criteria for traveller sites)
- **Local Retail and Community Uses** (includes policies for change of use within retail areas, and protection of community facilities)
- **Heritage and Conservation**
- **Natural Environment** (includes policies for nature conservation and the Thames Basin Heaths Special Protection Area)
- **Climate Change and Environmental Sustainability** (includes policies for pollution, contaminated land, flooding, drainage, and renewable energy)
- **Transport**
- **Local Infrastructure and Facilities**

**9.1.4** In setting out the development management policies in respect of the above, the Council has been particularly mindful of government guidance which makes it clear that development management policies should not just repeat what is already contained within national policy (and in some cases legislation)

# 10: Presumption in favour of sustainable development

## 10.1 Presumption in favour of Sustainable Development

10.1.1 Paragraph 14 of the NPPF contains the presumption in favour of sustainable development and how this should be applied. Planning Practice Guidance considers how a Local Plan should reflect the presumption in favour of sustainable development and makes it clear that this should be done by indicating how the presumption will be applied locally. The following policy therefore sets out the process to be followed.

**Objective**

A - positive/proactive

**Policy LP10 - Presumption in favour of sustainable development**

**When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. Where appropriate, the Council will work proactively with applicants jointly to seek solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.**

**Planning applications that accord with the policies in the Development Plan for Bracknell Forest (and where relevant with policies in Neighbourhood Plans) will be approved unless material considerations indicate otherwise.**

**Where there are no policies relevant to an application, or relevant policies are out of date at the time of making the decision, then the Council will grant permission unless material considerations indicate otherwise, taking into account whether:**

- i. Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or**
- ii. Specific policies in that Framework indicate that development should be restricted.**

10.1.2 Paragraph 11 of the NPPF makes it clear that applications for planning permission must be determined in accordance with the Development Plan as the starting point for decision making. The inclusion of Policy LP10 makes the presumption in favour of sustainable development an integral part of the Development Plan for Bracknell Forest.

**10.1.3** When considering development proposals the Council will work proactively and positively with prospective developers, businesses, community representatives and local stakeholders to negotiate and bring forward quality developments solutions so that proposals can be approved wherever possible. The economic, environmental and social benefits for Bracknell Forest will be maximised taking into account the principles set out in Policy LP10 and the more detailed policies and guidance which amplify them including any related Supplementary Planning Documents and other material evidence. The Council is committed to pursuing a development plan led approach as this is considered integral to achieving sustainable development and helps provide more certainty for developers and communities.

**10.1.4** The extent of material necessary to make an informed assessment of proposals will vary widely between different types of application. The extent of public interest in a proposal and the number and complexity of representations received plus the need to refer certain applications to Committee for determination will have a bearing on the total length of time taken to reach a decision.

**10.1.5** In accordance with the National Planning Policy Framework, the presumption will not automatically apply to policies relating to sites protected under the Birds and Habitats Directives and/or designated as Sites of Special Scientific Interest (SSSIs), land designated as Green Belt, Local Green Space, designated heritage assets and locations identified as at risk of flooding.

#### KEY EVIDENCE

- National Planning Policy Framework (paras 14 and 15)
- Planning Practice Guidance (ID: 12-011-20140306)

#### DELIVERY AND MONITORING

##### 10.1.6 Delivery

- Determination of planning applications

##### 10.1.7 Monitoring

- Monitoring of applications and appeals



# 11: Development Affecting the Countryside and Green Belt

## 11.1 Protection of Countryside

**11.1.1** The Council has defined the settlement areas of the borough including expansion of these to provide sites to meet future development needs for the life of this plan. This policy aims to protect the countryside (areas outside of defined settlements, outside of the Green Belt) for their own sake from inappropriate development. This applies in addition to national policy.

A separate policy relates to the Green Belt. This policy will only apply where permitted development rights cannot be exercised.

### Objectives

B– Protect/enhance existing assets

### Policy LP11- Protection of Countryside

**The Council will protect areas of countryside for their intrinsic character and beauty.**

**A development proposal within the countryside will only be supported if it:**

- i. is required for agriculture, forestry or another established rural business; or**
- ii. comprises an essential utility or cemetery; or**
- iii. comprises an extension to, or replacement of, an existing building that does not result in a disproportionate addition over and above the original building; or**
- iv. comprises the re-use of permanent buildings for suitable alternative uses that would not require extensive alteration or rebuilding, and leads to an improvement in its immediate setting; or**
- v. comprises the change of use or adaptation of an existing non-residential permanent building that would not require extensive alteration or rebuilding; or**
- vi. comprises the change of use of land to outdoor recreation use or a small scale new building or other works required in association with a new or existing outdoor recreation use that respects and enhances the character of the countryside; or**
- vii. is the redevelopment of previously developed land which would not have any greater adverse impact on the rural character and integrity of the countryside than the existing development; or**
- viii. comprises Minerals and Waste development subject to relevant policies contained in the Minerals and Waste plan.**

**11.1.2** The Council is committed to protecting the character of the countryside for its own sake for the benefit of present and future generations. Of particular concern is the need to maintain the distinction between built-up areas and the countryside by controlling the spread of development outside settlements. Within the borough, the settlement boundaries have been reviewed and redefined to provide strong and defensible boundaries.

**11.1.3** This plan allocates sufficient land to meet future development needs and as such land outside of these allocations and the existing settlements should be protected. In its assessment of land to allocate, the Council considers that the areas outside of defined settlements are generally in locations that are unsustainable and poorly related to facilities required on a day to day basis.

**11.1.4** Isolated new homes in the countryside will be resisted, and will only be permitted if there is demonstrable need, such as for essential rural workers to live permanently at or near their place of work. Applicants should provide evidence to support such need. Occupation of the accommodation by such workers will normally be restricted by planning condition.

**11.1.5** Extensions to, and replacement of, buildings will take into account the size of the original building as it existed on 1 July 1948 or, if constructed after 1 July 1948, as it was originally built, to determine if it is a disproportionate addition or replacement, among other considerations such as design considerations in Policy LP18.

**11.1.6** The creation of new residential curtilages around newly converted buildings can adversely affect the undeveloped, rural character of the countryside, having an urbanising effect. Enhancements to the immediate area will therefore be sought, and removal of permitted development rights considered. The Council will take into account the likely cumulative impact of a proposal, including having regard to its visual impact on the surroundings and highway safety.

**11.1.7** Proposals for the change of use and adaptation of buildings should ensure that no extension will form part of the scheme.

**11.1.8** Previously developed land includes land identified on the brownfield land register.

**11.1.9** Appropriate recreational uses in the countryside will be those which are essentially outdoor and respect and maintain the undeveloped rural character of the countryside, and could not normally be accommodated within defined settlements. This would include uses such as golf courses. A sequential test assessment will be required for large scale development proposals. The test should assess whether there are suitable alternative sites in the built-up area. Buildings required to support the recreational use will normally be ancillary to the main outdoor recreational use and will be small in scale. Equestrian related development is further covered in Policy LP15.

## **Minerals and Waste Development**

**11.1.10** Minerals and Waste development proposals will be assessed against the Minerals and Waste policies which make up the development plan.

## **KEY EVIDENCE**

- National Planning Policy Framework (para 17, 28 and 55)
- Planning Practice Guidance (Rural housing)

- Landscape Recommendations report (LUC, September 2016)
- Site Assessment (2017)

## **DELIVERY AND MONITORING**

### **11.1.11 Delivery**

- Determination of Planning Applications

### **11.1.12 Monitoring**

- Number of appeals allowed on land outside defined settlements in the countryside.

## 11.2 Landscape Character and Strategic Gaps

**11.2.1** Bracknell Forest has a distinct and varied landscape. The Council is committed to ensuring that the intrinsic character and valued features of this landscape are protected and enhanced whilst enabling the sustainable growth necessary for communities and the economy to thrive. The policy aims to protect and enhance the distinctive landscape character of Bracknell Forest, including the setting of settlements. The policy applies to land in both the countryside and Green Belt, since it has a different purpose to Green Belt policy which has a fundamental aim to prevent urban sprawl by keeping land permanently open; and also to the settlement where conspicuous from these areas (such as edge of settlement developments, elevated sites, tall buildings for example). It will need to be demonstrated how development proposals take into account and respond positively to the character of their surroundings. Particular regard must be had to the landscape's valued features and characteristics and to the landscape strategy for the local character area as set out in the Landscape Character Assessment. Development proposals in strategic gaps will be resisted if they lead to the coalescence of settlements or fail to maintain a significant gap between them.

### **Objectives**

B – Protect/enhance existing assets

F – Strong communities

G – Achieving high quality development

### **Policy LP12 - Landscape character and strategic gaps**

**Development proposals must protect and enhance the intrinsic character and quality of the landscape character area within which they are situated, including the setting of settlements.**

**Development proposals will be expected to demonstrate:**

- i. how they protect, enhance and/or restore the condition, character and features which contribute to Bracknell Forest's distinctive landscape character; and**
- ii. that they are informed by and sympathetic to, the surrounding landscape character as set out in the Landscape Character Assessment; and**
- iii. that they maintain and respond positively to the valued features and characteristics of the local character area, and the landscape strategy; and**
- iv. that they effectively prevent, reduce and mitigate any negative impacts on landscape character.**

**Within strategic gaps development will only be supported where it can be demonstrated that it would not adversely affect the gap's function and not unacceptably reduce the physical and visual separation of settlements either within or adjoining the borough.**

**11.2.2** Bracknell Forest's landscapes are environmental assets which contribute to the Borough's distinctive and varied landscape character. These landscapes have evolved to their present form over thousands of years from a combination of natural geomorphological changes and human influence. All landscapes are valued across Bracknell Forest for different reasons as set out in the Bracknell Forest Landscape Character Assessment<sup>(15)</sup> (2015).

**11.2.3** The northern and eastern countryside areas of Bracknell Forest are also designated as Green Belt. This landscape policy is applicable to all countryside areas, including those within the Green Belt. This is because protecting and enhancing the intrinsic landscape character differs from the purposes of including land within the Green Belt. The policy also applies to the settlement where conspicuous from these countryside or Green Belt areas where proposals may harm countryside or Green Belt landscape character. This may be proposals at the edge of settlements, elevated sites, tall buildings for example.

**11.2.4** The Bracknell Forest Landscape Character Assessment identifies a number of landscape character areas which are formed by the nature and geology of the area. These areas include:

- heathland (much of which forms part of the Thames Basin Heaths Special Protection Area),
- woodland (predominantly coniferous plantations),
- grasslands (more extensive in the north of the borough where agriculture is more prevalent), and
- wetland habitats (including the main river corridors of The Cut and the River Blackwater).

**11.2.5** The Assessment describes the key characteristics that define these landscapes, identifies valued features and characteristics, forces for change acting on the landscapes, and provides a landscape strategy for each landscape character area.

**11.2.6** The Landscape Character Assessment will be used to assess the impact of relevant development proposals on the character of landscape, ensuring that landscape character and sensitivity are fully considered. Development proposals will need to demonstrate how they take into account and respond positively to:

- valued features and characteristics, and
- the landscape strategy, and
- show how any adverse impacts will be mitigated.

**11.2.7** Proposals should strengthen and enhance landscape character and local distinctiveness wherever possible. This information could be included in a design and access statement, masterplan, landscape proposal or Landscape and Visual Impact Assessment (LVIA). It is important that areas for proposed retention, enhancement and mitigation are clearly shown on a plan so that the overall impact on the landscape character can be properly assessed. A proportionate approach will be taken depending on the qualities and impact on the affected landscape.

**11.2.8** The local character areas are as set out in the Landscape Character Assessment:

- A1 – Bracknell Forest
- B1 – Crowthorne/ Sandhurst Heathland Mosaic
- C1 – Binfield and Warfield Clay Farmland
- C2 – Winkfield and Cranbourne Clay Farmland

15 <http://consult.bracknell-forest.gov.uk/file/3976918>

- D1 – The Hazes Wooded Clayland
- E1 – Blackwater River Valley
- F1 – Chavey Down Wooded Sands
- G1 – Easthampstead Wooded Estate
- G2 – Sunninghill Wooded Estate
- H1 – Windsor Great Park
- H2 – Windsor Forest

**11.2.9** National planning policy recognises the intrinsic character and beauty of the countryside.

Bracknell Forest's countryside provides an attractive landscape setting for the settlements and links with ecological and green corridor networks in urban areas. National policy requires planning to take account of the different roles and character of different areas and these roles will include maintaining separation between settlements.

**11.2.10** Countryside areas are often subject to development pressures which can threaten their open and undeveloped character, which if not resisted could lead to a coalescence of settlements. Consequently, development which would narrow or erode the physical and/or visual gap between settlements will not be supported.

**11.2.11** Key views within the landscape, and into and out of settlements, are not only valued by local communities but can also help define local identity and assist in way finding.

**11.2.12** The Council commissioned a study which assesses the function of gaps between settlements in Bracknell Forest. The study identified several strategic gaps and the strategic gaps to which the policy applies are shown on the policies map. These are:

- Binfield – Wokingham
- Bracknell – Wokingham
- Crowthorne – Sandhurst
- Sandhurst – Yateley/ Blackwater
- Bracknell – North Ascot.

**11.2.13** Development proposals in strategic gaps should demonstrate how the Landscape Character Assessment has been taken into consideration and that valued landscape functions relating to the separation of settlements will not be compromised, including on a cumulative basis.

**11.2.14** The cumulative impact of developments is a key consideration because over time the unique landscape characteristics and strategic gaps can be eroded or harmed, both physically and through visual impacts. Accordingly the Landscape Character Assessment will help inform the determination of planning applications.

**11.2.15** The Council has allocated land in the countryside to meet development needs. Some proposed allocation sites were not considered suitable due to the adverse impact their development would have on the undeveloped character of the countryside. Where allocations are within strategic gaps it is considered that the function and integrity of the gap can be retained. The settlement boundary is proposed to be amended accordingly.

## **KEY EVIDENCE**

- National Planning Policy Framework (para 17, 28, 79, 80, 81, 109 and 156)

- Planning Practice Guidance (ref ID: 26-007)
- Landscape Character Assessment (LUC, September 2015)
- Landscape Recommendations report (LUC, September 2015)

## **DELIVERY AND MONITORING**

### **11.2.16 Delivery**

- Determination of planning applications

### **11.2.17 Monitoring**

- Number of appeals allowed contrary to the aims of the Landscape Character Assessment
- Number of appeals allowed in strategic gaps

## 11.3 Rural Workers Dwellings

**11.3.1** National policy sets out that new isolated homes in the countryside should be avoided unless special circumstances apply such as the essential need for a rural worker to live permanently at or near their place of work in the countryside. In order to avoid pressure for additional rural workers dwellings there is also a need to consider carefully any proposals to remove existing occupancy restrictions on rural homes. Where a proposal is located within the Green Belt, this policy should be read in conjunction with Overarching Green Belt Policy LP16.

### **Objectives**

B– Protect/enhance existing assets



### **Policy LP13 - Rural Workers Dwellings**

**The construction of a new permanent rural worker's dwelling will normally be permitted where all the following criteria have been met:**

- i. The proposed dwelling is necessary to meet the accommodation needs of a full-time worker in agriculture, forestry or other businesses requiring a countryside location; and,**
- ii. The agricultural or forestry unit or the business activity has been established for a minimum of three years (at least one of which has been profitable) and is demonstrably financially sound, both at present and for the prospective future; and,**
- iii. Provision on-site or in the immediate vicinity is essential for the operation of the business as evidenced by a genuine functional need; and,**
- iv. No suitable accommodation exists or could be made available in established buildings on the site or elsewhere; and,**
- v. The proposal does not involve replacing a dwelling disposed of recently as general market housing; and,**
- vi. The dwelling is appropriately located and is no larger than is required to meet the operational needs of the business; and,**
- vii. The siting and landscaping of the new dwelling minimises the impact on the character and appearance of the countryside and ensures no adverse impact on designated sites.**

**Proposals for a temporary rural worker's dwelling must be supported by evidence that satisfies the functional and financial tests set out in criteria (i) to (vii) above.**

**A temporary rural worker's dwelling should take the form of a caravan or mobile home and will be permitted for no more than three years. Permission will not be granted for the erection of a temporary rural worker's dwelling in a location where a permanent rural worker's dwelling would not be permitted.**

**Any proposal for an agricultural unit which is considered likely to be affected by fragmentation will be subject to planning obligations to tie the dwelling(s) to adjacent farmland and buildings to prevent them being sold separately.**

**Consent for any new dwelling will be subject to conditions removing permitted development rights.**

## **Policy LP14 - Occupancy Conditions**

**Applications for the removal of occupancy conditions will only be permitted where it can be demonstrated that:**

- i. there is no longer a need for accommodation in association with a rural business at that site or in the local area (within 15-20 minute car journey); and,**
- ii. it can be demonstrated that the business operation at that site is no longer financially viable; and,**
- iii. the property has been marketed for sale or rent for a reasonable period (at least 1 year) at a price or rental level which reflects the existence of the occupancy condition.**

### **Rural worker's dwellings**

**11.3.2** Rural workers are normally those involved in the agricultural, or forestry industries, but in special circumstances may be associated with other rural-based enterprises such as horticulture and equestrian uses. It will often be as convenient and more sustainable for such workers to live in the urban area of the Borough, or suitable existing dwellings, so avoiding new and potentially intrusive development in the countryside.

**11.3.3** However, there will be some cases where the nature and demand of work in agriculture, forestry and other rural industries makes it essential for one or more people engaged in the enterprise to live at, or very close to, the site of their work. Where the functional need for a new rural worker's dwelling cannot be fulfilled by another existing dwelling or any other existing accommodation in the area, the provision of a temporary dwelling or construction of a new permanent dwelling will be permitted, subject to such proposals fulfilling all relevant policy requirements. Whether the need for a dwelling for an enterprise is essential in any particular case, as well as the size of the dwelling, will depend on the functional needs of the individual enterprise and not on the personal preferences or circumstances of any of the individuals involved.

**11.3.4** All applications will need to pass both a functional and financial test. A functional test is necessary to establish whether it is essential, for the proper functioning of the enterprise, for one or more workers to be readily available at most times.

**11.3.5** A financial test will also need to be passed to ensure that the rural enterprise is economically viable. The Council will take a robust approach to the assessment of the level of profitability, as these developments remain permanently in the countryside in spite of any failure of a rural enterprise. Therefore the financial test will assess whether the proposed dwelling can be sustained in the long term by the agricultural activity or enterprise. The applicant should ensure that all necessary information is included with any planning applications in order for the Council to carry out to its satisfaction, the functional and financial tests.

**11.3.6** In order to justify a new rural worker's dwelling an applicant must be able to conclusively demonstrate that all other potentially available dwellings on the agricultural unit or enterprise are already totally committed or are unsuitable. Where applications relate to units where only part of the land forming the enterprise is owned by the applicant, the Council will require evidence

of land being held on a secure basis or the ready availability of suitable land. If a need is established, a new building should be sited so as to minimise the visual impact on the countryside, and the requirements of all relevant policies of the Development Plan will apply.

**11.3.7** For the purposes of policy LP21 Rural Workers Dwelling, criterion 5, 'recent' is taken as being within the two years prior to the submission of a planning application and the applicant will be expected to confirm this matter.

**11.3.8** If permission is given for a temporary dwelling, the period of the temporary permission will be clearly set out and extensions to the temporary period beyond three years will not be given, unless a satisfactory case can be made to the Council. If permanent permission is granted, or the agricultural or other use of the site ceases, the temporary dwelling will be required to be removed.

**11.3.9** The Council will also consider removing certain permitted development rights for any dwelling permitted under this policy, to ensure that the dwelling remains at a size, which can be justified by the functional need and can be supported by the income from the agricultural unit. The Council will impose occupancy conditions on all new workers' dwellings and where an additional dwelling on a farm holding is permitted, an occupancy condition may, in appropriate circumstances, be applied to the original farmhouse. In some circumstances, the Council may require an agreement under Section 106 of the Town and Country Planning Act 1990 preventing the sale of the dwelling or parts of the land separately from the land forming the holding.

### **Occupancy Conditions**

**11.3.10** Applications can be made to the Council for the removal of rural worker occupancy conditions. They will be the subject of careful consideration in order to assess whether a long term need for a rural worker's dwelling remains. This will involve marketing the property for sale or rent for a period of at least 12 months at a realistic price to reflect the occupancy condition.

### **KEY EVIDENCE**

- National Planning Policy Framework (para 55)

### **DELIVERY AND MONITORING**

#### **11.3.11** Delivery

- Determination of Planning Applications

#### **11.3.12** Monitoring

- Number of new rural workers dwellings permitted/occupancy conditions removed

## 11.4 Equestrian Uses

**11.4.1** The borough contains a number of domestic and commercial equestrian facilities including existing facilities for training and breeding, including stud farms, polo clubs and dressage. These can have a significant impact on the countryside by way of physical structures (such as buildings and fences), and by increased usage of roads and bridleways. Such uses can be an important part of the rural economy although this must be balanced against the impact of the scale and nature of the proposed use in the countryside. Proposals for development within the Green Belt must also accord with Green Belt Policy LP16.

### **Objectives**

B– Protect/enhance existing assets

### **Policy LP15 - Equestrian Uses**

**Proposals for the development of equestrian facilities (including extensions and changes of use) will be permitted provided the following criteria are met:**

- i) Existing buildings are re-used where possible and any new facility should be satisfactorily integrated with existing buildings where present; and**
- ii) The development will not cause harm to a site of nature conservation, landscape or historic value that cannot be satisfactorily mitigated; and**
- iii) The development is appropriate in terms of design, layout, siting and external materials relative to its intended use and surrounding area and will not have an adverse visual impact; and,**
- iv) The development will not have a detrimental effect on the amenity of neighbouring properties or the local area through activity causing unacceptable levels of noise, smell, light pollution, overlooking, traffic or other general disturbance; and**
- v) Proposals for equestrian establishments whether for private use or commercial livery must be of an appropriate size and scale for their intended use and in relation to the associated fields. This must allow for the proper care of horses, including stabling, grazing and exercise, in accordance with the Equine Industry Welfare Guidelines and British Horse Society Standards (or any future equivalent); and**
- vi) Where horses are likely to be ridden off-site proposals should be well connected to the existing bridleway network and not lead to potential conflicts between equestrians and other users, or have adverse effects on the road or highway safety of the area.**

**11.4.2** The National Planning Policy Framework advises that recreational facilities can make an important contribution to the health and wellbeing of communities. Whether planning permission is needed for the use of land and buildings for horses and equestrian activities depends on whether the horses are used for agricultural, recreational or commercial purposes.

The use of land for grazing (which is part of the definition of agriculture in Section 336 of the Town and Country Planning Act 1990) is widely taken to include the grazing of horses and so does not require planning permission. The need for planning permission arises when horses are kept on the land. Horses are considered to be 'kept' when their food is supplemented over and above any grazing that takes place or shelter is provided for them. This can be in the form of stables or field shelters. If these circumstances exist the land is no longer used for agricultural purposes but is used for the keeping of horses. Planning permission is necessary for this change of use.

**11.4.3** Proposals for equestrian developments must have regard to the British Horse Society Standards and Equine Industry Welfare Guidelines Compendium (or any future equivalent) in terms of minimum requirements for housing horses and ponies, and the provision of adequate pasture land.

**11.4.4** Stud farms and liveryes are not considered a recreational use. If horses in stud farms or liveryes are not part of a recognised agricultural unit or if horses within such a unit are not kept for agricultural purposes, the Council will require full planning permission for their keeping. This should include evidence to demonstrate why the proposal would be appropriate under the provisions of the NPPF. Commercial proposals will be expected to submit a business case supporting their application, justifying any built development proposed and providing evidence that the development is in accordance with equestrian best practice. Where a business case is required the applicant will be expected to pay the planning authority's reasonable costs for having it independently assessed. Proposals for development within the Green Belt will also be assessed against Green Belt policy in the NPPF and Local Plan Policy LP16.

**11.4.5** In order to protect the openness of the countryside, the potential to make use of existing buildings should always be considered before the erection of new structures for equestrian purposes. Where this is not possible, the scale, siting and finish should be chosen to minimise visual impact and avoid prominent and isolated development. Field shelters and similar structures should not be constructed with such a degree of permanence that they could be adapted for other uses in the future.

**11.4.6** In considering proposals for all types of equestrian facilities, the Council will seek to ensure that the size and scale of the development, including any cumulative impacts, is appropriate to its intended use and to the land on which the development is situated. Careful attention should be given to the design, siting and landscaping details to avoid an adverse impact on the character and appearance of the countryside and the amenity of neighbouring properties in terms of noise, smell, light or other general disturbances. Consideration should be given to the handling and storage of manure at the outset. Exposed, prominent or isolated locations should also be avoided.

## **KEY EVIDENCE**

- National Planning Policy Framework (paras 28, 87, 88, 89)

## **DELIVERY AND MONITORING**

**11.4.7** Delivery

- Determination of Planning Applications

#### 11.4.8 Monitoring

- Monitoring of applications and appeals for equestrian uses

## 11.5 Overarching Green Belt Policy

**11.5.1** The main aim of Green Belt is to prevent urban sprawl by keeping land permanently open. The Green Belt also provides opportunities for people to access the countryside, to protect land for agriculture, forestry and similar land uses, and for nature conservation. Approximately 3843 Ha (just over 35%) of Bracknell Forest lies within the Green Belt. National Policy sets out that whilst most forms of development are inappropriate in the Green Belt there are some exceptions. The following Policy sets out the approach to development in the Green Belt in Bracknell Forest and applies in addition to national policy. The criteria in this policy will only apply where permitted development rights cannot be exercised.

### **Objectives**

B– Protect/enhance existing assets

### **Policy LP16 - Green Belt Policy**

**The construction of new buildings in the Green Belt is considered inappropriate and will not be permitted unless very special circumstances can be demonstrated.**

**Development proposals will be permitted where they are consistent with the exceptions listed in national planning policy and, where relevant, also meet the following criteria:**

**(a) The replacement of a building, provided the new building is sited on or close to the position of the existing building, except where an alternative siting within the curtilage demonstrably improves the openness of the Green Belt.**

**(b) Where the re-use of buildings is proposed:**

- i. the proposed use must be wholly or substantially contained within the building identified for re-use; and**
- ii. the proposal must not result in the need to construct additional agricultural buildings, unless it can be demonstrated that the building to be re-used is no longer suitable for an agricultural use;**
- iii. the buildings must be structurally sound and capable of re-use without major alterations, adaptations or reconstruction;**

**(c) Where the proposal comprises limited infilling within the identified settlement boundaries of the following villages:**

- Cranbourne**
- Church Road, Winkfield**
- North Street, Cranbourne**
- Cheapside**
- Maidens Green/Winkfield Street**

**(d) Limited changes of use of land where this is required to meet the functional needs of a permissible change of use of a building.**

**11.5.2** Unless very special circumstances can be clearly demonstrated, the Council will regard the construction of new buildings and forms of development other than those specifically identified in the NPPF as inappropriate in the Green Belt. National Policy (NPPF para 80) defines the purposes of the Green Belt as:

- to check the unrestricted sprawl of large built-up areas;**
- to prevent neighbouring towns merging into one another;**
- to assist in safeguarding the countryside from encroachment;**
- to preserve the setting and special character of historic towns; and,**
- to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.**



**11.5.3** Whilst most forms of development are considered inappropriate in the Green Belt, national planning policy lists certain exceptions which are not inappropriate. These include development such as new buildings for agriculture and forestry, and the limited infilling or redevelopment of previously developed land where it would not have a greater impact on the openness of the Green Belt.

**11.5.4** Proposals for equestrian development will also be considered against policy LP15.

### **Replacement buildings**

**11.5.5** Replacement buildings are expected to be sited on or close to the position of the original building, unless it can be clearly demonstrated that an alternative position would reduce the overall impact on the openness of the Green Belt.

**11.5.6** When considering proposals for replacement buildings, the starting point will be the size and scale of the existing building. When assessing whether a replacement building is materially larger than the one it replaces the Council will compare the size of the existing building with that proposed, taking account of siting, floorspace, bulk and height. The floorspace of existing outbuildings will not be taken as counting towards the floorspace of the existing building. The inclusion of a basement to increase floorspace does not preclude it from being taken into account when considering whether a replacement building is 'materially larger' than the original.

### **Re-use or conversion of buildings**

**11.5.7** The re-use of agricultural or rural buildings provides opportunities for the diversification of the rural economy and contributes to the economic growth of the area. It can also contribute towards the reduction in demand for new buildings in the Green Belt and can be a means of conserving traditional buildings which are a distinctive feature within the Borough's rural landscape. In April 2015 the Government updated permitted development rights allowing the change of use of agricultural buildings to other uses, subject to certain limitations and conditions. Therefore policy LP16 will only apply where permitted development rights (including any future amendments) cannot be exercised. Buildings can often be converted without causing material harm to the open character of the Green Belt. However, the Council recognises that particular uses or levels of use can either directly or indirectly have an adverse effect.

**11.5.8** For example, whilst the re-use of a vacant building for residential accommodation in itself may be acceptable, some associated features such as fences and walls, driveways, domestic paraphernalia and ancillary buildings could harm the open character of the area. The effect of these and similar features will be assessed when dealing with re-use applications.

### **Villages in the Green Belt**

**11.5.9** The following villages lie within the Green Belt and their boundaries are shown on the Policies map:

- Cranbourne
- Church Road, Winkfield
- North Street, Cranbourne
- Cheapside
- Maidens Green/Winkfield Street

**11.5.10** Development within villages in the Green Belt is restricted to limited infilling. This reflects the need to protect the openness of the Green Belt. For the purposes of this policy, limited infilling is considered to be the development of a small gap in an otherwise continuous built-up frontage, or the small-scale redevelopment of existing properties within such a frontage. The infill plot should be comparable in size and shape to those developed plots which adjoin the site and must have an existing frontage to a suitable road. The proposal should be appropriate to the scale of the locality and not have an adverse impact on the character of the countryside or the local environment.

### **Extensions and Alterations**

**11.5.11** Proposals for extensions and alterations in the Green Belt will be assessed against policy in the NPPF. The starting point for consideration of proposals for extensions to existing buildings in the Green Belt will be the siting, floorspace, bulk and height of the 'original' building. This means the building that existed on 1 July 1948 or, if constructed after 1 July 1948, as it was originally built. Any extensions built subsequently will not be considered part of the original building. The Council will calculate volume using the basic formula of area multiplied by height. This being volume as a measurement of external structure, inclusive of roof voids.

**11.5.12** The extension or alteration of buildings in the Green Belt are not considered in National or Local planning policy to constitute inappropriate development, providing that they are not disproportionate and therefore by definition harmful to the openness of the Green Belt. A replacement building is not considered inappropriate if it is are not materially larger than the building it replaces. In respect of dwellings, some single-storey householder extensions have Permitted Development Rights. The Council considers that different locations and forms of development present different site specific characteristics. In this regard, the details of any application will be judged on its own individual merits.

**11.5.13** However, when assessing whether a proposed extension represents a disproportionate addition, the Council will compare the size of the 'original' building with the proposed extension, taking account of siting, floorspace, bulk and height. As a general guide, extensions that would result individually, or cumulatively with other extensions, in an increase in the volume of the original building of more than 40% are very likely to be regarded as disproportionate.

### **KEY EVIDENCE**

- National Planning Policy Framework (para 17 (5) and Chapter 9)
- Landscape Recommendations report (LUC, September 2016)
- Green Belt Review (Amec, June 2016)

### **DELIVERY AND MONITORING**

#### **11.5.14** Delivery

- Determination of Planning Applications

#### **11.5.15** Monitoring

- Number of appeals allowed in the Green Belt

## 11.6 Development Site in the Green Belt: Jealotts Hill Research Centre

**11.6.1** The Jealott's Hill International Research Centre operated by Syngenta is a significant developed site in the Green Belt. A policy is considered necessary as the site contains a large area of development within the Green Belt and makes an important contribution to employment and economic activity in the Borough. The following policy aims to provide guidance on how the site may be adapted and developed to meet the changing needs of the business. It sets out the approach to proposals for infilling and/or redevelopment at this site. Proposals will also be considered against Policy LP16 – Green Belt Policy and any other relevant planning policies.

### **Objective**

B - Protect/enhance existing assets

### **Policy LP17 - Developed Site in the Green Belt: Jealott's Hill International Research Centre**

**Development within the built envelope of the Jealott's Hill Research Centre as defined on the Policies Map and comprising infilling and/or partial or complete redevelopment will be permitted provided that it would:**

- i. not extend beyond the defined built envelope which contains the bulk of the built up area of the site; and**
- ii. be visually contained within the site and not exceed the scale or height of the existing buildings; and**
- iii. not have a greater impact on the openness and undeveloped character of the Green Belt.**

**Partial or complete redevelopment proposals will be permitted provided that they would:**

- i. not lead to an over intensification of the site: and**
- ii. result in environmental improvement to the site.**

**11.6.2** National policy states that the construction of new buildings is generally inappropriate in the Green Belt and should not be approved except in very special circumstances. NPPF paragraphs 89 to 90 set out the forms of development that may not be inappropriate. These include suitable replacement buildings and limited infilling or redevelopment of previously developed sites. Whilst these types of development may not be inappropriate, they should not conflict with the preservation of the openness and purposes of the Green Belt.

**11.6.3** It is recognised that there may need to be redevelopment of the Jealott's Hill site to meet changing business needs which could give the opportunity for environmental improvements to the site and the maintenance or enhancement of employment. Any proposals for development beyond the defined built envelope will be inappropriate development in the Green Belt and would need to be justified by very special circumstances.

#### **KEY EVIDENCE**

- National Planning Policy Framework
- Planning Practice Guide
- Functional Economic Market Area Study (NLP, 2016)
- Economic Development Needs Assessment (NLP, 2016)
- Green Belt Review (Amec, 2016)

#### **DELIVERY & MONITORING**

##### **11.6.4** Delivery

- Determination of Planning Applications

##### **11.6.5** Monitoring

- Levels of available employment land and buildings
- Planning permissions for employment uses

# 12: Character and Design

## 12.1 Overarching Design

12.1.1 The design of development has a significant influence over the identity, cohesion and function of places. The Council is committed to securing good design and has produced a number of supporting documents as set out in the paragraphs below. This is supported by national policy which attaches great importance to the design of the built environment and advises that Local Plans should include robust and comprehensive policies that specify the quality of development that will be expected for the area.

### **Objective**

G – Achieving high quality development.

## **Policy LP18 - Design**

**All new development must achieve a high standard of design and positively contribute to the distinctive character and amenity of the local area. Proposals should be design-led and will be supported where they:**

- i. Relate well to their location and surroundings through their siting, height, scale, roofscape, massing, form, design and materials,**
- ii. Make efficient use of land, having regard to topography, location and other factors affecting good design and have regard to solar orientation, opportunities for energy efficiency and design to prevent over-heating;**
- iii. Retain and, where reasonable, enhance existing trees, important open areas, gaps in frontages, hedgerows, walls, fences, banks and other site features of landscape, ecological, heritage or amenity value;**
- iv. Enable easy, inclusive, well designed and constructed access into and through the site and buildings and to adjoining areas and successfully integrate parking provision;**
- v. Ensure that new development promotes and reinforces or, where appropriate, creates local character and identifies and respects local heritage and patterns of development;**
- vi. Have appropriate boundary treatments which clearly define the public realm and create a secure private realm;**
- vii. Include adequate, high quality, usable public and private open space;**
- viii. Include a mix of uses appropriate to the scale and location of the development;**
- ix. Create safe communities and minimise the opportunity for crime and anti-social behaviour, including natural surveillance and appropriate lighting of public routes and spaces;**
- x. Provide acceptable standards of amenity space, privacy and daylight and do not adversely affect the amenity of the locality or surrounding properties;**
- xi. Show proper consideration of levels and views into and out of the site and integrate landscaping, drainage and planting into the development;**
- xii. Incorporate well designed facilities for the storage and efficient collection of waste and recyclable materials; and,**
- xiii. Do not prejudice by way of design and layout the comprehensive development of a wider area.**

**12.1.2 Masterplans and Design Codes will be required for larger and more complex developments to agree an overall vision and strategy for a development as a whole that demonstrates a comprehensive and inclusive approach to design.**

**All development proposals must demonstrate that they are in general conformity with the design principles set out in other relevant Supplementary Planning Documents including the Design, Streetscene and Character Areas SPDs, Design Guides and Neighbourhood Plans.**

**12.1.3 Good design is essential for all development irrespective of its location or type. The Council has produced additional guidance for applicants to help ensure developments are of high quality and fully respect the character of the local area and meet the criteria in Design**

Policy LP18 above. Of particular note for applicants are the Character Area Assessments SPD and the Design SPD. Other detailed local context information can be found in Conservation Area Appraisals, Village Design Guides, or neighbourhood plans, which also provide local context.

**12.1.4** There is potential to deliver a positive social effect through design. The design and function of buildings and the space around buildings can help to improve local identity, social wellbeing and health outcomes and discourage crime.

**12.1.5** The criteria in Design Policy LP18 seek to ensure that new development:

- takes account of the local context in which it sits,
- has regard to features of significance including heritage assets, biodiversity, landscape, views and focal points.
- is sustainable in that it is accessible to all and has regard to energy efficiency improvements; and,
- takes proper account of amenity and privacy issues.

**12.1.6** Developers should carry out tree surveys of development sites at an early stage to ensure that existing trees are identified and taken into account in the layout and design of the proposal. Trees, shrubs and other soft landscaping provide a number of environmental benefits, ranging from climate change mitigation to the management of surface water drainage and flood risk.

**12.1.7** Development must respond positively to the site and the local context taking into consideration position, orientation, scale, height, layout, massing, detailing and use of materials.

**12.1.8** Developers are expected to have regard to emerging advice and good practice to ensure that development schemes positively contribute to the public realm, local street scene and wider landscape through high quality design.

**12.1.9** Sustainable Drainage Systems (SuDS) if incorporated into the layout of the development at the early stages can have a positive impact not only on the local drainage system but also on the landscape amenity and biodiversity of the site. Further detail on SuDs is set out in Policy LP41.

**12.1.10** Development proposals should consider how the scheme will integrate with the existing circulation patterns particularly pedestrian, cycle and public transport. Safe and secure pedestrian and cycle routes should be provided both within the site and linking into the wider network. The policy seeks to ensure that the design and location of new development makes it accessible to all potential users.

**12.1.11** Creating safe and attractive places by designing-out opportunities for crime and antisocial behaviour through the incorporation of physical and management measures will help to minimise the risk and fear of crime. The location of parking areas should ensure that they create safe and secure places to leave and access vehicles.

**12.1.12** Developments should be planned comprehensively in an integrated manner. Some larger scale developments or complex sites can take a number of years to complete and are often delivered and planned in stages. In order to ensure developments take place in a coherent and structured way, Masterplans and Design Codes should be produced to agree an overall vision and strategy for a development as a whole at the outset.

**12.1.13** For certain developments a Design and Access Statement should be submitted. This is a report used by the local planning authority and others to help understand the development proposal, why it is as it is, and how it has evolved. The length and level of detail in a Design and Access Statement will vary according to the scale of the proposal and the sensitivity of its location. Further information on the purpose and content of Design and Access Statements and when they are required can be found in the Design SPD.

#### **KEY EVIDENCE**

- National Planning Policy Framework
- Planning Practice Guide
- Building for Life
- Character Area Assessments Supplementary Planning Document
- Streetscene Supplementary Planning Document
- New Developments Residents Survey
- Design Supplementary Planning Document

#### **DELIVERY AND MONITORING**

##### **12.1.14** Delivery

- Determination of Planning Applications

##### **12.1.15** Monitoring

- The number of residential schemes that meet 'Building for Life' criteria (or similar national standard) "very good", "good", "average" or "poor" standards.



## 12.2 Tall Buildings

**12.2.1** Tall buildings, of high quality design and architecture, can be appropriate in the right locations, such as Bracknell town centre. Such buildings can use land efficiently, enclose key areas of public realm and can enhance a space, place or streetscene where they fit well into the urban landscape. Poorly designed or placed tall buildings can have a detrimental effect on the environment and on neighbours. They can block views and create a poor environment for their occupants if not designed and positioned well.

**12.2.2** Therefore, it is important that some basic principles are followed when considering tall buildings and that their location, design and impacts are carefully analysed as part of the decision making process.

### **Objectives**

G – Achieving high quality development

## **Policy LP19 - Tall Buildings\_**

**The Council will support proposals for tall buildings where;**

- i. the location is sustainable and suitable for high intensity development;**
- ii. they are located at a point of townscape significance and have a height that is proportionate to the proposed location and size of site;**
- iii. they will not have a negative impact on the local environment, including the micro-climate and the general amenity of surrounding buildings and spaces;**
- iv. they positively contribute to one or more of the following:**
  - the existing streetscene,**
  - the containment of a space or square, or**
  - create a focal point of interest in an appropriate location;**
- v. they reinforce or add positively to the surrounding scale and urban form of the area;**
- vi. consideration is given to how the building will affect important views to and from key areas of the Borough and where proposals will have a positive impact on the skyline;**
- vii. the building is of an exemplary architectural design and residential quality, maximising energy efficiency prioritising the use of sustainable materials and construction methods;**
- viii. they provide appropriate levels of usable amenity space for future occupants and their proposed uses;**
- ix. they include sufficient parking for cars and cycles, and space is provided for the effective servicing of the building without having an unacceptable, detrimental effect on amenity space and the streetscene;**
- x. their entrances are highly visible and legible; and**
- xi. the lower floors create visual interest within the streetscene and successfully relate to and create a positive pedestrian experience.**

**12.2.3** A tall building is defined by;

- a. its context, being 5 storeys or 15m and above in Bracknell town centre and, elsewhere, any building that is substantially taller than its neighbours;
- b. the significance of the impact on the existing skyline within the Borough.

**12.2.4** In considering proposals for the erection of tall buildings, the following criterion will be taken into account:

- The character of the area;
- The relationship between an individual site and adjoining land/buildings including any change in level;
- The context within which the proposal will sit;
- The design of the building;

- The impact on the local environment and micro climate; and
- The impact on long range views.

**12.2.5** When considering tall buildings, an assessment of the appropriateness of the location will be made. Consideration will be given to whether the proposal will result in achieving a coherent and compatible streetscene that the building will enhance the character of the area. The inter-relationship with existing buildings will also be an important factor in the assessment of the appropriateness of the location and proposal. Designs which are inappropriate in their context, or which fail to make good use of the opportunities for improving the character and quality of an area will be refused.

**12.2.6** Issues relating to the bulk and massing of a building will also be considered; permeability and legibility within the localised area will remain important.

**12.2.7** Tall buildings in the Borough should be of an exemplary architectural design and residential quality. Tall buildings should also achieve high standards of sustainability, maximising energy efficiency and construction methods using high quality materials. They also need to be functional and meet the needs of their occupants in the short and longer term, providing flexible spaces, particularly on the lower levels and at street level, to provide options for changing uses and future needs.

**12.2.8** The design of the building should ensure that the entrances are clearly legible and usable for all members of the community, including when arriving as a visitor. Entrances also need to be coherently placed within existing streetscenes with the ground floor uses providing activation within, and natural surveillance of, the street.

**12.2.9** Dwellings within tall buildings should be adaptable and suitable to meet the needs of all members of the community and provide high quality accommodation for all ages and abilities as set out in Policy LP25 – Housing Mix – Tenure, Size and Accessibility.

**12.2.10** Provision for cars, cycles and bin and recycling collections will be needed along with delivery vans, maintenance equipment and emergency service vehicles. Unsightly plant on the roof will not be acceptable.

**12.2.11** It is essential that consideration is given to longer views and panoramas in and out of the urban areas to the surrounding countryside. Key views have been identified in the following locations:

a) the western approaches to Bracknell from;

- the A329;
- Peacock Lane;
- Easthampstead Park;
- Wokingham Road; and

b) from the west and north of the Borough from:

- Tilehurst Lane in Binfield;
- Binfield Road;
- Cabbage Hill; and
- Forest Road.

**12.2.12** Other views may also be important depending on the location of the building and further assessment and analysis. Consideration should be given to Policy LP11 Protection of Countryside, Policy LP12 Landscape Character and Strategic Gaps and Policy LP16 – Green Belt.

**12.2.13** It is important that all proposals for tall buildings in the Borough are accompanied by high quality contextual analysis, demonstrating how the building will fit into the existing built environment to create positive views to and from the surrounding area.

**12.2.14** Careful analysis relating to the spacing of blocks will be needed and a tall building should not adversely affect neighbours or be overbearing. An assessment of the cumulative effect of tall buildings will also be required; one tall building will not necessarily create a precedent for a street or area.

**12.2.15** Detailed information will also be required on sunlight and shadowing impacts of any new building on the surrounding environment and neighbouring buildings. The Council will look to the most up to date and relevant guidance on best practice, currently provided by BS 8206-2 and the BRE publication, “Site layout planning for daylight and sunlight; A guide to good practice” when assessing proposals. Wind modelling may also be required to show how a tall building is likely to affect localised wind speeds and to demonstrate that any unacceptable impacts are to be mitigated. Any proposal should also be accompanied by a lighting strategy to ensure that light pollution from tall buildings is minimised.

**12.2.16** The Borough has many historic features and assets, including Listed Buildings, Conservation Areas and Registered Historic Parks and Gardens. Any erosion of the quality of their settings will not be acceptable.

**12.2.17** All tall buildings should also meet the objectives of policy LP18 – Design.

## 12.3 Internal Space Standards

**12.3.1** Good design relates not only to the external appearance of developments but also to the quality of the living environment created for its occupants. The provision of sufficient living space within new dwellings is an important element of good design and has been recognised through the introduction of national technical standards including national space standards.

### Objective

G - Achieving high quality development

### Policy LP20 - Internal Residential Space Standards

Proposals for the creation of new residential units will meet as a minimum, the nationally described internal space standards as set out below:

**Table 5 National Internal Space Standards**

Number of bedrooms	Number of bedspaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	To include Built in storage minimum of:
<b>Gross internal floor area – Square Metres</b>					
1b	1p	39 (37 <sup>(16)</sup> )	-	-	1.0
	2p	50	58	-	1.5
2b	3p	61	70	-	2.0
	4p	70	79	-	
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

New residential units must also meet other requirements of nationally described internal space standards.

**12.3.2** The Government has developed national space standards to offer a consistent set of requirements for the size of new dwellings. The overall objective of these standards is to ensure that new dwellings meet the typical day to day needs of their occupants. The standards are intended to set minimum space requirements which developers should exceed where possible.

16 Where a 1b1p has a shower room instead of a bathroom, the floor area may be reduced from 39m<sup>2</sup> to 37<sup>m<sup>2</sup></sup>, as shown bracketed

**12.3.3** A nationally described space standard was published in March 2015 <sup>(17)</sup> as part of the technical housing standards. It sets out requirements for the Gross Internal (floor) Area for various sizes of new dwellings as well as floor areas and dimensions for key parts of the dwelling, notably bedrooms, storage and floor to ceiling heights.

**12.3.4** The new national technical standards can only be required through a new Local Plan policy if it addresses a clearly evidenced need, and where impact on viability has been considered, in accordance with national planning policy and guidance. Survey work undertaken on new developments and recent permissions in the Borough <sup>(18)</sup> showed that there was a mixed view amongst residents of new developments as to whether they had enough living space, but there was a more general consensus that new homes lacked sufficient storage space. The standards in this policy are being tested as part of the draft BFLP whole plan viability assessment.

**12.3.5** All new dwellings should have sufficient internal space to cater for a variety of different household needs with the aim of promoting high standards of liveability, accessibility and comfort. Sufficient internal space can also help achieve Lifetime Homes Standards.

**12.3.6** For the purposes of this policy the Gross Internal Area of a dwelling is defined as the total floor space measured between the internal faces of perimeter walls that enclose the dwelling. This includes partitions, structural elements, cupboards, ducts, flights of stairs and voids above stairs. The Gross Internal Area should be measured and denoted in square metres (m<sup>2</sup>).

**12.3.7** This Policy applies to the creation of all new dwellings (including conversions), other than shared houses which have their own standards enforced through the licensing process. A flat is treated as a single storey dwelling.

## **KEY EVIDENCE**

- National Planning Policy Framework (para 50)
- Planning Practice Guidance Paragraph: 018 Reference ID: 56-018-20150327
- Nationally Described Space Standards
- Monitoring size of dwellings on new developments
- Whole Plan Viability Study
- New Developments Residents Survey

## **DELIVERY AND MONITORING**

### **12.3.8** Delivery

- Determination of Planning Applications

### **12.3.9** Monitoring

- Gross Internal Area of new residential units.

17 Technical Housing Standards - nationally described space standards (March 2015) [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/524531/160519\\_Nationally\\_Described\\_Space\\_Standard\\_Final\\_Web\\_version.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/524531/160519_Nationally_Described_Space_Standard_Final_Web_version.pdf)

18 New Developments Residents Survey 2014 - <http://www.bracknell-forest.gov.uk/new-developements-residents-report.pdf>

# 13: Housing

## 13.1 Protection of existing housing stock

**13.1.1** To ensure sufficient supply and choice of housing, it is important that not only are additional new homes provided, but that the existing housing stock, and land that is or was in residential use, is protected to ensure there is sufficient overall net gain of new homes to meet future needs.

### **Objective**

D – level of development/land supply

### **Policy LP21 - Protection of Existing Housing Stock and Land**

**Development which would lead to the net loss of residential accommodation within Class C3 Dwelling houses or residential care homes and nursing homes within Class C2, or the change of use of land currently or last used for residential purposes, (including long term empty homes) will only be permitted where:**

- i. The continuation of residential use is undesirable because of environmental conditions; or**
- ii. The development forms part of a wider comprehensive scheme which would result in an overall net increase in residential units; or**
- iii. The proposal delivers overriding public benefits which outweigh the loss of the residential use; or**
- iv. A change of residential use is the only viable way of ensuring the protection of a heritage asset.**

**Proposals that would bring back into use long-term empty homes will be supported.**

**13.1.2** This policy relates to residential units which fall within use class C3 dwelling houses and residential care homes and nursing homes within Class C2.

**13.1.3** The evidence provided to support Policy LP2 sets out the requirement for new homes to meet future housing needs in the Borough over the Plan period. While it is important to plan for the delivery of new homes to meet this need, the Council also needs to protect the existing housing stock, and land already in, or last in residential use including supporting proposals that bring empty homes into use. This will help ensure that the net increase in new homes is maximised and that future housing needs are met.

**13.1.4** The Council recognises that there may be particular circumstances that justify the loss of residential uses. However these are likely to be limited. The circumstances where such a loss may be acceptable are set out in this Policy and include the need to demonstrate that there are overriding public benefits to the proposed scheme that would justify the loss of the residential use, or that the loss of the residential use is the only way to protect a heritage asset.

In this instance, evidence would need to be submitted demonstrating why it is not viable or feasible to retain the asset in residential use. The Council will be supportive of proposals to bring empty homes back into residential use.

### **KEY EVIDENCE**

- National Planning Policy Framework (paras: 7, 47, 50, 51)
- Berkshire (including South Bucks) Strategic Housing Market Assessment (February 2016)
- Vacancy rates
- Emerging Housing Strategy 2016 - 2036

### **DELIVERY AND MONITORING**

#### **13.1.5 Delivery:**

- Determination of Planning applications
- Bracknell Forest Empty Homes Scheme <sup>(19)</sup>

#### **13.1.6 Monitoring:**

- Net loss of existing homes through redevelopment and change of use.

19 <http://www.bracknell-forest.gov.uk/emptyhomes>



## 13.2 Housing for Older People

### Housing for Older People

**13.2.1** The provision of housing to meet the needs of existing and future generations is consistent with a central objective of the Local Plan to create strong, healthy and self reliant communities.

#### Objectives

D – Level of development/land supply

F – Strong communities

#### Policy LP22 - Housing for Older People

**To deliver sustainable, inclusive and mixed communities, proposals for a range of specialist housing<sup>(20)</sup> for older people will be supported where there is an identified need for the type of accommodation proposed and where it can be demonstrated that:**

- i. The proposed development would be located within a sustainable location with access to essential every day services including transport, shops, community and health facilities or as part of a larger strategic allocation where the development would form of part of a lifetime neighbourhood<sup>(21) (22)</sup>; and**
- ii. The proposal would not have an adverse impact on the character and appearance of the surrounding area or the amenities of neighbouring occupiers; and,**
- iii. The proposal provides adequate servicing arrangements to meet the needs of the development.**

20 Specialist Housing – housing that has been specifically designed to meet the needs of people with particular needs. It can refer to housing that has been purpose designed or designated for a particular client group to assist tenants to live independently.

21 Lifetime neighbourhood defined as: 'a neighbourhood - that can meet the needs of all sections of a community now and in the future. These include the importance of inclusive design, convenient access by different transport modes, sustainable construction, energy generation, access to a range of employment, leisure and education opportunities, and creating neighbourhoods that have social well-being and social capital at their heart.' (Source: Communities and Local Government – Lifetime Neighbourhoods December 2011. A lifetime neighbourhood would include the delivery of a range of older persons housing.

22 A number of terms are used for housing for older people (age 65 +), many (or all) of which are used interchangeably. Older Persons housing could include general needs housing or specialist housing defined within the Berkshire (including South Bucks) Strategic Housing Market Assessment 2016. **Sheltered Housing** – sheltered homes are self contained properties designated for older people that are linked to and supported by sheltered housing support staff. The support staff provides housing support to tenants assisting them to live independently. **Extra Care** – Extra Care Housing is designed with the needs of older frailer people in mind and with varying levels of care and support available on site. **Registered care provision** - is housing for people living in registered care homes which are managed and run by a care provider who is responsible for all aspects of their daily care needs and wellbeing. Such housing is not self-contained. It can also be referred to as either residential or nursing care. Older person housing could fall within Class C3 Residential or Class C2 – Residential Institutions of the Town and Country Planning (Use Classes) Order 1987 or even 'sui generis' (of their own kind) depending upon such factors as the type of accommodation; level of care and communal facilities provided.

**13.2.2** Within Bracknell Forest, the total number of people aged 65 and over is expected to rise by nearly 90% (89.8%) over the 20 years from 2013. As a consequence, during the lifetime of the plan, it will be necessary to provide accommodation to meet the changing needs of older people. The need to provide homes which are adaptable and accessible is recognised in Policy LP25 – Housing Mix, Tenure and Accessibility. However, this is only part of the solution since an increase in the demand for specialist housing (either within C2 – Care Home Class or C3 – Residential) is expected as personal circumstances change and a greater level of care and support is required.

**13.2.3** The delivery of specialist housing (sheltered housing, extra care housing and registered care provision), whether through new build or change of use will increase flexibility in the housing market and assist in the delivery of mixed and balanced communities. It will also provide the opportunity to release under-occupied housing by enabling older people to move when more support is required. Proposals for housing for older people will be assessed having regard to:

- the need for the specific type of accommodation proposed (whether within Class C2 – Care Home or Class C3 – Residential);
- the location of the development and,
- the design of the development and its impact on:
  - the character and appearance of the surrounding area;
  - the amenities of neighbouring occupiers; and,
  - the associated car parking and servicing requirements.

## **KEY EVIDENCE**

- National Planning Policy Framework (para 50)
- Planning Practice Guidance Paragraph: 021 Reference ID: 2a-021-20160401
- Nationally Described Space Standards March 2015
- Berkshire (including South Bucks) Strategic Housing Market Assessment (February 2016)
- DCLG English Housing Survey. Adaptations and Accessibility Report 2014 - 2015
- Bracknell Forest Joint Strategic Needs Assessment (2015);
- Bracknell Forest Joint Health and Wellbeing Strategy 2016 – 2020;
- Bracknell Forest Council Adult Social Care Annual Report 2014 – 2015;
- Bracknell Forest Older Persons Accommodation and Support Strategy 2011 – 2016;
- Joint Commissioning Strategy for Intermediate Care 2015 – 2018.
- Projecting Older People Population Information System (POPPI);
- Projecting Adult Needs and Service Information (PANSI);
- Habinteg – Towards accessible housing a toolkit for planning policy (2016);
- Housing and Learning Improvement Network (LIN)
- Housing an Ageing Population (England) House of Commons Briefing Paper Number 07423 December 2015.

## **DELIVERY AND MONITORING**

### **13.2.4 Delivery**

- Determination of Planning Applications

### **13.2.5 Monitoring**

- Number of specialist homes (Use Classes C3 and C2) granted planning permission each year;
- Number of specialist homes (Use Classes C2 and C3) delivered each year;
- Gross Internal Area of new residential units
- Number/type of disabled facilities grants to facilitate adaptation of existing dwellings: and,
- Number of people moving into specialist housing from households within the Borough and from households within wider western housing market area

## 13.3 Self Build & Custom Build

**13.3.1** The delivery of self build and custom build housing has an important role in adding to the diversity of the housing market by creating opportunities for individuals and associations to build their own homes. The importance of Self Build and Custom Build to the land supply for housing is recognised in the Berkshire (including South Bucks) Strategic Housing Market Area Assessment. There is increasing interest in this sector of the housing market with 1 Association and 30 individuals registering an interest in 2016 and a further 14 individuals in 2017.

### Objectives

D – Level of development/land supply

F – Strong communities

### Policy LP23 - Self Build and Custom Built Housing

**Development proposals for more than 200 dwellings on sites of 6 hectares and above should provide at least 5% of dwellings as serviced plots for sale to custom builders.**  
(23)

**The delivery of housing on these plots will:**

- i) be developed in accordance with an agreed design code;**
- ii) be required to be completed within 3 years of a custom builder purchasing a plot; and**
- iii) where plots have been made available and marketed appropriately for at least 12 months and have not sold, the plot(s) will be expected to remain on the open market as self-build or custom build or be offered to the Council or a Housing Association before being built out by the developer.**

**Development proposals for individual self-build or custom build housebuilding below this threshold will be assessed on their individual merits in the light of the prevailing policies of this plan and any other material considerations.**

**13.3.2** The delivery of a variety of housing types and sizes is important in helping to achieve balanced and sustainable communities. Self build and custom housebuilding, alongside housing provided by mainstream housebuilders, can play an important role in complementing policies within the plan that seek to provide opportunities to contribute towards the delivery of homes to rent and buy. Self Build and Custom Build housing shares the same definition and the terms

23 Self build and custom housebuilding means the building or completion by a) individuals, b) associations of individuals, or c) persons working with or for individuals, of houses to be occupied as homes by those individuals. But does not include the building of a house on a plot acquired from a person who builds the house wholly or mainly to plans or specifications decided or offered by that person. (Self - Build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning act 2016).

are used interchangeably. Self build is where a person is more directly involved in organising and constructing their home. Custom Build is where a person commissions a specialist advisor to deliver their own home.

**13.3.3** The Council has collated evidence through the Self Build and Custom Housebuilding Register which has helped to inform the demand for self build and custom housebuilding within the Borough. This indicates a growing demand from people who wish to build their own home which will benefit the Borough by:

- Increasing the options for the delivery of low cost market and affordable housing for residents.
- Supporting the local economy, in particular the construction industry, in providing jobs, and creating opportunities for developing skills and training in the construction sector.
- Supporting the delivery of a supply of housing from a diversity of sources, not just the mainstream housebuilders.
- Providing the opportunity for innovation, good design and sustainable construction.
- Providing an opportunity for the delivery of specialist housing for those with long term health problems and physical disabilities.

**13.3.4** Self build and custom build plots can be delivered in a number of ways, ranging from multiple individual serviced plots within larger sites (as identified within the site allocations within this plan) or single or small sites identified by individuals or by Town and Parish Councils through the neighbourhood plan process. Development proposals for self build and custom build housing on sites below the threshold of 200 dwellings as set out within this policy will be assessed on their own merits in the light of the prevailing policies of the plan and any other material considerations.

## **KEY EVIDENCE**

- National Planning Policy Framework (paras 50 and 159)
- Planning Practice Guidance Paragraphs: Paragraph: 002 Reference ID: 57-002-20160401 - 015 Reference ID: 57-015-20160401)
- Berkshire (including South Bucks) Strategic Housing Market Assessment (February 2016)
- Bracknell Forest Council - Self Build and Custom Housebuild Register.

## **DELIVERY AND MONITORING**

### **13.3.5** Delivery

- Determination of Planning Applications

### **13.3.6** Monitoring

- Number of planning applications and planning permissions for self build and custom housebuild dwellings.
- Number of completed self build and custom build dwellings.
- Number of individuals and associations of individuals on the Council's self build and custom build register seeking to acquire serviced within the Borough and the number who secure such plots.

## 13.4 Affordable Housing

**13.4.1** The NPPF states that local authorities should deliver a wide choice of quality homes to widen opportunities for home ownership and create sustainable, inclusive and mixed communities. The importance of housing choice is a central objective of the Local Plan since housing costs in the Borough and neighbouring areas, for purchase and for rent, are generally high. The provision of affordable housing is necessary to ensure that housing is available to local people in priority housing need who are unable to afford adequate housing on the open market.

### Objectives

D – Level of development/land supply

F – Strong communities

### Policy LP24 - Affordable Housing

**In order to secure a mix of housing types and tenures the Council will seek the provision of 35% of net new homes on sites of 11 or more dwellings to be affordable either by means of on site provision, off site provision or by means of a financial contribution. Where it can be demonstrated that the delivery of affordable housing would prejudice the viability of the development or the provision of other essential infrastructure required to serve the development this requirement may be varied.**

**13.4.2** Affordable housing is defined within the NPPF as social rented, intermediate housing and affordable rented housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. The policy seeks to secure the delivery of housing to meet the needs of eligible households. Whilst it is recognised that the definition of affordable housing could be broadened within the plan period, the fundamental objective of this policy is to help those who are unable to access the housing market to be able to buy or rent a home of their own.

**13.4.3** Housing costs in the Borough are high and the average house price has remained well above the national average for many years. There is significant pressure on the affordability of housing in the borough and median and lower quartile house prices are nine times the equivalent earnings. High house prices, coupled with current mortgage finance limited to 3.5 times household income, precludes many from entering the housing market without significant deposits. The ability to save for a deposit is influenced by the residual income available to a household after housing costs have been paid for. However, private rents in the borough are also high. The Berkshire (including south Bucks) Strategic Housing Market Assessment (SHMA) estimates that 35% of income spent is a reasonable benchmark for housing costs across the whole of the market area. The cost of rent impacts on the ability to save for a deposit after household and living expenses have been met. These factors restrict the ability of residents to access market housing and therefore affordable housing is necessary to ensure that housing is available to eligible households.

**13.4.4** The SHMA estimates a net need within the Borough for 227 affordable homes per annum. The Council aims to secure the delivery of affordable housing on site or where this is not practical, through a financial contribution, so that affordable housing can be provided in another location in the borough.

**13.4.5** Given the level of local housing need, the Council will seek 35% of housing on qualifying sites to be affordable either by means of on site provision, off site provision or by means of a financial contribution and to be delivered as part of a mix of housing types and tenures as set out in Policy LP25 - Housing Mix – Tenure, Size and Accessibility

**13.4.6** Affordable housing will be sought at a rate which does not prejudice the viability of the development or the provision of other infrastructure which is necessary, relevant and reasonably related to the development. Any claims that a site cannot be developed viably with an affordable housing contribution must be justified with clear and robust evidence which stands up to scrutiny and independent expert review (which will be carried out at the expense of the applicant). Any relaxation in the provision of affordable housing must be the minimum to make the scheme viable.

#### **KEY EVIDENCE**

- National Planning Policy Framework (paras 47; 50; 54; 159)
- Planning Practice Guidance Paragraphs: 015 Reference ID: 2a-015-20140306; 019 Reference ID: 2a-019-20140306; 021 Reference ID: 2a-021-20160401; 022 Reference ID: 2a-022-20140306; 024 Reference ID: 2a-024-20140306; 025 Reference ID: 2a-025-20140306; 026 Reference ID: 2a-026-20140306; Reference ID: 2a-027-20140306; 029 Reference ID: 2a-029-20140306; Reference ID: 23b-031-20161116
- Berkshire (including South Bucks) Strategic Housing Market Assessment (February 2016)

#### **DELIVERY AND MONITORING**

##### **13.4.7** Delivery

- Determination of Planning Applications

##### **13.4.8** Monitoring

- Number of affordable homes granted planning permission each year;
- Number of affordable homes delivered each year;
- Value of contributions towards the delivery of off site contributions each year;
- Allocation of contributions to secure the delivery of affordable housing each year.

## 13.5 Housing Mix - Tenure, Size and Accessibility

**13.5.1** To deliver a choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, it is important to plan for a mix of homes that most closely meets the identified needs of existing and future residents. National Policy requires local authorities to ensure that their forecast housing needs are met through the provision of a range of housing types and sizes.

### **Objective**

D – Level of Development/land supply

### **Policy LP25 - Housing Mix – Tenure, Size and Accessibility**

**Proposals will be supported which include a mix of housing to meet existing and future housing needs as set out in the most up to date evidence.**

- i. All residential developments, including conversions of more than 10 net dwellings will be expected to provide a mix of dwellings and tenures reflecting the requirements of Table 6 'Housing Mix' in the supporting text to this Policy or any more recent evidence published by the Council.**
- ii. Developments of fewer than 10 units will be encouraged to provide a mix of unit sizes.**
- iii. All new build dwellings will, as a minimum, be constructed in accordance with the requirements of Part M (4) Category 2 – Accessible and adaptable dwellings of the Building Regulations 2010 (Approved Document 'M' – Access to and use of Buildings – dwellings 2015) and any subsequent updates.**
- iv. On developments of 20 or more dwellings, at least 5 % of dwellings will be constructed in accordance with the requirements of Part M(3) Category 3 - Wheelchair user dwellings of the Building Regulations 2010 (Approved Document 'M' – Access to and use of Buildings – dwellings 2015) and any subsequent updates.**

**In determining any variation from this policy the Council will have regard to:**

- i. The appropriate mix for the site's size;**
- ii. The most up to date evidence on local housing needs;**
- iii. For conversions, physical factors limiting a particular mix; and,**
- iv. Site specific viability.**

**13.5.2** To establish the overall number of new homes needed over the Plan period, and the mix of housing types and tenures, the Council jointly commissioned a Strategic Housing Market Assessment (SHMA) with the other Berkshire Authorities. This study identified the total number of new homes needed, the mix of new homes and the need for specialist housing. Policy LP25



above relates to the element of housing mix defined as tenure, size and accessibility<sup>(24)</sup>, to be sought on new developments. The policy recognises the need to provide housing to meet the needs of people with a long term health problem or physical disability, (LTHPD)<sup>(25)</sup> beyond the form of sheltered housing, extra care housing and registered care provision, as addressed in Policy LP22 – Housing for Older People. The SHMA identifies that there are a range of factors that affect demand for different sizes of homes including demographic changes (in particular an ageing population with an impact on the numbers of those with a LTHPD); future growth in real earnings and households’ ability to save, economic performance and housing affordability. Evidence in the SHMA suggests that the following broad mix of future dwelling sizes is required for market and affordable housing:

**Table 6 Housing Mix**

	1 - bed	2 - bed	3 - bed	4+ bed
Market	5 – 10%	25 – 30%	40 – 45%	20 – 25%
Affordable	30 – 35%	30 – 35%	25 – 30%	5 – 10%
All Dwellings	15%	30%	35%	20%

**13.5.3** To ensure mixed and balanced communities, a mix of dwelling sizes, in line with the table above, will be sought from all developments delivering new homes. While developments will be expected to reflect the preferred dwelling mix identified above, rigid application of these requirements may not be appropriate in all cases. When considering the appropriate mix, the Council will have regard to individual site circumstances including location and physical building constraints in relation to any conversions, site constraints, viability and the need to deliver mixed and balanced communities, as well as to the scale of the development as set out in the Policy.

**13.5.4** Given the expected increase in the number of older people during the plan period and the specific needs of those with LTHPD both under and over 65 there is a requirement for homes which are adaptable and accessible. The delivery of accessible housing in the form of houses, flats and bungalows, will provide choice in the housing market for those with a long term health problem and physical disability as well as providing opportunities for those older people who are owner occupiers and may wish to downsize.

**13.5.5** The dwelling mix set out in Policy LP25 does not apply to developments for sheltered housing, extra care housing and registered care provision. In such developments, the appropriate mix of dwelling sizes and accessibility requirements will be assessed against the specific needs of the intended occupiers.

**KEY EVIDENCE**

- National Planning Policy Framework (paras 47, 50, 159)
- Planning Practice Guidance (Housing and economic developments need assessments, ID reference:2a)
- Berkshire (including South Bucks) Strategic Housing Market Assessment (SHMA) (February 2016)
- BNP Comprehensive Local Plan Viability Study, 2016

**DELIVERY AND MONITORING**

24 Accessible Housing – housing delivered in accordance with the requirements of Part M (4) Category 2 and Part M(3) – Category 3 Accessible and adaptable dwellings of the Building Regulations 2010 (Approved Document ‘M’ – Access to and use of Buildings – dwellings 2015)

25 A long term health problem or disability that limit’s a persons day to day activities, and has lasted, or expected to last, at least 12 months. This includes problems that are related to old age.

## Delivery

- Through the determination of planning applications

## Monitoring

- Housing permissions by dwelling tenure, size and type

## 13.6 Criteria for Traveller Sites

**13.6.1** The Council is required to plan to meet the housing needs of specific groups including the needs of Gypsies Travellers and Travelling Showpeople and therefore needs to understand their future needs. The Council must plan for these needs, and where required allocate land to provide sufficient permanent pitches or plots to meet needs over the plan period.

### **Objectives**

A – Positive and Proactive

D - Level of Development/ Land supply

F - Strong communities

G – Achieving High Quality Development

H - Transport

## **Policy LP26 - Travelling Populations**

**The Council will make provision for five additional Gypsy and Traveller pitches to meet the accommodation needs of Gypsies and Travellers in the borough.**

**Development proposals for new Gypsy and Traveller Pitches and Travelling Showpeople plots will be supported where;**

- i. There is an identified need for the pitch or plot provision; and**
- ii. The provision is for those meeting the definition for Gypsies and Travellers<sup>(26)</sup> or Travelling Showpeople<sup>(27)</sup>; and**
- iii. Any adverse impacts upon local amenity, historic assets and the natural environment can be mitigated and improvement sought; and**
- iv. There is good access to local services, including education, health and welfare services, and shops; and**
- v. There is safe access to the highway, public transport services and other sustainable transport options; and**
- vi. Adequate on-site facilities are provided for parking, storage and waste collection; and,**
- vii. The potential for successful integration between travelling and settled communities can be demonstrated.**

**13.6.2** Within Bracknell Forest travelling populations make up a small proportion of the total population. There is one Local Authority managed Gypsy and Traveller site with 13 pitches and several authorised private sites each with one or more pitches. There is one Travelling Showpeople site located in the north of the borough with planning permissions for 17 permanent and 12 seasonally restricted (winter quarters) mobile homes/caravans. The Borough recognises the need to identify and understand more about the needs of travelling populations.

**13.6.3** The Council has undertaken a Gypsy and Traveller Accommodation Assessment (GTAA) (2017) to better understand the future needs for pitch and plot provision in the borough. This identifies a PPTS<sup>(28)</sup> need of 5 new pitches for Gypsies and Travellers during the Plan period<sup>(29)</sup>. The Council is still considering the results of the recent GTAA and strategy to be taken. The GTAA did not find a requirement for additional Travelling Showperson plots during the plan period.

**13.6.4** Unallocated sites will be considered against the policy considerations set out above and will only be permitted where there is a clear need for them and the location of the site meets the policy tests.

26 Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of travelling showpeople or circus people travelling together as such. (Planning for Traveller Sites 2015)

27 Members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family's or dependants' more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily, but excludes Gypsies and Travellers as defined above. (Planning for Traveller Sites 2015)

28 PPTS need is those Gypsies and Travellers that met the definition set out in the Planning Policy for Traveller Sites (PPTS) when surveyed.

29 This is based upon the Planning Policy for Traveller Sites (PPTS) definition

**13.6.5** Recognising the challenges in finding suitable traveller sites within the area, the Local Plan seeks to safeguard existing sites that offer traveller accommodation provision. Any development proposals that seek to redevelop authorised traveller sites will need to be supported by evidence that demonstrates that the accommodation is no longer required to meet identified needs. Consideration must also be given to any potential flood risk and associated use of Sustainable Drainage Systems (SuDS).

**13.6.6** Consideration will be given to transit site provision as part of wider strategic cross-boundary discussions.

#### **KEY EVIDENCE**

- Planning Policy for Traveller Sites
- Gypsy and Traveller Accommodation Assessment (arc4, 2017)

#### **DELIVERY AND MONITORING**

##### **13.6.7** Delivery

- Determination of planning applications

##### **13.6.8** Monitoring

- Number of pitches delivered.

# 14: Employment Areas

## 14.1 Employment Areas

### Objective

C - Support economic growth and resilience

### Policy LP27 - Employment Areas

Within the defined Employment Areas the following will be supported:

- i. development for business, industry, distribution and storage uses (BIDS); and,
- ii. development that will enable existing businesses to expand and/or adapt to changing circumstances; and,
- iii. proposals that meet an evidenced need for a particular type of BIDS development.

Development within defined Employment Areas for non-BIDS uses will be resisted and will only be permitted where there is a justification for a departure from this policy following submission of information on, and consideration of, the following matters:

- i. impact on the supply (amount, type, quality and use) of BIDS land and premises; and
- ii. evidence of need for the proposed use and the need for it to be located within a defined Employment Area; and,
- iii. evidence that the site has been effectively and continuously marketed for BIDS uses through a variety of media for a period of at least 12 months; and,
- iv. the relative suitability of the site for BIDS and for the alternative use; and,
- v. the location of the site and its relationship to other uses.

**14.1.1** The Council has defined Employment Areas which provide an important supply of land and premises to support the local economy. In order to have sites available that can flexibly accommodate the changing needs of business over the coming years it is important that the integrity of the Borough's main employment areas is protected. Within most of the defined employment areas the Council has restricted the normal ability of landowners to change the use of office buildings to residential use (through a measure known as an Article 4 Direction). The Council has made some minor modifications to the Western employment area boundary. Wellington Business Park is designated as an employment area in acknowledgement of the employment role it plays in the Borough, and to discourage small business units being lost to housing.

## **KEY EVIDENCE**

- National Planning Policy Framework
- Planning Practice Guide
- Functional Economic Market Area Study
- Economic Development Needs Assessment
- Local business partnership / commercial agents

## **DELIVERY AND MONITORING**

### **14.1.2 Delivery**

- Determination of Planning Applications

### **14.1.3 Monitoring**

- Levels of available employment land and buildings
- Planning permissions for employment uses

## 14.2 Employment Development outside Employment Areas

### **Objectives**

- B - Protect / enhance existing assets
- C - Support economic growth and resilience
- G - Achieving high quality development

### **Policy LP28 - Employment Development outside Employment Areas**

Outside defined employment areas, business, industry, distribution and storage uses (BIDS) development will be supported where it does not have unacceptable adverse impacts on nearby residents, other businesses or other uses including impacts caused by transport movements, noise, emissions, hours of operation and lighting.

This support will include proposals that:

- i. help create a range of different types and sizes of employment land and premises to meet the diverse needs of the local economy; and/or,
- ii. comprise the appropriate intensification, redevelopment and upgrading of an existing employment site or premises to help meet the forecast demand over the plan period and to respond to modern business needs; and/or,
- iii. support improvements to the education and skills levels of Borough residents and initiatives to use local labour, particularly on the development of large and strategic sites; and/or,
- iv. are an appropriate part of a mixed use development, including as part of certain allocated housing sites.

Office development is one of a number of appropriate main town centre uses and is also an appropriate use within existing employment areas.

Planning applications for large employment developments outside of employment areas (involving a net increase of at least 2,500m<sup>2</sup> Gross External Area, GEA) will also be required to be accompanied by an Employment Impact Statement demonstrating:

- i. compliance with a sequential approach to location; and,
- ii. how it is appropriate in nature and scale to its location; and,
- iii. the transport implications of the proposal and how they will be provided for; and,
- iv. the number and type of jobs likely to be created by the development, and how they are to be sourced; and,
- v. how any unacceptable adverse impacts will be mitigated.



**14.2.1** The Council is committed to supporting the sustainable economic growth of the Borough and to enable growth it is important that businesses are able to adapt and expand. In some cases this will require new development. Policy LP28 aims to support and enable such development and to direct it to suitable locations. Large scale office development should be in accessible locations such as town centres where there is good access to non-car modes of transport.

#### **KEY EVIDENCE**

- National Planning Policy Framework
- Planning Practice Guide
- Functional Economic Market Area Study
- Economic Development Needs Assessment
- Planning Commitments for Employment Uses
- Local business partnership / commercial agents
- CoStar commercial property database

#### **DELIVERY AND MONITORING**

##### **14.2.2** Delivery

- Determination of Planning Applications

##### **14.2.3** Monitoring

- Levels of available employment land and buildings
- Planning permissions for employment uses

## 14.3 Smaller Businesses

### Objectives

C - Support economic growth and resilience

### Policy LP29 - Smaller Businesses

Development proposals that would assist small and start-up businesses and their expansion will be supported. Proposals may include the creation of flexible floorspace and the provision of sites with capacity to allow businesses to expand over time. Proposals should not result in unacceptable harm to:

- i. highway safety; or,
- ii. residential amenity.

Ancillary services will be permitted in appropriate locations within defined employment areas and other areas provided that they:

- i. are small in scale (100m<sup>2</sup> or less GEA); and,
- ii. support the primary business function of the employment area; and,
- iii. cumulatively do not compromise the integrity of the prime business functions of the employment area.

Proposals that result in the net loss of smaller business units (500sqm or less GEA) will not normally be permitted.

**14.3.1** Small business units have an important role in providing accommodation for a variety of smaller users. They are particularly important in enabling small and medium sized enterprises to operate and expand. Smaller units are often under pressure for redevelopment for higher value larger employment units or alternative uses, especially residential. It is important that they are encouraged and retained to support a diverse local economy.

### KEY EVIDENCE

- National Planning Policy Framework
- Planning Practice Guide
- Functional Economic Market Area Study
- Economic Development Needs Assessment
- Local business partnership / commercial agents
- Planning Commitments for Employment Uses

### DELIVERY AND MONITORING

#### 14.3.2 Delivery

- Determination of Planning Applications

### 14.3.3 Monitoring

- Monitoring of available employment land and buildings for smaller units
- Monitoring of planning permissions for small scale or flexible employment accommodation.

## 14.4 Bracknell Town Centre

**14.4.1** Bracknell Town Centre lies at the heart of Bracknell Forest and is the Borough's main centre for retail, leisure, civic and cultural activity. The Northern retail area has recently undergone major regeneration which opened in September 2017. The redevelopment is intended to make it a thriving and vibrant place for people to shop, live, work, learn and be entertained throughout the day and evening.

**14.4.2** Bracknell Town Centre acts as a transport hub serving the outer areas of Bracknell and smaller settlements within the Borough and destinations further afield. The rail and bus stations, along with the large taxi rank at the southern end of the Town Centre provide a multi-modal transport interchange. The widened range of Town Centre uses created by the regeneration means local residents will no longer need to travel outside the Borough to access a choice of shopping, eating and entertainment opportunities.

**14.4.3** Following the regeneration of the Northern Retail Quarter there are a number of other sites with potential to be developed for uses which will support the Town Centre's ongoing vitality and viability. This will continue the Council's strategy for sustainable growth whereby local transport network changes to support housing and other development have been focused on the Town Centre. A vibrant Town Centre will ensure that new local residents are attracted to it.

### **Objectives**

C - Support economic growth and resilience

E - Retail centres

F - Strong communities

G - Achieving high quality development

H - Transport

### **Policy LP30 – Development in Bracknell Town Centre**

**Bracknell Town Centre is designated on the Policies Map and includes a defined Primary Shopping Area. Development in Bracknell Town Centre will be supported which:**

- i. Contributes to the centre’s diversity, vitality, viability and environmental quality;**
- ii. Provides a mix of uses including retail, residential, employment, recreational, leisure, civic, cultural and health facilities;**
- iii. Helps meet the local convenience, comparison and specialist shopping needs of the Borough;**
- iv. Contributes to its role as a transport hub for the Borough;**
- v. Creates a high quality, distinctive and well designed environment and public realm that helps reduce crime and the fear of crime;**
- vi. Retains and enhances the settings of buildings of special architectural or historic importance;**
- vii. Provides necessary infrastructure including public transport services, pedestrian and cycle facilities and affordable housing;**
- viii. Improves existing access and connectivity within or to Bracknell Town Centre;**
- ix. Does not harm the vitality and viability or role of the Primary Shopping Area.**

**14.4.4** After many years of planning and preparation the Northern Retail Quarter of Bracknell has recently been completed. This will enable the town centre to maintain its role as the largest in the Borough’s hierarchy of centres and recapture much of the spending by local residents who have been choosing to shop in other centres such as Reading and Camberley.

**14.4.5** A retail and commercial leisure study has been prepared for the four western Berkshire local authorities of Bracknell Forest, Reading, West Berkshire and Wokingham. This examined shopping and leisure spending patterns within and beyond the areas of these authorities. The study identified the future need for floorspace within the four authorities for the period to 2036. For Bracknell Forest it identified a need for 27,900 sq m of new comparison goods floorspace and 5,000 sq m of convenience goods floorspace. The high figure for comparison goods reflects the study’s assumption that the opening of the Lexicon shopping and leisure area will increase Bracknell’s attractiveness as a comparison shopping destination. There will be opportunities from the development of further sites on the edge of the town centre to meet future needs should the study’s assumptions be borne out following the opening of the Lexicon.

**14.4.6** There is a need for a strong Town Centre policy to facilitate and encourage further regeneration of the remaining parts of the centre after the Lexicon has been completed. There are many sites within the Town Centre which provide opportunities for redevelopment. Therefore, planning policy encourages uses which contribute to the diversity of uses which make the centre vibrant. New development should contribute to the range of acceptable uses including:

- retail, (convenience and comparison);
- employment (e.g. offices);
- recreational & leisure (e.g. restaurants, bars, bowling alleys, cinemas, open space, gyms etc.);
- civic (Town and Borough Council offices);
- cultural (e.g. churches, galleries, library);
- residential; and,
- health facilities.

**14.4.7** The Town Centre is also a major transport hub which includes a newly refurbished bus station and a rail station. The Town Centre is the most sustainable location in the Borough and therefore all new development, especially large sites should look towards Bracknell Town Centre.

**14.4.8** There is a need to ensure that the necessary infrastructure is provided in a timely manner to support the operation and function of the Town Centre. This includes necessary transport, service and facilities and new affordable housing provision. The Town Centre is currently a nil charging zone for the Community Infrastructure Levy (CIL) and therefore s106 projects will be the primary mechanism for securing the necessary infrastructure.

**14.4.9** The Town Centre is very well connected by roads, pedestrian footpaths and cycleways from all directions. Potential improvements to this network should be a consideration in the determination of planning applications by improving connectivity and removing barriers.

**14.4.10** The Town Centre is the Borough's principal shopping centre and development uses should support the Primary Shopping Area designation.

## **KEY EVIDENCE**

- Western Berkshire Authorities Retail and Commercial Leisure Assessment 2016 (Final Report, April 2017)
- National Planning Policy Framework
- Planning Practice Guide
- Functional Economic Market Area Study

## **DELIVERY & MONITORING**

### **14.4.11 Delivery**

- Determination of Planning Applications
- The use of planning conditions and obligations

### **14.4.12 Monitoring**

- Levels of available floorspace for Town Centre uses
- Planning permissions for Town Centre uses

## 14.5 Out of Centre Development

**14.5.1** Bracknell Forest has an established hierarchy of centres with Bracknell Town Centre at the top. This is because it is the most sustainable location in the Borough for retail and other town centre uses. While Bracknell Town Centre serves as the main retail, leisure and transport hub for the Borough, the other centres also has important roles in serving their local communities' day to day needs. It is important that the Borough's centres remain competitive and that policies support their viability and vitality.

**14.5.2** The success of the recently regenerated Bracknell Town Centre is a critical part of the strategic planning for the Borough. New housing and other developments around the Borough have been allocated and designed with the intention of supporting its role. It is therefore important that this is not compromised by new out of centre development that could have a significant adverse impact on its attractiveness and viability.

### Objectives

C - Support economic growth and resilience

E -Retail centres

### Policy LP31 - Out of Centre Development

**Outside the identified centres, proposals which include 1,000 sq m or more of floorspace for retail, office or leisure uses will be supported if it is demonstrated that they will not cause a significant adverse impact on existing centres.**

**14.5.3** The national threshold for requiring an impact assessment for proposals for new town centre uses is 2,500 sq m. However, in Bracknell Forest there is an established hierarchy of defined centres (listed in Policy LP32) that serve a valuable local and borough-wide function. Many of these centres have overall floorspace of main town centre uses of less than, or little more than 1,000 sq m. They could therefore be vulnerable to significant adverse impact from proposals of 1,000 sq m or more.

**14.5.4** The NPPF advises that local planning authorities should identify a network and hierarchy of centres that is resilient to economic changes. To give effect to this approach the NPPF also says that where proposals are not in accordance with an up-to-date Local Plan the local planning authority should require an impact assessment if the proposal exceeds an appropriate locally set threshold.

**14.5.5** The Bracknell Forest hierarchy is set out in the supporting text to Policy LP32. There is also one designated edge-of-centre area at the Peel Centre on the edge of Bracknell Town Centre. In order to reflect recent developments and the policies in the NPPF some changes have been made to the previous hierarchy as follows:

- new centres are identified at The Meadows, Sandhurst and at the Superstore at Bagshot Road, Bracknell;

- very small centres that are not large enough to form a centre have been removed; and
- changes have been made to the boundaries of certain existing centres to reflect recent developments and current national policy.

**14.5.6** The retail and leisure study for the Western Berkshire Authorities found that there is a need for 27,900 sq m of additional comparison goods retail floorspace by 2036. However this is based on an assumption that the opening of the new 'Lexicon' shopping centre (in Bracknell Town Centre) will increase the centre's attractiveness as a destination. It is therefore important, particularly at a time when patterns of retail behaviour are changing, that the new Bracknell Town Centre has the opportunity to become properly established. If the full demand predicted by the study does materialise then future Local Plans will be the appropriate vehicle to plan for that demand to be met. Therefore the focus of this plan is to support the vitality and viability of the existing new Bracknell Town Centre. At the the end of November 2017 there remained a number of vacant premises within the new town centre that could provide for an element of unmet need.

**14.5.7** The existing viability and vitality of smaller centres in the Borough is generally robust with the Borough's neighbourhood centres having reasonably high levels of occupancy and few long-term vacant premises. It is anticipated that the opening of the Lexicon scheme within Bracknell town centre will significantly improve the centre's vitality and viability. However, it is too soon to properly assess its medium and long-term impacts. It is an important part of the Council's strategy that Bracknell Town Centre should continue to act as the Borough's primary location for town centre uses. It is important that this strategy is not undermined by the impacts of proposals for such uses out of the town centre, particularly as Bracknell Town Centre is the Borough's the most accessible and sustainable location.

**14.5.8** The town centre should be supported by other new developments in the Borough, particularly new housing sites which are designed to be accessible to the town centre and will bring additional population within its catchment. Some of the larger new planned developments will have their own neighbourhood centres. It is important that these are designed to serve the day to day needs of local residents and do not have any significant adverse impacts on existing centres.

**14.5.9** Some of the smaller local centres have a limited offer and could suffer significantly from the loss of relatively few existing uses. Such centres would be vulnerable, particularly to impacts from new retail proposals within their catchments of a significantly smaller scale than the national threshold for requiring an impact assessment of 2,500 sq m.

**14.5.10** The hierarchy of centres prioritises Bracknell Town Centre as the borough's primary centre. There are likely to be further development opportunities in Bracknell Town Centre beyond the completion of The Lexicon. Therefore any impact assessments for out of town shopping, office or leisure proposals will need to ensure that they will not undermine or frustrate further regeneration opportunities in Bracknell Town Centre.

**14.5.11** The purpose of assessing out of centre and edge of centre proposals is to ensure that they do not have significant adverse impact over time (up to 5 years [or 10 for major schemes]) on existing town centres. The test relates to retail, office and leisure development (not all main town centre uses) that do not accord with the Local Plan and are outside of existing centres. It is important that the impact is assessed in relation to all centres that may be affected, which are not necessarily just those closest to the proposal and may be in neighbouring local authority areas.



**14.5.12** Where an impact test is required the following steps should be taken in accordance with the National Planning Practice Guidance:

- establish the state of existing centres and the nature of current shopping patterns (base year);
- determine the appropriate time frame for assessing impact, focusing on impact in the first five years, as this is when most of the impact will occur;
- examine the 'no development' scenario (which should not necessarily be based on the assumption that all centres are likely to benefit from expenditure growth in convenience and comparison goods and reflect both changes in the market or role of centres, as well as changes in the environment such as new infrastructure);
- assess the proposal's turnover and trade draw\* (drawing on information from comparable schemes, the operator's benchmark turnover of convenience and comparison goods, and carefully considering likely catchments and trade draw);
- consider a range of plausible scenarios in assessing the impact of the proposal on existing centres and facilities (which may require breaking the study area down into a series of zones to gain a finer-grain analysis of anticipated impact);
- set out the likely impact of that proposal clearly, along with any associated assumptions or reasoning, including in respect of quantitative and qualitative issues;
- any conclusions should be proportionate: for example, it may be sufficient to give a broad indication of the proportion of the proposal's trade draw likely to be derived from different centres and facilities in the catchment area and the likely consequences to the viability and vitality of existing town centres

**14.5.13** A judgement as to whether the likely adverse impacts are significant will be reached in light of local circumstances. Where this requires the impact assessment to be reviewed by an independent specialist as part of the planning application process, this will be paid for by the applicant.

## **KEY EVIDENCE**

- Western Berkshire Authorities Retail and Commercial Leisure Assessment 2016 (Final Report, April 2017)
- National Planning Policy Framework
- Planning Practice Guide

## **DELIVERY AND MONITORING**

### **14.5.14** Delivery

- Determination of Planning Applications
- The use of planning conditions and obligations.

### **14.5.15** Monitoring

- Health check data for identified centres
- Planning permissions for town centre uses in out of centre and edge of centre locations

# 15: Local Retail and Community Uses

## 15.1 Changes of use within defined retail areas

**15.1.1** Attractive and accessible shopping is an important part of creating places in which people want to live, work and enjoy leisure time. Bracknell Forest is well served by retail centres, with the main residential areas served by core shopping areas with main town centre uses<sup>(30)</sup> and neighbourhoods served by local shopping centres that meet day-to-day retail needs.

**15.1.2** A summary of the hierarchy of shopping areas, identified in Policy LP32 below, is as follows:

- Bracknell Town Centre is the main focus for retail activity in the borough, providing a wide range of shopping, leisure and business facilities in a highly accessible location, at the centre of the borough's public transport network. 'The Lexicon Bracknell' has delivered a significant enhancement to shopping and leisure in the primary shopping area, broadening the quality and range of main town centre uses on offer.
- The District Centres of Crowthorne and Sandhurst are vibrant retail centres with a greater focus on retail uses with smaller floorspace requirements serving a more local catchment. The centres have a limited comparison goods offer and their function is mainly to meet local convenience and day-to-day shopping needs.
- The Peel Centre is an Edge of Centre retail area within 300m of the Bracknell primary shopping area. It accommodates large retail units, including a supermarket and a mixture of 'high street' stores and bulky goods retail warehousing. 'The Point' provides a range of leisure facilities including a cinema and bowling alley.
- The Out of Centre retail area of The Meadows in College Town provides an important superstore retail function for residents in Bracknell Forest, Surrey Heath and the wider area, being located adjacent to an arterial route on the boundary with Surrey Heath.
- The Borough's Local Centres and local parades play an essential role in serving the everyday retail needs of the local community, such as convenience stores and pharmacies. Particularly important to residents with limited mobility, they reduce the need to travel by car to shop and are important in creating a sense of community and identity.

**15.1.3** The core retail policy objective is to maintain and enhance the vitality and viability of the defined retail centres to ensure that they continue to perform their intended function effectively, and to prevent development that would undermine this.

**15.1.4** New retail facilities to meet the needs of new communities will be required and should be of an appropriate scale and incorporate an appropriate mix of uses to serve local needs.

**15.1.5** All development in retail centres should be appropriate in scale and function to the centre and to the area it serves, to strengthen the centre's position in the hierarchy of retail centres.

### Objective

E - To plan for the continued regeneration of Bracknell Town Centre

30 As defined in the NPPF, p53.

## Policy LP32 - Changes of use within defined Retail centres<sup>(31)</sup>

Development proposals should be consistent with the role and function of the retail centre, having regard to its place in the retail hierarchy.

The hierarchy of Bracknell Forest's defined retail centres is:

### Town Centre

- Bracknell Town Centre

### District Centres

- Crowthorne (centre)
- Sandhurst (West of Swan Lane)

### Edge of Centre

- Peel Centre (Bracknell)

### Out of Centre

- The Meadows (College Town)

### Local Centres

<ul style="list-style-type: none"><li>• Bagshot Road Superstore</li><li>• Binfield</li><li>• Birch Hill</li><li>• Bullbrook</li><li>• Crown Wood</li><li>• Crowthorne (Station Parade)</li><li>• Easthampstead</li><li>• Forest Park</li><li>• Great Hollands</li><li>• Hanworth</li><li>• Harmans Water</li><li>• Martins Heron</li></ul>	<ul style="list-style-type: none"><li>• Owlsmoor</li><li>• Priestwood</li><li>• Whitegrove</li><li>• Wildridings</li></ul> <p><u>Other proposed local centres<sup>(32)</sup></u></p> <ul style="list-style-type: none"><li>• TRL</li><li>• Amen Corner South</li><li>• Warfield</li></ul>
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### Local Parades

- College Town
- North Ascot (Fernbank Road)
- North Ascot (Warren Row)
- Sandhurst (East of Swan Lane)
- Sandhurst (Old Mill)

31 Defined retail areas, including primary and secondary shopping frontages, are defined on the policies map.

32 Identified in SALP policies SA5, SA8 and SA9 respectively: <http://www.bracknell-forest.gov.uk/salp-adopted.pdf>

**A) Primary shopping frontages will continue to focus on providing A1 (shops) retail uses. Proposals for changes of use in primary shopping frontages from retail (A1) to other uses within Class A will be acceptable where they will not result in non-A1 retail frontage exceeding 30% of the total shop frontage. Any other development will only be permitted where it can be demonstrated that:**

- i. Individually or cumulatively the proposal would not adversely affect the vitality, viability and character of the centre; and**
- ii. The scale and function of the proposed use is consistent with the position of the centre in the hierarchy of centres; and**
- iii. The proposal would provide a community benefit or address an identified deficiency in provision in the area that would outweigh the harm caused by the loss of the retail use; and**
- iv. The proposal does not harm local amenity, particularly in terms of noise, litter, odour and the safety and convenience of highway users.**

**B) Development proposals for main town centre uses in secondary frontages will be permitted where the proposal:**

- i. Would individually or cumulatively support the vitality, viability or character of the frontage; and,**
- ii. Would not result in the loss of local amenity, particularly in terms of noise, litter, odour and the safety and convenience of highway users.**

**Residential development (C3 uses) in retail centres will be supported where the proposal:**

- i. Makes use of vacant upper floors; and**
- ii. Would not result in 'dead frontage' on the ground floor.**

**15.1.6** Refer to Appendix 1: 'Summary of Local Plan Evidence Base' for site plans that define the extent of these centres, including primary shopping areas, and the extent of primary and secondary shopping frontages<sup>(33)</sup> for the purposes of this policy.

**15.1.7** For the purposes of Policy LP32, frontages are the public facades of buildings, primarily comprising windows that could be used for the display or advertisement of goods or services, together with customer entrances and exits.

**15.1.8** The retail sector continues to be subject to significant challenges, including changing shopping habits such as increased internet shopping, 'click and collect', and tough competition, which has seen several high street names go out of business. Successful retailers have adapted to this new environment. For many of them maintaining a store network where customers can browse and seek advice as well as collect goods bought online is part of their offer. Retail policy needs to be flexible and responsive enough to accommodate further changes in shopping trends, to ensure that centres remain active, vibrant and sustainable in the long term. The flexibility allowed for in this policy builds on the significant scope for changes of use allowed by the General Permitted Development Order.

33 As defined in the NPPF, p55.

**15.1.9** Bracknell Town Centre, as defined on the policies map, will be the focus for main town centre uses appropriate to its role and function and which generate a large number of journeys. New retail development will be directed to the primary shopping area. Outside of the primary shopping area but within the wider town centre, a variety of town centre uses will be encouraged, including food and drink, leisure, and cultural uses that add to the liveliness, attractiveness, and economic resilience of the centre.

**15.1.10** Primary shopping frontages in retail centres (and the edge and out of centre retail areas) will continue to focus on providing Class A1 (retail) uses. Policy LP33 will help prevent an over abundance of non-A1 uses that could undermine the vitality and viability of shopping centres.

**15.1.11** Where a proposal would involve the loss of Class A1 floorspace in a primary shopping frontage area and would lead to non A1 retail frontage exceeding 30% of the total primary frontage an assessment will be required to determine whether it would undermine the vitality and viability of the retail centre. Factors to take into consideration include:

- i. whether the existing use is surplus to requirements;
- ii. the nature of the proposed use and the contribution to vitality it might bring;
- iii. the current mix of uses in the primary frontage or centre;
- iv. the number of vacant premises in the primary frontage or centre;
- v. the length of continuous frontage in non retail use that would be created;
- vi. whether all reasonable efforts have been made to retain the existing use (including evidence to confirm that the property has been marketed for a meaningful period<sup>(34)</sup> on reasonable commercial terms<sup>(35)</sup>, and that there is no realistic interest in its retention for the current use; and
- vii. whether it is economically viable, feasible or practicable to retain the building for its existing use.

**15.1.12** The 30% criterion will be applied flexibly where an acceptable change of use would result in the overall primary shopping frontage marginally exceeding 30% non-retail and would not have an adverse impact on the vitality and viability of the centre. This criterion will apply to proposals in retail centres that already breach this threshold.

**15.1.13** In order to avoid unnecessary delay in the determination of a planning application, it is recommended that the applicant submits a pre-application enquiry so that the above factors can be assessed at the earliest opportunity and guidance can be provided as to what information should be submitted as part of the planning application.

**15.1.14** The Council recognises the importance of maintaining the environmental quality of its shopping centres. The importance of offering a range of uses has to be balanced against the impact of development proposals on local amenity and public health. For example, applications for proposals for change of use to Use Class A5 (Hot Food Take-away) should be supported by an assessment of the proposal's impact on public health, litter, anti-social behaviour and the overall attractiveness of the retail area. It should also assess cumulative impact taking into account other existing Class A5 uses and whether there are any sensitive uses in the local area such as a school or residential properties.

34 For a minimum of one year.

35 Commercial terms that are construed by the Council as being reasonable, i.e. terms that do not require abnormally high rent or an unusually short letting period, compared with similar units in the Borough, which could make the proposition unattractive to a prospective tenant.

**15.1.15** There is a greater opportunity for a diversity of uses in secondary frontages. Here uses including restaurants, cinemas and businesses which are proportionate in scale to the centre's place in the retail hierarchy will be supported where they meet the tests in Policy LP32.

**15.1.16** Residential development in retail centres can benefit their vitality by creating activity outside of business hours and providing better natural surveillance. Such development would normally be supported on upper floors where it avoids creating "dead frontages" which can fragment retail frontages. Proposals that reduce ground floor retail space in retail centres and thereby undermine their core function will not be permitted.

**15.1.17** Other local/village shops outside the hierarchy of defined retail centres make an important contribution to serving the locality. These shops are covered by Policy LP32.

### **KEY EVIDENCE**

- National Planning Policy Framework (para. 23)
- Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)
- Bracknell Forest Retail Health Assessment (scoping exercise) 2017
- Bracknell Forest Annual Retail Survey
- Western Berkshire Retail & Commercial Leisure Assessment 2016

### **DELIVERY AND MONITORING**

**15.1.18** Delivery:

- Determination of planning applications

**15.1.19** Monitoring:

- Annual retail survey
- Mix of uses and percentage of uses in retail centres
- Vacancy levels
- Retail assessments

## 15.2 Advertisements and Shop Fronts

**15.2.1** The appearance of shop fronts and advertisements can individually or cumulatively have a significant impact on the distinctiveness and character of an individual building and the amenity of the wider area. It is important therefore to have planning policy in place to ensure quality design and to enable proposals that would achieve this.

### Objectives

E - Retail centres

G - Achieving high quality development

### Policy LP33 - Advertisements and Shop Fronts

**Advertisements will be permitted where they have no adverse impact on:**

- i. **Public safety, including highway safety; and**
- ii. **Amenity, including visual amenity, the amenity of neighbouring sites and the amenity of the historic environment.**

**New or altered shop fronts will be permitted where:**

- i. **Alterations/lighting have regard to the character, materials, design, scale and proportions of the building;**
- ii. **Important architectural or historic features on the existing building are restored and / or retained and not concealed;**
- iii. **An active frontage is maintained; and**
- iv. **Roller shutters are well designed and integrated with the frontage.**

**15.2.2** In considering applications for consent to display advertisements, the Council will have regard to the interests of amenity and public safety. Policy LP33 relates to all advertisements, not just those for retail premises.

**15.2.3** The removal of existing signs will be sought where their function is duplicated or where they detract from the appearance or character of the area. In appropriate circumstances, the Council will seek additional control over the display of advertisements in residential areas.

**15.2.4** Where advertisements are to be illuminated, consideration will be given to the level and type of illumination, taking into account guidance contained in the technical report "Brightness of Illuminated Advertisements" by the Institution of Lighting Engineers <sup>(36)</sup> and any subsequent updates or replacements of this.

**15.2.5** The design of shop fronts will be expected to integrate with the retail streetscene, avoid the creation of "dead frontages" and be sympathetic to the character and appearance of the local environment. This may include the creation of windows with displays or design features that create variety and interest in the streetscene.

<sup>36</sup> <https://www.theilp.org.uk/resources/ilp-general-reports/plg05-the-brightness-of-illuminated-advertisements/>

**15.2.6** This policy builds on the changes to shop fronts and advertisements allowed by the General Permitted Development Order.

**KEY EVIDENCE**

- National Planning Policy Framework (para. 67)
- Planning Practice Guidance (Advertisements, ID reference: 18b)

**DELIVERY AND MONITORING**

**15.2.7** Delivery:

- Determination of planning applications and/or applications for advertisement consent

**15.2.8** Monitoring:

- Number of appeals allowed.



## 15.3 Protection of community facilities and services

**15.3.1** Community facilities and services have an important role in developing and maintaining community inclusion and cohesion. They help make places more sustainable by meeting the community's day-to-day needs. They comprise a range of social, recreational and cultural facilities and services, including:

- Local convenience stores, post offices and chemists
- Healthcare facilities
- Public houses
- Community centres and village halls
- Arts centres, theatres, cinemas
- Places of worship
- Education facilities
- Libraries

**15.3.2** Residents in the borough's neighbourhoods and villages are generally well served, and the aim of this policy is to safeguard against the unnecessary loss of valued facilities where they collectively or individually make an important contribution towards the health and well-being of residents.

### **Objectives**

E - Retail centres

F - Strong communities

## **Policy LP34 - Protection of community facilities and services**

**Development proposals will be permitted where:**

- i. Existing facilities and services are retained and maintained;**
- ii. The quality and capacity of existing facilities and services is improved; and**
- iii. New facilities and services are provided.**

**Development proposals that would result in the loss of community facilities and services will be permitted where:**

- i. Adequate alternative provision already exists in the locality, or the loss would be replaced by an equivalent or better facility in a suitable and accessible location;**
- ii. The proposal is for an alternative use – the benefit of which clearly outweighs the loss, or it is for an appropriate alternative community use; or**
- iii. A robust assessment has been carried out that demonstrates that:**
  - The facility is no longer needed for any of the functions it performs; and**
  - All reasonable efforts have been made to retain the facility (including evidence to confirm that the property or site has been actively and positively marketed for a meaningful period<sup>(37)</sup> with reasonable commercial terms<sup>(38)</sup>, and that there is no realistic interest in its retention for the current use); and**
  - Consideration has been given to an alternative community use on the whole or part of the site.**
  - It would no longer be economically viable, feasible or practicable to retain the building or site for its existing use; and**

**The assessment must evaluate the quantity and quality of existing facilities in the locality and assess their need and value to the community.**

**15.3.3** The NPPF states that local authorities should ‘plan positively’ for the provision of social, recreational and cultural facilities, and guard against the loss of valued facilities and services where it would reduce the community’s ability to meet its day-to-day needs.

**15.3.4** Advancing the health and well being of residents is a key part of good planning. The loss of existing community facilities and services will only be permitted in exceptional circumstances, supported by robust evidence to justify the loss in accordance with the criteria set out above. This will help to ensure that all residents continue to have good access to facilities and services relied upon.

**15.3.5** This policy deals with the broader issue of retaining valued community facilities and services, whereas the retention of retail uses in defined retail areas is covered by Policy LP32.

<sup>37</sup> For a minimum of one year

<sup>38</sup> Commercial terms that are construed by the Council as being reasonable, i.e. at a sound, realistic and viable price for the type of use.

## **KEY EVIDENCE**

- National Planning Policy Framework (para. 70)

## **DELIVERY AND MONITORING**

### **15.3.6 Delivery:**

- Determination of Planning applications.

### **15.3.7 Monitoring:**

- Net losses/gains of community facilities and services.

# 16: Historic Environment

## 16.1 Protection and Enhancement of the Historic Environment

**16.1.1** The historic environment is recognised as an irreplaceable and valued resource which contributes to the local character and distinctiveness of Bracknell Forest. Heritage assets such as parks and gardens, listed buildings, conservation areas and scheduled monuments can foster healthy lifestyles, community cohesion, provide a 'sense of place' and drive economic vitality.

**16.1.2** The Council is committed to working proactively and inclusively with stakeholders to identify opportunities to ensure the conservation and enhancement of the Historic Environment, so that it can be enjoyed for its contribution to the quality of life of this and future generations.

### **Objectives**

B - Protect / enhance existing assets

G - Achieving high quality development

## **Policy LP35 - Protection and Enhancement of the Historic Environment**

### **A. General**

Development proposals will be expected to avoid harm to, sustain and, where possible, enhance the heritage assets<sup>(39)</sup> and their settings. All development proposals affecting heritage assets or their settings must exhibit sympathetic design in terms of siting, mass, scale and use of materials.

The Council will require development proposals affecting heritage assets or their settings to be supported by a Heritage Statement prepared with appropriate impartial and objective expertise demonstrating a clear understanding of the significance of the heritage assets and how they would be affected.

### **B. Designated Heritage Assets<sup>(40)</sup>**

There will be a presumption against granting planning permission for development proposals which would cause harm to the significance of designated heritage assets.

Where designated heritage assets would be affected by development proposals applicants will be required to seek sustainable opportunities to enhance and better reveal the significance and legibility of designated heritage assets.

### **C. Non-Designated Heritage Assets<sup>(41)</sup>**

Non-designated heritage assets and their settings including buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions, will be protected from harm. Non-designated heritage assets should be identified early in the design process to ensure that the impact on their significance is addressed in any development proposal. The weight given to the conservation of non-designated heritage assets during the determination of the planning applications will be based on their significance and the magnitude of harm to them.

The retention, repair and re-use of non-designated heritage assets will be encouraged. Development proposals that harm the significance of non-designated heritage assets and/or their settings will not normally be permitted.

### **D. Archaeological Remains**

Where a proposed development site is identified as having archaeological potential, developers will be required to support planning applications with an appropriate archaeological assessment. In relevant cases, no development will be permitted unless the following requirements are satisfied:

- an archaeological evaluation of the site has been undertaken; and
- where archaeological evaluation identifies definite archaeological significance, a programme of archaeological mitigation has been agreed with the Council.

**16.1.3** The importance of Bracknell Forest's historic environment is recognised in its diverse range of heritage assets which include:

- 266 Listed Buildings;
- 5 Conservation Areas (Winkfield Village; Warfield; Winkfield Row; Easthampstead; Church Street, Crowthorne);
- 12 Scheduled Monuments;
- 6 Registered Historic Parks and Gardens (Windsor Great Park; Ascot Place; Newbold College; Broadmoor Hospital; South Hill Park; and Bagshot Park);
- 536 records entered in the Berkshire Historic Environment Record (HER) identifying archaeological sites and finds in Bracknell Forest.

**16.1.4** The significance of heritage assets to this, and future generations, may derive from their archaeological, architectural, artistic or historic interest and from the contribution made by their settings.

**16.1.5** Designated and non-designated heritage assets, including their settings will be protected from harm and opportunities will be sought to sustain and where appropriate enhance the significance of heritage assets.

**16.1.6** It is important that the significance of the borough's heritage assets and their settings are understood by developers. Development proposals affecting the historic environment will be expected to be supported by a Heritage Statement. Whilst the detail provided by the Heritage Statement should be proportionate to the importance of the heritage assets, it must demonstrate a clear understanding of their significance, the contribution made by their settings and how their significance would be affected, as well as a providing clear justification and mitigation for any harm caused.

**16.1.7** The borough's most valued historic buildings, archaeological remains, townscapes and historic landscapes will be given the highest level of protection; opportunities will be sought wherever possible to sustain and enhance their significance. Harm to the significance of designated heritage assets will not be accepted unless it is clearly justifiable and unavoidable.

**16.1.8** Proposals for works to listed buildings should conserve features of architectural or historic interest and their settings, where these contribute to their significance. Development which undermines the economic viability or significance of a listed building will be resisted. The use of appropriate materials, construction techniques and methods of repair will be a fundamental requirement of any development proposals. The evidential value of the historic fabric is an important part of a listed building's significance and retention of as much historic fabric as possible will be expected. The reinstatement of original architectural features will be supported where it can be demonstrated that this is adequately historically documented and the work proposed will sustain the significance of the listed building.

39 Heritage Asset - a building, monument, site, place, area or landscape identified as having a degree of significance meriting considerations in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing). (Annex 2: Glossary, National Planning Policy Framework, Department for Communities and Local Government 2012)

40 Designated Asset - a World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation. (Annex 2: Glossary, National Planning Policy Framework, Department for Communities and Local Government 2012)

41 Non-designated assets - buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions but which are not formally designated heritage assets. (National Planning Practice Guidance - Paragraph: 039 Reference ID: 18a-039-20140306).

**16.1.9** The Council will seek to actively manage change within the borough's conservation areas so that their character and appearance is preserved and enhanced. Conservation area appraisals and management plans will be taken into consideration when determining planning applications affecting their significance. The Council will require new developments within conservation areas or their settings to be of high quality. Substantial harm to the significance of a conservation area will not be permitted. Less than substantial harm to the significance of a conservation area will be strongly resisted unless there is a clear and convincing public benefit from the proposed development.

**16.1.10** Non-designated heritage assets are more widespread and are important in contributing to local distinctiveness and a sense of place which are important to local communities. The Council will seek to ensure that non designated heritage assets are identified, retained and enhanced in the process of determining planning applications. The identification of non designated heritage assets will be based upon the following criteria:

- Architectural Interest: buildings based on their architectural design, decoration and craftsmanship, buildings with unusual or historic construction.
- Historical Significance: buildings which illustrate aspects of Bracknell Forest's social, economic, cultural or military history.
- Group and Townscape Value: the contribution made where buildings, as a group, have important, unified architectural or historic merit and make a positive contribution to the character and appearance of an area. They may form a focal point, land-mark or significant landscape feature such as squares, terraces of interest, or a historic park or garden of local community value.
- Community Value - a building or structure which is perceived to be of value to the local community by virtue of its function, association with a key local resident, or having hosted a significant event or use that gives significance to the Borough as a whole.

**16.1.11** The degree of harm to or loss of non-designated heritage assets will be balanced against the significance of the heritage asset, the positive contribution made by the development and the extent to which any harm can be justified or mitigated.

### **Heritage Assets at Risk**

**16.1.12** The Council will monitor designated heritage assets considered to be at risk through neglect or other threats, and proactively seek to engage owners in applying sustainable solutions. Unless a heritage asset at risk is judged to have been subject to deliberate neglect, the Council will consider positively proposals to sympathetically develop heritage assets 'at risk'.

**16.1.13** Where necessary the Council will use its statutory powers to ensure that designated heritage assets are appropriately maintained or repaired.

### **KEY EVIDENCE**

- Planning (Listed Buildings and Conservation Areas Act) 1990
- Ancient Monuments and Archaeological Areas Act 1979
- National Planning Policy Framework 2012 (Chapter 12: Conserving and enhancing the historic environment)
- Planning Practice Guide 2014 (Conserving and enhancing the historic environment)

- Conservation Area Appraisals (Various)
- Conservation Area Management Proposals (Various)
- Streetscene Supplementary Planning Document 2011
- Bracknell Forest Council Consultation Draft Design Supplementary Planning Document
- Historic England's National Heritage List of Listed Buildings, Scheduled Monuments and Registered Historic Parks and Gardens;
- Berkshire Historic Environment Record (HER)
- Desk-based assessments, heritage statements, or historic landscape characterisation or other surveys.

## **DELIVERY & MONITORING**

### **16.1.14 Delivery**

- Determination of Planning Applications
- Conservation Area appraisals up-to-date

### **16.1.15 Monitoring**

- Number of listed building applications consented against Historic England Advice
- Number of designated heritage assets within the Borough on Historic England's 'at risk' register.



# 17: Natural Environment

## 17.1 Biodiversity and Designated Nature Conservation and Geological Sites

**17.1.1** National legislation and planning guidance place a duty on local authorities to consider biodiversity through their Local Plans. Local planning authorities are advised in national policy to set criteria based policies against which proposals for any development on or affecting protected wildlife or geodiversity sites or landscape areas will be judged. Under the Natural Environment and Rural Communities (NERC) Act 2006, all Local Authorities have a statutory duty to conserve biodiversity.

**17.1.2** The Council is committed to the protection and enhancement of biodiversity and geodiversity. It will work with partners to ensure a proactive approach to protection, enhancement and management of biodiversity identified in national and local strategies and plans such as Biodiversity Action Plans (BAPs) and the emerging Green Infrastructure Strategy. The following policies seek to ensure that biodiversity and geodiversity in the Borough is protected and enhanced. These should be read alongside policies on Green Infrastructure, the Thames Basin Heaths Special Protection Area and Overarching Design where appropriate.

### **Objective**

B - Protect / enhance existing assets

## **Policy LP36 - Biodiversity**

**Development in the Borough should achieve no net loss and wherever possible a net gain of biodiversity.**

**Development proposals will be expected to:**

- i. Provide an adequate level of suitable ecological survey information and assessment to establish the extent of a potential impact where there are grounds to believe that ancient woodland, veteran trees, inland freshwaters<sup>(42)</sup>, protected species, priority species or priority habitat may be affected during and after development. This information shall be provided prior to the determination of an application;**
- ii. Retain, protect and buffer ecological features (including inland freshwaters) and provide for the appropriate management of those features;**
- iii. Where appropriate, enhance biodiversity by designing-in provisions for wildlife; and**
- iv. Avoid the net loss or fragmentation of habitats and support the creation of coherent ecological networks through both urban and rural areas such as improvements to Biodiversity Opportunity Areas.**

**Development proposals on or affecting ecological features, non-designated sites or wildlife corridors (including river corridors) will only be supported where it can be demonstrated that the need for the development outweighs any harm caused by the development and that adequate mitigation measures are put in place.**

**Where the adverse impacts of development on biodiversity are identified, they must be proportionately addressed in accordance with the mitigation hierarchy of:**

- i. Avoidance;**
- ii. Mitigation;**
- iii. Compensation**

**Where the requirements of this hierarchy cannot be met, development will be refused.**

**Where the biodiversity has been intentionally removed or degraded (including through neglect), the Council will view biodiversity value to be as it would likely to have been had the removal or degradation not have occurred.**

**The Council will secure effective avoidance, mitigation and compensation through the imposition of planning conditions or planning obligations as appropriate, including monitoring for the effectiveness of these measures.**

**17.1.3** Biodiversity is not confined to designated sites and every development has the potential to contribute towards the conservation of locally important habitats and species. There are significant areas of habitat in the borough including:

- Woodland;
- Ancient woodland and veteran trees;

<sup>42</sup> Inland freshwaters as defined by the Water Resources Act 1991 as amended

- Grasslands;
- Watercourses;
- Heathland; and
- Other formal and informal areas of open space

**17.1.4** These are an important local resource for supporting biodiversity.

**17.1.5** Where there is a reasonable likelihood of, or known to be, ancient woodland, veteran trees, priority or protected habitat or species on a site, ecological surveys should be conducted by a suitably qualified or experienced ecologist. Priority habitats and species are those listed under section 41 of the NERC Act or in the Bracknell Forest Biodiversity Action Plan.

**17.1.6** Ecological surveys, assessments and mitigation measures to protect species and habitats on development sites should be implemented in line with current national standards and published guidance in addition to any guidance or advice endorsed by the Council.

**17.1.7** Wildlife corridors or ecological networks are important for linking habitats and allowing the movement of species across the landscape. They can include rivers, streams, railways, hedgerows, road verges, trees, incidental pieces of open space and residential gardens. All developments should seek to have no net loss and preferably a net benefit for biodiversity in the Borough. Such benefits might be through planting schemes, new habitats, new roosting or nesting features, or through enhancement and management of existing habitats.

**17.1.8** When considering a site for development, those involved should consider what biodiversity resources there might be on the site and design the development in a way that avoids, or minimises, any negative impacts on these resources. Opportunities to enhance biodiversity on the site, such as creating new habitats, should be incorporated into the design. Creative solutions are possible on all sites, including small sites within urban areas.

**17.1.9** Developments are required to demonstrate how existing wildlife habitats such as trees, hedgerows, woodlands and rivers will be retained, safeguarded and managed during and after development, including the provision of buffers where required. Where necessary, a management plan outlining mitigation measures will be required to sensitively manage any issues affecting biodiversity resources arising as a result of the development.

**17.1.10** To manage potential adverse effects of development on biodiversity, the mitigation hierarchy should be used as a sequential approach, completing each step before moving to the next. In the first instance, development should try to avoid adversely affecting existing habitats by using alternative sites or layout designs. Where avoidance is not possible, and the need for, and benefit derived from development outweighs the harm to the nature conservation value of the site, habitat or species, the impact upon wildlife sites, habitat or species should be adequately mitigated.

**17.1.11** The Council is considering the development of a standard method for calculating biodiversity losses and gains and identifying the level of compensation required (known as a Biodiversity Accounting Metric). Where the impact on the ecological feature cannot be avoided or sufficiently mitigated or there are residual adverse effects after mitigation, as a last resort, the level of impact to be compensated should be calculated using such a metric.

**17.1.12** The Berkshire Biodiversity Strategy identifies priority areas of greatest opportunity for restoration and creation of habitats. There are five Biodiversity Opportunity Areas (BOAs) within Bracknell Forest. Where new development is proposed within a BOA, opportunities for

biodiversity improvements should be included and opportunities should be taken to link biodiversity across the wider landscape. Outside these areas, enhancement measures should be delivered to support ecological networks where possible.

**17.1.13** Biodiversity that has been intentionally removed or degraded could include degradation of heathland by doing nothing (and not allowing access for surveys), removal of woodlands prior to submitting planning applications and situations where previous mitigation has not been effective. Areas of plantation that have existed for years on what was originally heathland may however be excluded.

**Objective**  
B - Protect / enhance existing assets

**Policy LP37 - Designated Nature Conservation and Geological Sites**

**Any planning application affecting designated nature conservation and geological sites must ensure that these sites are safeguarded and enhanced having regard to the national or local status and designation of the site as set out below:**

- i. Development proposals on or affecting internationally designated sites (SPAs and SACs), including candidate sites, will only be supported where there is an overriding public need or it can be demonstrated that there will be no significant adverse effect on the integrity of these sites.**
- ii. Development proposals on or affecting nationally designated sites (SSSIs), will only be supported where the benefits of the development clearly outweigh harm to the nature conservation value of the site.**
- iii. Development proposals on or affecting locally designated sites (LNR, LWS, LGS) will only be supported where it can be demonstrated that the need for the development outweighs the harm to the nature conservation value or geological value of the site.**

**Effective avoidance, mitigation and compensation will be secured through the imposition of planning conditions or planning obligations as appropriate, including monitoring for the effectiveness of these measures.**

**17.1.14** Bracknell Forest has a rich and varied landscape, containing a wide range of habitats, which support a diversity of plants and animals. Over 20 per cent of the Borough is protected by designations, including European and national designated sites comprising the Thames Basin Heaths Special Protection Area (SPA), the Windsor Forest and Great Park Special Area of Conservation (SAC), nine Sites of Special Scientific Interest (SSSIs) and Local Nature Reserves (LNR), Local Wildlife Sites (LWS) and Local Geological Sites (LGS).

**17.1.15** Designated sites are shown on the Policies Map although their boundaries may change over the course of the Local Plan period. When implementing any policy relating to designated nature conservation sites the most up to date boundaries will be used as these may have been amended or changed since the production of the original Policies Map.

**17.1.16** There is a range of legislation protecting ecological resources in the UK. This includes the NERC Act referred to above and the Wildlife and Countryside Act 1981. The Thames Basin Heaths SPA and Windsor Great Park SAC have international statutory protection and are therefore given the highest level of protection. Nationally designated SSSIs have national statutory protection and will be conserved and enhanced.

**17.1.17** National policy identifies that distinctions should be made between the hierarchy of international, national and locally designated sites, so that protection is commensurate with their status and gives appropriate weight to their importance and the contribution that they make to wider ecological networks. The developer will be required to submit monitoring data to the Council to show the effectiveness of any planning obligations and conditions.

## **KEY EVIDENCE**

- National Planning Policy Framework (paras 7, 9, 17 and Chapter 11)
- Planning Practice Guidance (Natural Environment, ID reference: 8)
- Biodiversity 2020: A Strategy for England Wildlife and Ecosystem Services, Defra
- The Natural Environment in Berkshire: Biodiversity Strategy (2014 – 2020)
- Bracknell Forest Biodiversity Action Plan (2012 – 2017)

## **DELIVERY AND MONITORING**

### Delivery

- Determination of planning applications

### Monitoring

- Changes in areas of biodiversity importance (LWS/LGS)
- Change in areas of UK NERC Act S41 priority habitats
- Change in number of UK NERC Act S41 priority species
- Change in condition status of Sites of Special Scientific Interest
- Distribution and status of farmland birds

## 17.2 Green Infrastructure

**17.2.1** Green infrastructure is the network of green spaces and natural and semi-natural features. Bracknell Forest contains many green infrastructure assets which contribute to its character and sense of identity and provide an important contribution towards increasing biodiversity, providing mitigation for climate change and improved health and well-being. These assets are partly a result of the design of the Bracknell New Town and planning policy standards for the provision of open space and partly due to the natural assets found within the borough of international, national and local importance. More recently the requirement for Suitable Alternative Natural Green Space (SANG) has added to these assets. However, much of this green infrastructure network is patchy and not well connected. National planning policy supports a strategic approach to green infrastructure being set out in Local Plans.

### **Objective**

B: Protect/enhance existing assets

I: Infrastructure

### **Policy LP38 - Green Infrastructure**

The borough's green infrastructure network will be protected and enhanced. In considering proposals that affect the borough's green infrastructure account will be taken of the scale, type and quality of any assets lost or created and the contribution they make to the wider green infrastructure network.

**Development should where appropriate:**

- i. be designed and located to maximise opportunities for green infrastructure within the development;**
- ii. protect and enhance the wider green infrastructure network including the connectivity of specific habitat types as appropriate to the scale of development and the opportunities it offers;**
- iii. provide new links to the existing public access networks;**
- iv. create new green infrastructure either through on site provision or financial contributions; and,**
- v. not fragment green infrastructure assets or create barriers to the movement of people, biodiversity and water through the green infrastructure network .**

**Where new or improved green infrastructure is proposed, the maximum benefit should be achieved by designing it to serve a variety of functions.**

**Where possible, development should provide accessible natural green space to help meet identified green infrastructure deficits in Bracknell Forest such as accessible natural green space and habitat connectivity in line with the standards in Policy LP51 Standards for Open Space of Public Value.**

**Development proposals on or affecting green infrastructure will only be supported where it can be demonstrated that the need for the development outweighs any harm caused by the development including through fragmentation and that adequate mitigation measures are put in place.**

**Where the adverse impacts of development on green infrastructure are identified, they must be proportionately addressed in accordance with the mitigation hierarchy of:**

- Avoidance; Mitigation; Compensation**

**Where the requirements of this hierarchy cannot be met, development will be refused.**

**17.2.2** Green infrastructure is the network of multi-functional urban and rural green space, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.

**17.2.3** Green Infrastructure can serve the following functions:

- access and recreation;**
- increasing habitat connectivity through ecological networks of corridors and stepping stones for wildlife to move through the landscape;**

- connecting urban and rural areas;
- landscape and visual amenity benefits;
- providing cooling and shading in urban areas;
- surface water retention and management; and,
- carbon capture and storage, providing mitigation for climate change.

**17.2.4** It can contribute to human well-being by:

- providing accessible green spaces for exercise, recreation and play;
- creating opportunities for community cohesion through allotments, community gardens and community orchards; and,
- providing accessible walking, riding and cycling routes to link communities with both urban and rural areas.

**17.2.5** Green infrastructure assets include:

- parks and gardens - urban parks, country parks, formal gardens;
- amenity greenspace - informal recreation spaces, outdoor sports facilities, domestic gardens, village greens, commons, other incidental space, green roofs, allotments;
- natural and semi-natural green space – SANGs, woodland and scrub, grassland, heath, wetlands, open and running water, unmanaged land and disturbed ground;
- blue infrastructure – waterbodies, flood zones, ponds and sustainable urban drainage systems.
- other green features – hedgerows, verges, individual trees or tree groups; and,
- corridors – paths, cycle ways, riparian, ditches, verges, lines of trees, strips of managed vegetation, linear green spaces.

**17.2.6** Further details of the types and functions of green infrastructure assets can be found in the Council's Green Infrastructure Review, Play, Open Space and Sports study (POSS) and Playing Pitch Strategy (PPS).

**17.2.7** Through the enhancement of existing green infrastructure assets, and the creation of new green infrastructure assets, opportunities will be sought to:

- enhance existing assets so they provide more functions; and to create new multi-functional assets;
- improve connectivity for access and recreation;
- provide accessible natural green space to help meet identified deficits in Bracknell Forest;
- improve connectivity of habitat and ecological networks;
- provide community opportunities for growing food; and,
- provide flood risk management measures such as land management and natural storage.

**17.2.8** The provision of biodiversity enhancement, mitigation and compensation in relation to Policy LP36 Biodiversity, provides opportunity to create or enhance green infrastructure.

**17.2.9** The Bracknell Forest Green Infrastructure Review identified that Bracknell Forest has few formal green spaces (parks and gardens), but has significant amenity green space. It has significant natural assets, including blue infrastructure; woodlands are generally well connected, and grasslands and heathlands are more fragmented. There is good access to open space, especially some large areas, but it is not well connected. Some parishes have significant landscape and visual amenity assets (e.g. Crowthorne and Winkfield), but others do not (e.g.



Warfield). Productive land is dominated by forestry; there is little agriculture, and community opportunities for growing food (orchards, allotments) are few in most parishes (Bracknell being the exception). Water and flood management can be a significant issue. There are opportunities for addressing gaps in provision and connectivity both in enhancing existing assets and in new provision as part of developments. The priorities for a Bracknell Forest green infrastructure network should focus on improving connectivity for wildlife and people, water and flood management and opportunities for community food production.

**17.2.10** The Council is preparing a Green Infrastructure Strategy which will help to inform delivery of this Policy. The Green Infrastructure Strategy will set priorities for protecting key areas of the network and addressing deficiencies in green infrastructure. It will outline how the Council will work with partners to plan, protect, promote, enhance and extend the network and to embrace opportunities provided by development.

**17.2.11** Green infrastructure has a strong relationship with other policies in this Plan including:

- Policy LP36 on Biodiversity,
- Policy LP39 relating to the Thames Basin Heaths SPA,
- Policy LP40 Flood Risk,
- Policy LP41 for SuDS (drainage),
- Policy LP47 Transport Infrastructure Provision relating to the network of public rights of way,
- Policy LP50 relating to Play, Open Space and Sports,
- Policy LP51 relating to Standards for Open Space of Public Value.

**17.2.12** The Council will use its planning powers and responsibilities as a landowner to work with local communities and other partners, including those preparing Neighbourhood Plans and in adjoining local authorities, to identify and implement opportunities to improve the quality of the green infrastructure and to protect the existing green infrastructure assets from harmful development.

**17.2.13** The provision of green infrastructure should be built into proposals at an early stage of the design process, particularly on larger sites where proposals should demonstrate how Green Infrastructure features are to be incorporated.

## **KEY EVIDENCE**

- National Planning Policy Framework, paragraphs 99, 109,114
- National Planning Practice Guidance, Paragraph: 027 Reference ID: 8-027-2160211 to Reference ID: 8-032-2160211
- Bracknell Forest Green Infrastructure Review TVERC 2017
- Biodiversity Action Plan
- Open Space and Playing Pitch Strategy
- Thames Basin Heaths Avoidance and Mitigation Strategy

- Natural England Green Infrastructure Guidance (NE176)
- Bracknell Forest Rights of Way Improvement Plan

## **DELIVERY AND MONITORING**

### **17.2.14 Delivery -**

- Determination of Planning Applications
- Identification of improvements within CIL list of projects
- BFC land management
- Implementation of other Policies in the BFLP
- Infrastructure Delivery Plan

### **17.2.15 Monitoring –**

- Monitoring of the extent and quality of Green Infrastructure provision in the Borough
- Monitoring of applications

## 17.3 Thames Basin Heaths Special Protection Area

**17.3.1** The Thames Basin Heaths Special Protection Area (SPA) is a network of heathland sites that provides a habitat for important ground nesting bird species. Two of these heathland sites are in Bracknell Forest. The TBH SPA was designated in March 2005 and is protected by EU and UK legislation. The SPA affects eleven local authorities across Hampshire, Berkshire and Surrey.

**17.3.2** Increased recreational activity resulting from new development causes harm to the SPA and to comply with the law, it must be certain that the harm is avoided and mitigated.

**17.3.3** The SPA within Bracknell Forest covers over 1,300 hectares and includes Broadmoor to Bagshot Heaths Site of Special Scientific Interest (SSSI) (the area surrounding the Look Out Discovery Centre) and the Sandhurst to Owlsmoor Bogs and Heaths SSSI (also known as Wildmoor Heath).

### **Objective**

B - Protect/enhance existing assets.

## **Policy LP39 - Thames Basin Heaths Special Protection Area**

**New development which, either alone or in combination with other plans or projects, is likely to have a significant adverse effect on the ecological integrity of the Thames Basin Heaths Special Protection Area (SPA) without appropriate avoidance and mitigation measures will be refused.**

**Where development is proposed that is likely to have a significant adverse effect on the integrity of the SPA it must be demonstrated that adequate measures will be put in place to avoid or mitigate any potential adverse effects. Such measures must be agreed with the Council and Natural England. In order to assist the Council in carrying out a Habitats Regulations Assessment, the developer will be required to provide such information as the Council may reasonably require for the purpose of the assessment. Applications for non-residential development will be dealt with on a case by case basis.**

### **Zones of Influence**

**Where mitigation measures are required for residential development the Council will deliver a consistent approach to mitigation, based on the following zones of influence:**

- i. A straight line distance of between 0 and up to 400 metres from the SPA boundary. This will be an 'exclusion zone' where mitigation measures are unlikely to be capable of protecting the integrity of the SPA. Proposals for a net increase in dwellings within this zone will not be supported unless it can be demonstrated through an appropriate assessment that there will be no adverse effect on the integrity of the SPA.**
- ii. A straight line distance of between 400 metres to 5 kilometres from the SPA boundary. Within this zone measures must be provided to ensure that the integrity of the SPA is protected. Mitigation measures will be based on a combination of the provision of Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring (SAMM) measures and will be delivered prior to occupation and in perpetuity.**
- iii. A straight line distance of between 5 and 7 kilometres from the SPA boundary. Within this zone residential developments with a net increase of more than 50 dwellings will be dealt with on a case by case basis and are likely to be required to provide appropriate mitigation based on a combination of SAMM and the provision of SANG to a lower standard than within the 400m – 5km zone. Mitigation measures will be delivered prior to occupation and in perpetuity.**

### **SANG Standards**

**The provision of SANG will meet the following standards and arrangements:**

- i. Within the 400m – 5km zone a minimum of 8 hectares of SANG land (after discounting to account for current access and capacity) will be provided per 1,000 new occupants;**
- ii. Residential developments of net 9 dwellings or fewer will not be required to be within a specified distance of SANG land provided it is ensured that a sufficient**

quantity of SANG land is in place to cater for the consequent increase in residents;

- iii. **Developments of 10 or more net dwellings will need to be within the catchment of a specified SANG;**
- iv. **Small developments as defined in supporting guidance will be required to provide developer contributions towards strategic SANG facilitated by the Council subject to available SANG capacity. The Council will prioritise the provision of strategic SANG capacity for genuine small sites within the defined settlement area. Other small sites in areas outside of the defined settlement boundary may have to provide or contribute towards a bespoke SANG solution; and,**
- v. **Large developments as defined in supporting guidance may be expected to provide bespoke SANG that includes a combination of benefits such as biodiversity enhancement, green infrastructure and, potentially, new recreational facilities. Requirements may vary according to the type and size of the development and proximity to the SPA boundary.**

#### **SAMM Contributions**

**Developer contributions will be made toward the SAMM Project. This will provide an SPA-wide wardening and education service and monitor the effectiveness of the avoidance and mitigation measures and visitor pressure on the SPA.**

**Where further evidence demonstrates that the integrity of the SPA can be protected using different linear thresholds or with alternative mitigation measures (including standards of SANG provision different to those set out in this policy) these must be agreed with the Council and Natural England.**

**17.3.4** The Thames Basin Heaths Special Protection Area (SPA) is designated under European Directive 79/409/EEC because of its populations of three heathland species of birds – Dartford Warbler, Nightjar and Woodlark. This Directive has been transposed into UK law by the Habitats Regulations. The SPA designation affects 11 local authorities across the counties of Berkshire, Hampshire and Surrey and 1300 hectares of the SPA lie in the south of the Borough of Bracknell Forest.

**17.3.5** Natural England has identified that net additional housing up to 5 kilometres from the SPA boundary is likely to have a significant effect (alone or in combination with other plans or projects) on the integrity of the SPA. Some development between 5 and 7 kilometres from the SPA boundary may also have an impact on the integrity of the SPA.

**17.3.6** The evidence available indicates that effective mitigation measures should comprise a combination of providing suitable areas for recreational use by residents to buffer the SPA and actions on the SPA to manage access and encourage use of alternative sites.

**17.3.7** The focus of this policy is on avoidance and mitigation of the effects of residential development. This does not obviate the need for possible Habitats Regulation Assessment on other forms of development. All applications for non-residential development that are likely to have a significant adverse impact on the integrity of the Thames Basin Heaths SPA will need to be subject to Habitats Regulations Assessment.

**17.3.8** Detailed guidance about SANG and the SAMM project is provided in the Thames Basin Heaths Special Protection Area Avoidance and Mitigation Supplementary Planning Document which will be updated periodically as necessary. This guidance sets out:

- Strategic SANG provided in the Borough.
- Financial contributions for strategic SANG including how they are calculated on a per bedroom basis and what they will provide.
- Standards and requirements for providing bespoke SANGs.
- Details of the SAMM Project including the financial contributions on a per bedroom basis.

**17.3.9** The Council will work with other local authorities to implement mitigation measures. This may include assistance to those authorities with insufficient SANG land within their own boundaries.

### **KEY EVIDENCE**

- National Planning Policy Framework (paras 17, 109, 110, 117, 118 and 119)
- Planning Practice Guidance: ID references: 8-007, 8-008, 8-011, 8-017, 8-018 and 8-020
- BFLP Habitats Regulations Appropriate Assessment
- Thames Basin Heaths Delivery Framework (2009) Thames Basin Heaths Joint Strategic Partnership Board
- Thames Basin Heaths Special Protection Area Supplementary Planning Document (TBHSPA SPD) (2012)
- Planning Obligations SPD (2015)

### **DELIVERY & MONITORING**

**17.3.10** Delivery;

- Determination of Planning Applications
- Implementation of the TBHSPA and Planning Obligations SPDs
- Management of CIL income
- Delivery of SANG Management Plans

**17.3.11** Monitoring:

- The Joint Strategic Partnership Board (including overseeing the SAMM Project, number of developments mitigated by SANG and availability of SANG capacity).
- The SAMM Project (including number of developments mitigated, level of SAMM contributions, visitor usage of the SPA, visitor usage of SANGs and bird populations on the SPA).
- The Council (including SANG capacity and expenditure on SANGs).

# 18: Climate Change and Environmental Sustainability

## 18.1 Flooding and Drainage

**18.1.1** The Climate Change Act in 2008 indicates that climate change is a national policy priority. One of the major impacts of a changing climate is an increased risk of flooding. Flood Risk is a combination of the probability and potential consequences of flooding from all sources including rivers, seas, from rainfall and rising groundwater, sewers and drainage systems exceeding capacity, reservoirs, canals and lakes. New development should be planned to avoid increased vulnerability to the range of impacts arising from climate change. Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere. Application of the sequential test, sequential approach and the exception test achieve these objectives. A Bracknell Forest Level 1 Strategic Flood Risk Assessment 2018 (SFRA) <sup>(43)</sup> has been prepared to inform this policy and the allocations included within the Local Plan.

### **Objectives**

D– Level of development/land supply

43 <https://www.bracknell-forest.gov.uk/comprehensive-local-plan/evidence-base>

## **Policy LP40 - Flood Risk**

**Development proposals (exclusions set out below) will only be permitted if all the following criteria are complied with:**

- i. The sequential test is applied to the location of development,**
- ii. Flood risk from all forms of flooding is taken into consideration and fully addressed in accordance with an up to date SFRA,**
- iii. The sequential approach is applied to the location of development within an application site, and**
- iv. Where application of the Exception Test is required, it is fully complied with.**

**Minor development in relation to flood risk is excluded from the application of the sequential test and is defined as:**

- i. Minor non-residential extensions - industrial/commercial/leisure etc. extensions with a footprint less than 250m<sup>2</sup>;**
- ii. Alterations - development that does not increase the size of buildings e.g. alterations to external appearance; and**
- iii. Householder development – for example sheds, garages, games rooms etc. within the curtilage of the existing dwelling, in addition to physical extensions to the existing dwelling itself. This definition excludes any proposed development that would create a separate dwelling within the curtilage of the existing dwelling e.g. subdivision of houses into flats.**

**Changes of use are excluded from the application of the sequential test except for changes of use to a caravan, camping or chalet site, mobile home or park home site.**

**18.1.2** One of the major impacts of a changing climate is an increased risk of flooding. Flood Risk is a combination of the probability and potential consequences of flooding from all sources including rivers, seas, from rainfall and rising groundwater, sewers and drainage systems exceeding capacity, reservoirs, canals and lakes.

**18.1.3** A Level 1 Strategic Flood Risk Assessment for Bracknell Forest Council has been prepared to support the preparation of this local plan and its allocations. In addition, the SFRA can be used to inform decision making for planning applications coming forward outside the plan making process. The study addresses all forms of flooding. To date fluvial flooding has not been a significant issue within the borough, evidenced by the extent of Flood Zone 1. Instead, more likely potential sources of flooding within The Borough are from surface water and groundwater.

**18.1.4** The above policy and Policy LP41 SuDS should be read in conjunction with Policy LP26 Travelling Populations. National policy sets out that sites for travelling populations should not be located in areas at high risk of flooding (including functional floodplains), given the particular vulnerability of caravans.



## **Sequential Test, Sequential Approach and the Exception Test**

**18.1.5** The following approach set out in Figure 3 below seeks to manage flood risk from all sources of flooding. It applies the sequential test, meaning that the lowest flood risk zone should be considered first for the location of development.

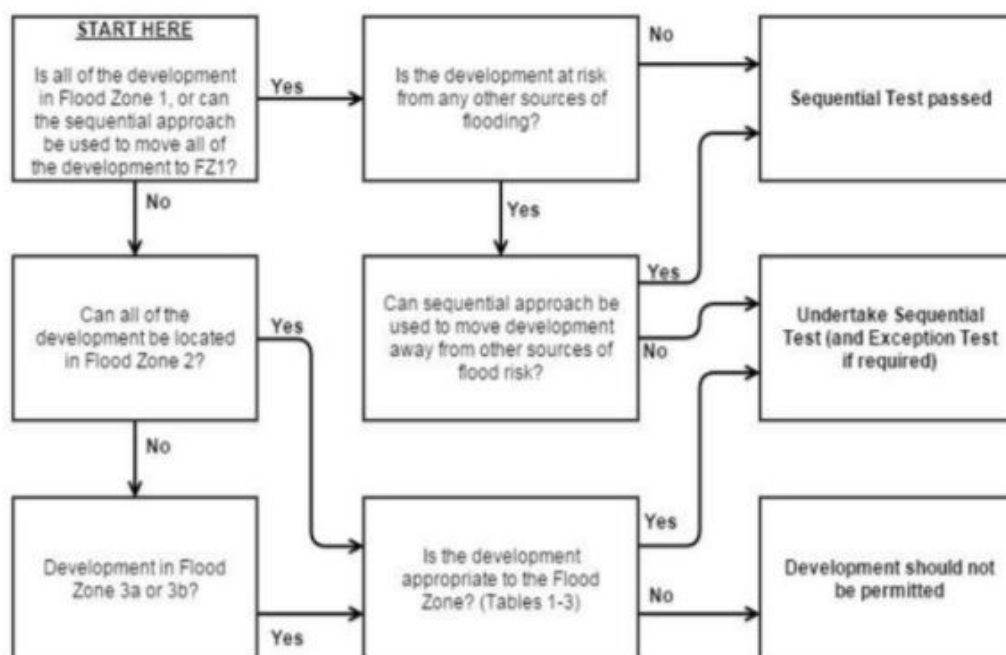
**18.1.6** Development should not be permitted if there are reasonably available sites in areas with a lower probability of flooding. National Policy provides advice on “reasonably available” in this context.

**18.1.7** The sequential test does not need to be applied to planning applications for development allocated in a development plan document or for applications for minor development or changes of use (definition/exceptions are set out in national policy and referenced in Policy LP40). It should be noted that the definition of minor development referenced in Policy LP40 is specific to flood risk.

**18.1.8** Figure 3 below also applies a **sequential, risk based approach** to the location of development, as development sites frequently contain more than one flood zone. Applying the **sequential approach** seeks to locate the most vulnerable development in the area of the site with the lowest flood risk.

**18.1.9** Tables 1 to 3 referenced in Figure 3 below are set out in national policy. Table 1 lists Flood Zones, Table 2 addresses Flood Risk Vulnerability Classification (i.e. whether development is essential infrastructure, highly vulnerable etc.) and Table 3 addresses Flood Risk vulnerability and Flood Zone compatibility (whether development is appropriate, should not be permitted or exception test required). The application of these tables will inform the suitability of individual development proposals.

**Figure 3 The Sequential Test Flowchart**



(44)

Source: : Flood Risk Sequential and Exception Tests – Thames Area guide for Local Planning Authorities (February 2017)

**18.1.10** The Exception Test should only be applied as set out in Table 3 (referenced above), following application of the Sequential Test. To satisfy the Exceptions Test, development proposals must indicate that both the following criteria have been met:

- a. It must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk, informed by a SFRA;
- b. A site specific flood risk assessment must demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible will reduce flood risk overall.

**Information accompanying a planning application**

**18.1.11** Supporting evidence may be required to accompany planning applications:

- If a proposal site is in a zone other than flood zone one, applicants will need to explain why there are no suitable sites in a lower flood zone (does not apply to development proposals allocated in a development plan through sequential testing);
- A site specific flood risk assessment is required for proposals greater than 1 hectare in Flood Zone 1, for all proposals (including minor development and change of use) in Flood Zones 2 and 3 and for all developments less than 1 hectare in Flood Zone 1 where a proposed development or change of use to a more vulnerable class may be subject to

44 Tables 1 to 3 are set out in National Policy Guidance.

other sources of flooding. National Policy sets out the requirements for site specific Flood Risk Assessments.

## **Design**

**18.1.12** The design of individual buildings and the overall design of a development site can do much to reduce the risk of flooding and make the development safe for its users over the lifetime of the building, flood resistant/resilient and not increase flood risk overall. This includes not increasing flood risk off site and elsewhere, for example, not impacting adversely on the road network and other forms of transport infrastructure. Design can be addressed in site specific Flood Risk Assessments. Meeting the requirements of the Exception Test requires an innovative approach to design.

**18.1.13** The Council's Design SPD (March 2017) provides further information.

## **KEY EVIDENCE**

- National Planning Policy Framework (Paragraphs 17, 93, 94, 99 to 104, 162)
- National Planning Policy Guidance (Climate Change - Reference ID: 6, Flood Risk and coastal change - Reference ID: 7)
- Bracknell Forest Level 1 Strategic Flood Risk Assessment (2018)

## **DELIVERY AND MONITORING**

**18.1.14** Delivery

- Determination of Planning Applications

**18.1.15** Monitoring

- Number of appeals allowed

**SUSTAINABLE DRAINAGE SYSTEMS (SuDS)**

**18.1.16** National Planning Policy sets strict tests to protect people and property from flooding which all local planning authorities are expected to follow. National policy is clear that opportunities should be taken to reduce the overall level of flood risk, through the layout and form of development. This can include the use of sustainable drainage system (SuDS). Developers are encouraged to include these early on in the design of a scheme and promote the efficient use of land by securing SuDS in tandem with the provision of other uses on site, such as open space of public value. The Bracknell Forest Level 1 Strategic Flood Risk Assessment 2018 (SFRA) <sup>(45)</sup> supports the use of SuDS within development schemes. The provision of SUDS also provides the opportunity to provide water quality improvements, to mitigate the impact of development.

**Objectives**

D– Level of development/land supply

45 <https://www.bracknell-forest.gov.uk/comprehensive-local-plan/evidence-base>

## **Policy LP41 - Sustainable Drainage Systems (SuDS)**

**Development will only be permitted if all the following criteria are met:**

- i. All new developments in areas at risk of flooding should give priority to the use of sustainable drainage systems;**
- ii. Major development proposals (defined below) shall incorporate SuDs unless it can be demonstrated that provision on site is inappropriate;**
- iii. Development proposals include SuDS as an intrinsic part of the design and layout;**
- iv. Where possible, SuDS will be incorporated in tandem with other site requirements in order to utilise land efficiently;**
- v. Clear arrangements are in place for on-going maintenance secured by legal agreement;**
- vi. Runoff from brownfield development should be reduced to as close as practicable to greenfield runoff rates;**
- vii. SuDS solutions are selected in accordance with the hierarchy of drainage options;**
- viii. The proposed SuDS solution shall meet the needs of the proposed development, over its lifetime; and**
- ix. The SUDS solutions proposed will provide sufficient water quality treatment to mitigate the impact of development in accordance with the Thames River Basin Management Plan.**

**Major development for the purposes of this policy is defined as:**

- i. 10 dwellings or more;**
- ii. Development on a site of 0.5 hectares or more and it is not known if development falls within the above 10 dwelling threshold; or**
- iii. Equivalent non-residential or mixed development to include the provision of a building or buildings where the floorspace to be created by the development is 1,000m<sup>2</sup> or more or is development carried out on a site having an area of 1 hectare or more.**

**18.1.17** National policy is clear that opportunities should be taken to reduce the overall level of flood risk, through the layout and form of development. This can include the use of green infrastructure (see policy LP38) and the use of sustainable drainage systems (SuDS).

**18.1.18** The appropriate design of a site incorporating SuDS can do much to make an unsuitable site suitable for development, through innovative design and appropriate engineering solutions. Its incorporation within a proposed development should be done in the early stages of the design process as it is an intrinsic part of the layout and design of a scheme. Consideration should be given to incorporating SuDS in tandem with other site requirements, such as biodiversity (see policy LP36) and open space of public value (see Policy LP51). This can promote the efficient use of land. The Council's Design SPD (March 2017) provides advice on information that designers should consider when developing a masterplan. Early consideration

of the location and type of SuDS that may be suitable will ensure land take is kept to a minimum. The Bracknell Forest Local Flood Risk Management Strategy (2018) provides further detailed advice on the requirements for each stage of a planning application in terms of SuDS provision.

**18.1.19** The Council will need to be satisfied that there are clear arrangements in place for on-going maintenance and that the proposed SuDS solution will meet the needs of the proposed development, over its lifetime, also taking account of climate change.

**18.1.20** SuDS are designed to control surface water run off close to where it falls and replicate natural drainage. They can:

- a. Reduce the causes and impacts of flooding;
- b. Remove pollutants from urban run-off at source;
- c. Combine water management with green space, with benefits for amenity, recreation and wildlife.

**18.1.21** The Bracknell Forest SFRA provides evidence of the risk of flooding from all sources in the Borough and the Local Flood Risk Management Strategy (2017) sets out the Borough's objectives and approaches to managing the risk. The provision of SuDS in new developments is key to managing flood risk. In accordance with national policy it is important that all new developments in areas at risk of flooding should give priority to their use. All major developments (as defined in national policy and referenced in Policy LP41) must incorporate SuDS unless it is demonstrated to be inappropriate. Runoff from brownfield development should be reduced to as close as practicable to greenfield runoff rates.

**18.1.22** SuDS solutions should be selected in accordance with the hierarchy of drainage options as follows:

- A. Into the ground
- B. To a surface water body
- C. To a surface water sewer, highway drain, or another drainage system
- D. To a combined sewer

**18.1.23** Where discharging to a sewer, confirmation of allowable discharge rates should be sought. Appropriate geotechnical testing should be undertaken to determine the viability of infiltration at all development sites.

**18.1.24** The Thames River Basin Management Plan (2015) covering Bracknell Forest addresses the pressures facing the water environment in this river basin district and sets out the actions that will address them. This is a requirement of the Water Framework Directive. As local planning authorities are required to consider the impact on water quality when granting planning permission; the provision of SuDS provides the opportunity to put in place sufficient water quality treatment to mitigate the impact of development. Whilst SuDS provision is encouraged for all new development, it is required for major developments (as defined in national policy and referenced in Policy LP41). The Bracknell Forest Council Water Cycle Study Scoping (2017) supports the provision of SuDS as a means of addressing water quality. See also Policy LP36: Biodiversity.

**18.1.25** The Council will consider adopting SuDS through Section 38 Highway Agreements, Open Space of Public Value (OSPV) and within Suitable Alternative Natural Greenspaces (SANGS). Early consultation with the adopting authority is essential. If SuDS are to be privately owned and maintained then a fee to inspect and monitor the on-going maintenance may be sought through Section 106 agreements.

#### **KEY EVIDENCE**

- National Planning Policy Framework (Paragraphs 17, 93, 94, 99 to 104, 162)
- National Planning Policy Guidance (Climate Change - Reference ID: 6, Flood Risk and coastal change - Reference ID: 7, Design - Reference ID: 26, Water supply, wastewater and water quality - Reference ID: 34)
- Bracknell Forest Water Cycle Study Phase 1 Scoping Report (2017)"
- Bracknell Forest Level 1 Strategic Flood Risk Assessment (2018)
- The Bracknell Forest Council Local Flood Risk Management Strategy (2017)
- The Thames River Basin Management Plan (2015)

#### **DELIVERY AND MONITORING**

##### **18.1.26** Delivery

- Determination of Planning Applications

##### **18.1.27** Monitoring

- Number of appeals allowed

## 18.2 Addressing Climate Change through Renewable Energy and Sustainable Construction

**18.2.1** The Climate Change Act (2008) sets a target for the UK to cut greenhouse gas emissions by at least 80% by 2050. National policy highlights the importance of the planning system in tackling carbon emissions and supporting the delivery of renewable and low carbon energy. Local authorities can choose to allocate sites through their local plan for low carbon and renewable energy generation proposals. As there has been little interest by developers and landowners in pursuing this type of development within The borough, it is not intended to allocate sites solely for this use within the BFLP. If sites do come forward, national policy will be used to determine their suitability.

**18.2.2** Planning applications for new housing and commercial development provide the opportunity to consider whether decentralised renewable and low carbon energy infrastructure could meet the needs of individual developments. Energy efficiency and target carbon emission rates for new development will be secured through the application of Building Regulations.

**18.2.3** The Building Research Establishment Environmental Assessment Method (BREEAM) is a recognised method of assessing the sustainability of buildings, both residential and non-residential. Development will be expected to meet at least “BREEAM” very good. Water efficiency measures above the Building Regulations standard requirement of 125 litres/person/day are justified for new housing development, with complementary efficiencies sought for non-residential development. The following Policy sets out the intention to apply national policy and where appropriate local standards.

### Objective

D– Level of development/land supply

G– Achieving high quality development

### Policy LP42 - Addressing Climate Change through Renewable Energy and Sustainable Construction

**New development proposals (excluding extensions) will be required to meet climate change objectives and achieve a high standard of environmental sustainability. This will be achieved by the following:**

- i. **Development shall meet a proportion of their energy needs from decentralised low carbon or renewable sources;**
- ii. **Residential development shall meet water efficiency standards of 110 litres/person/day;**
- iii. **Development shall meet at least BREEAM very good or equivalent standard.**



**18.2.4** Climate Change is a key strand of national policy, evidenced by the Climate Change Act 2008. This sets out a target for the net UK carbon account for the year 2050 to be at least 80% lower than the 1990 baseline. The Government is committed to addressing climate change, through the reduction of greenhouse gas emissions, supporting energy efficiency and avoiding the profligate use of resources.

**18.2.5** The Council has proactively taken forward addressing climate change at the local level. The Council's first Climate Change Action Plan was produced in October 2008 and was last updated in 2016. It sets out the approach to addressing climate change including the initiatives promoted and the Council's delivery partners.

**18.2.6** The delivery of sustainable development is the key theme running through this local plan. As the Borough needs to accommodate significant housing and economic growth during the plan period, this will increase the need for energy and water consumption. This impact can be mitigated by developing sustainable communities and encouraging the provision of renewable and low carbon energy technologies, reducing water consumption and applying energy efficiency measures.

**18.2.7** In addition to the above, LP45 Strategic Transport Principles meets climate change objectives by promoting sustainable transport modes. Policy LP18 Design, and the Design Supplementary Planning Document (March 2017) provide advice on achieving sustainability objectives through good design.

### **Renewable and low carbon energy development**

**18.2.8** Renewable energy covers those energy flows that occur naturally and repeatedly in the environment, including wind, falling water, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions, compared to the conventional use of fossil fuels. Decentralised energy includes local renewable and local low-carbon energy generally on a relatively small scale and encompasses a diverse range of technologies. This can include recovering and using waste heat from industrial installations or establishing combined heat and power (CHP) schemes.

**18.2.9** If stand alone planning applications for renewable and low carbon energy developments come forward during the plan period, national policy will be applied. Though the National Planning Policy Framework explains that all communities have a responsibility to help increase the use and supply of green energy, it also makes clear that this need does not automatically override environmental protections and the concerns of local communities.

**18.2.10** The exception to the above approach is development for wind turbines. National policy is clear that planning applications should not be approved for wind energy development, unless the proposed development site is in an area identified as a suitable location in the Local Plan and that any concerns raised by the local community have been addressed.

**18.2.11** Planning applications for new housing or commercial development will come forward during the plan period. This provides the opportunity to integrate within the design process a proportion of the proposed development's energy requirements from decentralised renewable and low carbon energy. If this is not provided on technical or viability grounds, this should be justified by applicants. Applications will be dealt with on a case by case basis.

**18.2.12** The Town and Country Planning (General Permitted Development) (England) Order 2015 grants planning permission for prescribed minor developments, including energy saving or renewable energy additions to existing development. In situations where development exceeds or does not fall within the categories set out for permitted development, proposals will be determined in accordance with national planning policy.

## **BREEAM**

**18.2.13** The Building Research Establishment Environmental Assessment Method (BREEAM) is an internationally recognised method of assessing, rating and certifying the sustainability of buildings, including both residential and non-residential. BREEAM assesses criteria covering a range of issues including energy and water use, pollution, materials, waste, ecology, etc. Buildings are rated on a scale ranging from Pass to Outstanding. Individual areas of a building's performance are assessed to provide an overall BREEAM rating. The Council will seek at least a BREEAM "Very Good" rating or equivalent for new buildings.

## **Water efficiency**

**18.2.14** Sustainable construction also has a part to play in addressing climate change. The prudent use of water resources can reduce the impact on the environment and achieve sustainability objectives.

**18.2.15** The Department for Environment, Food and Rural Affairs (DEFRA) and the Environment Agency (EA) produced the Water Stressed Areas classification in 2013. This looked at the current and future water usage and climate change scenarios, indicating the stress situation for individual water companies. The two water companies supplying The Borough are classified as at "serious stress", which is the highest of the three available ratings.

**18.2.16** At present, Part G of the Building Regulations 2010 (with 2015 and 2016 amendments) prescribe 125 litres/person/day as a minimum standard for new residential development. However, if it can be justified by local planning authorities, Part G may be used to apply a more stringent level of 110 litres/person/day. The Council's Water Cycle Study Scoping (2017) supports the 110 litres/person/day figure, which is in line with the general principals of sustainable development, reduces the energy consumed in the treatment and supply of water and would be at nominal additional cost to the developer.

**18.2.17** With regard to non-residential development, there will still be a demand on water resources, though large scale water intensive non-residential development is not prevalent within The Borough. As indicated above, BREEAM is a widely recognised method for assessing the environmental performance of buildings, including their water usage. Addressing this issue for non-residential development would complement the approach to residential development evidenced and set out above.

## **Reduction of carbon dioxide emissions and energy efficiency measures.**

**18.2.18** Sustainable construction also includes the reduction of carbon dioxide emissions and energy efficiency. This can be achieved by the appropriate design of buildings and the materials used. The application of current target emission rates for both residential and non-residential development is set out in Part L of the Building Regulations 2010 (with 2013 and 2016 amendments) as well as measures on energy performance and efficiency. As this is covered by another regulatory system, it is not included in Policy LP42 above. Building

Regulations set out the minimum performance required with regards to energy performance, efficiency and target emission rates. The application of BREEAM provides the opportunity to build on these mandatory standards.

### **KEY EVIDENCE**

- National Planning Policy Framework (para. 7, 17, 93, 94 95, 96, 97, 98 and 99)
- National Planning Policy Guidance:
- Renewable and low carbon energy (paragraph 003 Reference ID:5-003-20140306, paragraph 007 Reference ID:5-007-20140306, paragraph 009 Reference ID:5-009-20140306, paragraph 033 Reference ID:5-033-150618).
- Climate Change (paragraph 001 Reference ID:6-001-20140306 to paragraph 003 Reference ID:6-003-20140306).
- Bracknell Forest Council Water Cycle Study Scoping (2017)
- Part L of the Building Regulations 2010 (with 2013 and 2016 amendments)
- Part G of the Building Regulations 2010 (with 2015 and 2016 amendments)

### **DELIVERY AND MONITORING**

#### **18.2.19 Delivery**

- Determination of Planning Applications

#### **18.2.20 Monitoring**

- Number of appeals allowed

## 18.3 Pollution and Hazards

**18.3.1** Pollution is anything that affects the quality of land, air, water or soil which might lead to an adverse impact on human health, the natural environment or general amenity. It includes, but is not necessarily limited to, noise, vibration, smoke, fumes, gases, dust, steam, odour and artificial light pollution. Hazards relate to land stability, such as landslides and subsidence. Improvements to the quality of the environment in these regards can enhance health and well-being, helping to facilitate sustainable communities. The planning system has an important role in protecting the natural environment and addressing public health issues linked to poor air and water quality and noise pollution.

**18.3.2** The purpose of this policy is to minimise and reduce pollution and hazards from new and existing developments (including the cumulative impacts).

**18.3.3** The policy has two aims:

- to ensure new development proposals do not generate pollution or hazards which unduly impact on the surrounding environment; and,
- to ensure development proposals are not unacceptably affected by existing pollution or hazards.

**18.3.4** It is important that existing lawful uses do not become unable to continue their operations due to subsequent new development. A separate policy applies to development of land potentially affected by contamination which mainly relates to historic land uses. This policy applies in addition to national policy and other legislation.

### Objectives

B - Protect/ enhance existing assets

D – Level of development/ land supply

F – Strong communities

G – Achieving high quality development

H - Transport

### Policy LP43 - Pollution and hazards

**Development proposals should seek to minimise and reduce pollution and hazards, to mitigate any adverse impacts and seek improvement where possible.**

**Development proposals should neither individually nor cumulatively have an adverse effect on human health and safety, residential amenity, the quality of the natural environment or landscape, either during the construction phase or when completed.**

**Proposals should avoid locating sensitive uses in areas with existing or likely future pollution or hazards.**

**18.3.5** National policy states that both new and existing development should not contribute to, be put at unacceptable risk from, or be adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability (NPPF, paragraph 109, bullet 4). This includes the cumulative effects (NPPF, paragraph 120). The cumulative impact of developments will be a key consideration for development proposals, including both existing and proposed developments during the construction phase and once operational.

**18.3.6** Whilst there is legislation to control emissions from polluting activities, the planning system has a complementary role in directing the location of development that may give rise to pollution or hazards. This can manifest itself either directly from the development or indirectly, for example through the traffic it generates. The National Planning Policy Framework is clear that the impact of pollution is a material planning consideration.

**18.3.7** The Council is committed to protecting existing good environmental quality and where possible reducing adverse effects on the local and natural environment as a result of changes in activities or from new development. Development proposals should seek to maintain existing good environmental quality and improve quality where possible. Opportunities for such improvements should be incorporated at the design stage or through operation.

**18.3.8** Sensitive uses include: dwellings, hospitals, schools, nurseries, residential care and nursing homes.

**18.3.9** Development proposals should seek to avoid generating pollution where possible, and to reduce or limit the entry of pollutants that present a significant threat to the natural environment, including aquatic environments. Proposals should seek to minimise the risk and effects of hazards such as land stability, and wherever possible bring unstable land back into use. Development proposals should not result in a hazard or hazards prejudicial to the future use of any energy generation site or to surrounding land.

**18.3.10** Proposals which are either likely to generate or are sensitive to pollution or hazards will require a relevant assessment based on current guidance and/or best practice upon submission of an application. Where assessments cannot be made at the application stage, for example if the final technology decisions have not been made, it may be required by condition.

**18.3.11** Where mitigation measures are proposed, the Council will need to be convinced that the proposed measures will be effective with respect to human health, property, water sources and the wider natural environment. Where possible, improvement is sought. These measures should be in place at an early stage of the development, for example, SuDS provide an ideal opportunity to provide mitigation for some pollutants.

### ***Artificial lighting***

**18.3.12** Many forms of artificial lighting can be beneficial, for example helping to create safe communities and enabling sports pitches to be used after dark. However, in some circumstances the installation of lighting can be intrusive and result in light pollution. In Bracknell Forest the amount of artificial lighting clearly distinguishes rural and urban areas. National planning guidance states that through good design and planning policies, the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation can be limited (NPPF, paragraph 125).

**18.3.13** Light pollution is caused by a number of factors including:

- a. sky glow – the orange glow seen around urban areas at night,
- b. glare – the uncomfortable brightness of a light source when viewed against a dark background, and
- c. light trespass – the spill of light beyond the target area for a light.

**18.3.14** The impact of artificial light pollution in all environments can have a significant effect on the character of the area, particularly in rural areas, making an area seem more urbanised, for example sporting facilities with floodlighting. It can also intrude on the amenity of local residents or adversely affect the biodiversity of an area. Many species natural rhythms depend on day-night and seasonal and lunar changes which can be impacted by artificial lighting levels. Care should be taken in the design of development proposals near to sites protected for their biodiversity or ecologically sensitive areas (such as ponds, lakes, areas of conservation value, habitat used by protected species etc.). Development proposals should not directly illuminate bat roosts or important areas for nesting birds.

**18.3.15** For maximum benefit the best use of artificial light is about getting the right light, in the right place and providing light at the right time. Light pollution can be substantially reduced, without adversely affecting the purpose of the equipment being installed, by ensuring that light is directed properly, switching off lights when not in use and avoiding ‘over-lighting’. Reducing light pollution can be beneficial in making developments more sustainable by using less energy.

**18.3.16** Development proposals for new floodlighting and other external lighting likely to have a detrimental impact on neighbouring occupiers, the rural character of an area or biodiversity should provide effective mitigation measures. Providing data in an isolux diagram can be used to demonstrate any such effects.

### ***Noise and vibration***

**18.3.17** National policy states that new developments should avoid noise giving rise to significant adverse impacts on health and quality of life, and recognise that development will often create some noise. Existing lawful businesses wanting to develop in continuance of their business should not have unreasonable restrictions put on them (NPPF, paragraph 123).

**18.3.18** Noise can be broadly classified into two forms: neighbourhood noise (generated within the community such as construction noise, licensed premises, telecommunication masts and cabinets, air conditioning plants, street noise, excluding noise from traffic) and environmental noise (noise from transport such as roads/ rail/ aircraft).

**18.3.19** Development proposals which may generate significant levels of noise and vibration should consider their impact on the quality of life of recipients in existing nearby properties and also the intended new occupiers and take a precautionary approach to ensure they will not be subject to adverse harm. Development proposals that take opportunities to improve the acoustic environment should be supported. Noise mitigation measures should also not compromise the amenity of occupants, e.g. if measures involve sound insulation such as acoustic glazing or an alternative measure of ventilation which relies upon windows being kept closed in order to achieve acceptable internal noise levels. Applicants may be required to submit a working method statement compliant with BS 5228-1:1997 – Noise and vibration control on construction and open sites.

**18.3.20** Development proposals will need to meet the following internal noise standards<sup>(46)</sup> for residential developments:

<sup>46</sup> Based on World Health Organisation – Guidelines for Community Noise

**Table 7 Noise Standards**

Room	Time	Noise level
Bedrooms	Night (23.00 – 07.00)	30 dB LAeq  (Individual noise events should not exceed 45 dB LAmax)
Living rooms	Day (07.00 – 23.00)	40 dB LAeq
Private outside amenity space (not in town centre or near main roads)	Day (07.00 – 23.00)	55 dB LAeq

**18.3.21** Development proposals in areas significantly affected by aircraft/ road/ rail noise will be supported where the applicant can demonstrate effective mitigation measures.

### ***Air Quality***

**18.3.22** The planning system has a role to play in protecting sensitive uses from poor air quality. National planning guidance states policies should pursue compliance with and contribute towards EU limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas (AQMAs) and the cumulative impacts on air quality from individual sites in local areas (NPPF, paragraph 124).

**18.3.23** In Bracknell Forest all national air quality objectives are being met except for nitrogen dioxide at two locations, where AQMAs have been declared. These are:

- The Bagshot Road A322 Horse and Groom Roundabout Downshire Way
- The Bracknell Road B3348 and Crowthorne High Street, Crowthorne

**18.3.24** It is therefore important to ensure that new development proposals, either individually or cumulatively, do not significantly affect new or future occupants within or adjacent to an AQMA by generating unsatisfactory air quality. Applicants should consider air quality impacts at the earliest stage possible.

**18.3.25** Development proposals should seek to improve air quality by reducing reliance on the private car and supporting alternative modes of travel.

**18.3.26** In accordance with the national planning practice guidance, when assessing development proposals consideration should be given to whether the proposed development would:

- significantly affect traffic in the immediate vicinity of the proposed site or further afield
- introduce new 'point' sources of air pollution or lead to deterioration in air quality
- expose people to existing sources of air pollutants or poor air quality
- give rise to potentially negative impacts (such as dust) during construction for nearby sensitive locations
- affect biodiversity

**18.3.27** Pollution that affects air quality can also impact upon biodiversity and protected habitats, such as Special Protection Areas and Special Areas of Conservation. A precautionary approach will be taken to such areas to ensure they are not subject to adverse harm.

**18.3.28** Applicants will be required to undertake air quality modelling and assessment where necessary to address the effects on human health and biodiversity. This will be provided or funded by the applicant.

**18.3.29** Air quality also relates to situations where odour associated with particular uses, such as commercial, industrial, agricultural or sewage related activities, may affect quality of life.

### **Water Quality**

**18.3.30** The EU Water Framework Directive (WFD) applies to surface waters and groundwater. It requires member states to prevent deterioration of aquatic ecosystems and protect, enhance and restore water bodies to 'good' status. National planning guidance states local planning authorities must have regard to the Environment Agency's River Basin Management Plans (RBMP) that implement the Water Framework Directive. These plans contain the main issues for the water environment and the actions needed to tackle them.

**18.3.31** All six stretches of waterbodies in the Borough had an Overall Waterbody Status of 'moderate' in 2015, failing the WFD objective of 'good' status by 2015. Several reasons for not achieving 'good status' across the Borough are cited<sup>(47)</sup>. Several of the waterbodies are 'heavily modified'.

**18.3.32** The Borough is in a Nitrates Directive Protected Area, a Drinking Water Protected Area and a 'Surface Water Safeguard Zone' where land use is at risk of influencing the quality of water that is used for drinking water.

**18.3.33** In 2015, groundwater bodies in the Borough were achieving 'good' overall status. The current RBMP identified that, across the Thames River Basin as a whole, groundwater is a key source of drinking water. The northern part of the Borough is in a 'groundwater Source Protection Zone' (water entering the ground in this area is presumed to reach a water abstraction).

**18.3.34** It is therefore important to ensure that development proposals, either individually or cumulatively, do not significantly affect the quality of controlled waters.

**18.3.35** Development proposals should seek to improve the quality of controlled waters. This may include the use of high quality SUDS, appropriate drainage strategies, and naturalising heavily modified watercourses (such as culverted watercourses running through urban areas).

### **KEY EVIDENCE**

- National Planning Policy Framework (paragraphs 17, 109, 110, 120, 121, 122, 123, 124, 125 and 143)
- National Planning Practice Guidance (Air Quality - Reference ID: 32, Noise - Reference ID: 30, Light Pollution - Reference ID: 31)
- Local Transport Plan 3 (2011-2026)
- Air Quality Action Plan (Bracknell Forest, 2014)
- Environment Act 1995
- The Institution of Lighting Engineers 'Guidance notes for the reduction of obtrusive light' (2005)

<sup>47</sup> Reasons cited for not achieving 'good' status include physical modification and urbanisation affecting invertebrates and fish migration; physical barriers to fish migration; sewage discharge affecting phosphate, ammonia, macrophytes and phytobenthos and invertebrates; agriculture and rural land management; surface water abstraction; and recreation



- The Institution of Lighting Engineers 'Guidance notes for the reduction of light pollution' (2000)
- Artificial light and wildlife. (Bat Conservation Trust; June 2014)

## **DELIVERY AND MONITORING**

### **18.3.36 Delivery**

- Determination of Planning Applications

### **18.3.37 Monitoring**

- Number of Air Quality Management Areas

## 18.4 Development of Land Potentially affected by Contamination

**18.4.1** Ground contamination of land often relates to historic land uses. Making use of contaminated land benefits the environment by cleaning the site and also utilising previously developed land. However it is important that the health and quality of life of existing or future occupiers ('receptors') are not put at risk. The purpose of this policy is to ensure that where potential contamination is a consideration, the planning approach is effective and consistent.

**18.4.2** The policy aims to ensure that the extent, scale and nature of potential contamination is properly assessed and that any potential risks to human health, property, nature conservation and water quality are established, and addressed accordingly. The policy applies where development proposals are on, or near a site known or suspected to be potentially contaminated, or if a sensitive use is proposed. A separate policy 'Pollution and Hazards' applies to proposed land uses that may generate or be put at risk from unacceptable levels of pollution and hazards. This policy applies in addition to national policy and other legislation.

### **Objectives**

- B - Protect/ enhance existing assets
- D – Level of development/ land supply
- F – Strong communities
- G – Achieving high quality development

#### **Policy LP44 - Development of land potentially affected by contamination**

**Development proposals on, or near sites which are known, or are suspected to be, potentially contaminated, or proposals for sensitive land uses, will be supported where it can be demonstrated that they will not expose people, the natural environment, property, water bodies, or other receptors <sup>(48)</sup> to levels of potential contamination which give rise to unacceptable risks or harm to health or other adverse impacts.**

**Applicants will be required to submit details of:**

- i. the extent, scale and nature of the potential contamination; and**
- ii. an assessment of potential risks upon human health, property, nature conservation, water quality or other receptors; and**
- iii. any preventative, mitigation or remedial measures and supporting assessments.**

**Development proposals will not be supported where they would spread existing contamination, or cause contamination of land.**

**18.4.3** The principle of utilising previously developed land (NPPF paragraph 17, bullet 8) can enable development in the most sustainable locations. However if the land is potentially contaminated, it is important that the health and quality of life of existing or future occupiers are not put at risk, and are enhanced where possible. Failing to deal adequately with contamination could cause harm to human health, property and the wider environment.

**18.4.4** The control of pollution and contamination is a complex process involving both the Council and other statutory bodies. The NPPF is clear that the impact of pollution is a material planning consideration when proposed development may expose people, the natural environment, property, water bodies, or other receptors, to levels of contamination which create unacceptable risks to health or other adverse impacts.

**18.4.5** Both surface water and groundwater can be seriously affected by development and uses occurring within sites. Therefore, adequate measures are required to protect the quality of water. This is particularly important over a principal aquifer and in groundwater Source Protection Zones (SPZ), which are areas identified<sup>(49)</sup> as at risk from potentially polluting activities, often found around wells, boreholes and springs. Source Protection Zones are designated for all groundwater supplies intended for human consumption. Where appropriate, the Council will liaise with the Environment Agency and water companies in relation to measures that affect surface and ground waters.

**18.4.6** For the purposes of this policy, 'near a site' is usually within 250m, but may be dependent upon the potential contamination identified.

**18.4.7** The possibility of contamination should always be considered, particularly when development proposals involve sensitive uses. Sensitive uses include: housing with gardens, hospitals, schools, nurseries, residential care and nursing homes, parks and recreational spaces.

48 A receptor is something that could be adversely affected by a contaminant e.g. a person, an organism, an ecosystem, property, or controlled waters (DEFRA, 2012). Controlled Waters include groundwater, some of which may be defined as Source Protection Zones.

49 Identification is done by the Environment Agency through the European Water Framework Directive

**18.4.8** Potentially contaminated sites will require a Phase 1 Preliminary Risk Assessment (or relevant assessment based on current guidance and/or best practice) undertaken by a suitably qualified person upon submitting a planning application. The Phase 1 assessment should include information on past and current uses and a Conceptual Site Model of potential contaminants <sup>(50)</sup>, pathways <sup>(51)</sup> and receptors. Assessments should include information on the extent, scale, nature and likely impact and risks of any contamination. If the potential for contamination is identified, a Phase 2 assessment will also need to accompany the planning application.

**18.4.9** To remediate a contaminated land site, the significant contaminant linkages should be broken, so that no unacceptable risks remain or risks are reduced as far as practicable.

**18.4.10** Responsibility for securing a safe development on sites affected by contamination rests with the landowner/ developer (NPPF paragraph 120). A precautionary approach will be followed whereby the burden of proof that the development on potentially contaminated land is not harmful lies with the landowner/ developer. Development proposals should not result in a hazard or hazards prejudicial to the future use of any energy generation site or to surrounding land.

**18.4.11** Where mitigation measures are proposed, the Council needs to be convinced that the proposed measures will be effective with respect to human health, property, water bodies and the wider natural environment. The provision of these measures should be in place at an early stage of the development, for example carefully designed SuDS could be used on sites on contaminated land instead of traditional piped systems.

**18.4.12** Planning permission should only be granted if the applicant can demonstrate to the satisfaction of the Council that adequate and effective remedial measures to remove the potential harm to receptors will be implemented. Remediation measures may be secured by planning conditions.

## **KEY EVIDENCE**

- National Planning Policy Framework (paragraphs 17, 109, 111, 120, 121 and 122)
- National Planning Practice Guidance (Reference ID: 33)
- Land contamination: risk management (DEFRA and Environment Agency, April 2016)
- Environmental Protection Act 1990: Part 2A – Contaminated Land Statutory Guidance (DEFRA, April 2012)
- Model Procedures for the Management of Land Contamination. Contaminated Land Report 11 (CRL11). (Environment Agency and DEFRA, 2004)

## **DELIVERY AND MONITORING**

### **18.4.13** Delivery

- Determination of Planning Applications

### **18.4.14** Monitoring

- Number of sites and amount of land remediated.

50 A contaminant is a substance which is in, on or under the land and which has the potential to cause significant harm to a relevant receptor, or to cause significant pollution of controlled waters (Defra, 2012).

51 A pathway is a route by which a receptor is or might be affected by a contaminant (DEFRA, 2012).

# 19: Transport

## 19.1 Strategic Transport Principles

**19.1.1** Development in the borough has a direct impact on the transport infrastructure in the area such as roads, junctions, footpaths, cycleways and public transport. The current transport infrastructure is under pressure from the growing population, increased car ownership, new development in neighbouring authorities and traffic generated from further afield, including London.

**19.1.2** The Council has a responsibility to ensure that the pressure on local transport infrastructure is carefully managed and planned for and that where possible adverse impacts are mitigated. It is also necessary to mitigate and manage any adverse impacts on safety, design, the environment and existing infrastructure. The sustainability of future development will depend on the application of effective transport policies.

**19.1.3** The following policies promote a well-designed and sustainable transport system which enables reliable access to services and facilities, reduces the need to travel, enables a choice of transport modes, and mitigates the impacts of new development on the transport network.

**19.1.4** The transport policies accord with the National Planning Policy Framework, Planning Practice Guidance (PPG) and policies in the Local Transport Plan 3. They also reflect some of the other statutory functions of the Local Highways Authority. They provide an integrated set of principles to guide decision making. They should be read and considered together with all the other policies in the BFLP.

### **Objective**

H - Transport

## **Policy LP45 - Strategic Transport Principles**

**Development proposals must seek to minimise and mitigate negative impacts on the highways network and road safety. Where appropriate proposals will be supported which:**

- i. Promote sustainable modes of transport including the provision of infrastructure and measures that improve travel choice;**
- ii. Promote connectivity within the borough and beyond the borough boundaries;**
- iii. Provide transport solutions which reduce greenhouse gases and improve air quality;**
- iv. Manage traffic congestion;**
- v. Provide an appropriate level of parking;**
- vi. Provide an accessible public transport network including bus services and associated infrastructure;**
- vii. Maintain and where possible improve the capacity and the safe and efficient operation of the public highway network;**
- viii. Improve highways safety through effective design;**
- ix. Safeguard routes and/or land which is necessary to provide infrastructure to increase highway capacity or widen transport choice; and,**
- x. Provide effective, convenient and safe delivery, collection, servicing and refuse and recycling collection arrangements.**

**19.1.5** The Council recognises the need to accommodate the growing population in the borough and aims to deliver an effective, efficient, well managed and sustainable transport system. It is recognised that new development can bring about positive changes to transport provision. Developments which provide new schools, health facilities, retail and leisure facilities and employment can reduce the need to travel. However, new development can also add significant pressure to already busy networks. There are often opportunities to minimise impacts but where severe impacts (particularly, but not solely, those relating to congestion and highway safety) cannot be mitigated, proposals will be resisted. Development will be expected to provide travel choice, infrastructure and mitigate severe adverse impacts to ensure the Boroughs transport system operates in a safe, efficient and convenient manner.

**19.1.6** Bracknell Forest is situated in a prime position between the M3 and M4 with a number of important A-roads running through the Borough. As a result the local road network experiences high traffic volumes and must be effectively managed to minimise congestion. The Council will safeguard routes and land required for infrastructure improvements and to secure works to improve route and junction capacities.

**19.1.7** There are good rail links from the borough to Reading and London Waterloo and the Blackwater Valley. However, some public transport networks may need better support to provide an attractive alternative choice to the car. Therefore the policies support the development of sustainable transport options which reflects guidance in the NPPF. This encourages development proposals which have considered transport impacts and mitigate them through improvements to infrastructure.

**19.1.8** The Borough benefits from an extensive range of cycle paths and pedestrian routes; this and other policies will ensure these are protected and that new development will improve and provide links between routes as well as giving priority to cycle and pedestrian movement.

## 19.2 Assessing, Minimising and Mitigating the Transport Impacts of Developments

**19.2.1** The Local Highway Authority will seek to adopt highways on residential developments of more than six dwellings or those which provide connections through the site which benefit general public use by improving connectivity and access.

### **Policy LP46 – Assessing, minimising and mitigating the transport impacts of development**

**Development proposals will be expected to fully assess, minimise adverse transport impacts and identify appropriate mitigation for transport impacts.**

**Developments proposals must be accompanied by a Transport Assessment or Transport Statement with accompanying evidence which, where appropriate, models the transport impacts of the development and:**

- i. Identifies any transport related impacts arising from the development proposals; and**
- ii. Sets out mitigation measures to overcome the identified impacts; and**
- iii. Shows how matters of highways safety have been addressed; and**
- iv. Demonstrates how modes other than the car will be planned for and delivered.**

**19.2.2** Any major development scheme (residential scheme over 10 dwellings; retail scheme over 500 sqm; and employment scheme over 1000 sqm) must demonstrate that there are no severe transport impacts arising from a development proposal. This will be done through the production of a Transport Assessment, supported by traffic modelling (where appropriate) using a validated model which complies with Department of Transport criteria. It will assess the individual and cumulative impacts of the development on the existing transport system and take account of impacts from other developments. The Transport Assessment and modelling should consider the transport impact of development without any mitigation to ascertain any adverse impacts it would place on the highway network. Further testing should be undertaken with necessary mitigation measures to demonstrate that the proposal will not cause any severe transport impacts.



## 19.3 Transport Infrastructure Provision

### **Policy LP47 – Transport Infrastructure Provision**

**Where appropriate development proposals will be supported which:**

- i. Provide or make a financial contribution towards new or improved transport infrastructure (including walking, cycling and public transport infrastructure) identified by the Transport Assessment or Transport Statement;**
- ii. Provide or improve accessible routes that provide a choice of transport mode to and from essential services;**
- iii. Enable bus services to be provided to serve new development;**
- iv. Improve rail infrastructure including related public realm and car parking;**
- v. Ensure adequate Taxi infrastructure is provided at key town centre and transport hubs;**
- vi. Secure works and other measures to improve the capacity and functionality of junctions and corridors;**
- vii. Protect, enhance or maintain existing Public Rights of Way and provide new Public Rights of Way;**
- viii. Ensure delivery, and servicing facilities are properly provided in new developments;**
- ix. Ensure effective provision is made for the collection of refuse and recyclable material; and,**
- x. Provide an appropriate level of parking.**

**19.3.1** High quality transport infrastructure is vital to connect communities, facilitate access to work, education, leisure and other services and reduce congestion. This policy seeks to improve transport choice and promote sustainable transport options in accordance with the NPPF.

**19.3.2** Development proposals should adequately avoid or mitigate impacts on transport infrastructure. Development proposals which have an adverse impact on existing transport infrastructure will be required to make financial contributions or provide new or improved transport infrastructure if it can be demonstrated that an acceptable solution is practical and achievable to overcome the harm caused by the development.

**19.3.3** New development should be well connected to existing bus, rail, cycle, pedestrian and community transport networks and facilities and provide new or improved infrastructure as appropriate to help create sustainable development as required by the NPPF. The public realm (for example, areas outside rail stations) should be inviting and attractive to help promote the facility they serve.

**19.3.4** Public Rights of Way (PROW) are defined routes over which the public have a right to pass and repass. The route may be used by those on foot, on (or leading) a horse, on a cycle or with a motor vehicle, depending on its status. Although the land may be owned by a private individual, the public may still gain access across the land. The PROW network comprises valuable assets for local communities and should always be protected and improved where possible. Where an opportunity arises, commitment will be sought to improve the quality of a PROW through connectivity, green infrastructure projects and/or accessibility improvements. A priority will be to secure, through new development, improved access for wheelchairs and pushchairs through better surfacing of routes and replacing stiles and other restricting features. The least restrictive option will be encouraged (gap, then gate, then kissing gate, then stile). The creation of further safe circular routes for horse riders, cyclists and carriage drivers will be sought.

**19.3.5** Improvements must not detract from the attractive character of Public Rights of Way. This is because changes such as lighting and formal surfacing can detract from a leisure route's rural character and give it a more urban nature as an adopted public highway.

## 19.4 Travel Plans and Parking

### **Policy LP48 - Travel Plans**

**Where a Transport Assessment identifies that a development is likely to have significant transport impacts a Travel Plan will be required which mitigates any adverse transport impacts. The Travel Plan will be expected to:**

- i. Accord with the thresholds and requirements detailed in planning guidance; and,**
- ii. Actively promote sustainable travel modes, while reducing the need to travel; and,**
- iii. Include provisions that it will be monitored and reviewed on an annual basis for a minimum of 5 years.**

**For residential development, as an alternative to providing and implementing Travel Plans, developers may contribute a financial sum per dwelling to allow the Council to implement Travel Plan initiatives for the site and surrounding area.**

**19.4.1** In line with national guidance, the Council requires new development likely to have significant transport implications to implement Travel Plans. A Travel Plan sets out the process by which the development's owner or occupier will promote sustainable travel choices and reduce the overall need for car travel. The Planning Obligations SPD sets out the development thresholds over which a Travel Plan will be sought, and the associated fees to be charged by the Council. Each Travel Plan will be monitored by the owner or occupier for a minimum period of five years, annual reports will need to be submitted to the Council. A deposit will be held by the Council, to be returned to the developer or occupier if the Travel Plan is successfully implemented.

**19.4.2** For a large residential development, a developer will be offered the option of paying a Travel Plan sum to the Council in-lieu of providing a Travel Plan, relative to the number of dwellings built. In return, the Council will take responsibility for delivering and monitoring the travel planning measures across the site, and in the wider borough area. This option will ensure greater consistency of sustainable travel choices promoted across a wider area.

## **Policy LP49 - Parking**

**Development will be supported which:**

- i. provides vehicle, cycle and other parking (including parking for people with disabilities) and electric vehicle charging facilities in accordance with current standards;**
- ii. Improves the quality and/or increases the amount of parking in town centres where appropriate and needed; and,**
- iii. Improves the provision, quality, convenience and security of public parking facilities for cycles.**

**Any proposal not in accordance with the current parking standards must provide robust evidence to support any relaxation.**

**19.4.3** The Council promotes sustainable transport modes but also recognises that cars still play a vital role in many peoples' lives and therefore this policy seeks to secure the provision of appropriate parking facilities. Emphasis is placed on providing high quality parking which is integrated with town centre facilities and residential development and provides electric vehicle charging points. Where robust evidence is provided and more sustainable transport modes are available and accessible, parking provision can be considered more flexibly but there should always be disabled parking provision and parking for cycles. There are circumstances in some residential schemes where car-free elements or the provision of less parking than the relevant standard will be appropriate subject to detailed evidence demonstrating why there is no or a reduced need.

**19.4.4** It is important that major developments include safe and secure cycle parking which facilitates and encourages cycling as a mode of transport. Planning guidance for parking has been adopted by the Council which will be replaced from time to time.

### **KEY EVIDENCE**

- NPPF (Para. 9,17,29,30,31,32,33,34,36-41,156,162)
- Planning Practice Guidance (PPG) reference ID; 54-001 to 54-012 and 42-001 to 42-011
- The Local Transport Plan 3,
- Bracknell Forest Rights of Way Improvement Plan (RoWIP)

### **DELIVERY AND MONITORING**

**19.4.5** Delivery;

- Determination of Planning Applications.
- Implementation of the Infrastructure Delivery Plan.
- Section 106 Agreements and Planning Conditions.
- Section 38/278 Agreements.
- Local Transport Plan 3 2011-2026 and its relating strategies.
- The Community Infrastructure Levy (CIL) and / or other infrastructure funding mechanisms.

- The statutory functions of the Local Highways Authority.
- Planning Guidance.
- Implementation of the Local Transport Plan 3 and its relating strategies.

#### 19.4.6 Monitoring:

- S106 Agreement / CIL monitoring.
- Traffic level monitoring in line with it current monitoring regime.
- The progress and delivery of transport schemes in the Infrastructure Delivery Plan
- Use of sustainable modes of transport.
- The use and application of the parking standards.
- Accessibility.

# 20: Local Infrastructure and Facilities

## 20.1 Play, Open Space and Sports

**20.1.1** Play, Open Space and Sports facilities are important for improving and maintaining quality of life. They include a wide range of open space, sporting, leisure and cultural facilities.

**20.1.2** One defining characteristic of Bracknell Forest is its wealth of open space, trees and outdoor recreation which reflects the principles established in the creation of the Bracknell New Town. This legacy includes long standing sites such as Lily Hill Park which successfully combines sporting provision, preservation of a historic landscape and a haven for wildlife and people. The legacy has been continued in new developments such as The Parks which embrace the same ideals. Within the built up areas of the borough there are natural open spaces of various sizes that are in easy reach of the Borough's residents and workers.

**20.1.3** Play, open space and sports facilities fall into two main categories:

1. Open Space of Public Value (OSPV) (e.g. parks, woodlands and sport pitches); and,
2. Built Sports Facilities (e.g. sports halls and swimming pools).

**20.1.4** Regular use of natural open spaces and sports facilities are known to benefit health and wellbeing. An active healthy lifestyle provides benefits for the physical and mental health of residents. Access to open spaces, sports and recreational facilities has been a consistently popular aspects of life in Bracknell Forest with residents and visitors. To meet the needs of a growing population, and to maintain quality of life, these facilities should be protected, enhanced and maintained and supplemented with new or improved ones close to where new developments will be located.

**20.1.5** The Council will continue to mitigate the impact of new development on play, open space and sports facilities by:

- i. Securing the provision of new facilities – in-kind or by financial contributions; and,
- ii. Securing financial contributions towards the improvement of existing facilities – through the Plus One Principle (where new developments provide contributions to increase the capacity of existing facilities).

**20.1.6** The two play, open space and sports facilities (POSS) policies are supported by a robust evidence base; these include:

- The Play, Open Space and Sports study (POSS) (2017);
- The Playing Pitch Strategy (PPS) (2017).

## Objectives

B - Protect / enhance existing assets

F - Strong communities

G - Achieving high quality development

I - Infrastructure

## Policy LP50 – Play, Open Space and Sports provision

The borough's play, open space and sporting provision will be protected and enhanced. Development must provide for any play, open space and sporting needs it creates. Development proposals should:

- i. **Protect, enhance and/or provide new Open Space of Public Value (OSPV) and Built Sports Facilities including natural grass and artificial grass pitches in line with defined quantity and quality standards;**
- ii. **Protect, enhance and provide connectivity between OSPV areas through the use of the footpath and cycleway network, the Public Rights of Way network, and long distance recreational routes;**
- iii. **Enable beneficial changes to the recreational function of existing OSPV where this is supported by evidence of local demand;**
- iv. **Promote the dual use of facilities such as schools for community recreational purposes; and**
- v. **Improve access to recreational activity in the countryside where this does not harm its function or character.**

**20.1.7** The protection and enhancement of play, open spaces and sports facilities is a core part of the Council's strategy, therefore the loss of existing provision will be resisted. Policy LP34 will protect existing facilities and ensure that new facilities are provided.

**20.1.8** The land on which play, open space and recreational facilities are located is called Open Space of Public Value (OSPV) and can be broadly classified as active or passive:

- Active OSPV – children's play areas, sports pitches and facilities, allotments, jogging/walking routes, school playing fields, artificial grass pitches, multi-use games areas (MUGAs) and informal kick-about areas.
- Passive OSPV – woodland, green corridors, Suitable Alternative Natural Greenspace (SANG), nature areas, picnic areas and amenity open space.

**20.1.9** 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 Town and Parish Councils; and,

ii. Private open space, which is land that serves a similar purpose but may have restricted public access, such as golf courses, horse riding centres; or Ministry of Defence land which can include land with no public access.

**20.1.10** In both cases, its public value is derived from its contribution either to the recreational needs of the community and/or from that which its openness makes to the character and appearance of the locality, and to the quality of life. In providing new OSPV, land will only count towards the OSPV standard if there is a guaranteed and secured community use of the space. This can include educational open land where it can be secured for the joint benefit of the school and the community. Exceptions to this could include sensitive ecological areas where there is a need to restrict public access.

**20.1.11** Development proposals can provide new OSPV and built sports facilities to meet the needs of residents and/or contribute towards enhancing existing provision if it increases the capacity of the space to accommodate the residents from the new development. A development site might provide connectivity between two existing open spaces such as providing a wildlife corridor or walking route. However, such connecting routes will only count towards the OSPV standards if they include an element of useable open space alongside the connection such as a footpath with a wildlife corridor. Therefore, Policy LP50 should be read and be implemented alongside the LP38 Green Infrastructure Policy to ensure effective delivery of open space and other Green Infrastructure assets.

**20.1.12** Public Rights of Way (PRoW) and long distance recreational routes such as the Bracknell Forest Ramblers Route or the Binfield Bridleway Circuit are valuable assets for local communities and should always be protected, unless alternative access can be provided to an acceptable standard and improved where possible. Where there is opportunity, improvements will be sought to the quality and accessibility of PRoW and other routes through widening, resurfacing, replacing stiles/gates and biodiversity projects. This reflects objectives set out in the Rights of Way Improvement Plan.

**20.1.13** The Public Open Space and Sports (POSS)<sup>(52)</sup> study identifies several opportunities to link PRoW routes in the borough as well as improve their biodiversity value. The POSS policy framework intends to work in conjunction with the POSS study projects and Infrastructure Delivery Plan (IDP) to ensure developers can deliver identified projects to enhance the Public Rights of Way network and other routes.

**20.1.14** There may be opportunities to change the function of an existing open space from one typology to another, such as changing an amenity space to a sports pitch to ensure that existing recreational facilities do not stagnate or where there is a surplus of a particular type. This could be acceptable where evidence demonstrates a shortfall in the open space typology that the intended change in function is proposed to fill.

**20.1.15** In addition to its primary function, open space also contributes to cooling the urban environment. Any facilities provided on OSPV should also be designed to withstand extremes in weather conditions or heat and other foreseeable effects of climate change. OSPV should also be designed create safe and secure environments such as ensuring they are lit (where appropriate) and allow good surveillance. These matters should be considered in tandem with other policies in the Local Plan.

52 Bracknell Forest Play, Open Space and Sports (POSS) study (2017)



**20.1.16** School playing fields can be a useful resource for the local community where, for example, they can be used for non-school activity at weekends. This provides the local community (e.g. football teams) a facility to use whilst generating an income for schools. Therefore, school playing fields may count wholly or partly (depending on conditions of usage) towards the OSPV amount but only if they are secured for community use by agreement.

**20.1.17** The countryside can provide an important resource for recreational activities such as horse-riding and walking, on public rights of way and in countryside parks and Suitable Alternative Natural Greenspace (SANG). Some activities which are suited to the countryside can cause localised issues such as noise and traffic problems. Therefore new recreational provision should be considered against matters such as landscape impact, residential amenity, character and openness, and be considered with other relevant policies in the Local Plan such as LP45 Strategic Transport, LP16 Green Belt, LP38 Green Infrastructure and LP15 Equestrian Uses.

## 20.2 Standards for Open Space of Public Value

### **Objective**

B - Protect / enhance existing assets

F - Strong communities

G - Achieving high quality development

I - Infrastructure

### **Policy LP51 – Standards for Open Space of Public Value**

**Residential development should provide Open Space of Public Value (OSPV) at a standard of 4.3 hectares (ha) per 1000 persons, comprising 2 ha of Active OSPV and 2.3 ha of Passive OSPV. This can be new provision and/or financial contributions, by agreement with the Council to meet the above standard.**

**Financial contributions will help fund OSPV projects which increase capacity including those identified in the council's Infrastructure Delivery Plan using the triggers listed at Standards for the quantity of OSPV required from new development below.**

**Residential development, providing financial contributions in lieu of on-site provision, will ensure that the quality of existing OSPV is enhanced in line with the Plus One Principle and ensure that OSPV is accessible.**

**OSPV should accord with the Council's accessibility standards.**

**Wherever possible, development should improve the connectivity of OSPV which may include creating new routes or the enhancement of existing routes.**

**20.2.1** Development will be required to contribute towards the provision of new or improving existing OSPV. How this is achieved depends on the scale of development. The delivery of planned OSPV within a site needs to be secured by planning obligation and will normally include provision to secure its future maintenance and public access for the life-time of the development. OSPV on an alternative site and provided by others, may be funded by the use of planning obligations.

**20.2.2** The type of provision will depend on local needs and projects identified by the Council. It should be noted that there is a particular need for more allotments and sports pitches (grass and artificial) as identified in the Playing Pitch Strategy<sup>(53)</sup>.

53 Bracknell Forest Playing Pitch Strategy (PPS) (2017)

**20.2.3** The following table sets out the triggers relating to the amount of OSPV required from new residential development. Most of the provisions in the table are self-explanatory, but for clarification in C, through good planning some on-site OSPV provision can be accommodated on sites between 1 and 2 hectares. This amount is derived from a previous standard of 30% on-site provision and 70% by financial contributions in-lieu of provision.

**Table 8 Standards for the quantity of OSPV required from new development**

Trigger	Requirement
A Site over 2 hectares or with a net increase of 109 dwellings or more where an on-site SANG is provided.	1. There is no requirement for the on-site Passive OSPV. The Council will accept a financial contribution in-lieu of Passive OSPV provision towards local related infrastructure projects and/or their on-going maintenance. It will be appropriate in some cases to provide some Passive OSPV on-site for good planning reasons such as providing a green corridor but this will be assessed on a case-by-case basis. In such instances there may be a residual financial contribution to make up the 2.3 hectares per 1000 persons standard.
	2. On-site provision of Active OSPV at a standard of 2 hectares per 1000 persons.
B Sites over 2 hectares or with a net increase of 109 dwellings or more where the SANG is provided off-site. Sites of 108 dwellings or fewer which are not permitted to use Strategic SANGs.	On-site, in kind Passive and Active OSPV at 4.3ha / 1000 residents will be required in these circumstances unless otherwise agreed with the Council. If transferred to the Council a commuted maintenance sum will also be required for the assumed lifetime of the development. If more practical and of greater benefit; there will be the potential for off-site mitigation (towards providing, expanding, or improving local open space and/or recreational facilities) subject to the restriction on pooling of s106 contributions in Regulation 123(3) and/ or on-going maintenance. The Council may accept the private ownership of OSPV provided its public accessibility and maintenance is guaranteed.
C Sites between 1 and 2 hectares	On-site in kind OSPV of 1.4 hectares per 1000 persons and financial contribution calculated at a standard of 2.9 hectares per 1000 persons towards off-site mitigation (providing, expanding, maintaining or improving local open space and/or recreational facilities) subject to the restriction on pooling of s106 contributions in Regulation 123(3) and/or maintenance of new or existing provision.
D Sites under 1 hectare	Financial contribution towards providing, expanding, or improving local open space and/or recreational facilities subject to the restriction on pooling of s106 contributions in Regulation 123(3).
E Sites of 50 dwellings or more between 5km and 7km of the TBHSPA designation.	On-site provision of 2.3ha passive OSPV per 1000 persons.

### Quality Standards – The Plus One Principle

**20.2.4** The Plus One Principle is a quality improvement standard for the continuous improvement of all OSPV on a progressive basis. The standard requires the improvement of OSPV for example from a good quality rating to a very good quality rating using quality assessment criteria based upon Green Flag Award assessments. It was first developed in the Council's study of open space<sup>(54)</sup> which supported the Core Strategy Development Plan Document (2008) and was subsequently adopted by the Council in the Parks and Open Spaces Strategy<sup>(55)</sup>. The quality auditing process has been repeated in the latest POSS study which recommended a continuation of the Plus One Principle as a quality standard to improve the quality of play, open space and sports facilities.

54 Bracknell Forest Borough Study of open space, sports, recreational and leisure facilities. (PPG17) (2006)

55 Bracknell Forest Parks and Open Spaces Strategy (2012)

**20.2.5** The Plus One Principle will be used to justify improvements to OSPV including to maintain OSPV which is already rated as excellent to keep it as an excellent rated space. Residential development will therefore need to ensure the quality of all new or existing OSPV is enhanced in line with the Plus One Principle. New OSPV provision should be provided to achieve an excellent standard with a guaranteed future provision to ensure its quality does not decline. The Plus One Principle can also be used to justify financial contributions from new development in-lieu of providing new provision where the quality improvements will also increase the capacity of the existing provision.

**Table 9 The Plus One Principle ratings are:**

Existing quality rating of OSPV	Improvement in quality
Very poor, poor or moderate quality	Good quality
Good quality	Very good quality
Very good quality	Excellent quality
Excellent	Maintain excellent quality

### OSPV Accessibility Standards

**Table 10 The accessibility standards are:**

Typology	O S P V Type				Rationale /Source
A. Parks and Gardens	Active / Passive	1	Local Access to a park and garden within 400m of home	400m walking distance	Locally derived standard based on experience
		2	Strategic Access to a destination park or open space within 4km	4000m driving distance	
B. Natural and Semi Natural (including urban woodlands)	Passive	3	Local Access to Nature 5 minutes walk (240m) from all homes	240m walking distance	Locally derived standard based on existing biodiversity character of the Borough
		4	No person should live more than 500 metres from at least one area of accessible woodland of no less than 2 hectares in size.	500m walking distance	The Woodland Trust (Space for People – Targeting action for woodland access, Jan 2015)
C. Green Corridors		5	There should also be at least one area of accessible woodland of no less than 20 hectares within 4 kilometres (8 kilometre round-trip) of people's homes.	4000m driving distance	
		6	LAP	100m walking distance	Fields in Trust (FIT) Standards (Guidance for Outdoor and Play – Beyond the six acre standard, England)
D. Children and people (Children's Play)	Active	7	LEAP	400m walking distance	
		8	NEAP	1000m driving distance	
		9	Other: Muga, Skateboard park Teenage play, kickabout, paddling pool/splash pad etc.	700m driving distance	
E. Outdoor sports facilities	Active	10	All provision: Football, Cricket, Rugby Union, Hockey, Bowls, Tennis, Baseball, Softball	1200m driving distance	
F. School facilities	Active	11	Selected schools whose pitch provision is also used by the public	1200m driving distance	

## **Connectivity**

**20.2.6** All development sites, not just residential, may offer the opportunity to improve the connectivity of OSPV. For example, if an office block is proposed as a site between two existing OSPV areas it is possible that a link between them could be achieved through the good planning of the site. If a PRow runs along the perimeter of a site, development may allow for the widening or enhancement of this route.

### **KEY EVIDENCE**

- NPPF
- Planning Practice Guidance (PPG)
- Bracknell Forest Parks and Open Spaces Strategy (2012).
- Bracknell Forest Play, Open Space and Sports (POSS) study (2017).
- Bracknell Forest Playing Pitch Strategy (PPS) (2017).

### **DELIVERY AND MONITORING**

#### **20.2.7** Delivery:

- Determination of Planning Applications.
- Implementation of the Infrastructure Delivery Plan.
- Section 106 Agreements and Planning Conditions.
- The Community Infrastructure Levy (CIL) and / or other infrastructure funding mechanisms.
- Bracknell Forest Parks and Open Spaces Strategy (2012).
- Bracknell Forest Play, Open Space and Sports (POSS) study (2017).
- Bracknell Forest Playing Pitch Strategy (PPS) (2017).
- Planning Guidance.

#### **20.2.8** Monitoring:

- S106 Agreement / CIL / planning condition monitoring

# Appendices

# Appendix 1: Summary of Local Plan Evidence Base

Policy LP2 - Housing Trajectory

Figure 4 Housing Trajectory 2016-2034

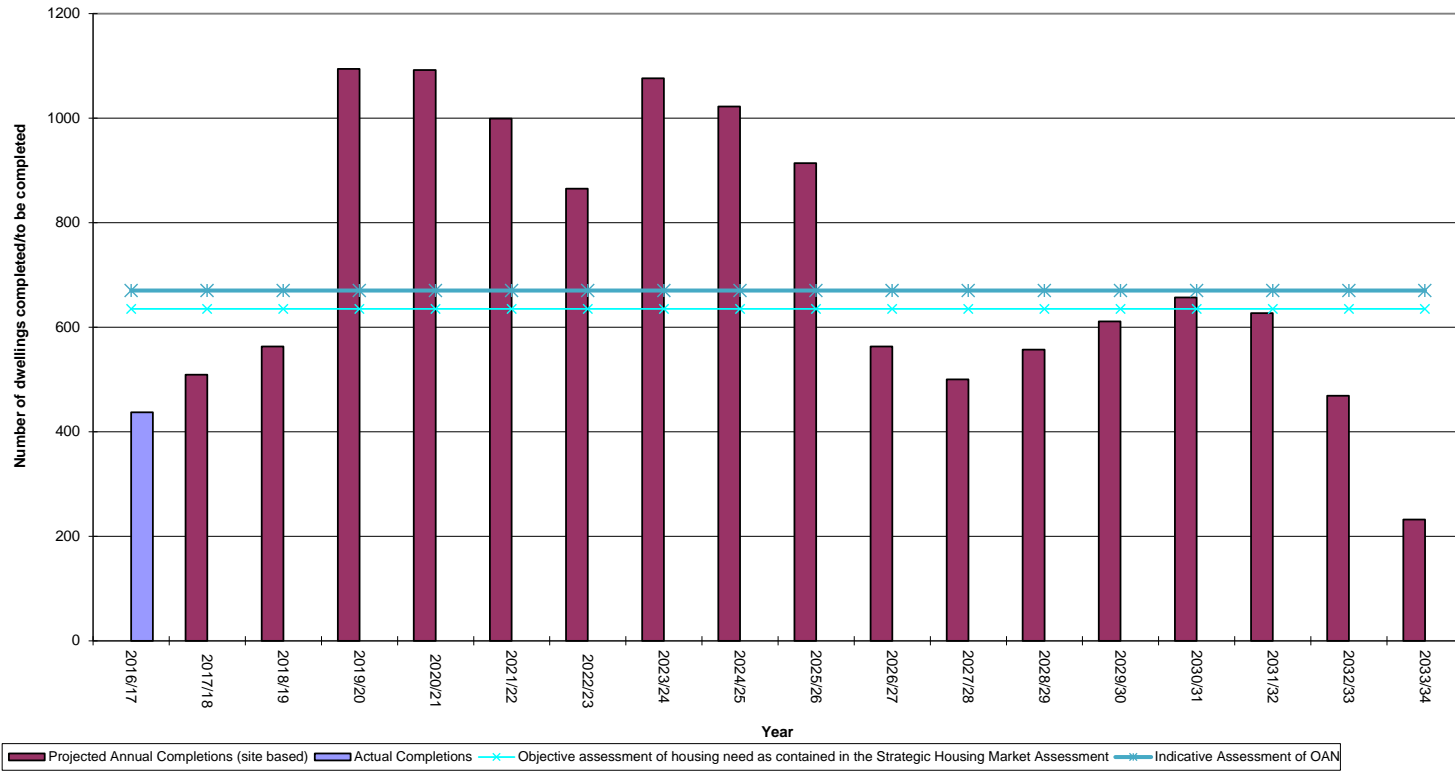




Figure 5 Housing Trajectory Site Breakdown 2016-2034

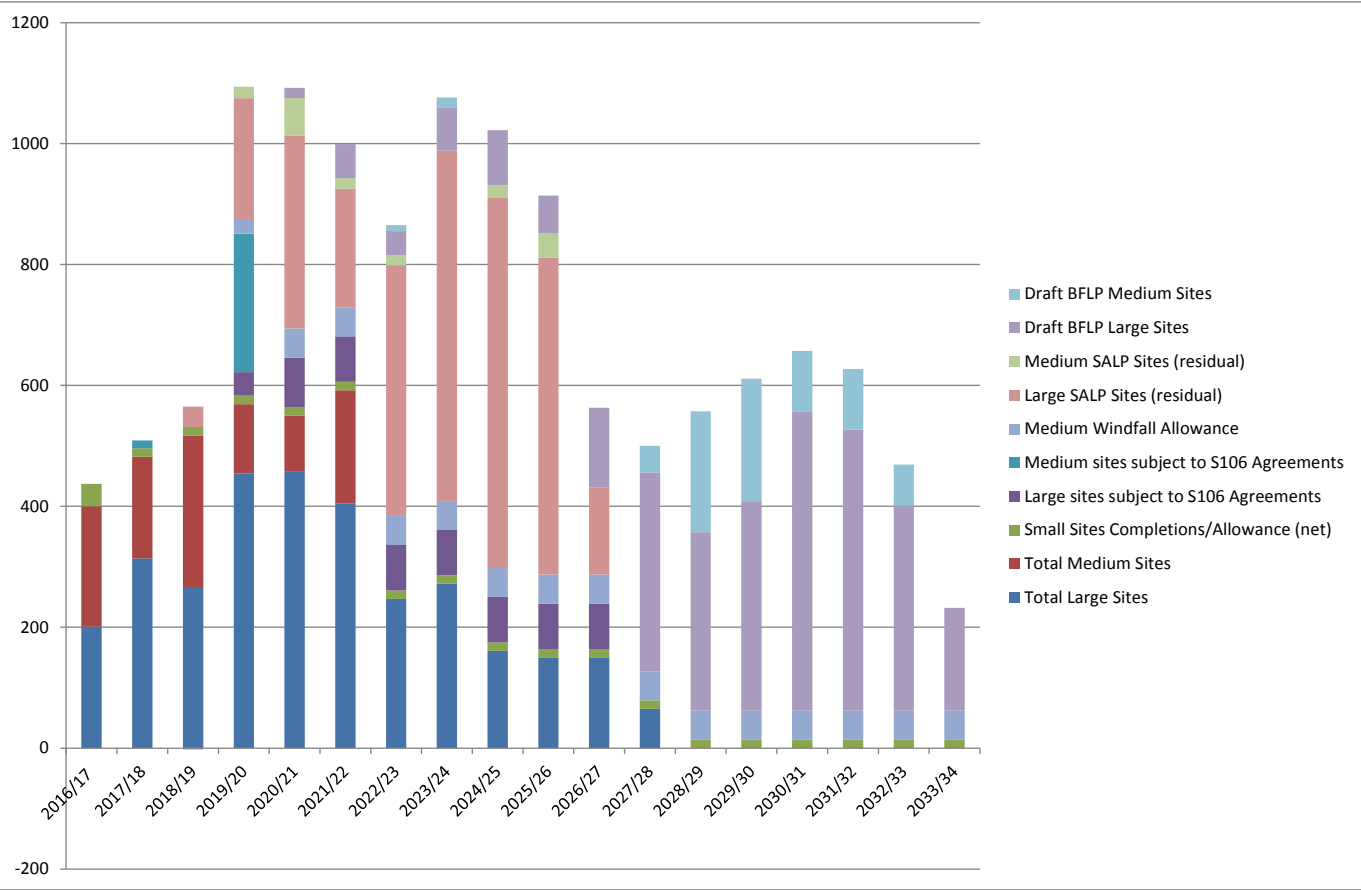


Figure 6 Land Supply Data 2016-2034

Site	Application Reference/s	Net Completions 2016/17	Projected Net Completions (1st April - 31st March)																	Total Net	Site Status (As at 31st March 2017)	
			2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34 END DATE OF PLAN PERIOD			
<b>HARD COMMITMENTS</b>																						
<b>Large Sites (site of 1ha or more)</b>																						
Land at Foxley Lane and East of Murrell Hill Lane, Binfield. (Hazelwood) (SALP SA3)	11/00682/OUT 13/00784/REM	43	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	43	C
Land at junction of Forest Road and Foxley Lane, Binfield. (The Orchard) (SALP SA3)	12/00911/FUL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	C
Farley Hall, London Road, Binfield (Imperial Square) (SALP SA1)	13/01072/OUT 14/01010/REM	73	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	73	C
Amen Corner North, Binfield (SALP SA6)	14/00315/OUT 15/00873/REM	0	38	100	100	100	39	0	0	0	0	0	0	0	0	0	0	0	0	0	377	UC
Land at Tilehurst Lane, Binfield	15/00452/OUT	0	0	0	10	10	8	0	0	0	0	0	0	0	0	0	0	0	0	0	28	NS
Blue Mountain Golf Club & Conference Centre, Wood Lane, Binfield (SALP SA 7)	16/00020/OUT (Hybrid)	0	0	25	75	75	75	75	75	75	0	0	0	0	0	0	0	0	0	0	400	NS
Binfield Nursery, Terrace Road North, Binfield (SALP SA1)	13/00966/FUL	0	20	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	24	UC
Jennetts Park (formerly Peacock Farm), Peacock Lane, Bracknell	98/00288/OUT (623523)	0	28	0	0	0	0	0	0	0	22	0	0	0	0	0	0	0	0	0	50	UC
The Parks (formerly Staff College), Broad Lane, Bracknell	03/00567/OUT 06/00573/REM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	C
Mill Chase, The Parks (formerly Staff College), Broad Lane, Bracknell.	12/00983/FUL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	C
Ramelade House, The Parks, Bracknell	15/00312/FUL	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	C
Land within Bracknell Town Centre (Royal Winchester House)	12/00476/OUT 13/01068/REM	0	0	0	100	100	111	0	0	0	0	0	0	0	0	0	0	0	0	0	311	UC
Enid Wood House, High Street, Bracknell	13/00806/CLPUD	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	C
Gowring House, Market Street, Bracknell	13/00455/PAC	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	C
Ringside, 79 High Street, Bracknell	13/00747/PAC	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	C
Land at former Garth Hill College Site, Sandy Lane, Bracknell (Clement House) (Part of SALP SA1)	13/00074/FUL	0	-1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-1	Flats (C) Demolition (N/S)

Site	Application Reference/s	Net Completions 2016/17	Projected Net Completions (1st April - 31st March)																	Total Net	Site Status (As at 31st March 2017)	
			2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34 END DATE OF PLAN PERIOD			
Jubilee Court, Hazell Hill, Bracknell (United House)	14/00713/CLPUD	-17	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-17	C
Land at former TRL Site, Nine Mile Ride, Crowthorne. (SALP SA5)	13/00575/OUT	0	0	10	75	100	100	100	125	125	150	150	65	0	0	0	0	0	0	0	1000	UC
Land at Bowman Court, Dukes Ride, Crowthorne (SALP SA3)	15/00366/FUL 17/00075/FUL	0	5	15	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	36	UC
Land North of Harvest Ride and South of Forest Road and East of West End Lane, Warfield. (SALP SA9, Part of Area 2)	13/01007/OUT 15/00163/REM 15/00647/REM 15/00646/REM	85	215	73	72	72	72	72	72	14	0	0	0	0	0	0	0	0	0	0	747	UC
Land at Manor Farm, Binfield Road. (Meadows Reach), Warfield (SALP SA9, Area 4)	13/00831/FUL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	C
Harvest Lea, Warfield Park, off Harvest Ride, Warfield	13/00229/FUL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	C
Cranbourne Corner, Forest Road, Winkfield	09/00605/FUL	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	UC
Orchard Lea, Drift Road, Winkfield	15/00547/FUL	0	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14	NS
HFC Bank, North Street, Winkfield (Montague Park)	12/00434/FUL	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	C
Kingswood, Kings Ride, Winkfield	13/00858/FUL	0	8	24	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	38	NS
<b>Total Large Sites</b>		<b>201</b>	<b>314</b>	<b>265</b>	<b>454</b>	<b>457</b>	<b>405</b>	<b>247</b>	<b>272</b>	<b>161</b>	<b>150</b>	<b>150</b>	<b>65</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3141</b>	
<b>Medium Sites (sites less than 1ha with 5+ dwellings)</b>																						
Auto Cross, London Road, Binfield	08/00309/FUL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	C
Popeswood Garage and Hillcrest, London Road, Binfield (Laureates Place) (Part of SALP SA2)	14/00858/FUL	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11	C
Land between St Marks Road and London Road (Waiben, The Laurels, The Firs and Crossways)	14/01204/FUL	22	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	22	C
Parkham, St Marks Road, Binfield	15/00464/FUL	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13	C
Land to rear of Murrell Cottage, Murrell Hill Lane (Fitzgerald Park)	15/00209/FUL	1	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	UC
Adastron House and Byways, Crowthorne Road, Bracknell (SALP SA1)	14/00437/FUL	37	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	37	C
Beneficial House, Easthampstead Road	13/00568/FUL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	C

Site	Application Reference/s	Net Completions 2016/17	Projected Net Completions (1st April - 31st March)																	Total Net	Site Status (As at 31st March 2017)				
			2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34 END DATE OF PLAN PERIOD						
Aldi, 136 Liscombe, Bracknell	12/00010/FUL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	C	
Avoncrop, Eastern Road, Bracknell. (SALP SA1, part of Eastern Rd allocation).	12/00483/FUL 15/00456/FUL	0	0	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14	NS
Foundation House, London Road, Bracknell (The Quarters) (SALP SA1, part of Eastern Rd allocation)	13/00441/OUT 14/00933/FUL 15/00362/REM 16/00087/FUL	0	58	65	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	123	UC
Eagle House, The Ring, Bracknell	15/00212/FUL	0	0	60	32	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	92	UC
Barnett Court, Larges Lane, Bracknell	15/00284/FUL	-28	0	28	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	UC
Bridgewell Centre, 10A Ladybank, Bracknell	15/00618/FUL	0	0	-27	0	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-7	NS
Photon House/Blueprint House, Old Bracknell Lane West, Bracknell (SALP SA1, part of Eastern Rd). (The Fitzroy Collection)	14/01095/FUL 15/01273/FUL 16/00494/FUL	0	72	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	72	UC
Land adj. Birch Hill Medical Centre, Leppington, Bracknell	09/00141/FUL 12/00492/EXT	0	0	0	0	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7	UC
Broughs, Broad Lane, Bracknell	13/00296/FUL	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	C
Brackworth, Broad Lane, Bracknell	16/00230/FUL	0	0	0	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7	NS
Blythe House, Great Hollands Square, Bracknell	15/00023/FUL	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	UC
Post Office, 6 High Street, Bracknell	15/00536/FUL	0	0	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14	NS
Station House, Market Street, Bracknell	14/00684/PAC	88	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	88	C
Edenfield, Larges Lane, Bracknell	15/00004/FUL	0	0	0	48	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	48	NS
Bracknell Town Football Club, Larges Lane, Bracknell (Robins Gate) SALP SA2 part of the Football Ground allocation)	16/00102/FUL 16/01282/FUL	0	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14	NS
Gowring House, Market Street, Bracknell (1st and 2nd floors)	16/00210/FUL	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	C
Alston House, Market Street, Bracknell	16/00962/FUL	0	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	UC
Racal House, Eastern Road, Bracknell (SALP SA1, part of Eastern Rd allocation)	16/00626/FUL	0	0	0	0	31	29	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	60	NS

Site	Application Reference/s	Net Completions 2016/17	Projected Net Completions (1st April - 31st March)																	Total Net	Site Status (As at 31st March 2017)			
			2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34 END DATE OF PLAN PERIOD					
Amber House & Northgate House, Market Street, Bracknell	15/01035/FUL	0	0	0	0	35	158	0	0	0	0	0	0	0	0	0	0	0	0	0	193	NS		
Land at Broadmoor Hospital Training and Education Centre, School Hill, Crowthorne (Wildmoor Copse)	10/00820/OUT 13/00294/REM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	C	
The Iron Duke, 254 High Street, Crowthorne	14/01168/PAC	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	C
Guildgate House, 176-184 High Street, Crowthorne	14/01168/PAC	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16	C	
1-9 High Street, Crowthorne	15/01261/FUL	0	-3	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	UC	
69-77 Church Street, Crowthorne	16/00331/FUL	0	4	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9	NS	
48-50 Dukes Ride, Crowthorne	15/01082/FUL	-2	0	32	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30	UC	
319 Yorktown Road, Sandhurst	15/00731/FUL	-1	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6	UC	
92 High Street, Sandhurst (Reddings Court)	15/00082/FUL	-3	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6	UC	
Former Harts Leap Nursing Home, 5 Windrush Heights, Sandhurst	15/01258/FUL	0	0	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	UC	
Jolly Farmer, Yorktown Road, College Town	15/00403/FUL	0	-1	42	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	41	UC	
Green Acres, Warfield Road, Warfield (access Atte Lane) (Parfit Keep)	15/00888/FUL	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	C	
Land to the Rear of The Limes, Forest Road, Warfield	14/00711/FUL	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	C	
Land at the Limes, Forest Road, Warfield	15/01014/FUL	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	C	
Land at 127A - 131 Fernbank Road, Winkfield (Quadrilla Gardens)	11/00283/EXT	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	C
Glendale Park, Fernbank Road, Winkfield (Saddlers Way)	13/00408/FUL 14/01057/FUL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	C
152 New Road, Winkfield (Mead Gardens)	12/00593/FUL	-1	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13	UC	
Mayfield Light Industrial Estate, Hatchet Lane, Winkfield	13/00242/FUL 14/01335/FUL	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7	C	
The Gold Cup, 102 Fernbank Road, Ascot	15/01041/FUL	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	C	
<b>Total Medium Sites</b>		<b>199</b>	<b>168</b>	<b>252</b>	<b>115</b>	<b>93</b>	<b>187</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1019</b>		
<b>Medium Windfall Allowance</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>24</b>	<b>48</b>	<b>48</b>	<b>48</b>	<b>48</b>	<b>48</b>	<b>48</b>	<b>48</b>	<b>48</b>	<b>48</b>	<b>48</b>	<b>48</b>	<b>48</b>	<b>48</b>	<b>48</b>	<b>48</b>	<b>48</b>	<b>696</b>		
<b>Small Sites Completions/Windfall Allowance (net)</b>		<b>37</b>	<b>14</b>	<b>14</b>	<b>14</b>	<b>14</b>	<b>14</b>	<b>14</b>	<b>14</b>	<b>14</b>	<b>14</b>	<b>14</b>	<b>14</b>	<b>14</b>	<b>14</b>	<b>14</b>	<b>14</b>	<b>14</b>	<b>14</b>	<b>14</b>	<b>14</b>	<b>275</b>		
<b>TOTAL HARD COMMITMENTS (Large, Medium &amp; Small)</b>		<b>437</b>	<b>496</b>	<b>531</b>	<b>607</b>	<b>612</b>	<b>654</b>	<b>309</b>	<b>334</b>	<b>223</b>	<b>212</b>	<b>212</b>	<b>127</b>	<b>62</b>	<b>62</b>	<b>62</b>	<b>62</b>	<b>62</b>	<b>62</b>	<b>62</b>	<b>62</b>	<b>5131</b>		

Site	Application Reference/s	Net Completions 2016/17	Projected Net Completions (1st April - 31st March)																	Total Net	Site Status (As at 31st March 2017)	
			2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34 END DATE OF PLAN PERIOD			
<b>Soft Commitments</b>																						
<b>Large Sites subject to S.106</b>																						
Land at Amen Corner South, Binfield (SALP SA8). (relates to part of SALP allocation)	12/00993/OUT	0	0	0	25	75	75	75	75	75	75	75	75	0	0	0	0	0	0	0	550	NS
Kingswood, Kings Ride, Winkfield	16/00732/FUL	0	0	0	14	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	21	NS
<b>Total Large Sites subject to S.106</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>39</b>	<b>82</b>	<b>75</b>	<b>75</b>	<b>75</b>	<b>75</b>	<b>75</b>	<b>75</b>	<b>75</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>571</b>	
<b>Medium Sites subject to S.106 Agreements</b>																						
Apex House, London Road, Bracknell (SALP SA1, part of Eastern Rd)	16/00639/PAC	0	0	0	28	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	28	NS
Century Court, Millenium Way, Bracknell	17/00136/PAC	0	0	0	71	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	71	NS
2 The Braccans, London Road, Bracknell	17/00170/PAC	0	0	0	36	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	36	NS
Tamar House, Forth House and Clifton House, Brants Bridge, Bracknell	16/01293/PAC	0	0	0	79	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	79	NS
77-79 Deepfield Road, Bracknell	15/01283/FUL	0	0	-2	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	NS
32 Wellington Business Park, Dukes Ride, Crowthorne	16/00735/PAC	0	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	NS
34 Wellington Business Park, Dukes Ride, Crowthorne	16/01202/PAC	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	NS
Crossways Residential Care Home, 306 Yorktown Road, Sandhurst	16/00221/FUL	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	NS
<b>Total Medium Sites subject to S.106</b>		<b>0</b>	<b>13</b>	<b>-2</b>	<b>229</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>240</b>	
<b>Total sites subject to S.106 Agreements</b>		<b>0</b>	<b>13</b>	<b>-2</b>	<b>268</b>	<b>82</b>	<b>75</b>	<b>75</b>	<b>75</b>	<b>75</b>	<b>75</b>	<b>75</b>	<b>75</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>811</b>	
<b>Site Allocations Local Plan Sites (residual balance where applicable)</b>																						
<b>SALP Large Sites</b>																						
Land North of Peacock Lane, Binfield (SALP SA2)		0	0	14	35	48	32	30	23	0	0	0	0	0	0	0	0	0	0	0	182	NS
Land North of Cain Road, Binfield (SALP SA2)		0	0	0	0	0	0	0	0	30	45	0	0	0	0	0	0	0	0	0	75	NS
Land at Amen Corner South, Binfield (SALP SA8). (Residual balance)		0	0	0	0	0	0	25	50	50	50	0	0	0	0	0	0	0	0	0	175	NS
Amen Corner North, Binfield (SALP SA6). (Residual balance)		0	0	0	0	0	0	0	0	23	0	0	0	0	0	0	0	0	0	0	23	NS
Garth Hill School, Sandy Lane, Bracknell (SALP SA1). (Residual balance)		0	0	0	0	36	0	0	0	0	0	0	0	0	0	0	0	0	0	0	36	NS

Site	Application Reference/s	Net Completions 2016/17	Projected Net Completions (1st April - 31st March)																	Total Net	Site Status (As at 31st March 2017)	
			2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34 END DATE OF PLAN PERIOD			
Commercial Centre (The Depot) Bracknell Lane West, Bracknell (SALP SA1)		0	0	0	0	0	0	0	50	50	15	0	0	0	0	0	0	0	0	0	115	NS
Land North of Eastern Road, Bracknell (SALP SA1) (Residual balance)		0	0	0	0	0	0	100	100	7	0	0	0	0	0	0	0	0	0	0	207	NS
Old Bracknell Lane West, Bracknell (SALP SA1)		0	0	0	0	0	0	50	50	31	0	0	0	0	0	0	0	0	0	0	131	NS
The Football Ground, Larges Lane, Bracknell (SALP SA2)		0	0	0	0	0	0	0	36	52	0	0	0	0	0	0	0	0	0	0	88	NS
Land at Cricket Field Grove, Crowthorne (SALP SA2)		0	0	0	60	60	25	0	0	0	0	0	0	0	0	0	0	0	0	0	145	NS
Broadmoor, Crowthorne (SALP SA4)		0	0	0	0	0	0	60	70	70	70	0	0	0	0	0	0	0	0	0	270	NS
Land West of Alford Close, Sandhurst (SALP SA3)	16/00372/FUL	0	0	10	50	50	10	0	0	0	0	0	0	0	0	0	0	0	0	0	120	NS
Land at Warfield Area 1 (SALP SA9)		0	0	10	55	100	55	50	100	150	150	144	0	0	0	0	0	0	0	0	814	NS
Land at Warfield Area 2 (SALP SA9) (Residual balance)		0	0	0	0	0	0	0	0	50	50	0	0	0	0	0	0	0	0	0	100	NS
Land at Warfield Area 3 (SALP SA9)		0	0	0	0	0	50	100	100	100	104	0	0	0	0	0	0	0	0	0	454	NS
Sandbanks, Longhill Road, and Dolythir, Fern Bungalow and Palm Hills Estate, London Rd, Winkfield (SALP SA3)		0	0	0	0	25	24	0	0	0	0	0	0	0	0	0	0	0	0	0	49	NS
Bog Lane, Winkfield (SALP SA3)		0	0	0	0	0	0	0	0	0	40	0	0	0	0	0	0	0	0	0	40	NS
<b>Total SALP (large)</b>		<b>0</b>	<b>0</b>	<b>34</b>	<b>200</b>	<b>319</b>	<b>196</b>	<b>415</b>	<b>579</b>	<b>613</b>	<b>524</b>	<b>144</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3024</b>	
<b>SALP Medium Sites</b>																						
Land at Wood Lane, Binfield (SALP SA3)		0	0	0	0	0	0	0	0	20	0	0	0	0	0	0	0	0	0	0	20	NS
Albert Road Car Park, Bracknell (SALP SA1)		0	0	0	0	0	0	0	0	0	40	0	0	0	0	0	0	0	0	0	40	NS
Chiltern House and the Redwood Building, Broad Lane, Bracknell (SALP SA1)		0	0	0	19	44	8	0	0	0	0	0	0	0	0	0	0	0	0	0	71	NS
Downside, Wildfings Road, Bracknell (SALP SA1)		0	0	0	0	18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	18	NS
White Cairn, Dukes Ride, Crowthorne (SALP SA3)		0	0	0	0	0	0	16	0	0	0	0	0	0	0	0	0	0	0	0	16	NS
Land at Battle Bridge House, Warfield House and Garage, Forest Road, Warfield (SALP SA1)		0	0	0	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	10	NS
<b>Total SALP (medium)</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>19</b>	<b>62</b>	<b>18</b>	<b>16</b>	<b>0</b>	<b>20</b>	<b>40</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>175</b>	
<b>TOTAL SALP Sites</b>		<b>0</b>	<b>0</b>	<b>34</b>	<b>219</b>	<b>381</b>	<b>214</b>	<b>431</b>	<b>579</b>	<b>633</b>	<b>564</b>	<b>144</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3199</b>	
<b>Draft Bracknell Forest Local Plan Sites</b>																						
<b>Large Sites (site of 1ha or more)</b>																						
Land north of Tilehurst Lane and east of Terrace Road (Bin 1)		0	0	0	0	0	0	0	20	25	0	0	0	0	0	0	0	0	0	0	45	





Site	Application Reference/s	Net Completions	Projected Net Completions (1st April - 31st March)																	Total Net	Site Status (As at 31st March 2017)
			2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33		
Bus Depot (Coldborough House), Market Street (Bra 11)		0	0	0	0	0	0	0	0	0	0	0	0	100	112	0	0	0	0	212	
Former Bus Depot, Market Street (Bra12)		0	0	0	0	0	0	0	0	0	0	0	0	0	92	0	0	0	0	92	
Jubilee Gardens and the the British Legion, The Ring (Bra14)		0	0	0	0	0	0	0	0	0	0	44	100	0	0	0	0	0	0	144	
Land east of Station Way and north of Church Road (Southern Gateway) (Bra15)		0	0	0	0	0	0	0	0	0	0	0	0	0	100	100	67	0	0	267	
<b>Total Draft Bracknell Forest Local Plan (Medium Sites)</b>		0	0	0	0	0	10	16	0	0	0	44	200	204	100	100	67	0	0	741	
<b>TOTAL Draft Bracknell Forest Local Plan Sites</b>		0	0	0	0	17	56	50	88	91	63	132	373	495	549	595	565	407	170	3651	
<b>GRAND TOTAL - Completions (Large, Medium and Small Sites) Projections, Small Sites Allowance, Medium Site Windfall Allowance, SALP Sites and Draft Bracknell Forest Local Plan Sites</b>		437	509	563	1094	1092	999	865	1076	1022	914	563	500	557	611	657	627	469	232	12787	

# Policy LP3 and LP8 - Site Allocations Overview Maps

**Figure 7 Site Allocations for Residential and Mixed Use Development: Borough Wide**

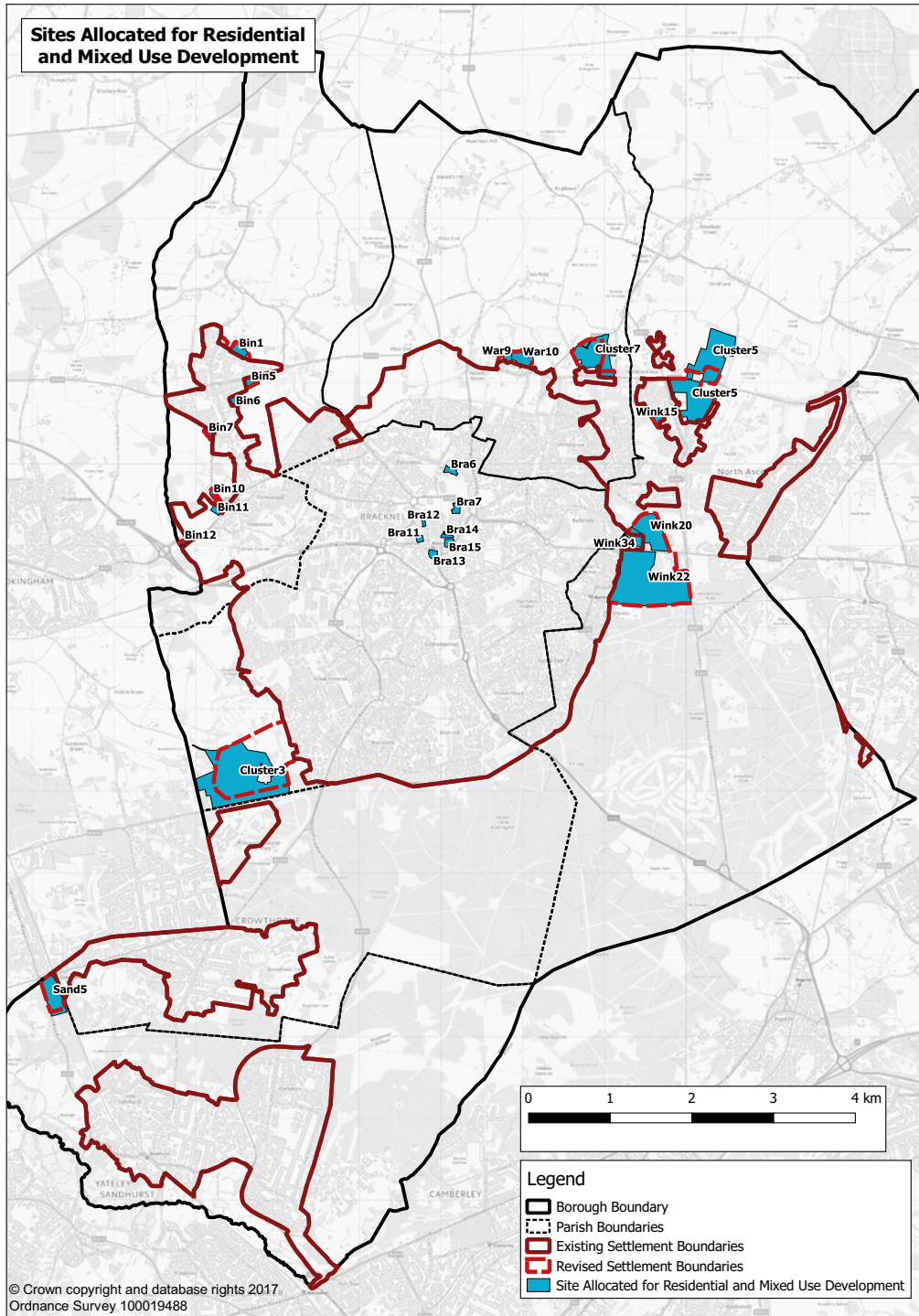


Figure 8 Site Allocations for Residential and Mixed Use Development: Binfield

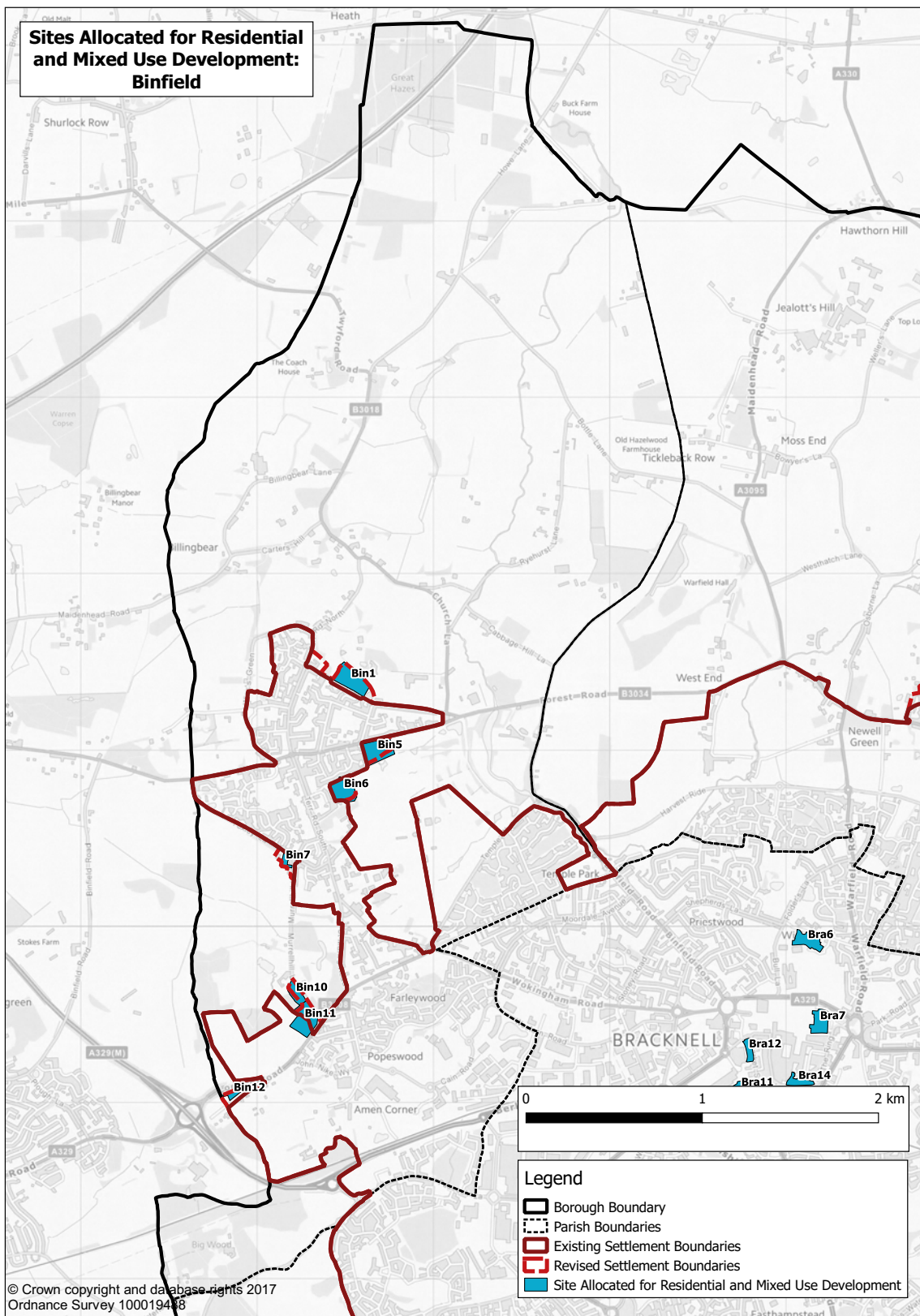
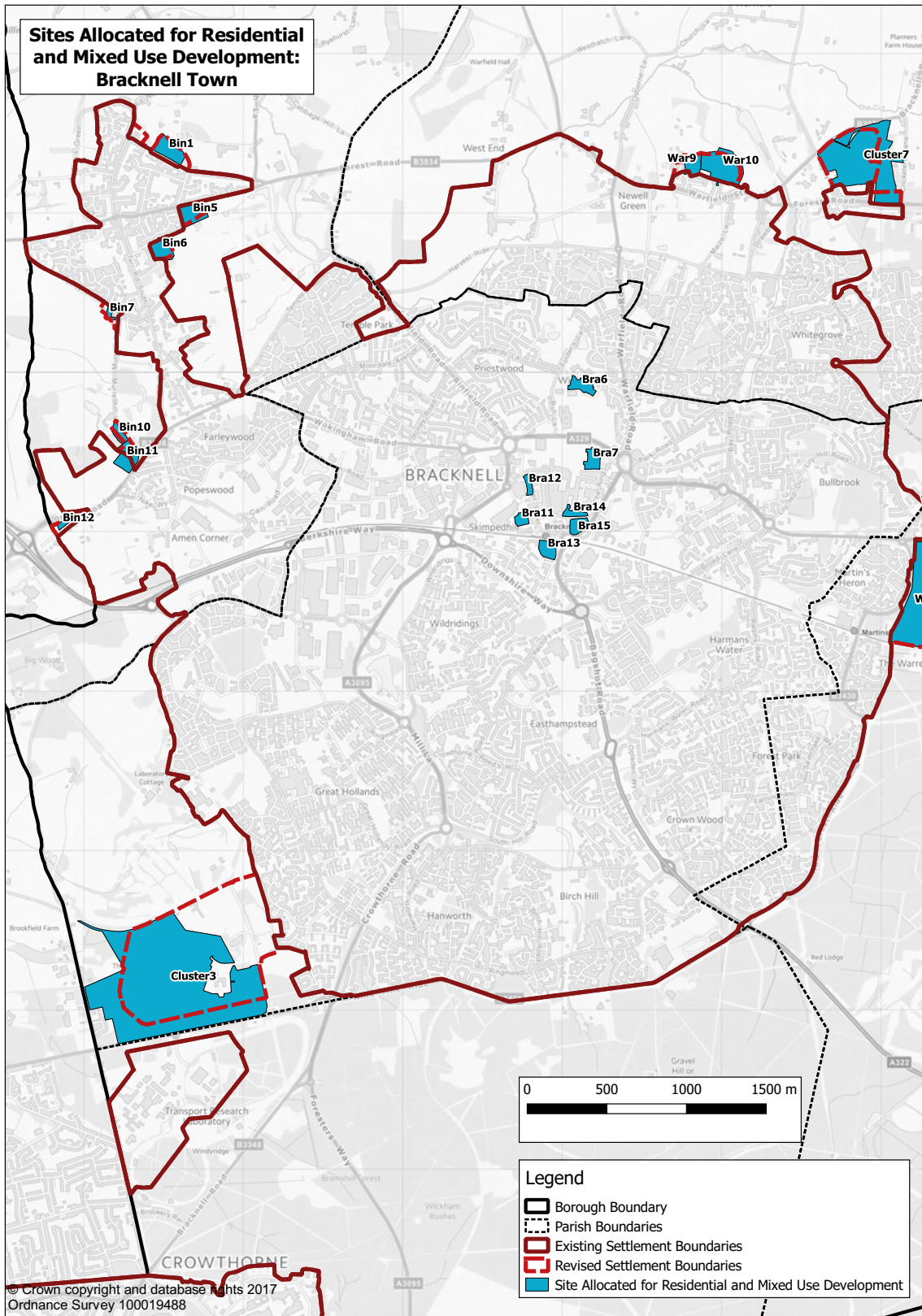


Figure 9 Site Allocations for Residential and Mixed Use Development: Bracknell Town



**Figure 10 Site Allocations for Residential and Mixed Use Development: Crowthorne and Sandhurst**

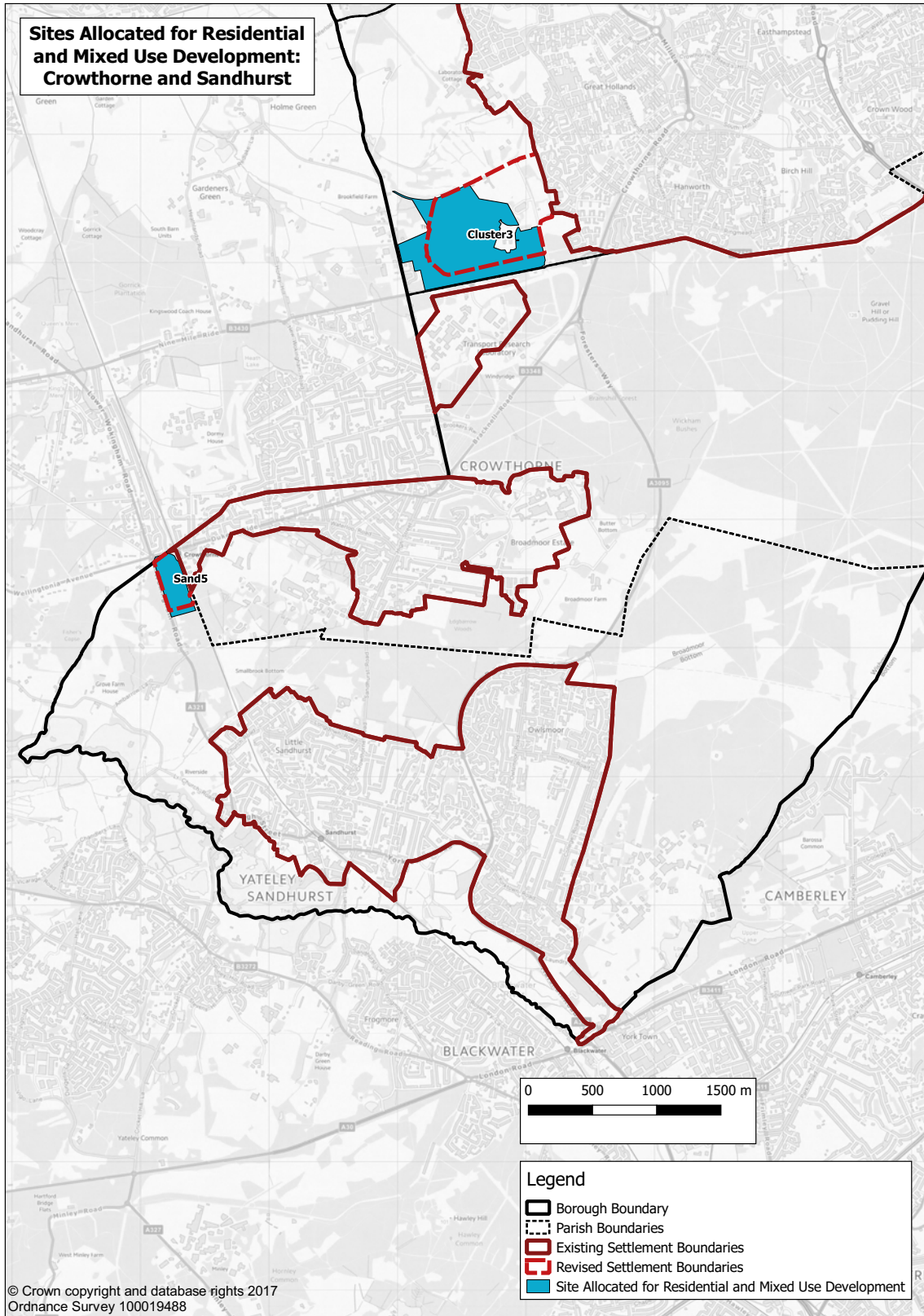


Figure 11 Site Allocations for Residential and Mixed Use Development: Warfield

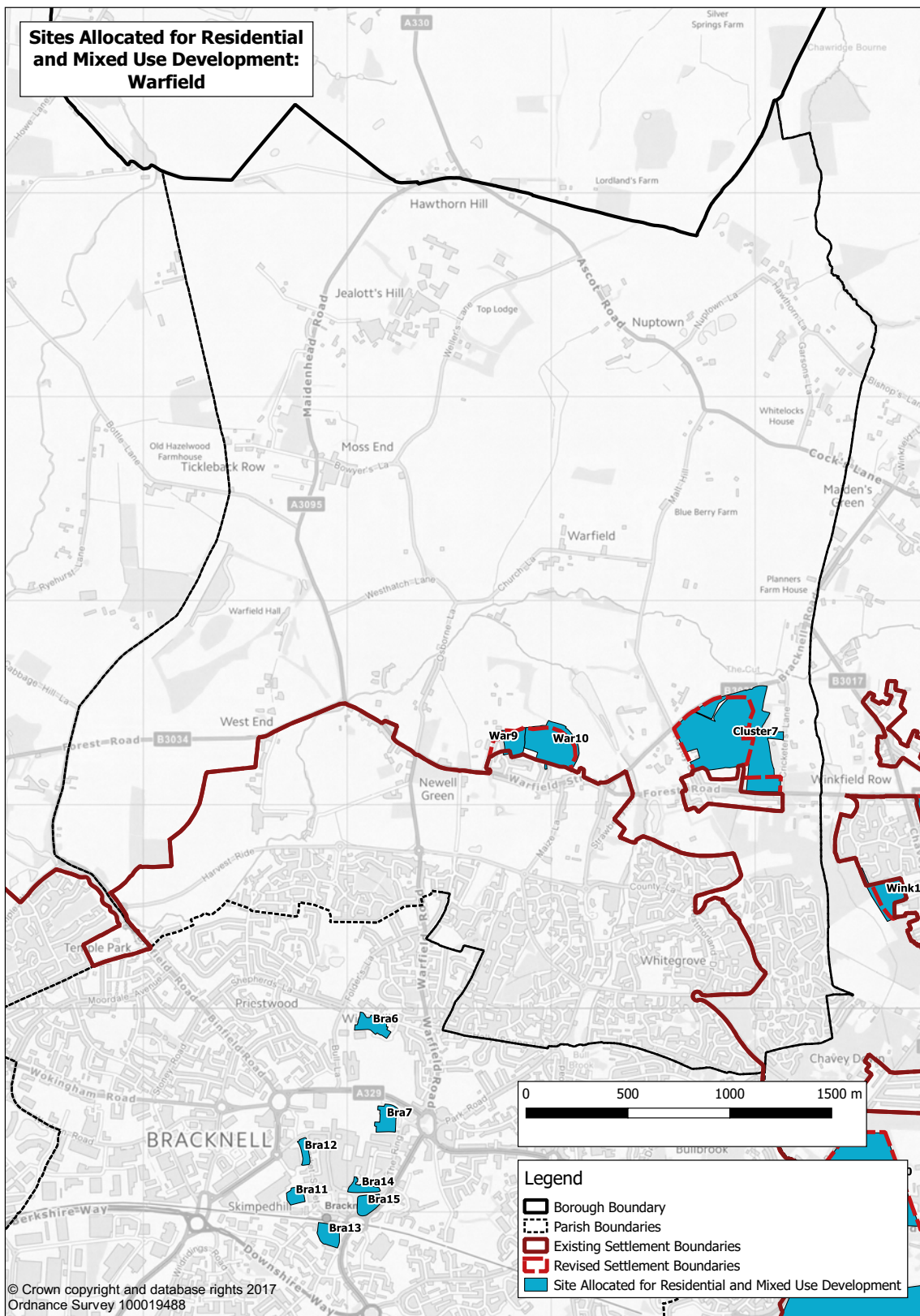
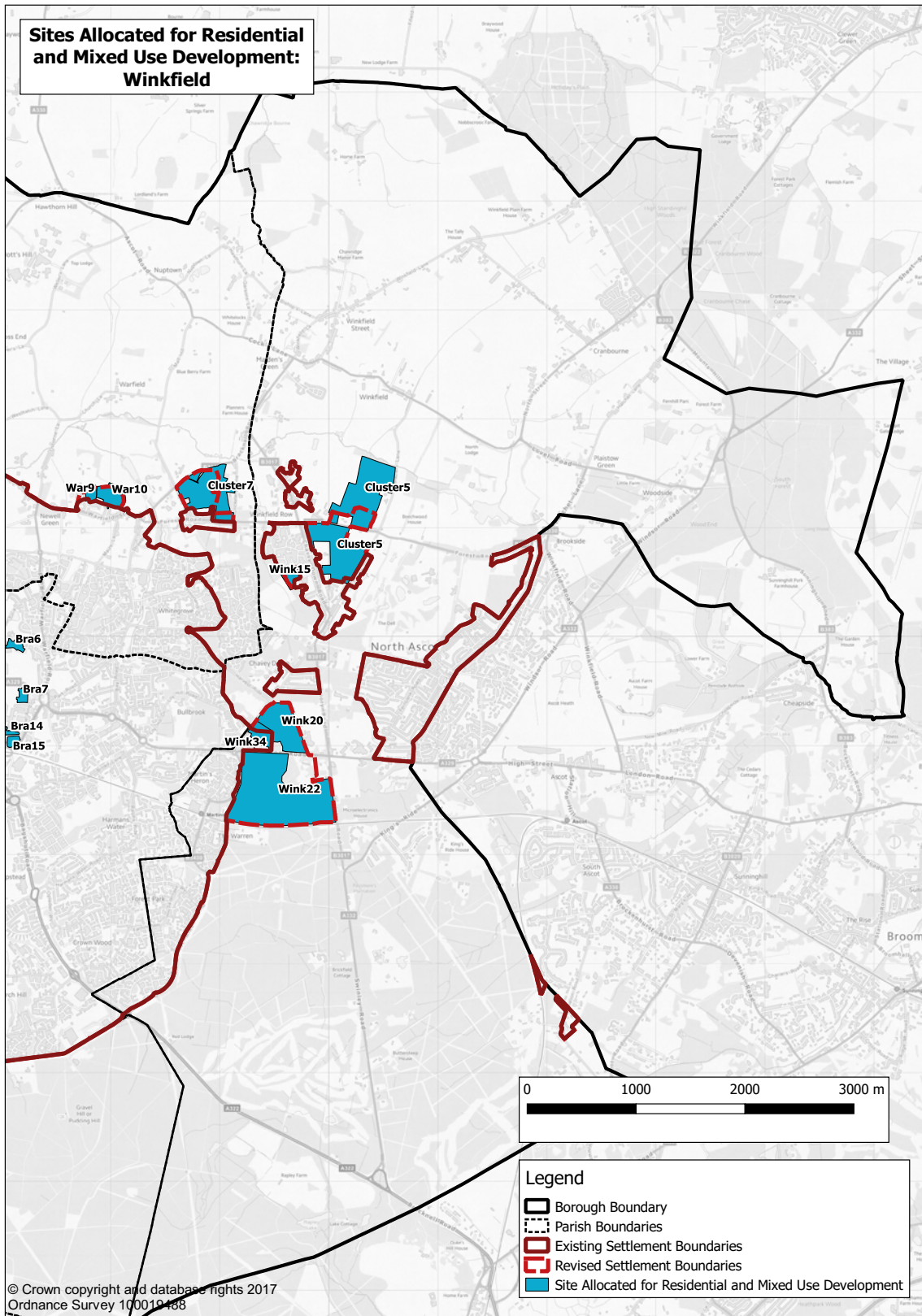


Figure 12 Site Allocations for Residential and Mixed Use Development: Winkfield



# Site Profiles for sites listed in Policy LP3 (excluding sites within the Bracknell Town Centre\* and sites covered by policies LP8)

\* to be covered by a masterplan - see para 6.24

It should be noted that site profiles are not included here for the sites in Bracknell town centre that will be covered by a masterplan (see para 6.24) or for the four large sites that are subject to specific policies (LP4 – LP7)

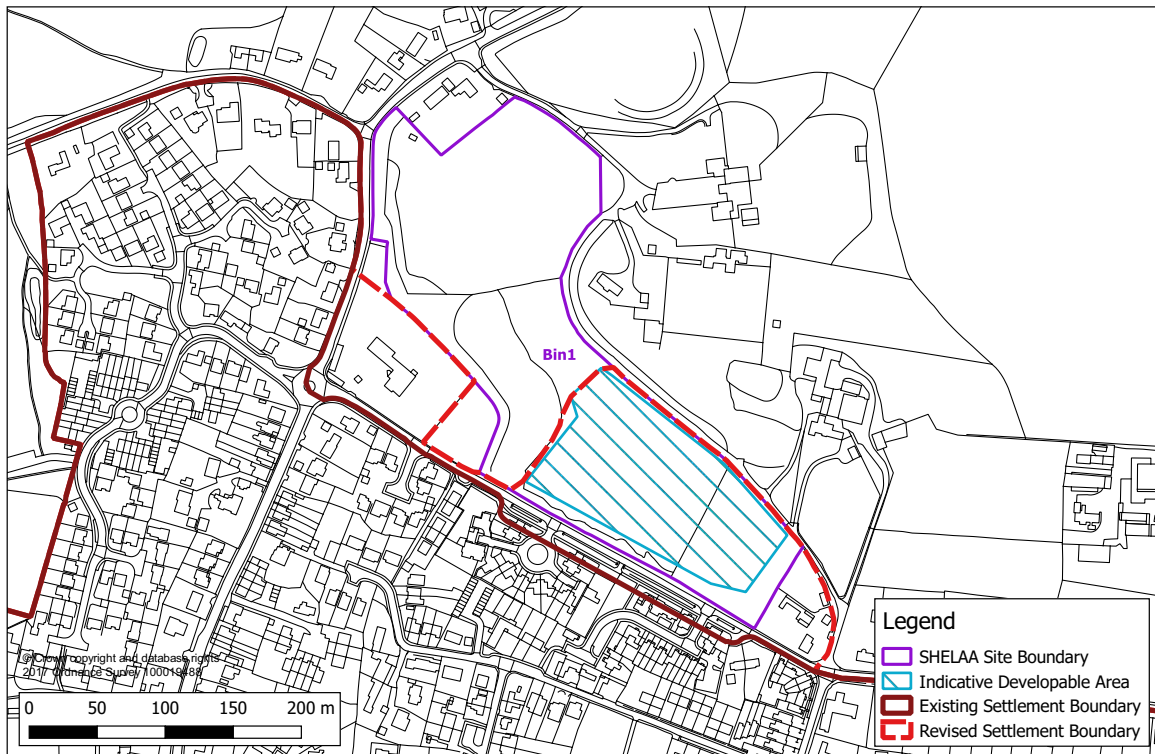
## Land north of Tilehurst Lane

**Table 11 Land North of Tilehurst Lane**

SHELAA Ref:	Bin1
Capacity:	45 net (based on 30 dph)
Site Area:	4.92 ha
Developable Area:	1.50 ha
Requirements:	<ul style="list-style-type: none"> <li>• Provision of 16 affordable homes;</li> <li>• Provision of on-site open space;</li> <li>• Make financial contributions towards existing Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring (SAMM) and take any other measures that are required to satisfy Habitats Regulations, the Council’s Thames Basin Heaths SPA SPD and relevant guidance in agreement with Natural England;</li> <li>• Provision of dwellings constructed in accordance with requirements of Part M(3) Category 3 – Wheelchair user dwellings of the Building Regulations 2010 (Approved Document ‘M’ – Access to and use of Buildings – dwellings 2015) and any subsequent updates;</li> <li>• Comply with all other adopted Development Plan policies and guidance in adopted Supplementary Planning Documents.</li> </ul>



Figure 13 Map of Land north of Tilehurst Lane

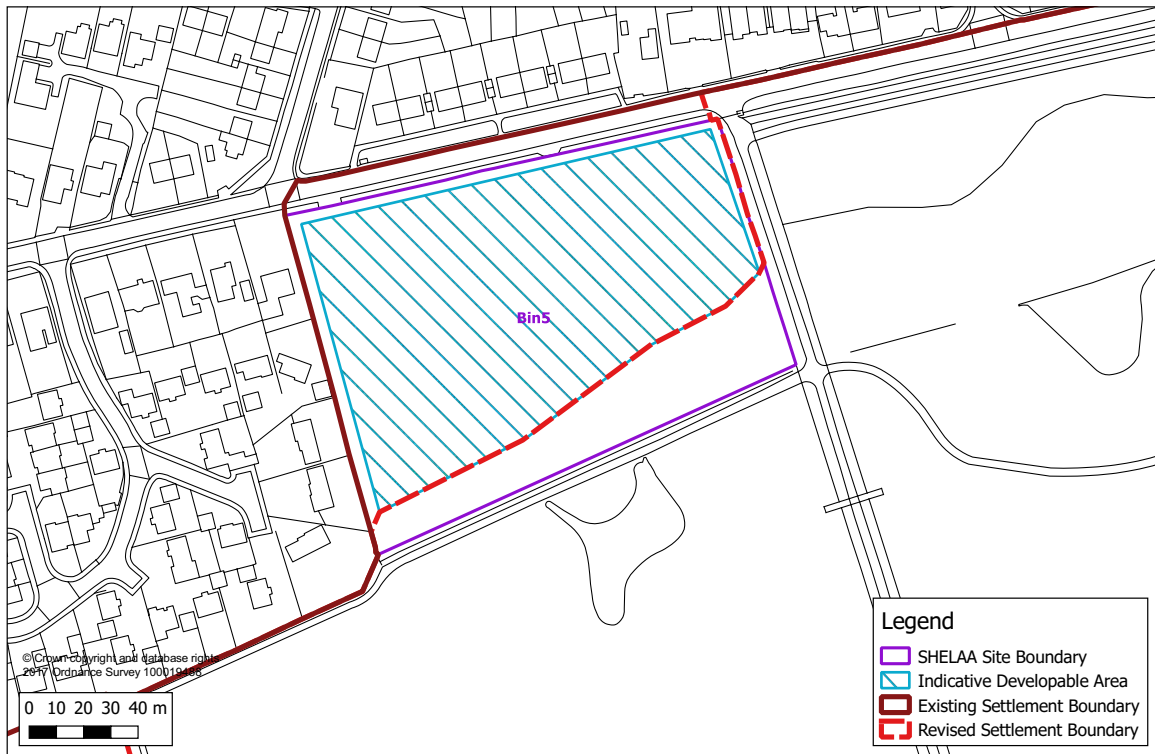


**Land south of Forest Road and east of Cheney Close**

**Table 12 Land South of Forest Road and east of Cheney Close**

SHELAA Ref:	Bin5
Capacity:	40 net (based on 30 dph)
Site Area:	1.85 ha
Developable Area:	1.34 ha
Requirements:	<ul style="list-style-type: none"> <li>• Provision of 14 affordable homes;</li> <li>• Provision of on-site open space and financial contributions towards providing, expanding, or improving local open space and/or recreational facilities subject to the restriction on pooling of s106 contributions in Regulation 123(3);</li> <li>• Make financial contributions towards existing Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring (SAMM) and take any other measures that are required to satisfy Habitats Regulations, the Council’s Thames Basin Heaths SPA SPD and relevant guidance in agreement with Natural England;</li> <li>• Provision of dwellings constructed in accordance with requirements of Part M(3) Category 3 – Wheelchair user dwellings of the Building Regulations 2010 (Approved Document ‘M’ – Access to and use of Buildings – dwellings 2015) and any subsequent updates;</li> <li>• Comply with all other adopted Development Plan policies and guidance in adopted Supplementary Planning Documents.</li> </ul>

**Figure 14 Map of Land south of Forest Road and east of Cheney Close**

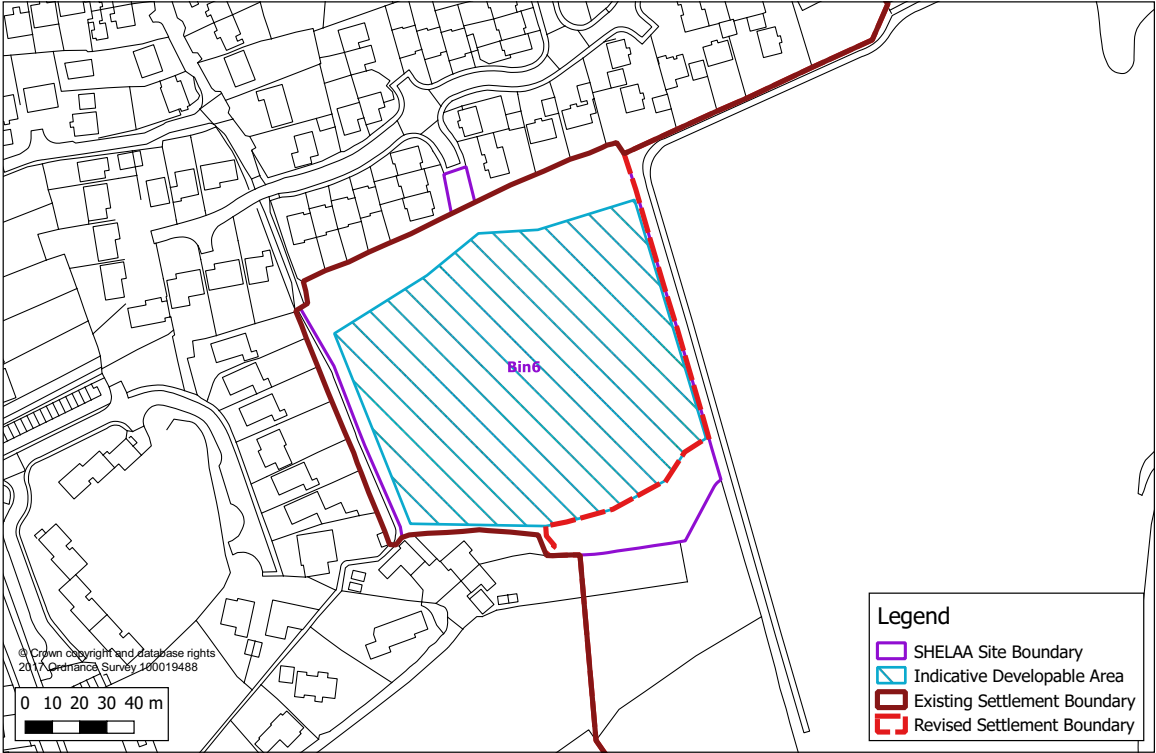


**Land south of Emmets Park and east of Cressex Close**

**Table 13 Land south of Emmets Park and east of Cressex Close**

sSHELAA Ref:	Bin6
Capacity:	34 net (based on 30 dph)
Site Area:	1.57 ha
Developable Area:	1.14 ha
Requirements:	<ul style="list-style-type: none"> <li>• Provision of 12 affordable homes;</li> <li>• Provision of on-site open space and financial contributions towards providing, expanding, or improving local open space and/or recreational facilities subject to the restriction on pooling of s106 contributions in Regulation 123(3);</li> <li>• Make financial contributions towards existing Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring (SAMM) and take any other measures that are required to satisfy Habitats Regulations, the Council’s Thames Basin Heaths SPA SPD and relevant guidance in agreement with Natural England;</li> <li>• Provision of dwellings constructed in accordance with requirements of Part M(3) Category 3 – Wheelchair user dwellings of the Building Regulations 2010 (Approved Document ‘M’ – Access to and use of Buildings – dwellings 2015) and any subsequent updates;</li> <li>• Comply with all other adopted Development Plan policies and guidance in adopted Supplementary Planning Documents.</li> </ul>

Figure 15 Map of Land south of Emmets Park and east of Cressex Close

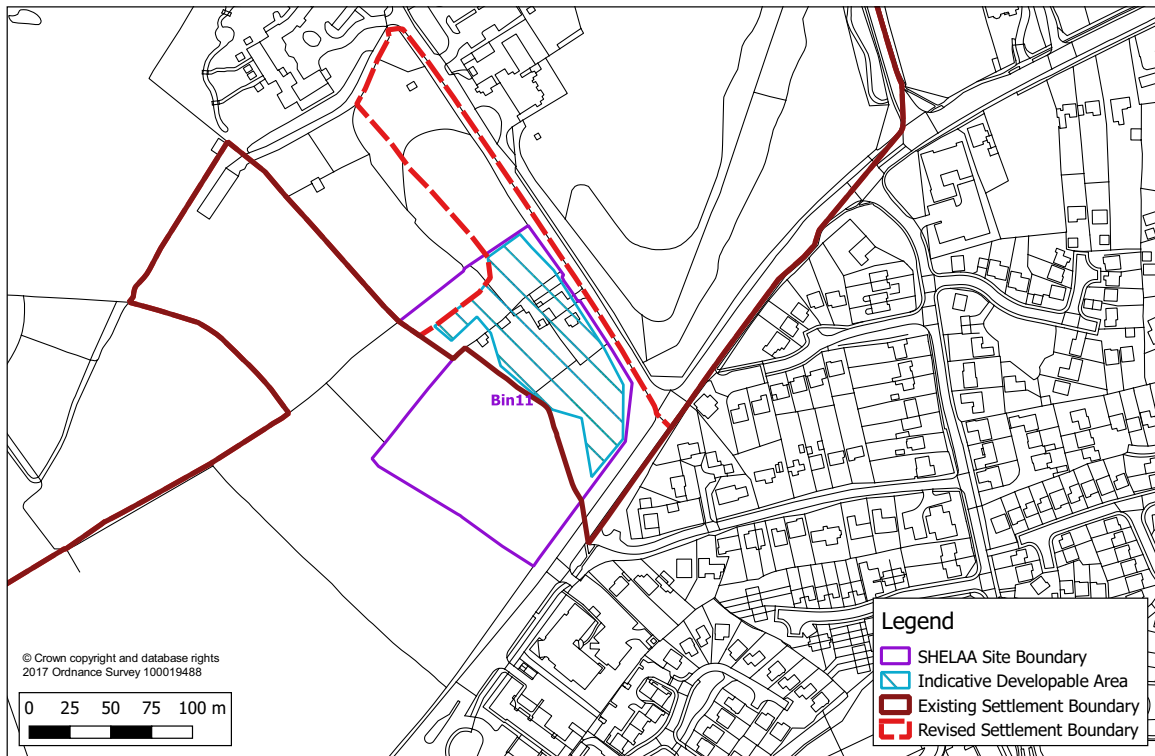


**Popes Farm, Murrell Hill Lane**

**Table 14 Popes Farm, Murrell Hill Lane**

SHELAA Ref:	Bin11
Capacity:	22 net (based on 35 dph)
Site Area:	1.90 ha
Developable Area:	0.67 ha
Requirements:	<ul style="list-style-type: none"> <li>• Provision of 8 affordable homes;</li> <li>• Provision of on-site open space and financial contributions towards providing, expanding, or improving local open space and/or recreational facilities subject to the restriction on pooling of s106 contributions in Regulation 123(3);</li> <li>• Make financial contributions towards existing Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring (SAMM) and take any other measures that are required to satisfy Habitats Regulations, the Council’s Thames Basin Heaths SPA SPD and relevant guidance in agreement with Natural England;</li> <li>• Provision of dwellings constructed in accordance with requirements of Part M(3) Category 3 – Wheelchair user dwellings of the Building Regulations 2010 (Approved Document ‘M’ – Access to and use of Buildings – dwellings 2015) and any subsequent updates;</li> <li>• Comply with all other adopted Development Plan policies and guidance in adopted Supplementary Planning Documents.</li> </ul>

Figure 16 Map of Popes Farm, Murrell Hill Lane



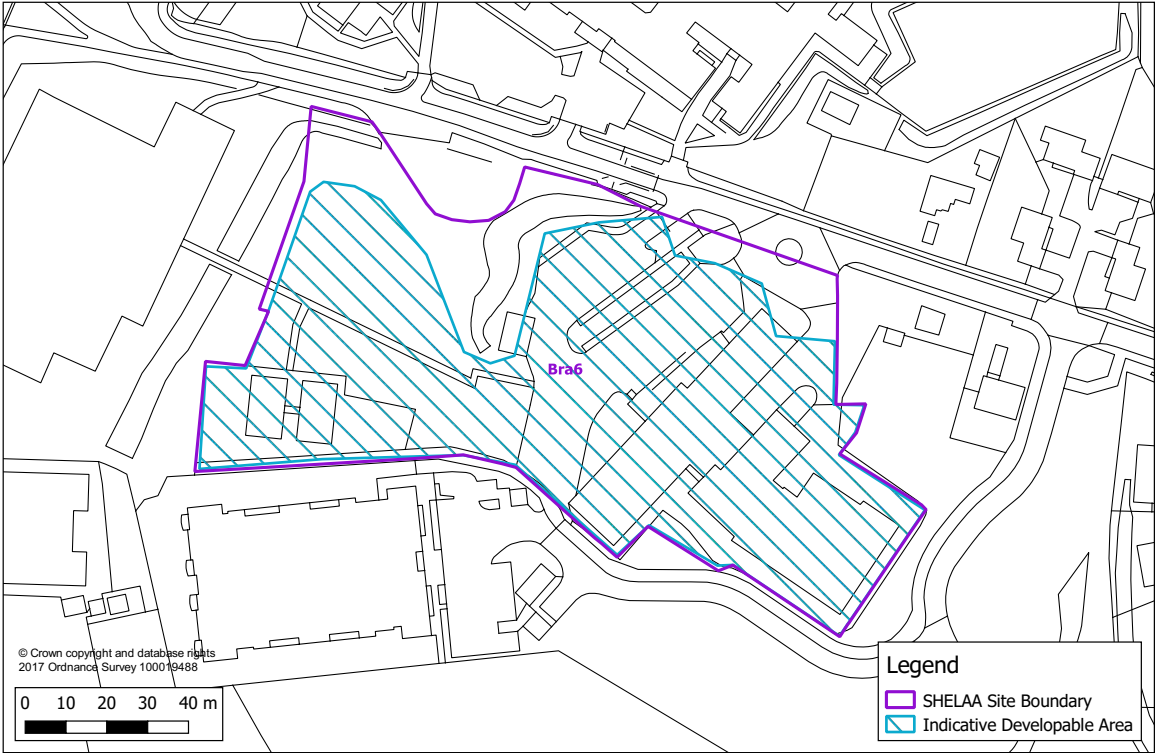
**Bracknell and Wokingham College, Wick Hill, Sandy Lane**

**Table 15 Bracknell and Wokingham College, Wick Hill, Sandy Lane**

SHELAA Ref:	Bra6
Capacity:	67 net (based on 70 dph)
Site Area:	1.17 ha
Developable Area:	0.95 ha
Requirements:	<ul style="list-style-type: none"> <li>• Provision of 23 affordable homes;</li> <li>• Provision of on-site open space and financial contributions towards providing, expanding, or improving local open space and/or recreational facilities subject to the restriction on pooling of s106 contributions in Regulation 123(3);</li> <li>• Make financial contributions towards existing Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring (SAMM) and take any other measures that are required to satisfy Habitats Regulations, the Council’s Thames Basin Heaths SPA SPD and relevant guidance in agreement with Natural England;</li> <li>• Provision of dwellings constructed in accordance with requirements of Part M(3) Category 3 – Wheelchair user dwellings of the Building Regulations 2010 (Approved Document ‘M’ – Access to and use of Buildings – dwellings 2015) and any subsequent updates;</li> <li>• Comply with all other adopted Development Plan policies and guidance in adopted Supplementary Planning Documents.</li> </ul>



Figure 17 Map of Bracknell and Wokingham College, Wick Hill, Sandy Lane

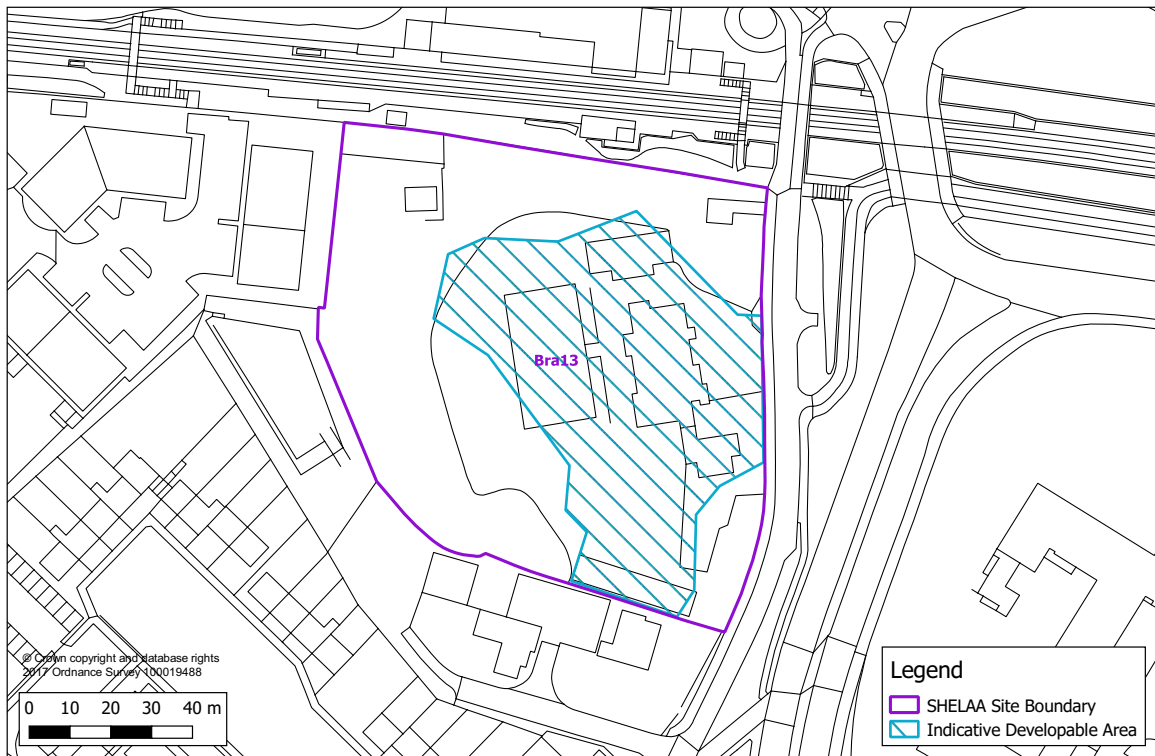


**Coopers Hill Youth and Community Centre, Crowthorne Road North**

**Table 16 Coopers Hill Youth and Community Centre, Crowthorne Road North**

SHELAA Ref:	Bra13
Capacity:	69 net (based on 150 dph)
Site Area:	1.06 ha
Developable Area:	0.46 ha
Requirements:	<ul style="list-style-type: none"> <li>• Demonstrate that existing recreational facilities are surplus to requirements and/or provide alternative recreational facilities, to replace those currently provided on site;</li> <li>• Provision of 24 affordable homes;</li> <li>• Provision of on-site open space and financial contributions towards providing, expanding, or improving local open space and/or recreational facilities subject to the restriction on pooling of s106 contributions in Regulation 123(3);</li> <li>• Make financial contributions towards existing Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring (SAMM) and take any other measures that are required to satisfy Habitats Regulations, the Council's Thames Basin Heaths SPA SPD and relevant guidance in agreement with Natural England;</li> <li>• Provision of dwellings constructed in accordance with requirements of Part M(3) Category 3 – Wheelchair user dwellings of the Building Regulations 2010 (Approved Document 'M' – Access to and use of Buildings – dwellings 2015) and any subsequent updates;</li> <li>• Comply with all other adopted Development Plan policies and guidance in adopted Supplementary Planning Documents.</li> </ul>

Figure 18 Map of Coopers Hill Youth and Community Centre, Crowthorne Road North

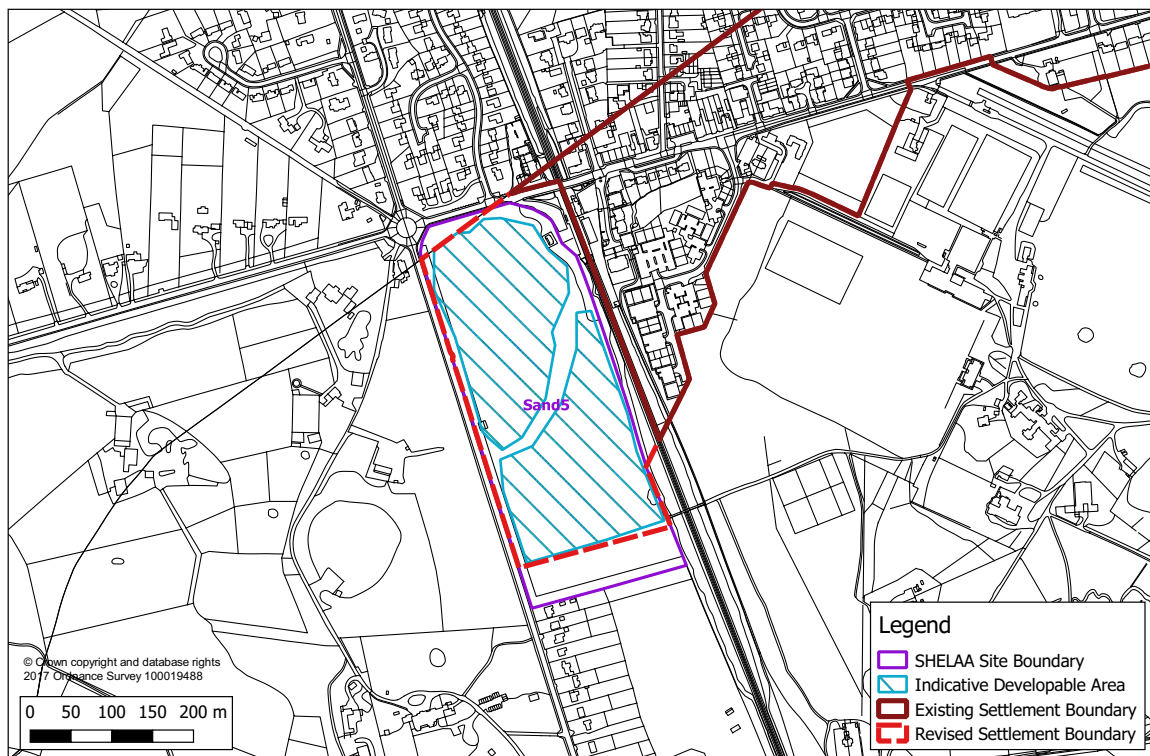


**Land east of Wokingham Road and south of Dukes Ride (Derby Field)**

**Table 17 Land east of Wokingham Road and south of Dukes Ride (Derby Field)**

SHELAA Ref:	Sand5
Capacity:	217 net (based on 35 dph)
Site Area:	8.88 ha
Developable Area:	6.21 ha
Requirements:	<ul style="list-style-type: none"> <li>• Demonstrate that existing open space is surplus to requirements and/or provide alternative open space, to replace that currently provided on site;</li> <li>• Provision of 76 affordable homes;</li> <li>• Provision of serviced plots for sale to custom builders;</li> <li>• Provision of on-site open space;</li> <li>• Provision of a Bespoke Suitable Alternative Natural Greenspace (SANG) and, make financial contributions towards Strategic Access Management and Monitoring (SAMM); and take any other measures that are required to satisfy Habitats Regulations, the Council's Thames Basin Heaths SPA SPD and relevant guidance in agreement with the Council and Natural England. A bespoke SANG must be in place available for use by the occupants of the new development before the first new dwelling is occupied;</li> <li>• Provision of dwellings constructed in accordance with requirements of Part M(3) Category 3 – Wheelchair user dwellings of the Building Regulations 2010 (Approved Document 'M' – Access to and use of Buildings – dwellings 2015) and any subsequent updates;</li> <li>• Comply with all other adopted Development Plan policies and guidance in adopted Supplementary Planning Documents.</li> </ul>

Figure 19 Map of Land east of Wokingham Road and south of Dukes Ride (Derby Field)

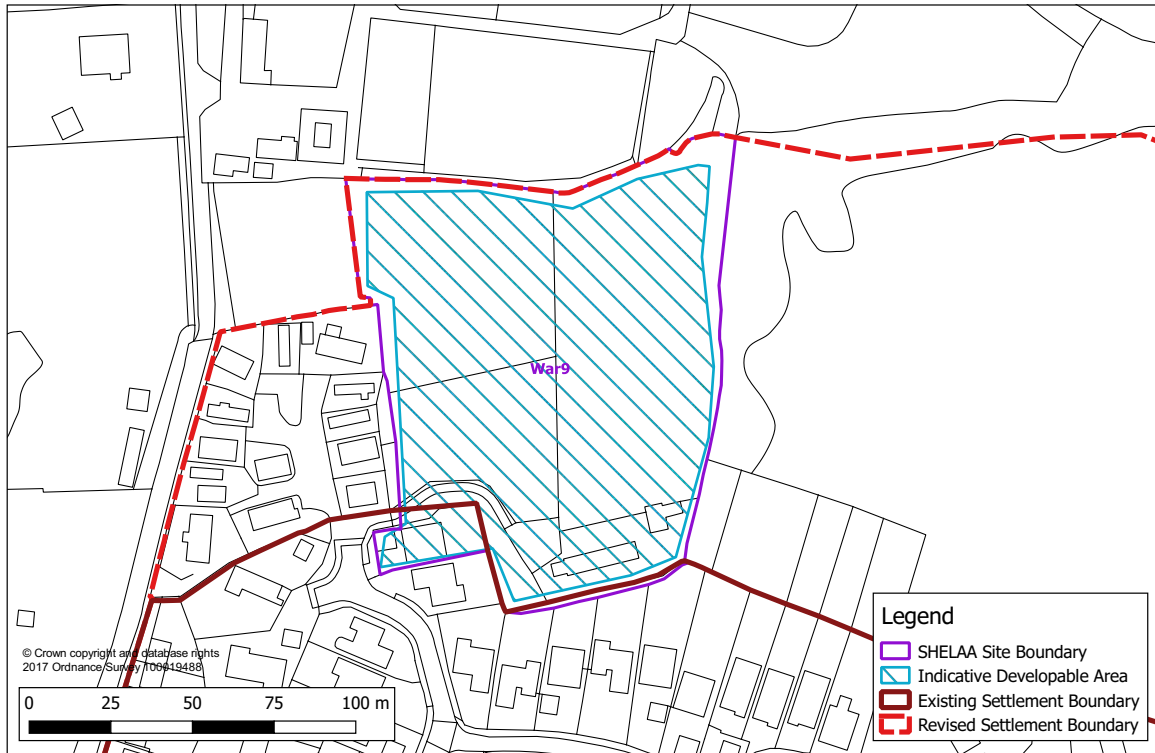


**Land north of Herschel Grange**

**Table 18 Land north of Herschel Grange**

SHELAA Ref:	War9
Capacity:	33 net (based on 30 dph)
Site Area:	1.29 ha
Developable Area:	1.12 ha
Requirements:	<ul style="list-style-type: none"> <li>• Provision of 12 affordable homes;</li> <li>• Provision of on-site open space and financial contributions towards providing, expanding, or improving local open space and/or recreational facilities subject to the restriction on pooling of s106 contributions in Regulation 123(3);</li> <li>• Make financial contributions towards existing Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring (SAMM) and take any other measures that are required to satisfy Habitats Regulations, the Council’s Thames Basin Heaths SPA SPD and relevant guidance in agreement with Natural England;</li> <li>• Provision of dwellings constructed in accordance with requirements of Part M(3) Category 3 – Wheelchair user dwellings of the Building Regulations 2010 (Approved Document ‘M’ – Access to and use of Buildings – dwellings 2015) and any subsequent updates;</li> <li>• Comply with all other adopted Development Plan policies and guidance in adopted Supplementary Planning Documents.</li> </ul>

Figure 20 Map of Land north of Herschel Grange



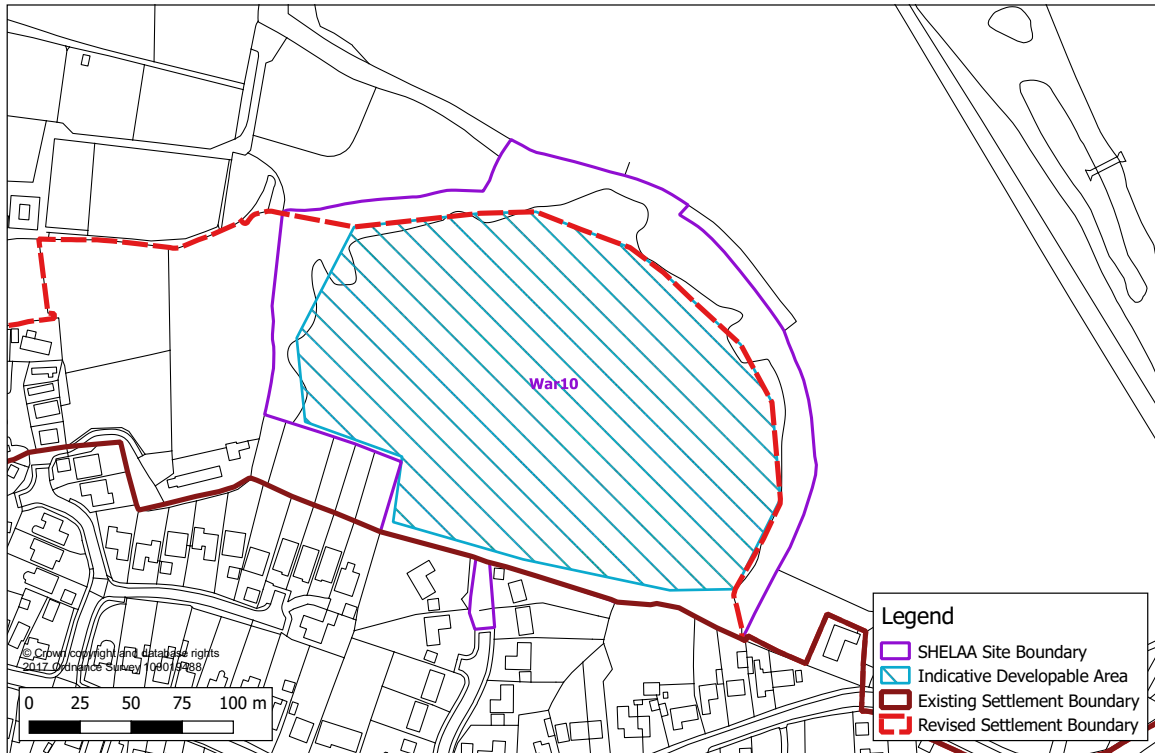
**Land north of Newhurst Gardens**

**Table 19 Land north of Newhurst Gardens**

SHELAA Ref:	War10
Capacity:	96 net (based on 30 dph)
Site Area:	4.43 ha
Developable Area:	3.20 ha
Requirements:	<ul style="list-style-type: none"> <li>• Provision of 34 affordable homes;</li> <li>• Provision of on-site open space;</li> <li>• Make financial contributions towards existing Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring (SAMM) and take any other measures that are required to satisfy Habitats Regulations, the Council’s Thames Basin Heaths SPA SPD and relevant guidance in agreement with Natural England;</li> <li>• Provision of dwellings constructed in accordance with requirements of Part M(3) Category 3 – Wheelchair user dwellings of the Building Regulations 2010 (Approved Document ‘M’ – Access to and use of Buildings – dwellings 2015) and any subsequent updates;</li> <li>• Comply with all other adopted Development Plan policies and guidance in adopted Supplementary Planning Documents.</li> </ul>



Figure 21 Map of Land north of Newhurst Gardens

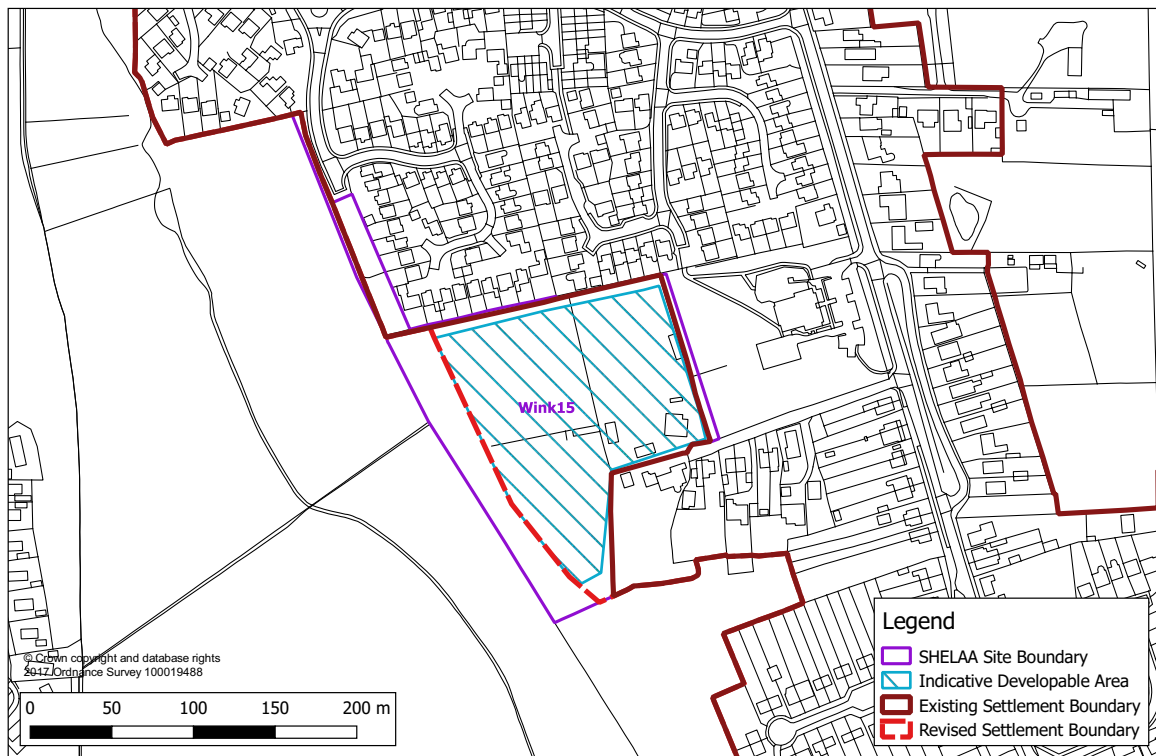


## Whitegates, Mushroom Castle, Chavey Down Road

**Table 20 Whitegates, Mushroom Castle, Chavey Down Road**

SHELAA Ref:	Wink15
Capacity:	48 net (based on 30 dph)
Site Area:	2.48 ha
Developable Area:	1.64 ha
Requirements:	<ul style="list-style-type: none"> <li>• Provision of 17 affordable homes;</li> <li>• Provision of on-site open space;</li> <li>• Make financial contributions towards existing Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring (SAMM) and take any other measures that are required to satisfy Habitats Regulations, the Council's Thames Basin Heaths SPA SPD and relevant guidance in agreement with Natural England;</li> <li>• Provision of dwellings constructed in accordance with requirements of Part M(3) Category 3 – Wheelchair user dwellings of the Building Regulations 2010 (Approved Document 'M' – Access to and use of Buildings – dwellings 2015) and any subsequent updates;</li> <li>• Comply with all other adopted Development Plan policies and guidance in adopted Supplementary Planning Documents.</li> </ul>

Figure 22 Map of Whitegates, Mushroom Castle, Chavey Down Road

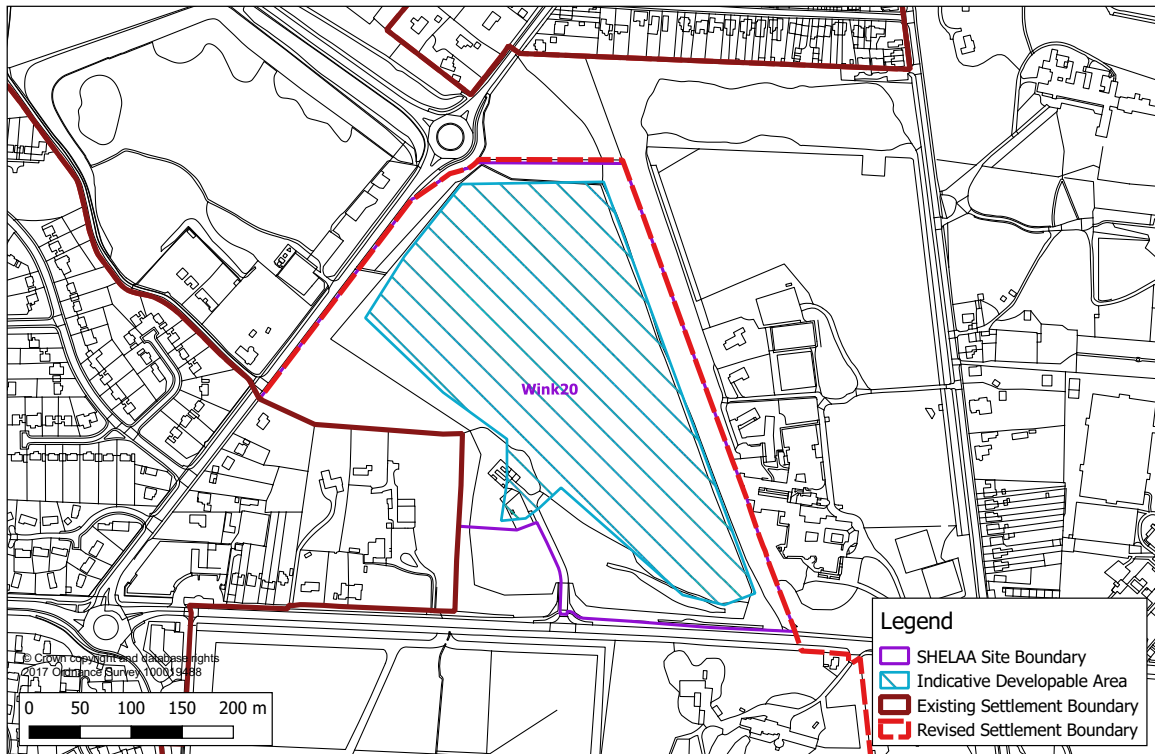


## Former landfill site, London Road

**Table 21 Former landfill site, London Road**

SHELAA Ref:	Wink20
Capacity:	278 net (based on 35 dph)
Site Area:	13.02 ha
Developable Area:	7.93 ha
Requirements:	<ul style="list-style-type: none"> <li>• Investigation and remediation of any land contamination;</li> <li>• Provision of 97 affordable homes;</li> <li>• Provision of serviced plots for sale to custom builders;</li> <li>• Provision of on-site open space;</li> <li>• Make financial contributions towards existing Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring (SAMM) and take any other measures that are required to satisfy Habitats Regulations, the Council's Thames Basin Heaths SPA SPD and relevant guidance in agreement with Natural England;</li> <li>• Provision of dwellings constructed in accordance with requirements of Part M(3) Category 3 – Wheelchair user dwellings of the Building Regulations 2010 (Approved Document 'M' – Access to and use of Buildings – dwellings 2015) and any subsequent updates;</li> <li>• Comply with all other adopted Development Plan policies and guidance in adopted Supplementary Planning Documents.</li> <li>• Provision of a link road between the junction of the northern distributor road with Long Hill Road and the A329 London Road</li> </ul>

Figure 23 Map of Former landfill site, London Road

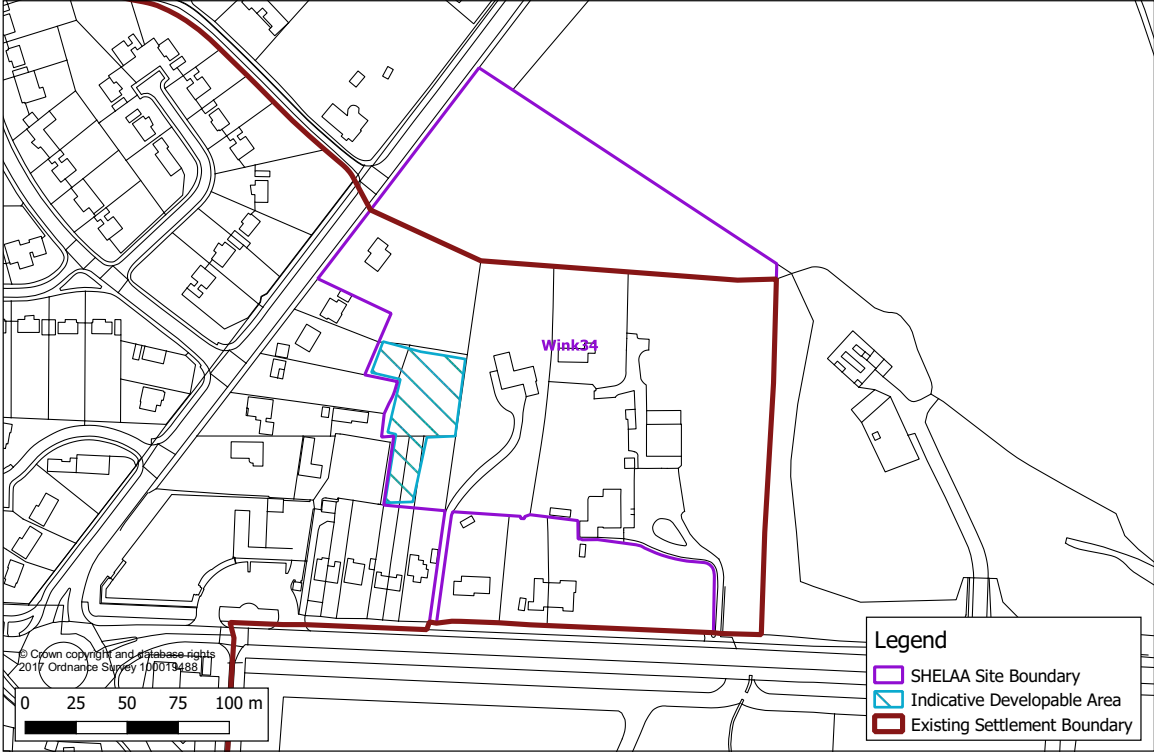


**Land to the rear of Forest View and Oriana, Longhill Road and west of Fern Bungalow, London Road (extension of site allocated through Policy SA3 of the SALP)**

**Table 22 Land to the rear of Forest View and Oriana, Longhill Road and west of Fern Bungalow, London Road (extension of site allocated through Policy SA3 of the SALP)**

SHELAA Ref:	Wink34
Capacity:	6 net (based on 30 dph)
Site Area:	3.70 ha
Developable Area:	0.19 ha
Requirements:	<ul style="list-style-type: none"> <li>• Provision of 2 affordable homes;</li> <li>• Provision of on-site open space;</li> <li>• Make financial contributions towards existing Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring (SAMM) and take any other measures that are required to satisfy Habitats Regulations, the Council's Thames Basin Heaths SPA SPD and relevant guidance in agreement with Natural England;</li> <li>• Provision of dwellings constructed in accordance with requirements of Part M(3) Category 3 – Wheelchair user dwellings of the Building Regulations 2010 (Approved Document 'M' – Access to and use of Buildings – dwellings 2015) and any subsequent updates;</li> <li>• Comply with all other adopted Development Plan policies and guidance in adopted Supplementary Planning Documents.</li> </ul>

**Figure 24 Map of Land to the rear of Forest View and Oriana, Longhill Road and west of Fern Bungalow, London Road (extension of site allocated through Policy SA3 of the SALP)**



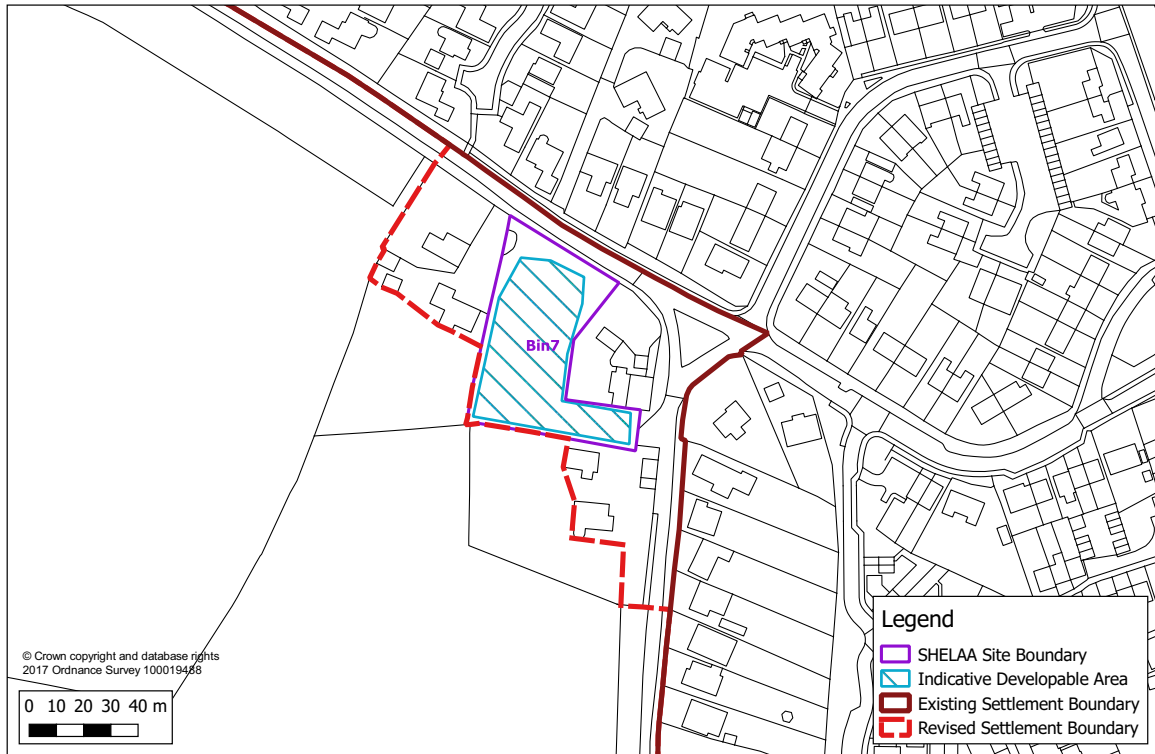
**Land south of Foxley Lane and west of Whitehouse Farm Cottage, Murrell Hill Lane**

**Table 23 Land south of Foxley Lane and west of Whitehouse Farm Cottage, Murrell Hill Lane**

SHELAA Ref:	Bin7
Capacity:	5 net (based on 25 dph)
Site Area:	0.29 ha
Developable Area:	0.21 ha
Requirements:	<ul style="list-style-type: none"> <li>• Make financial contributions towards providing, expanding, or improving local open space and/or recreational facilities subject to the restriction on pooling of s106 contributions in Regulation 123(3);</li> <li>• Make financial contributions towards existing Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring (SAMM) and take any other measures that are required to satisfy Habitats Regulations, the Council’s Thames Basin Heaths SPA SPD and relevant guidance in agreement with Natural England;</li> <li>• Comply with all other adopted Development Plan policies and guidance in adopted Supplementary Planning Documents.</li> </ul>



**Figure 25 Map of Land south of Foxley Lane and west of Whitehouse Farm Cottage,  
Murrell Hill Lane**

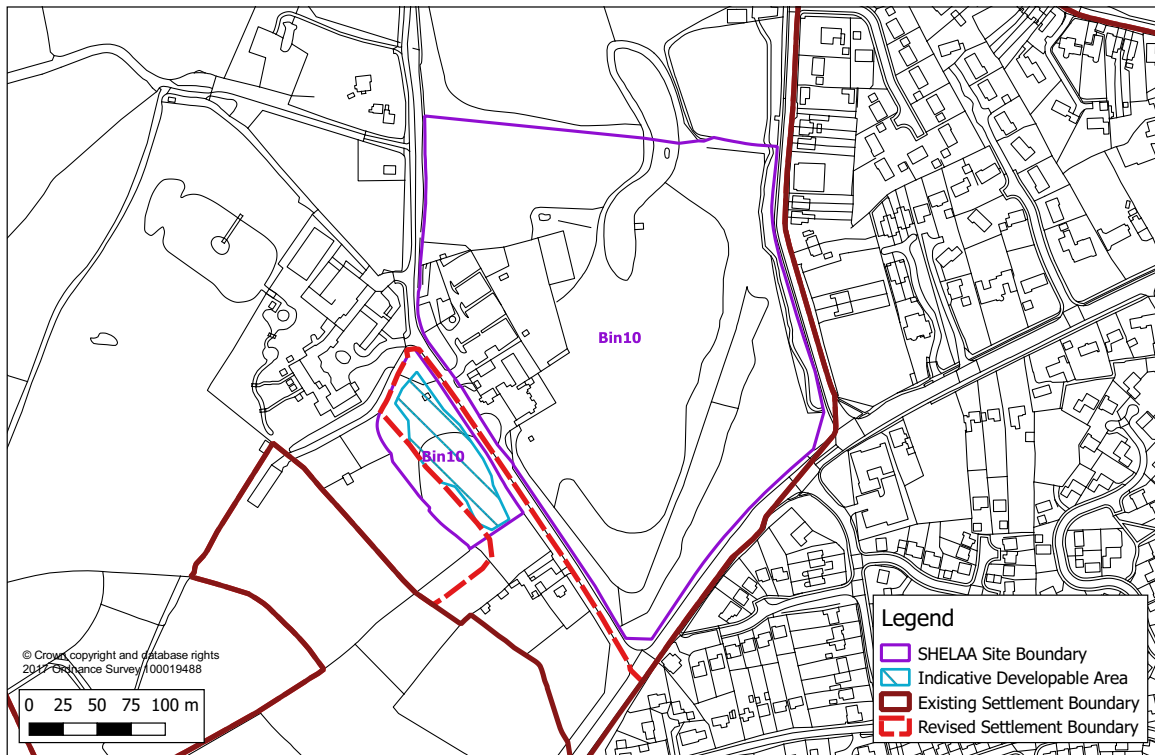


**Popes Manor, Murrell Hill Lane**

**Table 24 Popes Manor, Murrell Hill Lane**

SHELAA Ref:	Bin10
Capacity:	13 net (based on 35 dph)
Site Area:	0.74 ha
Developable Area:	0.36 ha
Requirements:	<ul style="list-style-type: none"> <li>• Provision of 5 affordable homes;</li> <li>• Make financial contributions towards providing, expanding, or improving local open space and/or recreational facilities subject to the restriction on pooling of s106 contributions in Regulation 123(3);</li> <li>• Make financial contributions towards existing Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring (SAMM) and take any other measures that are required to satisfy Habitats Regulations, the Council's Thames Basin Heaths SPA SPD and relevant guidance in agreement with Natural England;</li> <li>• Comply with all other adopted Development Plan policies and guidance in adopted Supplementary Planning Documents.</li> </ul>

Figure 26 Map of Popes Manor, Murrell Hill Lane

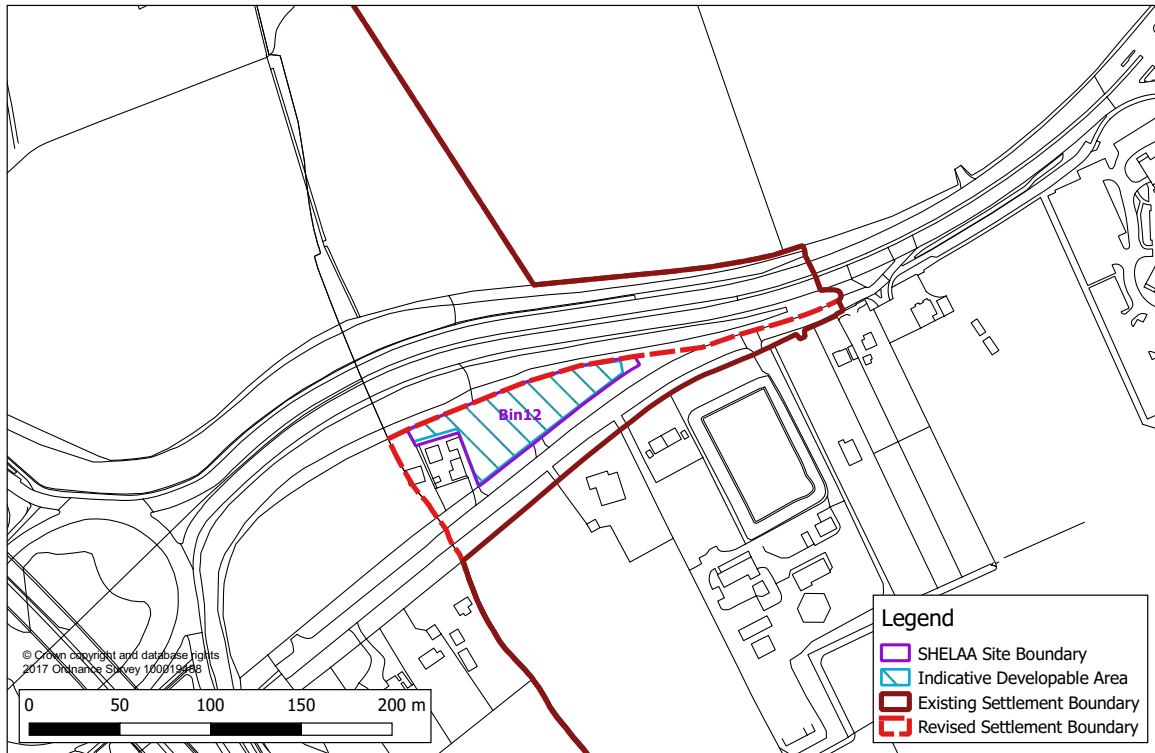


## Land south of London Road (Eastern Field)

**Table 25 Land south of London Road (Eastern Field)**

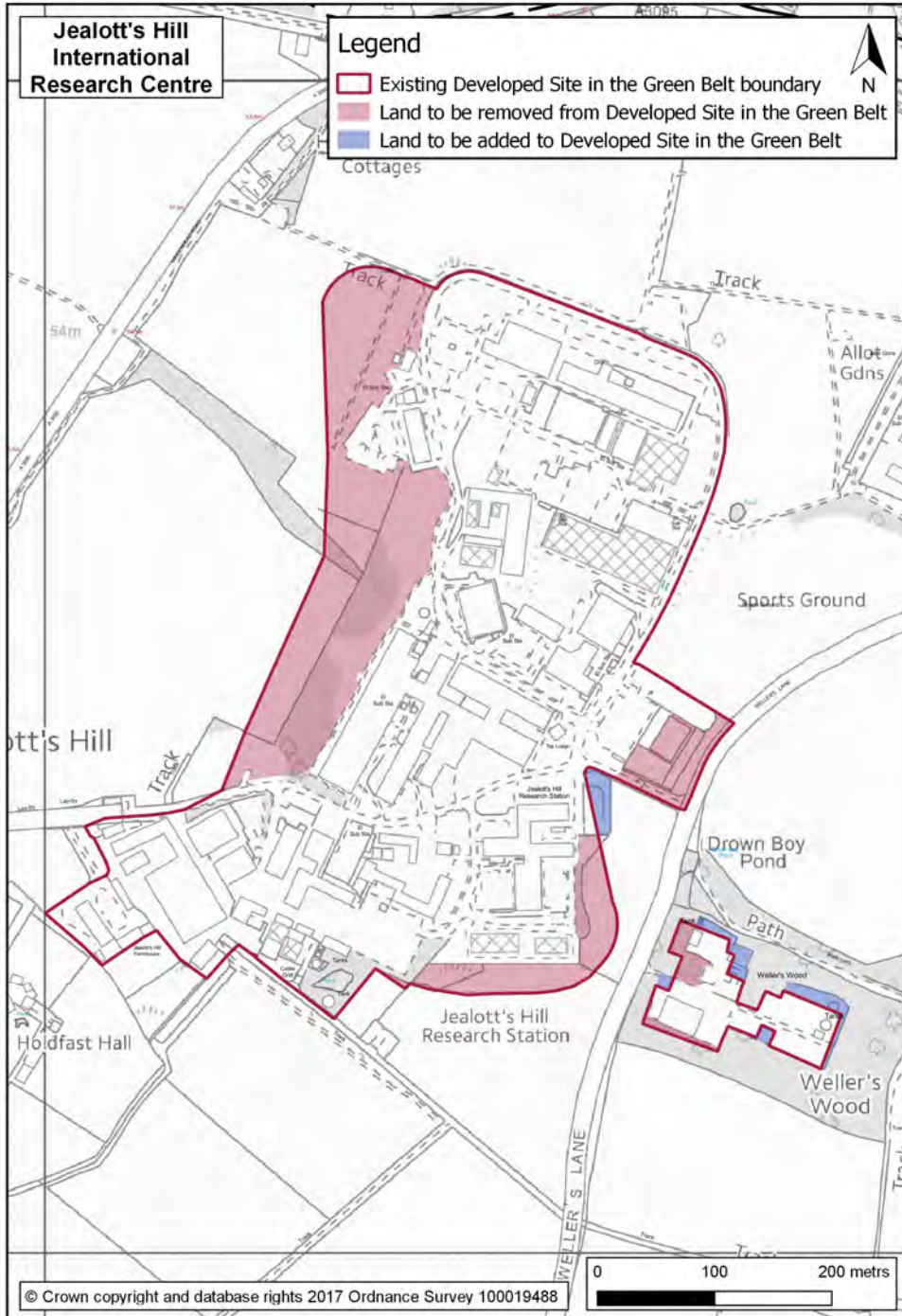
SHELAA Ref:	Bin12
Capacity:	8 net (based on 30 dph)
Site Area:	0.31 ha
Developable Area:	0.28 ha
Requirements:	<ul style="list-style-type: none"><li>• Make financial contributions towards providing, expanding, or improving local open space and/or recreational facilities subject to the restriction on pooling of s106 contributions in Regulation 123(3);</li><li>• Make financial contributions towards existing Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring (SAMM) and take any other measures that are required to satisfy Habitats Regulations, the Council's Thames Basin Heaths SPA SPD and relevant guidance in agreement with Natural England;</li><li>• Comply with all other adopted Development Plan policies and guidance in adopted Supplementary Planning Documents.</li></ul>

Figure 27 Map of Land south of London Road (Eastern Field)



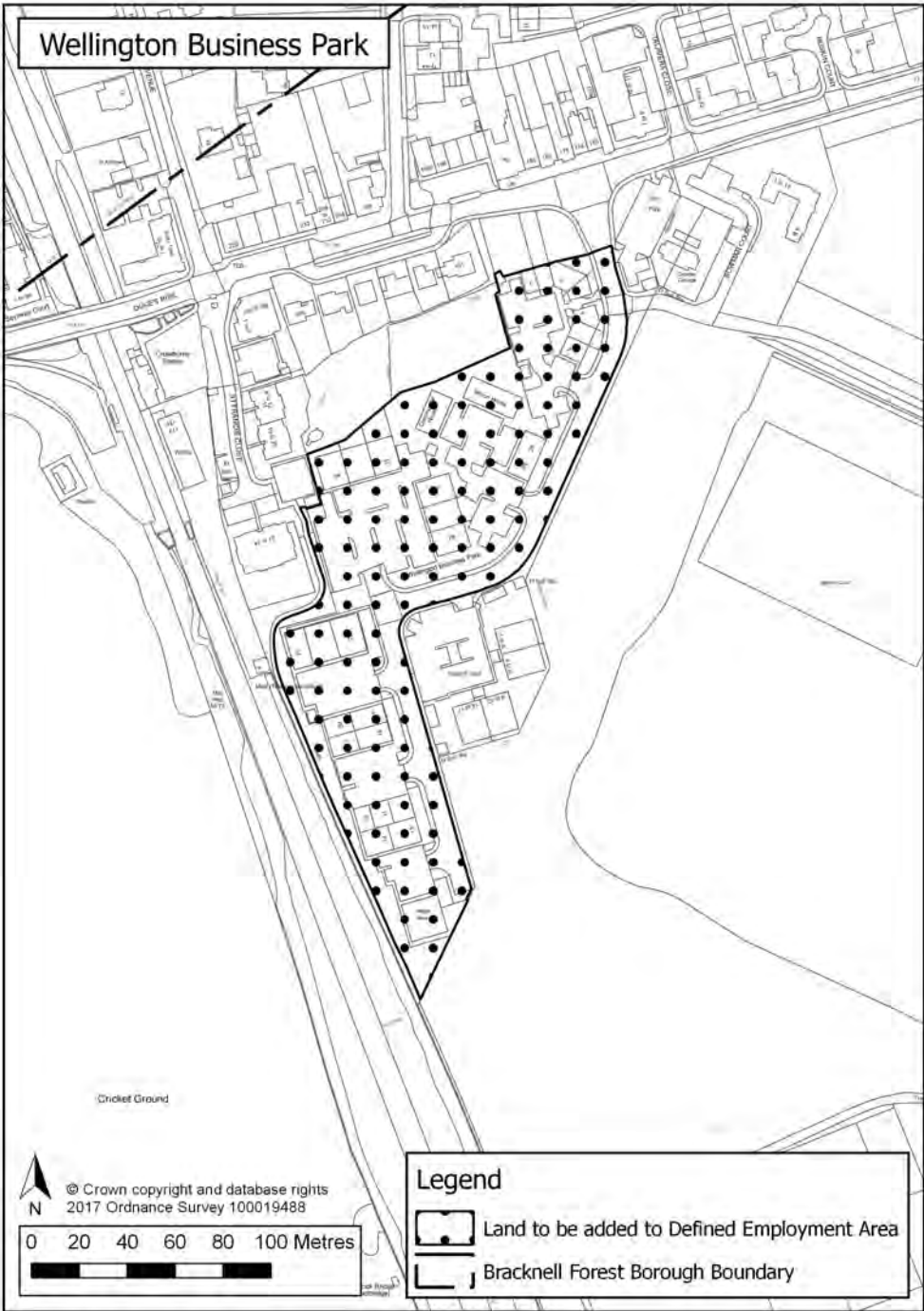
# Policy LP17 - Developed Site in the Green Belt

## Map 8 Developed Site in the Green Belt

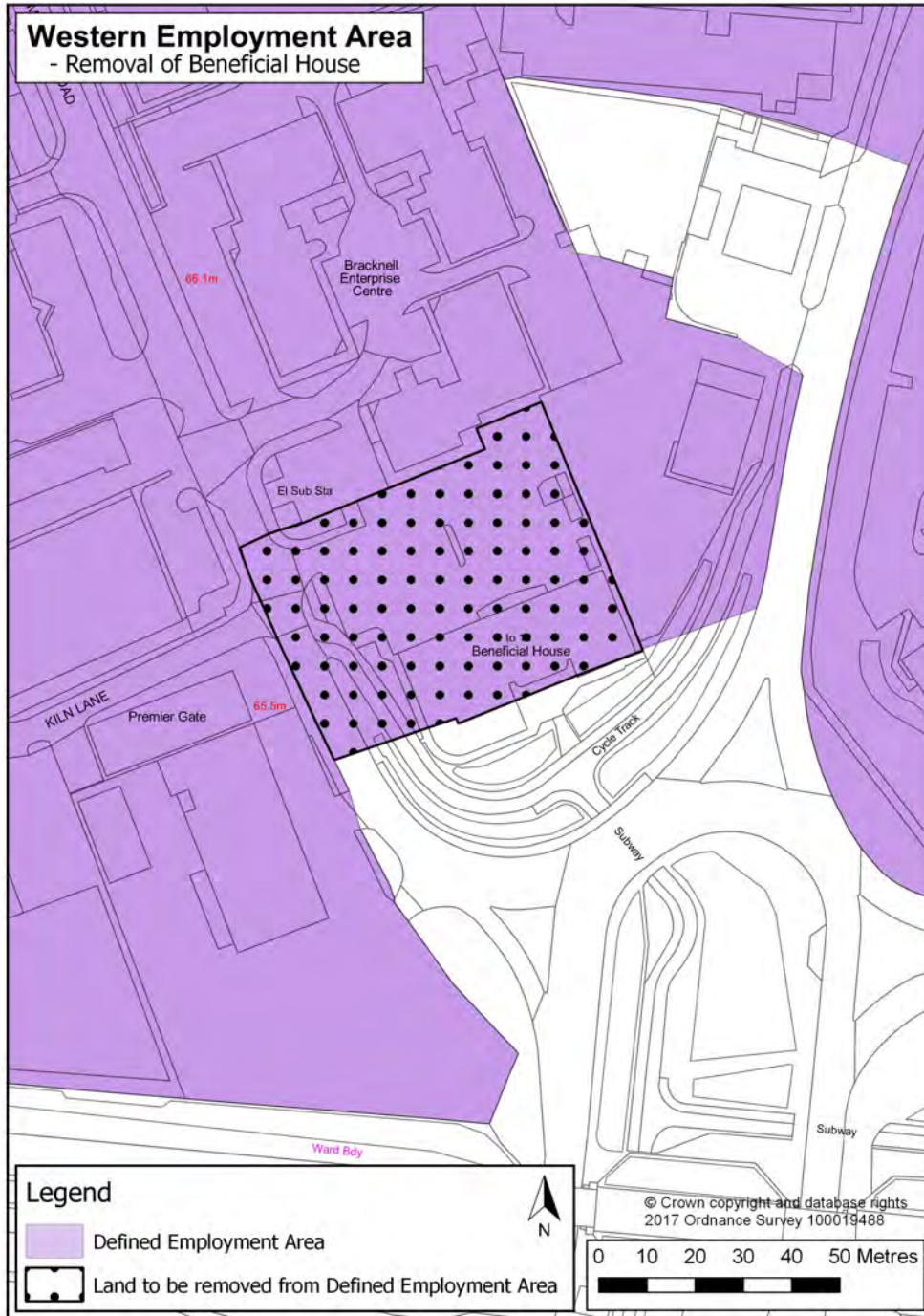


# Policy LP27 - Employment Areas

## Map 9 Wellington Business Park



### Map 10 Beneficial House



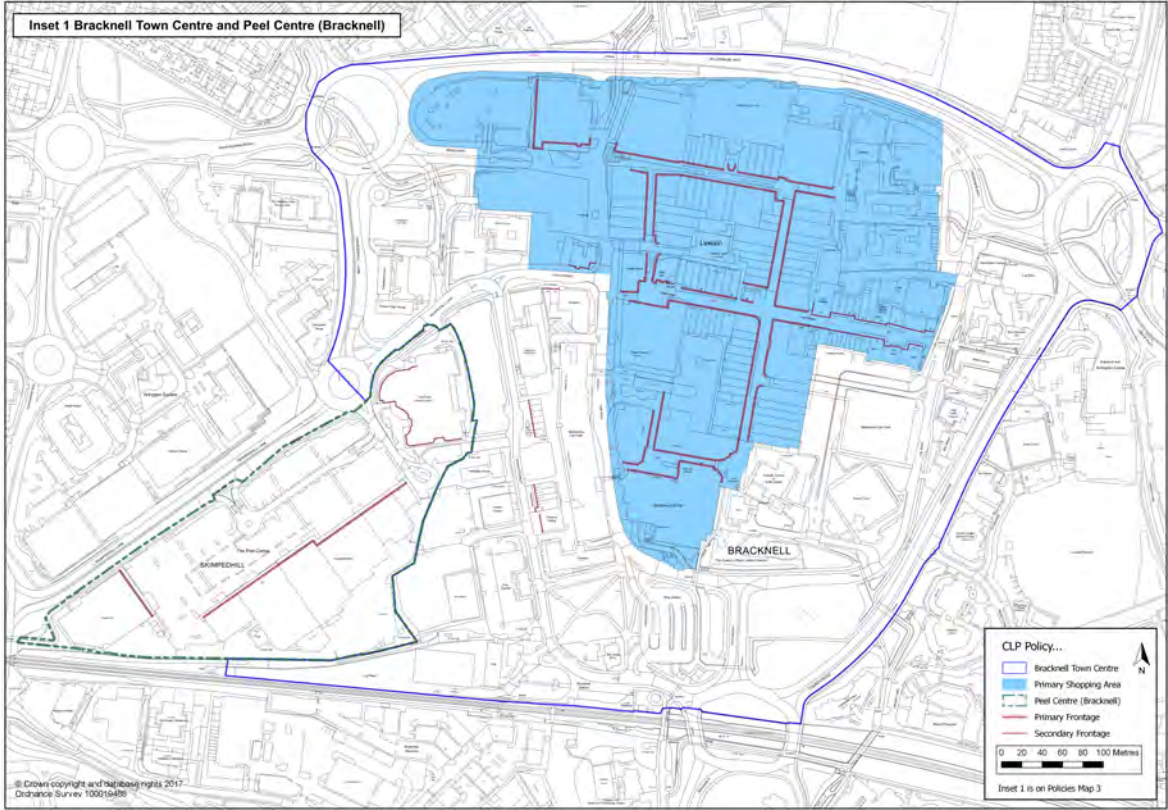


Map 11 Phoenix Business Centre



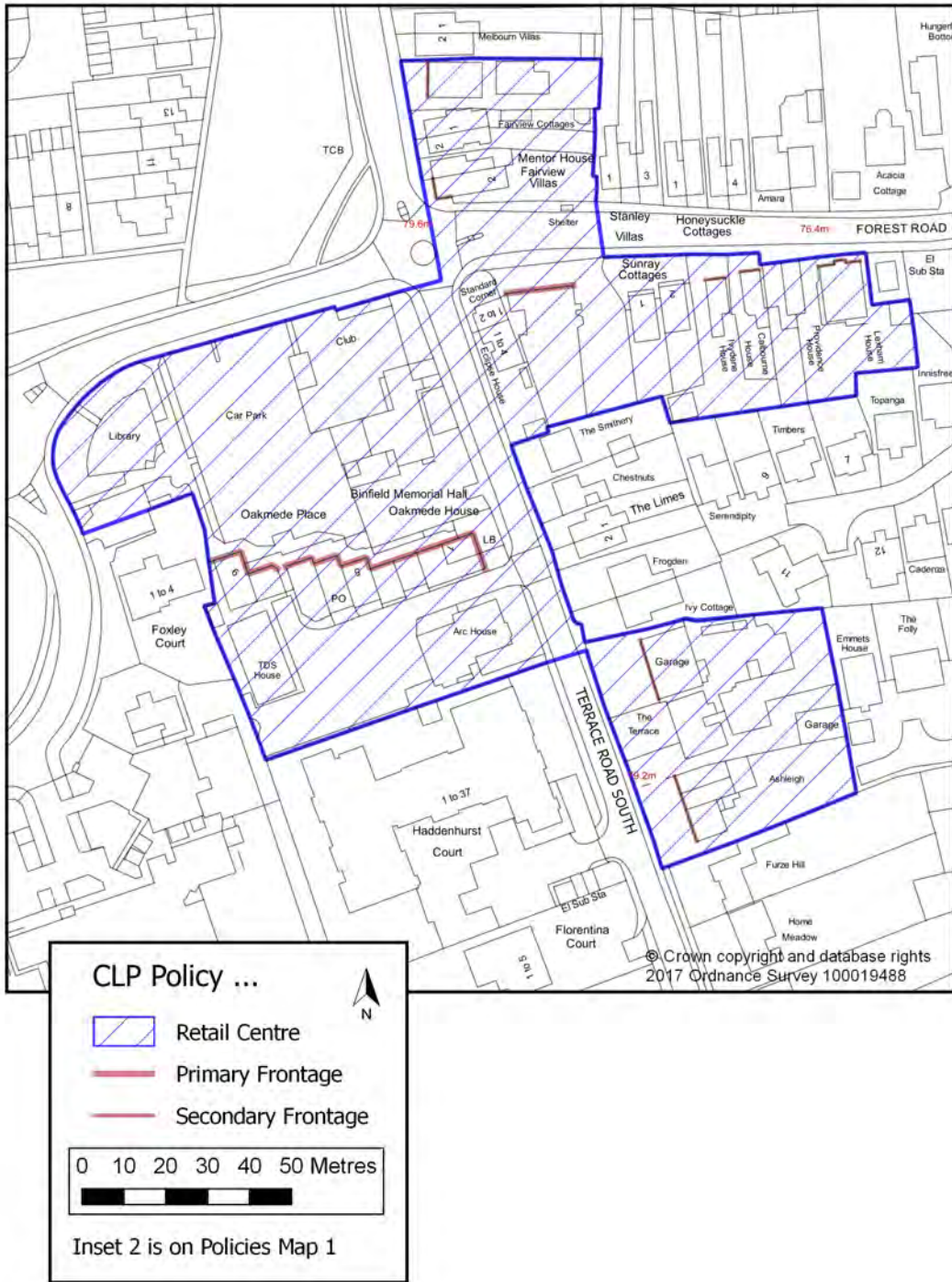
# Policy LP32 - Defined Retail Centres

## Map 1 Bracknell Town Centre and Peel Centre



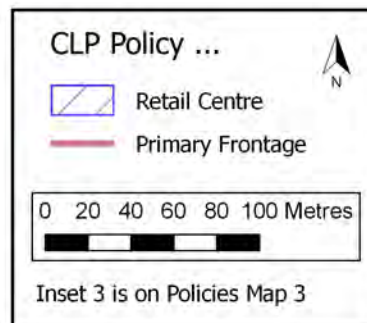
# Map 2 Binfield

## Inset 2 Binfield



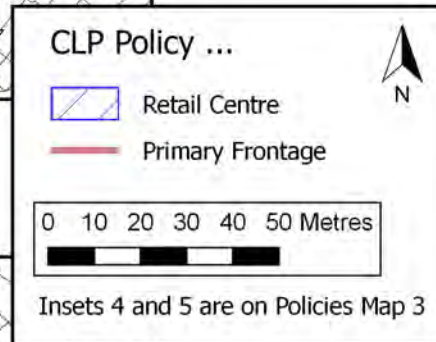
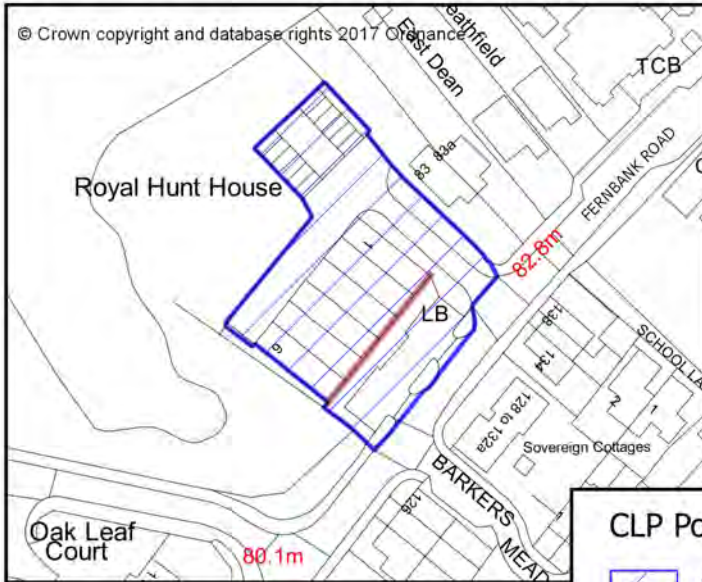
### Map 3 Bagshot Road

#### Inset 3 Bagshot Road Superstore

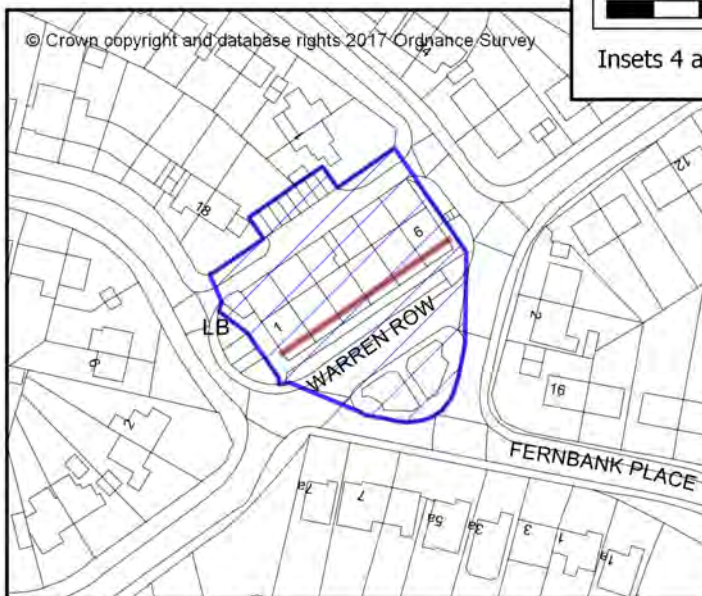


## Map 4 and 5 North Ascot Fern Road and Warren Row

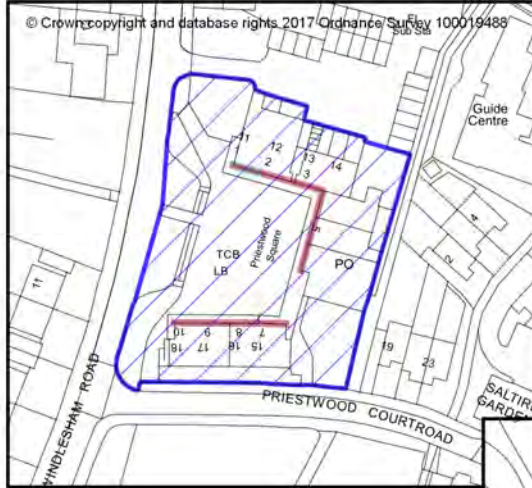
### Inset 4 North Ascot (Fernbank Road)



### Inset 5 North Ascot (Warren Row)

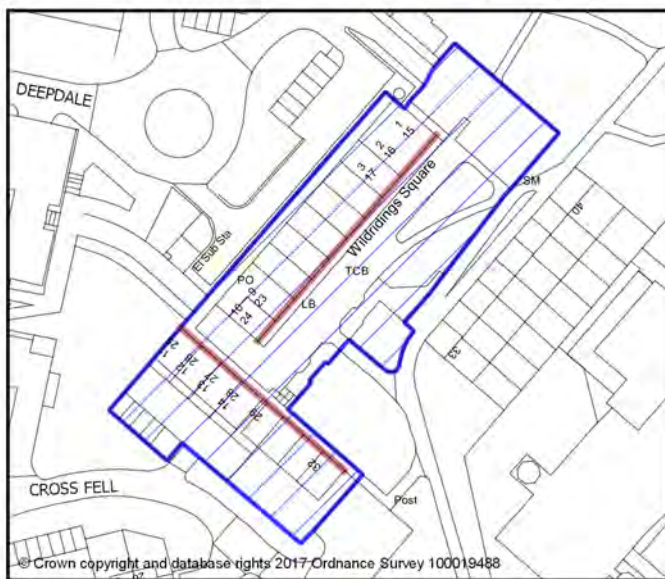
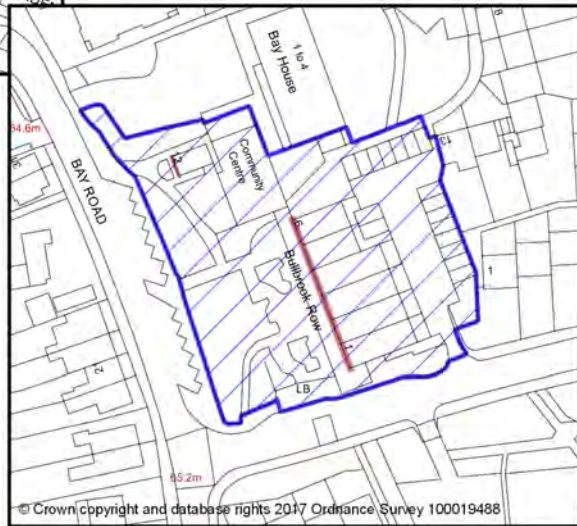
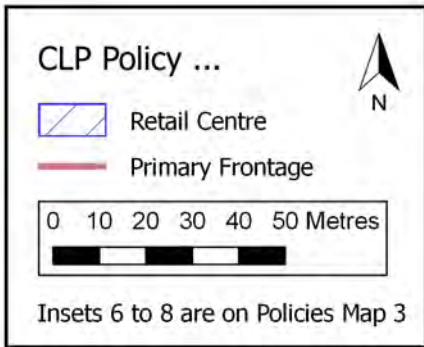


Map 6, 7 and 8 Priestwood, BullBrook and Wildridings



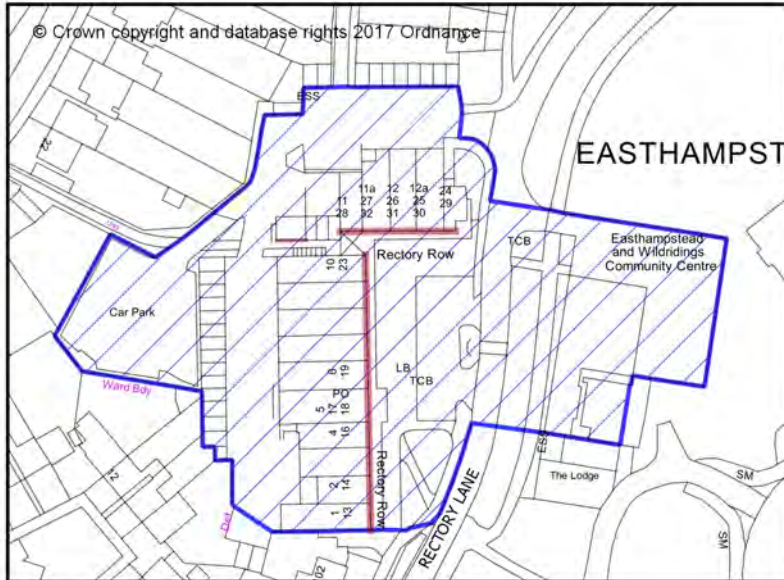
**Inset 6  
Priestwood**

**Inset 7  
Bullbrook**

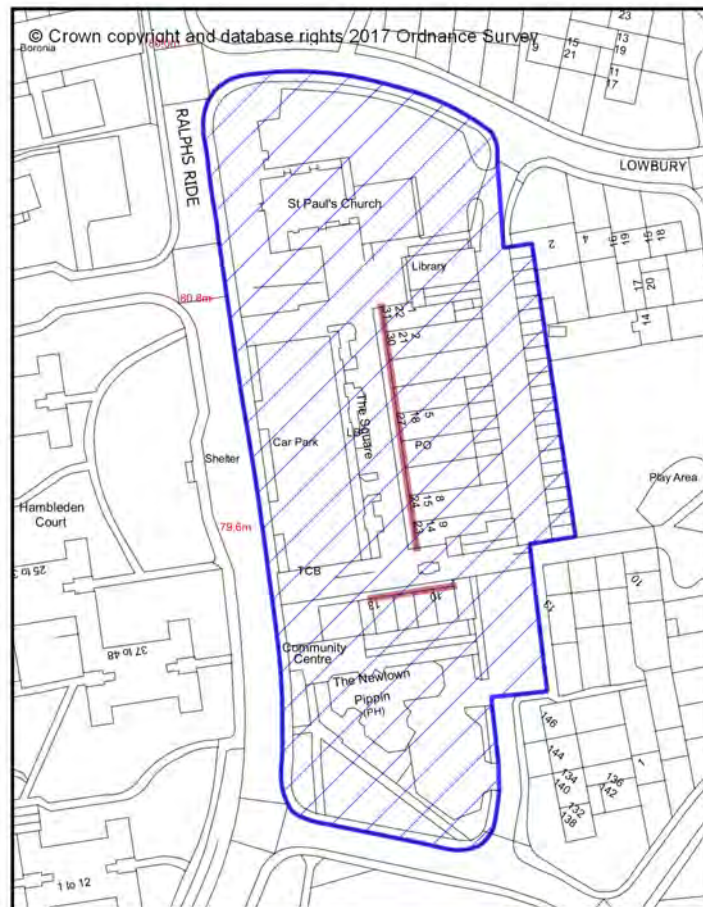
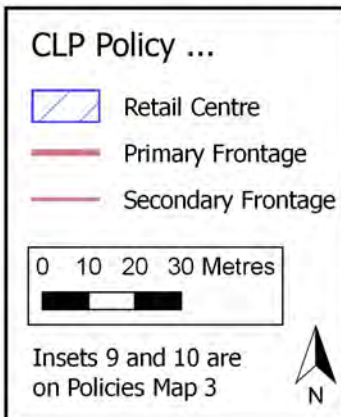


**Inset 8  
Wildridings**

## Map 9 and 10 Easthampstead and HarmansWater



**Inset 9  
Easthampstead**





**Inset 10  
Harmans Water**

### Map 11 Great Hollands



**Inset 11  
Great Hollands**

**CLP Policy ...**

-  Retail Centre
-  Primary Frontage

0 10 20 30 40 50 Metres

Inset 11 is on Policies Map 3

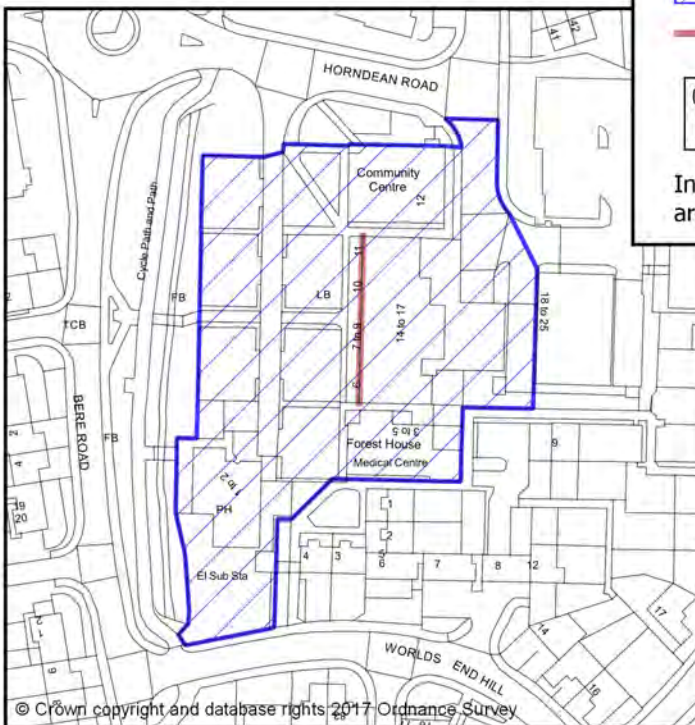
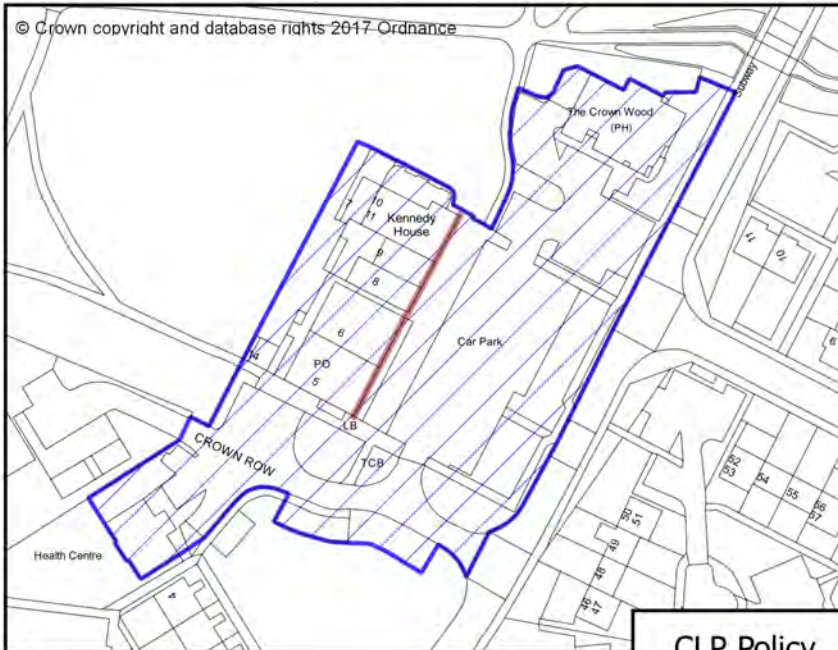


## Map 12 and 13 Hanworth and Birch Hill





## Map 14 and 15 Crownwood and Forest Park


### Inset 14 Crown Wood




**CLP Policy ...**

-  Retail Centre
-  Primary Frontage

0 10 20 30 Metres



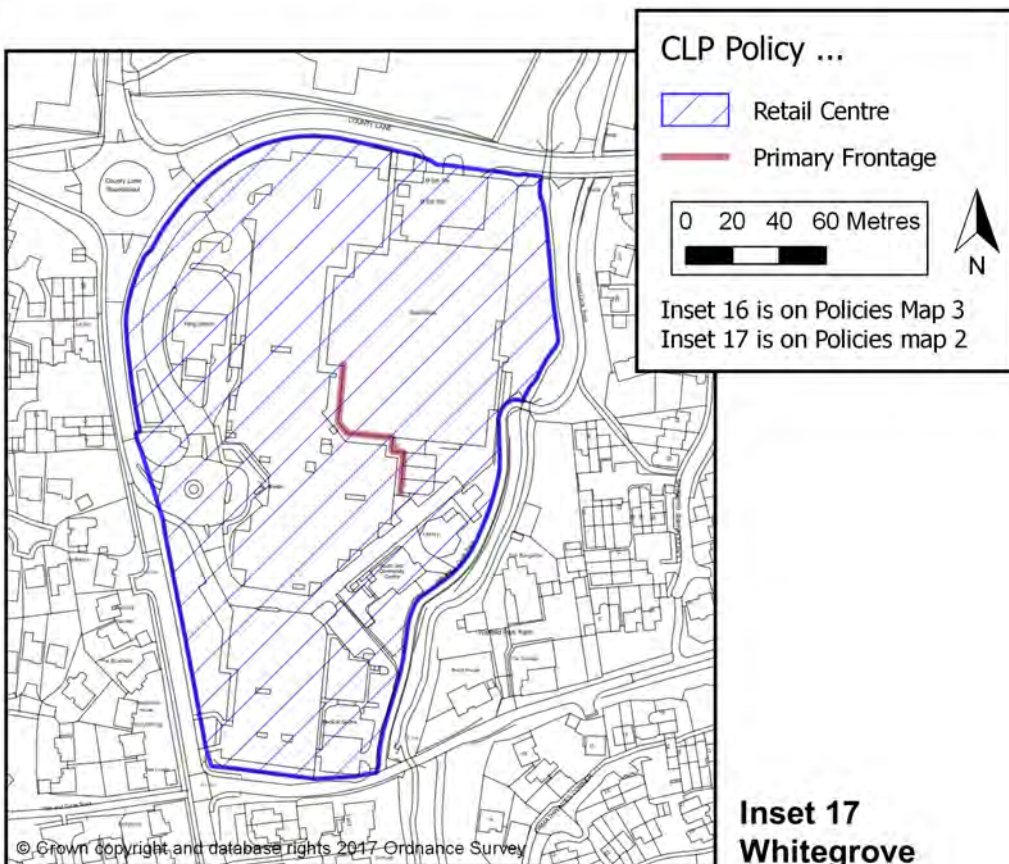
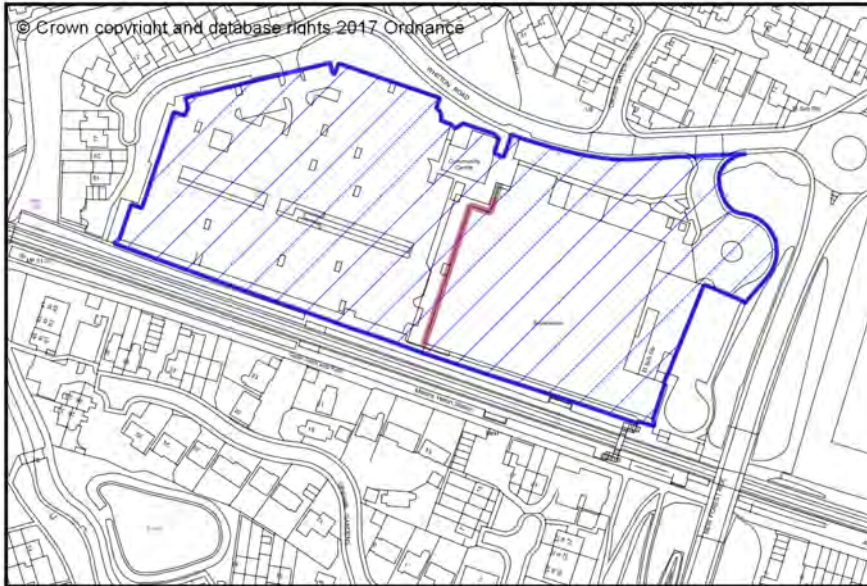
Insets 14 and 15 are on Policies Map 3



### Inset 15 Forest Park

## Map 16 and 17 Martins Heron and Whitegrove

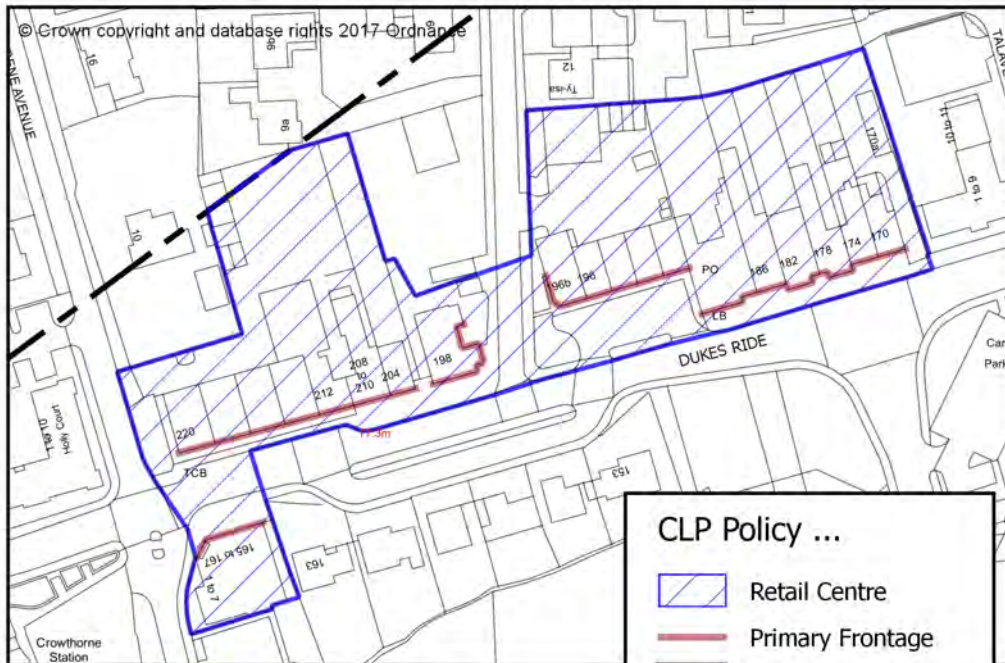
### Inset 16 Martins Heron



### Inset 17 Whitegrove

## Map 18 and 20 Crowthorne and Owlsmoor

### Inset 18 Crowthorne (Station Parade)

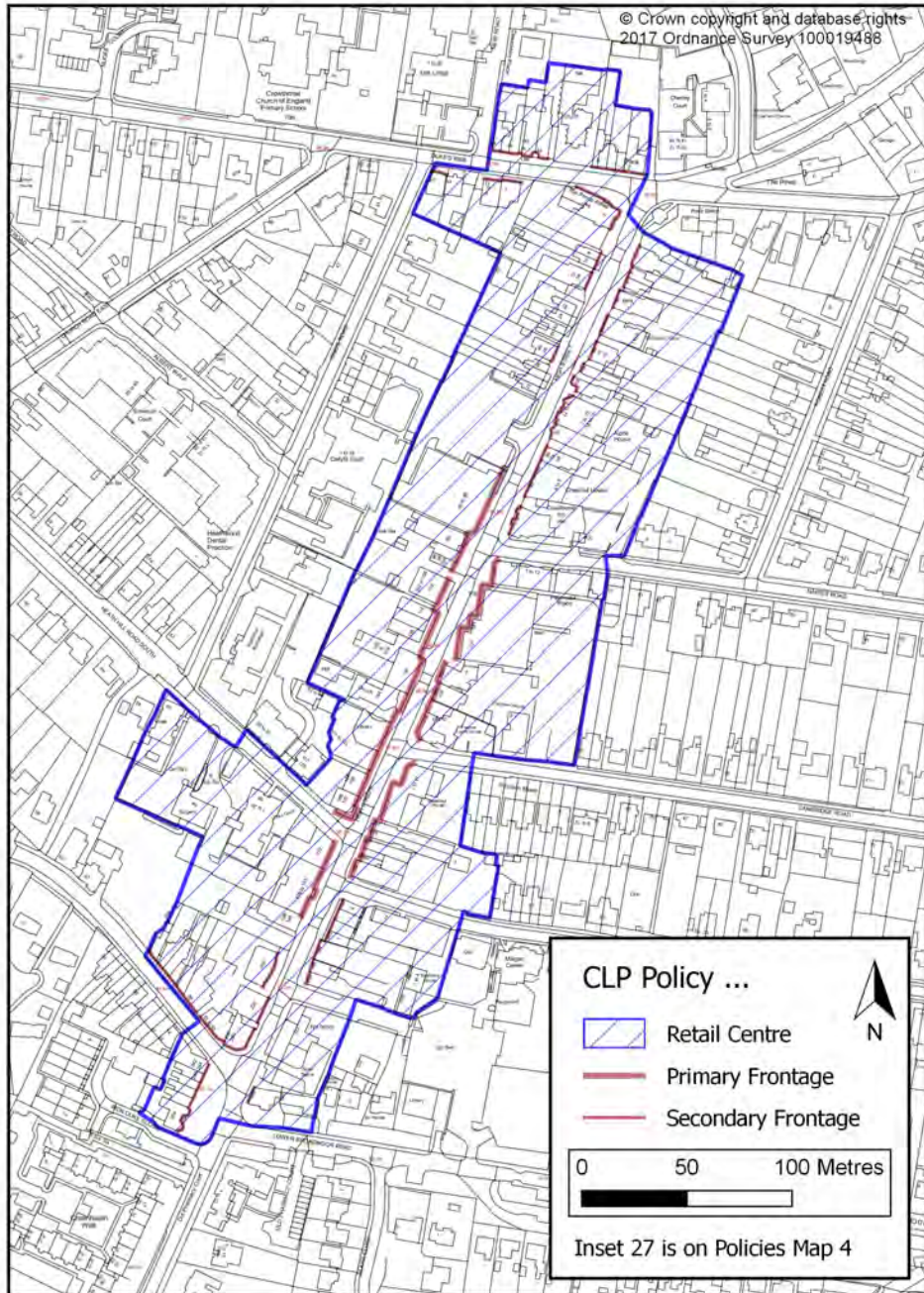


### Inset 20 Owlsmoor



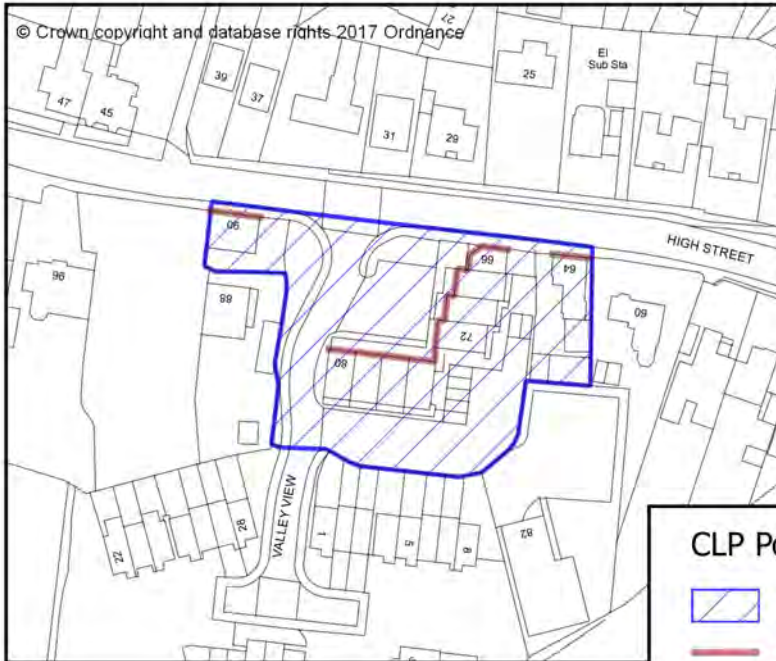
# Map 19 Crowthorne Centre

## Inset 19 Crowthorne Centre

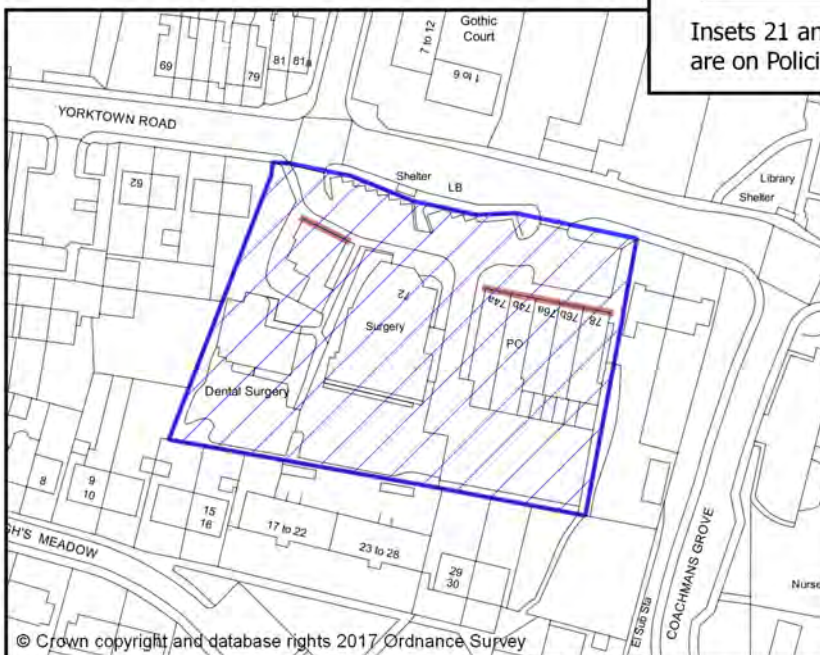


Map 21 and 23 Sandhurst (Old Mill, East of Swan Lane)



**Inset 21 Sandhurst (Old Mill)**



**Inset 23 Sandhurst (East of Swan Lane)**




**CLP Policy ...**

-  Retail Centre
-  Primary Frontage

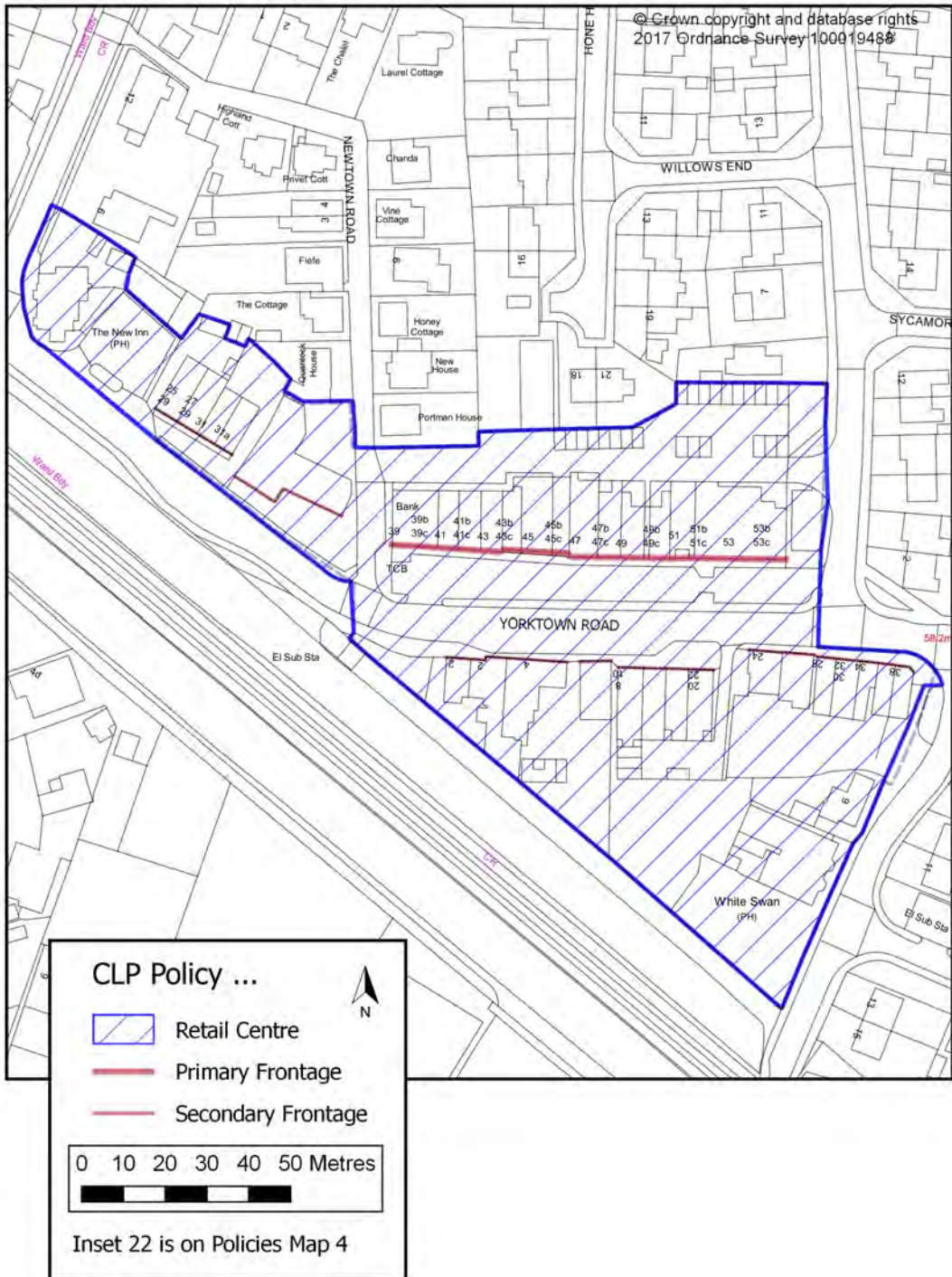
0 10 20 30 Metres

Insets 21 and 23 are on Policies Map 4

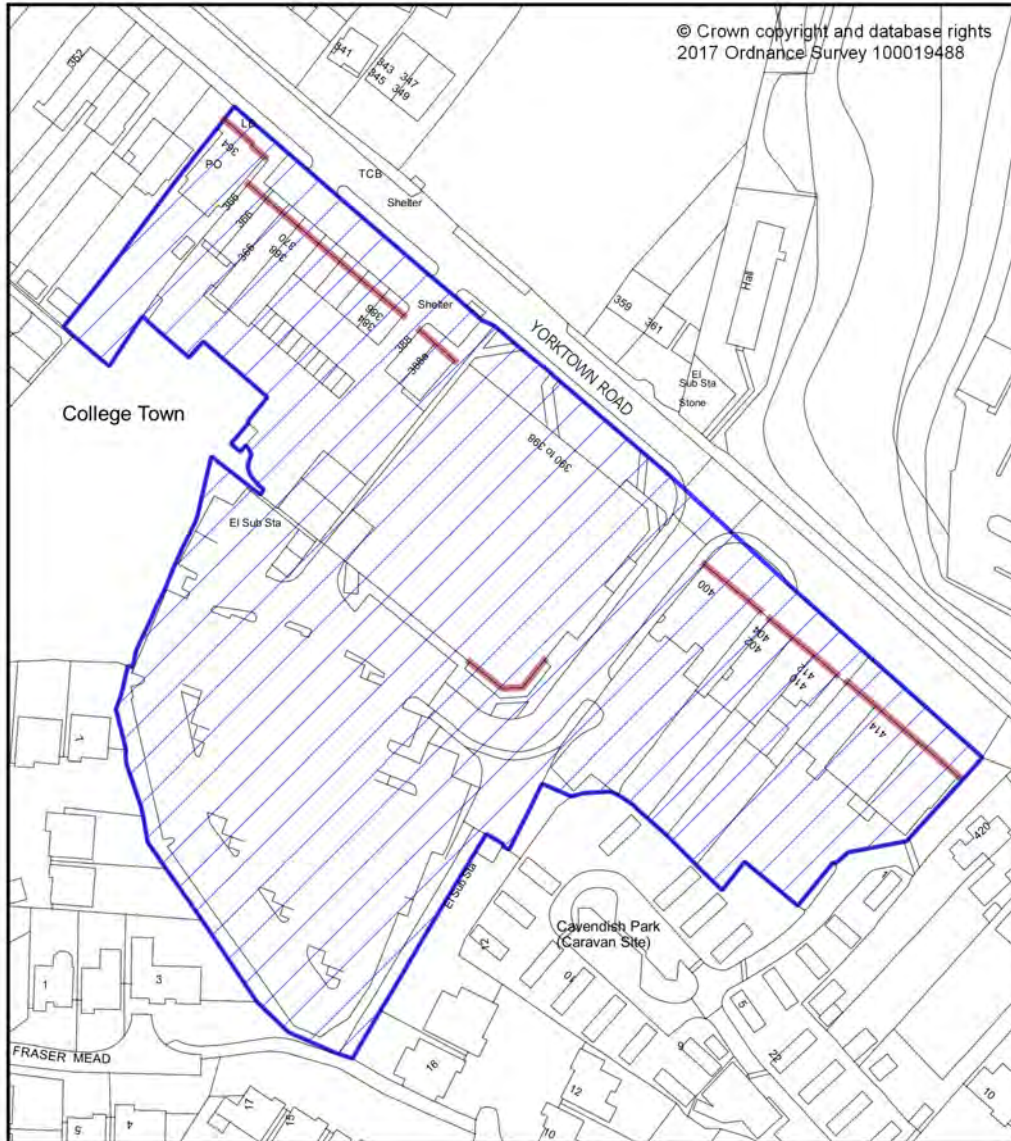


Map 22 Sandhurst (West of Swan Lane)

**Inset 22**  
**Sandhurst (West of Swan Lane)**





# Map 24 College Town



**Inset 24  
College Town**

**CLP Policy ...**

-  Retail Centre
-  Primary Frontage

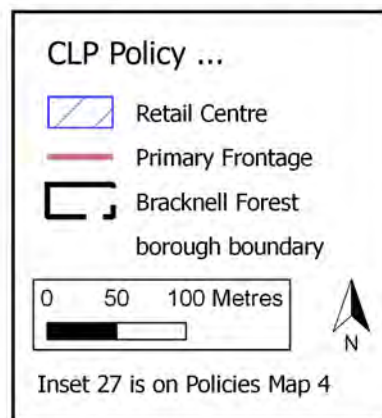
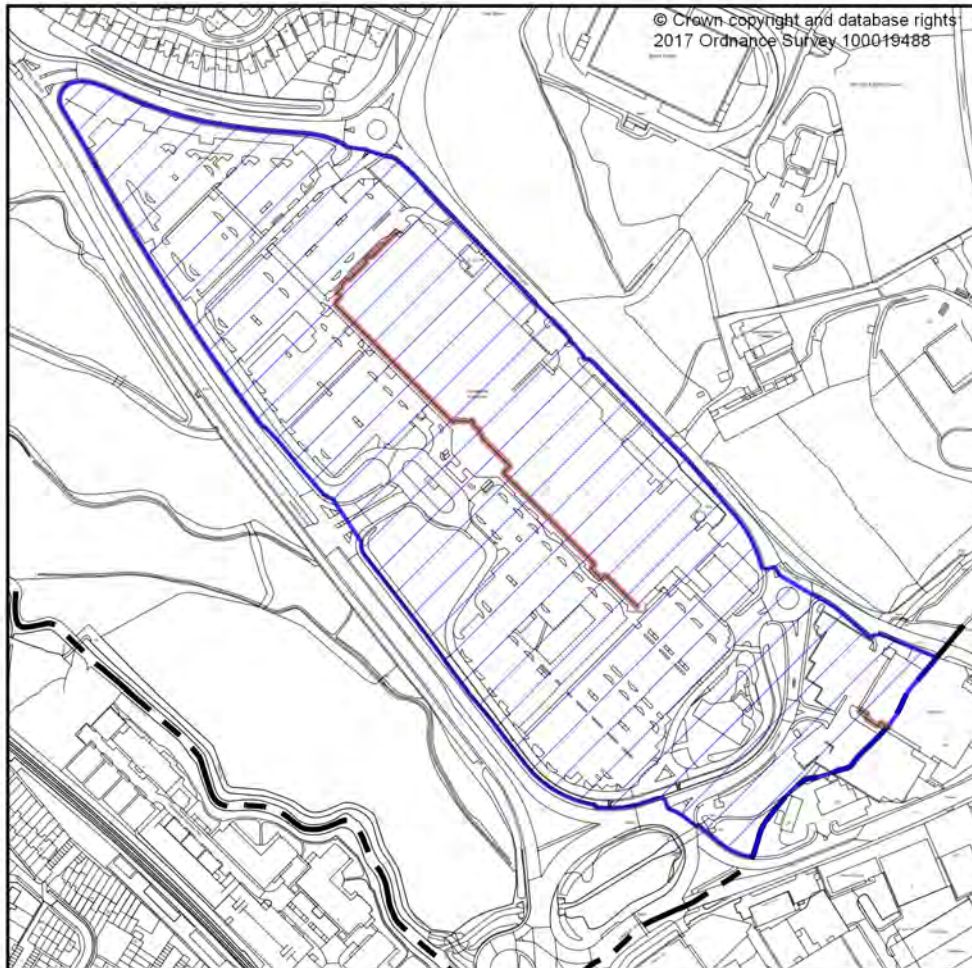
0 10 20 30 40 50 Metres

Inset 24 is on Policies Map 4



# Map 27 The Meadows

## Inset 27 The Meadows (College Town)



## Appendix 2: Existing Policies to be Replaced by the Bracknell Forest Local Plan

**Table 26 Policies to be replaced by the Bracknell Forest Local Plan**

Existing Development Plan Policy	Replaced by Local Plan Policy
<b>'Saved' Policies of the Bracknell Forest Borough Local Plan (2002)</b>	
Policy EN1 - Protecting tree and hedgerow cover	Policy LP36 - Biodiversity Policy LP18 - Design
Policy EN2 - Supplementing tree and hedgerow cover	Policy LP36 - Biodiversity Policy LP18 - Design
Policy EN3 - Nature conservation	Policy LP39 - Thames Basin Heath Special Protection Area Policy LP37 - Designated Nature Conservation and Geological Sites
Policy EN4 - Local Nature Reserves, Wildlife Heritage sites and Regional Important Geological sites	Policy LP37 - Designated Nature Conservation and Geological Sites
Policy EN6 - Ancient monuments and archaeological remains of national importance	Policy LP35 - Protection and Enhancement of the Historic Environment Policy LP37 - Designated Nature Conservation and Geological Sites
Policy EN7 - Other important archaeological remains	Policy LP35 - Protection and Enhancement of the Historic Environment Policy LP37 - Designated Nature Conservation and Geological Sites
Policy EN8 - Development on land outside settlements	Policy LP11 - Protection of Countryside Policy LP15 - Equestrian Uses Policy LP13 - Rural Workers Dwellings
Policy EN9 - Changes of use and adaptation of existing non-residential outside settlements, outside the Green Belt	Policy LP11 - Protection of Countryside
Policy EN10 - Areas of landscape importance	Policy LP12 - Landscape Character and Strategic Gaps
Policy EN11 - Warfield Park Mobile Home Site	Policy LP11 - Protection of Countryside

<b>Existing Development Plan Policy</b>	<b>Replaced by Local Plan Policy</b>
	Policy LP12 - Landscape Character and Strategic Gaps
Policy EN12 - Historic park and gardens	Policy LP35 - Protection and Enhancement of the Historic Environment
Policy EN14 - River corridors	Policy LP36 - Biodiversity  Policy LP38 - Green Infrastructure  Policy LP12 - Landscape Character and Strategic Gaps
Policy EN15 - Floodlighting	Policy LP18 - Design  Policy LP43 - Pollution and Hazards
Policy EN20 - Design consideration in new development	Policy LP18 - Design  Policy LP12 - Landscape Character and Strategic Gaps  Policy LP36 - Biodiversity
Policy EN22 - Designing for accessibility	Policy LP18 - Design  Policy LP25 - Housing Mix - Tenure, Size and Accessibility
Policy EN25 - Noise and other pollution	Policy LP18 - Design  Policy LP43 - Pollution and Hazards
Policy EN26 - Energy	Policy LP42 - Addressing Climate Change through Renewable Energy and Sustainable Construction  Policy LP43 - Pollution and Hazards  Policies LP45-48 - Suite of Transport policies
Policy E1 - Development in Bracknell Town Centre	Policy LP30 - Development in Bracknell Town Centre
Policy E4 - Small businesses	Policy LP29 - Smaller Businesses
Policy E5 - Hierarchy of shopping centres	Policy LP32 - Changes of Use within Defined Retail Centres
Policy E7 - Business development in shopping areas	Policy LP32 - Changes of Use within Defined Retail Centres
Policy E8 - Change of use of shop units (A1) to other uses outside defined shopping centres	Policy LP32 - Changes of Use within Defined Retail Centres

<b>Existing Development Plan Policy</b>	<b>Replaced by Local Plan Policy</b>
Policy E9 - Non-retail uses in Bracknell Town Centre primary shopping area and the retail core area of Crowthorne	Policy LP32 - Changes of Use within Defined Retail Centres  Policy LP30 - Development in Bracknell Town Centre
Policy E10 - Non-retail uses in Bracknell Town Centre secondary shopping area, Crowthorne retail area outside the retail core area and Sandhurst Centre	Policy LP32 - Changes of Use within Defined Retail Centres
Policy E11 - Village and neighbourhood centres and local parades	Policy LP32 - Changes of Use within Defined Retail Centres
Policy GB1 - Building in the Green Belt	Policy LP16 - Green Belt  Policy LP13 - Rural Workers Dwellings  Policy LP15 - Equestrian Uses
Policy GB2 - Changes of use of land within the Green Belt	Policy LP16 - Green Belt
Policy GB3 - Residential development within Green Belt villages	Policy LP16 - Green Belt
Policy GB4 - Re-use of buildings within the Green Belt	Policy LP16 - Green Belt  Policy LP15 - Equestrian Uses
Policy GB5 - Syngenta - major development site within the Green Belt	Policy LP17 - Developed Site in the Green Belt: Jealott's Hill International Research Centre
Policy H3 - Residential subdivisions and houses in multiple occupation	Policy LP21 - Protection of Existing Housing Stock and Land  Policy LP22 - Housing for Older People
Policy H4 - Areas of special housing character	Policy LP18 - Design  Policy LP35 - Protection and Enhancement of the Historic Environment
Policy H5 - New dwellings outside settlements	Policy LP11 - Protection of Countryside  Policy LP13 - Rural Workers Dwellings
Policy H6 - Development involving existing dwellings in the countryside outside the Green Belt	Policy LP11 - Protection of Countryside  Policy LP18 - Design
Policy H8 - Affordable Housing	Policy LP24 - Affordable Housing
Policy H11 - Retention of the housing stock	Policy LP21 - Protection of Existing Housing Stock and Land
Policy H12 - Enclosure of open land in residential areas	Policy LP18 - Design

<b>Existing Development Plan Policy</b>	<b>Replaced by Local Plan Policy</b>
Policy H14 - Accessible housing	Policy LP18 - Design  Policy LP25 - Housing Mix - Tenure, Size and Accessibility policy
Policy M1 - Traffic management and Highway schemes	Policies LP45-48 - Suite of Transport policies
Policy M2 - Safeguarded road line - extension of the Northern road lines	This policy is no longer relevant/ required.  (Will likely come forward in support of a development proposal / site allocation in the BFLP).
Policy M3 - Protected road lines - Sandhurst - Crowthorne bypass road scheme	This policy is no longer relevant/ required.  (It is unlikely to ever be developed).
Policy M4 - Highway measures expected in association with new development	Policies LP45-48 - Suite of Transport policies
Policy M5 - Service road schemes	Policies LP45-48 - Suite of Transport policies
Policy M6 - Cycling and walking	Policies LP45-48 - Suite of Transport policies
Policy M7 - Access for people with disabilities	Policy LP18 - Design  Policy LP25 - Housing Mix - Tenure, Size and Accessibility policy  Policies LP45-48 - Suite of Transport policies
Policy M8 - Public transport	Policies LP45-48 - Suite of Transport policies
Policy M9 - Vehicle and cycle parking	Policy LP49 - Parking
Policy M10 - Parking for countryside recreation	Policies LP45-48 - Suite of Transport policies  Policy LP11 - Protection of Countryside
Policy R3 - Dual use of educational facilities	Policy LP50 - Play, Open Space and Sports provision
Policy R4 - Provision of open space of public value	Policy LP51 - Standards for Open Space of Public Value  Policy LP50 - Play, Open Space and Sports Provision
Policy R5 - Publicly usable open space for small sites	Policy LP51 - Standards for Open Space of Public Value  Policy LP50 - Play, Open Space and Sports Provision
Policy R6 - Visitor accommodation	Policy LP11 - Protection of Countryside  Policy LP30 - Development in Bracknell Town Centre

<b>Existing Development Plan Policy</b>	<b>Replaced by Local Plan Policy</b>
	Policy LP16 - Green Belt  Policies LP45-48 - Suite of Transport policies  Policy LP43 - Pollution and Hazards  Policy LP18 - Design
Policy R7 - Countryside recreation	Policy LP11 - Protection of Countryside  Policy LP15 - Equestrian Uses
Policy R8 - Public rights of way	Policies LP45-48 - Suite of Transport policies
Policy R10 - Blackwater Valley	Policy LP12 - Landscape Character and Strategic Gaps policy
Policy SC3 - No reduction in existing community facilities	Policy LP34 - Protection of Community Facilities and Services
Policy SC4 - Telecommunications provision	This policy is no longer relevant / required.  (Telecommunications provision is addressed at the national level through relevant legislation and policy).
Proposal PE1i - Land in the northern sector of Bracknell Town Centre	Policy LP30 - Development in Bracknell Town Centre
Proposal PE1ii - Land at south of Bracknell Town Centre	Policy LP30 - Development in Bracknell Town Centre
Proposal PH1.1 - The Staff College, Bracknell	This policy is no longer relevant / required.
Proposal PH1.2 - New housing development proposal at Peacock Farm, west of Bracknell Town	This policy is no longer relevant / required.
Proposal PM1.1 - Road junction and highway works	This policy is no longer relevant / required.  (Junctions are within the highway boundary and are therefore under Highways control. All strategic junction improvements are included in the LTP3).
Proposal PM1.3 - Land protected for dualling	This policy is no longer relevant / required.
Proposal PM5 - Service road schemes	This policy is no longer relevant / required  (PM5i is partially developed and PM5ii and PM5iii are unachievable following the implementation of a local housing development and associated facilities).
Proposal PR10 - Blackwater Valley	Included as a project in the IDP.
<b>Core Strategy (2008)</b>	
CS1 - Sustainable Development Principles	Policy LP1 - Sustainable Development Principles
CS2 - Locational Principles	Spatial Strategy

<b>Existing Development Plan Policy</b>	<b>Replaced by Local Plan Policy</b>
	Policy LP1 - Sustainable Development Principles
CS3 - Bracknell Town Centre	Policy LP30 - Development in Bracknell Town Centre  Policy LP32 - Changes of Use within Defined Retail Centres
CS4 - Land at Amen Corner (Parish of Binfield)	SALP Policies SA6 and SA8
CS5 - Land north of Whitegrove and Quelm Park (Parish of Warfield)	SALP Policy SA9
CS6 - Limiting the Impact of Development	Policy LP45 - Strategic and Local Infrastructure
CS7 - Design	Policy LP18 - Design  Policy LP12 - Landscape Character and Strategic Gaps  Policy LP35 - Protection and Enhancement of the Historic Environment  Policy LP19 - Tall Buildings
CS8 - Recreation and Culture	Policy LP50 - Play, Open Space and Sports Provision  Policy LP34 - Protection of Community Facilities and Services
CS9 - Development on Land Outside Settlements	Policy LP16 - Green Belt  Policy LP12 - Landscape Character and Strategic Gaps  Policy LP11 - Protection of Countryside
CS10 - Sustainable Resources	Policy LP42 - Addressing Climate Change through Renewable Energy and Sustainable Construction
CS11 - Renewable Energy Generation	This policy is no longer relevant / required.  (National Policy applies).
CS12 - Renewable Energy	Policy LP42 - Addressing Climate Change through Renewable Energy and Sustainable Construction policy  (National Policy also applies).
CS13 - Sustainable Waste Management	Policy LP18 - Design  Also see: Waste Local Plan for Berkshire

<b>Existing Development Plan Policy</b>	<b>Replaced by Local Plan Policy</b>
CS14 - Thames Basin Heath Special Protection Area	Policy LP39 - Thames Basin Heath Special Protection Area
CS15 - Overall Housing Provision	Policy LP2 - Provision of Housing
CS16 - Housing Needs of the Community	Policy LP25 - Housing Mix - Tenure, Size and Accessibility  Policy LP20 - Internal Residential Space Standards
CS17 - Affordable Housing	Policy LP24 - Affordable Housing
CS18 - Travelling Population	Policy LP26 - Travelling Populations
CS19 - Location of Employment Development	Policy LP30 - Development in Bracknell Town Centre  Policy LP27 - Employment Areas  Policy LP28 - Employment Development outside Employment Areas
CS20 - New Development in Employment Areas	Policy LP27 - Employment Areas
CS21 - Retail Development in Town Centres	Policy LP32 - Changes of Use in Defined Retail Centres
CS22 - Out of Town Centre Retail Development	Policy LP31 - Out of Centre Development
CS23 - Transport	Policies LP45-48 - Suite of Transport policies
CS24 – Transport and New Development	Policies LP45-48 - Suite of Transport policies
<b>Site Allocations Local Plan (2013)</b>	
Policy CP1 - Presumption in Favour of Sustainable Development	Policy LP10 - Presumption in favour of sustainable development policy
Policy SA1 - Previously Developed Land in Defined Settlements	To be saved
Policy SA2 - Other Land within Defined Settlements	To be saved
Policy SA3 - Edge of Settlement Sites	To be saved
Policy SA4 - Land at Broadmoor, Crowthorne	To be saved
Policy SA5 - Land at Transport Research Laboratory, Crowthorne	To be saved
Policy SA6 - Land at Amen Corner (North), Binfield	To be saved
Policy SA7 - Land at Blue Mountain, Binfield	To be saved
Policy SA8 - Land at Amen Corner (South), Binfield	To be saved
Policy SA9 - Land at Warfield	To be saved
Policy SA10 - Royal Military Academy, Sandhurst	To be saved
Policy SA11 - Bracknell Town Centre	Policy LP32 - Changes of use within defined retail centres



Existing Development Plan Policy	Replaced by Local Plan Policy
	Policy LP30 - Development in Bracknell Town Centre
Policy SA12 - The Peel Centre	Policy LP32 - Changes of use within defined retail centres
Policy SA13 - Policies Map Changes	This policy is no longer relevant / required.  (Changes were implemented when SALP was adopted).

# Appendix 3: Glossary and Abbreviations

## Abbreviations

**Table 27 Abbreviations**

AMR	Authority Monitoring Report
AQMA	Air Quality Management Area
BAP	Biodiversity Action Plan
BFBLP	Bracknell Forest Borough Local Plan
BFLP	Bracknell Forest Local Plan
BOA	Biodiversity Opportunity Area
BREEAM	Building Research Establishment Environmental Assessment Method
CIL	Community Infrastructure Levy
CLP	Comprehensive Local Plan
CSDPD	Core Strategy Development Plan Document
CSH	Code for Sustainable Homes
EDNA	Economic Development Needs Assessment
FEMA	Functional Economic Market Area
GI	Green Infrastructure
GTAA	Gypsy and Traveller Accommodation Assessment
HER	Historic Environment Record
HIS	Housing Implementation Strategy
HLS	Housing Land Supply
HMA	Housing Market Area
HRA	Habitats Regulations Assessment
IDP	Infrastructure Delivery Plan
LCA	Landscape Character Assessment
LDS	Local Development Scheme
LGS	Local Geological Site
LNR	Local Nature Reserve
LPA	Local Planning Authority
LVIA	Landscape and Visual Impact Assessment
LWS	Local Wildlife Site
NDP	Neighbourhood Development Plan
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance
OAN	Objective Assessment of (housing) Need
OSPV	Open Space of Public Value
PDL	Previously Developed Land
PIP	Planning Permission in Principle
PPTS	Planning Policy for Traveller Sites
SA	Sustainability Appraisal
SAC	Special Area of Conservation
SALP	Site Allocations Local Plan
SAMM	Strategic Access Management and Monitoring
SANG	Suitable Alternative Natural Greenspace
SCI	Statement of Community Involvement
SEA	Strategic Environmental Assessment
SEP	South East Plan
SFRA	Strategic Flood Risk Assessment
SHELAA	Strategic Housing and Economic Land Availability Assessment
SHMA	Strategic Housing Market Assessment
SPA	Special Protection Area
SPA / TBHSPA	Thames Basin Heath Special Protection Area
SPD	Supplementary Planning Document
SPZ	Source Protection Zone
SSSI	Site of Special Scientific Interest
Strategic SANG	Strategic Suitable Alternative Natural Greenspace
SuDS	Sustainable Drainage Systems
TA	Transport Assessment / Transport Accessibility Assessment
TPO	Tree Preservation Order

# Glossary

**Table 28 Glossary**

Accessibility	The ability of people to move around an area and to reach places and facilities.
Accession mapping	A travel access and travel time mapping package.
Affordable Housing	Includes social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market.
Air Quality Management Area	Area designated by local authorities as they are not likely to achieve national air quality objectives by relevant deadlines. They have an associated air quality action plan.
Ancient Woodland	An area that has been wooded continuously since at least 1600AD.
Archaeological Interest	There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.
Article 4 direction	A direction which withdraws automatic planning permission granted by the General Permitted Development Order.
Assisted Living	A type of residential care which involves an individual (or couple) living independently in a specialist complex (often known as Assisted Living Facilities). Facilities differ in terms of what services they offer but they usually provide nurses and care staff onsite to attend to individuals with care needs. Some assisted living facilities are comprised of self-contained apartments whilst others feature small houses or bungalows.
Authority Monitoring Report	The publication of monitoring information on at least an annual basis to include the progress on the implementation of the Local Development Scheme and the extent to which policies in the Development Plan are being implemented.
Biodiversity	The variety and abundance of all life.
Biodiversity Action Plan	A programme addressing threatened species and habitats designed to protect and restore biological systems.
Biodiversity Offsetting	Biodiversity offsets are measurable outcomes resulting from actions designed to compensate for adverse biodiversity impacts from a development after mitigation measures have been taken. The goal of biodiversity offsetting is to achieve no net loss and preferably a net gain of biodiversity.
Biodiversity Opportunity Areas	Biodiversity Opportunity Areas (BOAs) have been identified by the Thames Valley Environmental Records Centre as areas that offer the greatest opportunities for habitat creation and restoration. There are 29 Biodiversity Opportunity Areas (BOAs) in Berkshire.
Bracknell Forest Borough Local Plan	The BFBLP was adopted in January 2002. It contains Development Management related policies which are used to determine planning applications. Although some of these policies have been dropped, many were 'saved' by the Secretary of State beyond 27 September 2007 and remain in effect. Some have been subsequently replaced by new policies in the adopted CSDPD and SALP.
Bracknell Forest Local Plan	The BFLP will guide the location, scale and type of future development, as well as providing detailed development management policies to be used in determining planning applications. The BFLP has previously been referred to as the Comprehensive Local Plan (CLP).
Brownfield Register	<p>Brownfield registers will provide information on brownfield sites that local authorities consider to be appropriate for residential development. All local authorities are required to publish up-to-date registers by 31 December 2017.</p> <p>Registers are in two parts, Part 1 comprises all brownfield sites appropriate for residential development and Part 2 comprises those sites granted permission in principle.</p>
Building Research Establishment Environmental Assessment Method	<p>The Building Research Establishments' Environmental Assessment Method (BREEAM) is currently the best practice industry standard for sustainable non-residential buildings. It is recognised and quality assured scheme that independently assesses the environmental performance of buildings. Offices (class B1); industrial (class B1, B2/B8); retail (A uses); schools (D1); healthcare (D1) and residential institutions (C2) are covered. The following areas are assessed:</p> <ul style="list-style-type: none"> <li>· Energy use;</li> <li>· Health and wellbeing;</li> <li>· Innovation;</li> <li>· Land use and ecology;</li> <li>· Materials;</li> </ul>

	<ul style="list-style-type: none"> <li>· Management;</li> <li>· Pollution;</li> <li>· Transport;</li> <li>· Waste;</li> <li>· Water.</li> </ul>
Built Sports Facilities	Built Sports Facilities include structures used as sports halls, gyms, swimming pools, synthetic pitches and bowling greens.
Coalescence of settlements	The coming together of settlements to form one mass or whole. The visual or physical merging of two settlements by new development within the gaps between them.
Code for Sustainable Homes	<p>The CSH is an assessment and rating system for the environmental impact of new homes. The Code has the following standards in the design and construction of new homes:</p> <ul style="list-style-type: none"> <li>· Energy and CO2;</li> <li>· Water;</li> <li>· Materials;</li> <li>· Surface water runoff;</li> <li>· Waste;</li> <li>· Pollution;</li> <li>· Health and wellbeing;</li> <li>· Management; and,</li> <li>· Ecology.</li> </ul> <p>The Code contains mandatory minimum standards for energy, water, materials, waste and surface water runoff. There are further non-mandatory standards within each of the 9 key areas. Points are awarded for each sustainability feature; these are then combined and a rating allocated accordingly. Please note the Government has withdrawn the CSH.</p>
Community Infrastructure Levy	Development contributions to be used on addressing demands that growth places on an area by funding the costs of supporting developments, particularly infrastructure. Excluding administration expenses, CIL income is directly attributed to infrastructure.
Comprehensive Local Plan	The Bracknell Forest Local Plan (BFLP) has previously been referred to as the Comprehensive Local Plan.
Concept Plan	A high level plan indicating the general extent of different uses, general locations for key access points and any other key features or requirements. Concept plans indicate how a site could be developed but are not prescriptive.
Conservation	The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.
Conservation Area	<p>Areas of special architectural or historic interest which are designated to offer greater protection to the built and natural environment. Bracknell Forest has five conservation areas, which are defined on the Policies Map:</p> <ul style="list-style-type: none"> <li>· Church Street, Crowthorne</li> <li>· Easthampstead, Bracknell</li> <li>· Church Lane, Warfield</li> <li>· Winkfield Row</li> <li>· Winkfield Village</li> </ul>
Conservation Area Appraisal	Conservation Area Appraisals articulate why an area is special and what elements within the area contribute to this special quality.

Contaminant	A contaminant is a substance which is in, on or under the land and which has the potential to cause significant harm to a relevant receptor, or to cause significant pollution of controlled waters.
Contaminated Land	Contaminated land includes land polluted by heavy metals, oils, chemical substances, gases, asbestos and radioactive substances.
Core Strategy Development Plan Document	The Core Strategy was adopted in February 2008. It is a high level document containing the Council's long-term aspirations for the Borough, and policies to guide and manage development in Bracknell Forest until 2026.
Countryside	Land which is outside the defined Green Belt, and outside of built-up areas (i.e. outside of defined settlement boundaries).
Decentralised Energy	Energy that is generated off the main grid, including micro-renewables, heating and cooling. It can refer to energy from waste plants, combined heat and power, district heating and cooling, as well as geothermal, biomass or solar energy.
Deliverable Sites	Those sites which are: <ul style="list-style-type: none"> <li>· Available – site is available now</li> <li>· Suitable – site offers a suitable location for development and contributes to the creation of sustainable, mixed communities</li> <li>· Achievable – there is reasonable prospect that housing will be delivered on the site.</li> </ul>
Designated Heritage Asset	A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battle Field or Conservation Area, designated under the relevant legislation.  Bracknell Forest does not contain any World Heritage Sites, Protected Wreck Sites or Registered Battlefields.  Designated Assets and listing details are available to view on the Historic England website.
Developable Sites	Those sites which are in a suitable location for housing development and which have a reasonable prospect of being available and capable of development within the envisaged timescale.
Development Plan	This includes adopted Local Plans, Neighbourhood Plans and Minerals and Waste Plans (it does not include Supplementary Planning Documents). For Bracknell Forest the Development Plan currently consists of the Core Strategy, Site Allocations Local Plan, Bracknell Forest Borough Local Plan, Bracknell Forest policies map, Binfield Neighbourhood Plan, Minerals Local Plan for Berkshire, Waste Local Plan for Berkshire, and 'saved' Policy NRM6 of the South East Plan.  Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission must be determined in accordance with the Development Plan, unless material considerations indicate otherwise.
Duty to co-operate	The duty to cooperate was created in the Localism Act. It places a legal duty on local planning authorities, county councils in England and public bodies to engage constructively, actively and on an ongoing basis to maximise the effectiveness of Local Plan preparation in the context of strategic cross boundary matters.  Strategic policies are defined in the NPPF (para. 156): <ul style="list-style-type: none"> <li>· the homes and jobs needed in the area;</li> <li>· the provision of retail, leisure and other commercial development;</li> <li>· the provision of infrastructure for transport, telecommunications, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);</li> <li>· the provision of health, security, community and cultural infrastructure and other local facilities; and</li> <li>· climate change mitigation and adaptation, conservation and enhancement of the natural and historic environment, including landscape.</li> </ul>
Ecological Feature	Habitats, species or ecosystems.

Ecological Networks	An ecological network is a suite of high quality sites that together contain a sustainable level of biodiversity, and which have connections, or ways of moving between core sites to ensure gene flow between populations is maintained.
Economic Development Needs Assessment	A quantitative and qualitative review of land or floorspace required for economic development uses (focusing on Business, Industrial and Distribution and Storage uses) the existing employment land supply in the Borough and its associated Functional Economic Market Area.
Edge of Centre	For retail purposes, a location that is well connected and up to 300 metres of the primary shopping area.  For all other main town centre uses, a location within 300 metres of a town centre boundary.  For office development, this includes locations outside the town centre but within 500 metres of a public transport interchange.  In determining whether a site falls within the definition of edge of centre, account should be taken of local circumstances.
Employment Area	Defined Employment Areas provide an important supply of land and premises which support the local economy.
Employment Uses	These primarily relate to 'B' class uses which includes: <ul style="list-style-type: none"> <li>· B1 Business - Offices (other than those that fall within A2), research and development of products and processes, light industry appropriate in a residential area.</li> <li>· B2 General industrial - Use for industrial process other than one falling within class B1 (excluding incineration purposes, chemical treatment or landfill or hazardous waste).</li> <li>· B8 Storage or distribution - This class includes open air storage.</li> </ul>
Environmental noise	Noise from transport such as roads, rail or aircraft.
Exception Test	If, following the Sequential Test (see below), it is not possible, for the development to be located in Flood Zones with a lower probability of flooding, the Exception Test can be applied. To be passed: the development provides wider sustainability benefits to the community that outweigh flood risk and a site-specific flood risk assessment must demonstrate that the development will be safe.
Flood Zones	Flood Zones refer to the probability of river and sea flooding, ignoring the presence of defences. They are shown on the Environment Agency's Flood Map. Flood Zone 1 is low probability; Flood Zone 2 is medium probability; Flood Zone 3a is high probability and Flood Zone 3b is functional flood plain where land has to be stored or flows at time of flood.
Functional Economic Market Area	Considers the geographical extent of the local economy and its key markets.
Geodiversity	The range of geological (rocks, minerals, fossils), geomorphological (landforms, processes) and soil features.
Green Belt	An area of open land around certain cities and built up areas where strict planning controls apply. The fundamental aim of the Green Belt is to prevent urban sprawl, by keeping land permanently open. The NPPF lists the five purposes of the Green Belt: <ul style="list-style-type: none"> <li>· to check the unrestricted sprawl of large built-up areas;</li> <li>· to prevent neighbouring towns merging into one another;</li> <li>· to assist in safeguarding the countryside from encroachment;</li> <li>· to preserve the setting and special character of historic towns; and</li> <li>· to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.</li> </ul>
Green Infrastructure	A network of multi-functional green spaces, urban and rural, which can deliver environmental and social benefits.
Greenfield Land	Land which does not meet the definition of 'previously developed land'. It is usually land that is currently undeveloped.
Gypsies and Travellers	Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.
Gypsy & Traveller Accommodation Assessment	A study which looks at existing and future traveller needs and estimates pitch and plot requirements over a period of time.

Gypsy and Traveller Site	An area of land laid out and used for Gypsy/Traveller caravans; often, although not always, comprising slabs and amenity blocks or 'sheds'. An authorised site will have planning permission. An unauthorised development lacks planning permission.
Habitat Regulations Assessment	An assessment, required under the Habitats Directive, if a plan or project is judged as likely to have a significant effect on a Natura 2000 site.
Heritage Asset	A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).
Historic environment	All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.
Historic Environment Record	Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.
Historic Park and Garden	A park or garden identified as having special historic character, and as such protected from inappropriate development by planning policies. Bracknell Forest contains six Historic Park and Gardens, which are defined on the Policies Map: <ul style="list-style-type: none"> <li>· Ascot Place, Winkfield</li> <li>· Moor Close (Newbold College), Binfield</li> <li>· South Hill Park, Bracknell</li> <li>· Broadmoor Hospital, Crowthorne</li> <li>· Part of Windsor Great Park, Winkfield</li> <li>· Part of Bagshot Park, Winkfield</li> </ul>
Housing Commitment	Land which is in some way committed for housing development. For Bracknell Forest, the following definitions are used: <ul style="list-style-type: none"> <li>· Hard Commitment - a site which has planning permission for 1 or more dwelling.</li> <li>· Soft Commitment - land which has no formal planning permission, but which has been identified in principle as suitable for housing (either as a resolution to grant permission subject to a s.106 agreement, or an allocated site).</li> <li>· Large site: sites of 1ha or more</li> <li>· Medium site: sites less than 1ha with 10+ dwellings</li> <li>· Small site: sites less than 1ha with under 10 dwellings</li> </ul>
Housing for Older People	A number of terms are used for housing for older people (age 65+), many (or all) of which are used interchangeably. <ul style="list-style-type: none"> <li>· Older Persons housing could include general needs housing or specialist housing defined within the Berkshire (including South Bucks) Strategic Housing Market Assessment 2016.</li> <li>· Sheltered Housing – sheltered homes are self-contained properties designated for older people that are linked to and supported by sheltered housing support staff. The support staff provides housing support to tenants, assisting them to live independently.</li> <li>· Extra Care Housing is designed with the needs of older, frailer people in mind and with varying levels of care and support available on site.</li> <li>· Registered care provision is housing for people living in registered care homes which are managed and run by a care provider who is responsible for all aspects of their daily care needs and wellbeing. Such housing is not self-contained; it can also be referred to as either residential or nursing care.</li> </ul> <p>Older person housing could fall within Class C3 Residential or Class C2 Residential Institutions or 'sui generis' (of their own kind) of the Town and Country Planning (Use Classes) Order 1987 depending upon such factors as the type of accommodation, level of care and communal facilities provided.</p>

Housing Implementation Strategy	Provides information on the (progress of) delivery of housing sites which form part of the housing trajectory. It is a requirement of the NPPF.
Housing Land Supply	For planning purposes, this is the five year housing land supply. This relates to the number of dwellings considered capable of being delivered within a five-year time framework (as set out in the housing trajectory), when compared to the housing requirement.
Housing Market Area	This is a geographical area defined by household demand and preferences for all types of housing, reflecting the key functional linkages between places where people live and work.
Housing Trajectory	Includes completions to date and projected completions for large and medium hard and soft commitments (see housing commitments section above), across the plan period (2006-2026).
Infrastructure Delivery Plan	A document that identifies, as far as possible, the infrastructure needed (e.g. provision for new open space, road/junction improvements, schools and other community uses) to support planned development.
Isolux diagram	Shows the points of equal illuminance, e.g. a line through all points on a surface where the illumination is the same. A series of such lines for various illumination values is called an Isolux diagram. The diagram can be used to assess the distribution of the luminaire in addition to determining light levels.
Landscape and Visual Impact Assessment	A study that can be used to help identify the effects of new developments on the views and landscape itself. It specifically aims to ensure that all possible effects of change and development, both on the landscape itself and on views and visual amenity, are taken into account in decision-making.
Landscape Character Assessment	A study which identifies and describes variations in character of landscape, and explains the features which makes one area distinctive from another.
Legibility	The degree to which a place can be easily understood.
Lifetime Homes Standards	Lifetime Homes incorporate features that enable inclusive access and support the changing needs of individuals and families at different stages of life.
Lifetime Neighbourhood	A lifetime neighbourhood is defined as a neighbourhood that can meet the needs of all sections of a community now and in the future. As such, inclusive design, convenient access by different transport modes, sustainable construction, energy generation, access to a range of employment, leisure and education opportunities, and the creation of neighbourhoods that have social well-being and social capital at their heart are all important features of lifetime neighbourhoods. A lifetime neighbourhood would include the delivery of a range of older persons housing.
Listed Building	Buildings which are identified as having special architectural or historic importance and so are protected from demolition or inappropriate alteration or development by legislation and by planning policies. Protection also applies to certain other structures within the curtilage of Listed Buildings. The categories of listed buildings are: <ul style="list-style-type: none"> <li>· Grade I - buildings of exceptional interest</li> <li>· Grade II – buildings of special interest.</li> <li>· Grade II* - buildings of more than special interest.</li> </ul>
Local Development Scheme	A document which sets out the Council's three year programme for producing Local Plans.
Local Geological Site	(Formerly known as Regionally Important Geological and Geomorphological Sites). Sites that have important geological and geomorphological features.
Local Nature Reserve	Non-statutory habitats of local significance designated by local authorities where protection and public understanding of nature conservation is encouraged.
Local Plan	A plan for the future development of a local area. It contains planning policies to be used when the Council determines planning applications. It is subject to Examination by an independent Inspector and, once adopted, forms part of the Development Plan for the Borough.
Local Planning Authority	The public authority whose duty it is to carry out the specific planning function for a particular area.
Local Wildlife Site	(Formerly referred to as Wildlife Heritage Sites). Sites of local importance for nature conservation (but are not legally protected).



Localism Act	The Localism Act received Royal Assent in November 2011 and covers a wide range of local government and other matters. The principle of localism is that power and resources should be transferred from central government to the local level. It is based on the principle that decisions should be taken as closely as possible to the people they affect.
Main Town Centre Uses	Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment facilities the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).
Massing	The combined effect of the arrangement, volume and shape of a building or group of buildings. Also called bulk.
Masterplan	A detailed plan showing the layout of a development based on analysis of the site and its context including local characteristics, topography, constraints and opportunities. Masterplans will have additional information to a concept plan, including building heights, phasing, character areas etc.
Mitigation	Action to address and reduce any adverse impacts which could be incurred as a result of development. This could include compensating for unavoidable biodiversity loss and ensuring that development is flood resilient and resistant.
Mixed-use	A mix of uses within a building, on a site or within a particular area.
National Planning Policy Framework	The NPPF is a single document that sets out the Government's economic, environmental and social planning policies for England. Taken together, these policies articulate the Government's vision of sustainable development. The NPPF prioritises the role of planning in supporting economic growth. It was published March 2012.
National Planning Practice Guidance	The NPPG is a web based resource which contains guidance to supplement the NPPF. It was first published March 2014, and is regularly updated.
Neighbourhood Development Plan	For Bracknell Forest, this a plan prepared by a Parish or Town Council. See Localism Act.
Neighbourhood noise	Noise generated within the community such as construction noise, licensed premises, telecommunication masts and cabinets, air conditioning plants and street noise. Excludes noise from traffic.
New Town	Inspired by Ebenezer Howard's idea of the Garden City New Towns were planned for 10 locations in the 1940s in order to house the population of London. The Development Corporation set up to oversee building intended to create a town where home, industry, and leisure could be constructed within one area, representing a balanced mix of town life and the countryside. The principle of the New Town was based on industrial sectors being separated from neighbourhoods, which each had their own neighbourhood centre.
Non-Designated Heritage Asset	Non-designated assets are buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions but which are not formally designated heritage assets.
Objective Assessment of (housing) Need	The number, mix and range of tenures of dwellings that is likely to be needed in the housing market area over the plan period. It is a 'policy off' position (whereby policy constraints are not taken into consideration). The Local Plan process then translates the OAN into a local housing requirement.
Open Space of Public Value	Open space of public value can take many forms, from formal sports pitches to open areas within a development, linear corridors and country parks, as well as areas of water (such as rivers, canals, lakes and reservoirs). Such areas can provide health and recreation benefits to people living and working nearby, by offering opportunities for sport and recreation and acting as a visual amenity; have an ecological value and contribute to green infrastructure, and be an important part of the landscape and setting of built development.
Out of Centre	A location which is not in or on the edge of a centre but not necessarily outside the urban area.
Out of Town	A location out of centre that is outside the existing urban area.
Pathway	A pathway is a route by which a receptor is or might be affected by a contaminant.
Permitted Development Rights	Permitted Development Rights are a national grant of planning permission which allow certain building works and changes of use to be carried out without having to make a planning application. They are subject to conditions and limitations.
Pitch	An area of land on a Gypsy & Traveller site occupied by one resident family; sometimes referred to as a plot, especially when referring to Travelling Showpeople. DCLG Planning policy for traveller sites (August 2015) states that "For the purposes of this planning policy, "pitch" means a pitch on a "gypsy and traveller" site and "plot" means a pitch on a "travelling showpeople" site (often called a "yard"). This terminology differentiates between residential pitches for "gypsies and travellers" and mixed-use plots for "travelling showpeople", which may need to incorporate space or to be split to allow for the storage of equipment.
Planning Conditions	Conditions help to mitigate adverse effects of development and can enable development proposals to proceed where it would otherwise have been necessary to refuse planning permission.
Planning Obligations	Planning obligations assist in mitigating the impact of unacceptable development to make it acceptable in planning terms. Developers may be asked to provide contributions for infrastructure by way of the Community Infrastructure Levy or section 106 agreements.

Planning Permission in Principle	A type of permission that a Local Planning Authority may grant for housing-led development either on application or through identifying land in qualifying documents, such as Local Plans, Neighbourhood Plans or Brownfield Registers.
Planning Policy for Traveller Sites	Sets out the Government's policy of traveller sites and is to be read in conjunction with the NPPF.
Plot	An area of land on a Gypsy & Traveller site occupied by one resident family; sometimes referred to as a plot, especially when referring to Travelling Showpeople. DCLG Planning policy for traveller sites (August 2015) states that "For the purposes of this planning policy, "pitch" means a pitch on a "gypsy and traveller" site and "plot" means a pitch on a "travelling showpeople" site (often called a "yard"). This terminology differentiates between residential pitches for "gypsies and travellers" and mixed-use plots for "travelling showpeople", which may need to incorporate space or to be split to allow for the storage of equipment.
Policies Map	A map which identifies the location and spatial extent of policies and proposals that are set out in the Development Plan.
Pollution	Anything that affects the quality of land, air, water or soils, which might lead to an adverse impact on human health, the natural environment of general amenity. Pollution can arise from a range of emissions, including smoke, fumes, gases, dust, steam, odour, noise and light.
PPTS need	PPTS need is those Gypsies and Travellers that met the definition set out in the Planning Policy for Traveller Sites (PPTS) when surveyed.
Previously Developed Land	Land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure (excludes mineral workings, agriculture and forestry buildings or other temporary structures, and land that was PDL but where the remains of permanent structures have blended into the landscape in the process of time). The definition no longer includes private residential gardens. Also referred to as 'brownfield' land.
Primary and Secondary Frontages	Primary frontages are likely to include a high proportion of retail uses which may include food, drinks, clothing and household goods.  Secondary frontages provide greater opportunities for a diversity of uses such as restaurants, cinemas and businesses.
Primary Shopping Area	Defined area where retail development is concentrated (generally comprising the primary and those secondary frontages which are adjoining and closely related to the primary shopping frontage).
Protected Species	Legislation protects certain species of wild plants, birds and animals at all times and some species of bird at certain times of the year. The legislation is primarily in the Wildlife and Countryside Act 1981 (as amended) with some amendments in the Countryside Rights of Way Act 2000. The protection of European animal species is covered by the Conservation of Habitats and Species Regulations 2010.
Receptor	A receptor is something that could be adversely affected by a contaminant e.g. a person, an organism, an ecosystem, property, or controlled waters. Controlled waters include groundwater, some of which may be defined as Source Protection Zones.
Renewable and low carbon energy	Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).
Residential Uses	These relate to 'C' class uses which includes:  <ul style="list-style-type: none"> <li>· C2 Residential institutions - Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres.</li> <li>· C3 Dwellings - this class is formed of 3 parts: <ul style="list-style-type: none"> <li>o C3(a) covers use by a single person or a family (a couple whether married or not, a person related to one another with members of the family of one of the couple to be treated as members of the family of the other), an employer and certain domestic employees (such as an au pair, nanny, nurse, governess, servant, chauffeur, gardener, secretary and personal assistant), a carer and the person receiving the care and a foster parent and foster child.</li> <li>o C3(b): up to six people living together as a single household and receiving care e.g. supported housing schemes such as those for people with learning disabilities or mental health problems.</li> <li>o C3(c): allows for groups of people (up to six) living together as a single household. This allows for those groupings that do not fall within the C4 HMO definition, but which fell within the previous C3 use class, to be provided for i.e. a small religious community may fall into this section as could a homeowner who is living with a lodger.</li> </ul> </li> </ul>

Retail Uses	<p>These relate to 'A' class uses which includes:</p> <ul style="list-style-type: none"> <li>· A1 Shops - Shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices, pet shops, sandwich bars, showrooms, domestic hire shops, dry cleaners, funeral directors and internet cafes.</li> <li>· A2 Financial and professional services - Financial services such as banks and building societies, professional services (other than health and medical services) and including estate and employment agencies. (It does not include betting offices or pay day loan shops - these are now classed as "sui generis" uses).</li> <li>· A3 Restaurants and cafés - For the sale of food and drink for consumption on the premises - restaurants, snack bars and cafes.</li> <li>· A4 Drinking establishments - Public houses, wine bars or other drinking establishments (but not night clubs).</li> <li>· A5 Hot food takeaways - For the sale of hot food for consumption off the premises.</li> </ul>
Scale	The impression of a building when seen in relation to its surroundings, or the size of parts of a building (particularly as experienced in relation to the size of a person).
Scheduled Ancient Monuments	There are nationally important archaeological sites. There are several within Bracknell Forest, which are shown on the Policies Map.
Self Build and Custom Build	Self build and custom housebuilding means the building or completion by a) individuals, b) associations of individuals, or c) persons working with or for individuals, of houses to be occupied as homes by those individuals. This does not include the building of a house on a plot acquired from a person who builds the house wholly or mainly to plans or specifications decided or offered by that person.
Sensitive uses	These include dwellings, hospitals, schools, nurseries, residential care and nursing homes.
Sequential Test	This is a sequential approach which steers new development to areas with the lowest probability of flooding. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding.
Setting of a heritage asset	The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
Significance	The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.
Site Allocations Local Plan	The SALP was adopted in July 2013. It helps implement the adopted Core Strategy. It identifies sites for future housing development, ensures that appropriate infrastructure is identified and delivered alongside new development and also revises some designations on the Policies Map.
Sites of Biodiversity and Geological Importance	These include Special Protection Areas (SPA), Special Areas of Conservation (SAC), Sites of Special Scientific Interest (SSSI), Local Nature Reserves (LNR), Local Wildlife Sites (LWS), Local Geological Sites (LGS), Ancient Woodland and veteran trees.
Sites of Special Scientific Interest	Areas of special interest by reason of their flora, fauna, geological or physiological features. They are protected under the Wildlife and Countryside Act. There are several within Bracknell Forest, which are defined on the Policies Map.
Source Protection Zone	Source Protection Zones are areas identified, by the Environment Agency through the European Water Framework Directive, as at risk from potentially polluting activities, and often found around wells, boreholes and springs. They are designated for all groundwater supplies intended for human consumption.
South East Plan	The SEP sets out regional policy for the south east of England and was originally published in May 2009. It was partially revoked on 25th March 2013. Policy NRM6 that deals with the Thames Basin Heaths Special Protection Area remains in place.
Special Area of Conservation	These are sites of international importance, and are designated under a European Habitat Directive. Within Bracknell Forest there is one SAC which relates to Windsor Forest and Great Park.
Special Protection Area	A nature conservation area designated for its bird interest under the European Wildlife Directive (and subject to the assessment procedure set out in the Habitats Directive), in order to protect internationally important species of birds which live within them.
Statement of Community Involvement	Document which sets out how Bracknell Forest will engage with people in preparing Local Plans and Supplementary Planning Documents. It was adopted in 2014.
Strategic Access Management and Monitoring	Overseen by Natural England and Hampshire County Council, implements standard messages and additional wardening and education across the Thames Basin Heaths SPA.

Strategic Environmental Assessment	An internationally-used term to describe high-level environmental assessment as applied to policies, plans and programmes. SEA is a requirement of European law, and considers the impact of proposed plans and policies on the environment. SEA is often undertaken in conjunction with a Sustainability Appraisal (SA).
Strategic Flood Risk Assessment	An assessment which sets out how flood risk from all sources of flooding to the development itself and flood risk to others will be managed.
Strategic Gap	Areas of landscape between significant settlements that over time, if developed, could potentially lead to the merging of settlements and the loss of individual settlement identity. These areas are predominantly undeveloped and are often subject to development pressure i.e. usually they are close to settlements. Strategic gaps preserve the physical and visual separation of settlements.
Strategic Housing and Economic Land Availability Assessment	An assessment that identifies housing and economic development sites (that have been submitted to the Council by landowners and organisations) and assesses their development potential, and when they are likely to be developed. The SHELAA looks at whether the sites are deliverable (i.e. available, suitable for development, and likely to come forward in a reasonable timescale) and developable. However, the SHELAA does not allocate sites for development it informs the preparation of the documents that do.
Strategic Housing Market Assessment	<p>A study which looks at how the characteristics of households and dwellings across a Housing Market Area, and sets out the OAN for the study area. It considers needs for all types of housing (including affordable) and the needs of different groups (older people, students etc).</p> <p>The Berkshire (including South Bucks) Strategic Housing Market Assessment can be viewed at:</p> <p><a href="https://www.bracknell-forest.gov.uk/comprehensive-local-plan/evidence-base">https://www.bracknell-forest.gov.uk/comprehensive-local-plan/evidence-base</a></p>
Strategic Suitable Alternative Natural Greenspace	Strategic SANGs are open spaces in Bracknell Forest which, in agreement with NE, have been identified as being suitable for the Council to bring up to SANGs standard through the application of developer contributions. These usually provide mitigation for smaller developments.
Suitable Alternative Natural Green Space	Open space, meeting guidelines on quantity and quality, for the purpose of providing recreational alternatives to divert dogwalkers and others from the SPA. It is provided by residential developments lying within a certain distance from the SPA to avoid those developments creating additional recreational pressure on it.
Supplementary Planning Document	A type of planning document that provides support, and additional detail on policies contained within Local Plans. SPDs are a material consideration but hold less weight than a Local Plan.
Sustainability Appraisal	<p>A process that examines the impact of proposed plans and policies on economic, social and environmental factors, and ensures that these 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 in the development of policies and the identification of sites. Each Local Plan that the Council produces is accompanied by its own SA, which also incorporates the requirement of SEA.</p> <p>The first stage of the process involves producing a Sustainability Appraisal Scoping Report which identifies other relevant policies, plans and programmes and sustainability objectives plus baseline information and sustainability issues and problems.</p> <p>The second stage involves testing CLP objectives against the sustainability appraisal framework, developing options for the CLP and evaluating their likely effects, considering ways of mitigating adverse effects and maximising beneficial effects and proposing measures to monitor the effects of implementing the CLP.</p> <p>The Bracknell Forest Comprehensive Local Plan Sustainability Appraisal/Strategic Environmental Assessment can be viewed at:</p> <p><a href="https://www.bracknell-forest.gov.uk/comprehensive-local-plan/evidence-base">https://www.bracknell-forest.gov.uk/comprehensive-local-plan/evidence-base</a></p>
Sustainable Drainage Systems	Surface water drainage methods that take account of water quantity, water quality, biodiversity and amenity issues.
Sustainable Transport	Transport that minimises harmful effects on the environment and depletion of natural resources and hence can be sustained in the long term. Includes walking, cycling and fuel-efficient public transport.
Thames Basin Heaths Special Protection Area	A nature conservation area comprising a group of heathland sites designated for its bird interest under a European Wildlife Directive (and subject to the assessment procedure set out in the Habitats Directive), in order to protect internationally important species of birds which live within them.

Town Centre	<p>Area defined on the local authority's policies map, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area.</p> <p>References to town centres or centres apply to city centres, town centres, district centres and local centres but exclude small parades of shops of purely neighbourhood significance. Unless they are identified as centres in Local Plans, existing out-of-centre developments, comprising or including main town centre uses, do not constitute town centres.</p>
Transit Site	A site intended for short-term use while in transit. The site is usually permanent and authorised, but there is a limit on the length of time residents can stay.
Transport Assessment / Transport Accessibility Assessment	<p>Assessment that analyses the transport issues relating to a proposed development and identifies what measures can be taken to deal with the anticipated transport impacts of the scheme. It also looks at ways of improving accessibility and safety for all modes of travel, including alternatives to the car such as walking, cycling and public transport.</p> <p>Transport Statements also assess the transport implications of development and are used when developments are anticipated to have limited transport impacts.</p>
Travelling Showpeople	Members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family's or dependants' more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily, but excludes Gypsies and Travellers as defined above.
Tree Preservation Order	Tree Preservation Orders protect specific trees, groups of trees or woodlands in the interests of amenity. The cutting down, topping, lopping, uprooting or wilful damage or destruction of trees which are the subject of a TPO is prohibited unless written consent is given by the LPA.
Veteran tree	A tree that is of interest biologically, culturally or aesthetically because of its age, size or condition.
Village Design Guide	Village Design Guides or Statements provide descriptions of local character.
Windfall Allowance	The predicted number of dwellings that may come forward each year on sites that have not been identified through the Local Plan process. Normally relates to previously developed sites in settlements.
Windfall Sites	Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously developed sites that have unexpectedly become available.
Yard	Showpeople travel in connection with their work and therefore live, almost universally, in wagons. During the winter months these are parked up in what was traditionally known as 'winter quarters'. These 'yards' are now often occupied all year around by some family members.

### Sources:

- National Planning Policy Framework
- National Planning Practice Guidance
- BFC Documents:
  - Site Allocations Local Plan
  - Core Strategy
  - Bracknell Forest Borough Local Plan
  - Thames Basin Heaths SPA SPD
  - Planning Obligations SPD
  - Sustainable Resource Management SPD
  - BFC web site

- Government Agency websites
- Planning Advisory Service
- Planning Portal
- By Design Guide (CABE/DETR, 2000)
- Lifetime Homes

## Government Agencies and Consultees

**Table 29 Government Agencies and Consultees**

Advisory Team for Large Applications (ATLAS)	An independent advisory service available providing support for Local Authorities in dealing with complex large scale housing led projects.  <a href="http://www.atlasplanning.com">http://www.atlasplanning.com</a>
Environment Agency (EA)	This is a public body which works to 'create better places for people and wildlife, and support sustainable development'. They are responsible for: <ul style="list-style-type: none"> <li>• regulating major industry and waste</li> <li>• treatment of contaminated land</li> <li>• water quality and resources</li> <li>• fisheries</li> <li>• inland river, estuary and harbour navigations</li> <li>• conservation and ecology</li> <li>• managing the risk of flooding</li> </ul> This body is a statutory consultee for plan making purposes. They are also a 'duty to co-operate' body.  <a href="https://www.gov.uk/government/organisations/environment-agency">https://www.gov.uk/government/organisations/environment-agency</a>
Highways England	Formerly Highways Agency, this is a body which is charged with operating England's motorways and major A roads.  This body is a statutory consultee for plan making purposes. They are also a 'duty to co-operate' body.  <a href="https://www.gov.uk/government/organisations/highways-england">https://www.gov.uk/government/organisations/highways-england</a>
Historic England	Formerly English Heritage, this is a public body which looks after historic environment in England. It maintains the official database of nationally designated heritage assets for England, comprising: <ul style="list-style-type: none"> <li>• Listed buildings</li> <li>• Scheduled monuments</li> <li>• Protected wreck sites</li> </ul>

	<ul style="list-style-type: none"> <li>· Registered parks and gardens</li> <li>· Registered battlefields</li> <li>· World Heritage Sites</li> <li>· Applications for Certificates of Immunity (COIs)</li> <li>· Current Building Preservation Notices (BPNs)</li> </ul> <p>This body is a statutory consultee for plan making purposes. They are also a 'duty to co-operate' body.</p> <p><a href="http://www.historicengland.org.uk/">http://www.historicengland.org.uk/</a></p>
Homes and Communities Agency (HCA)	<p>This is a public body which 'helps create successful communities by making more homes and business premises available to the residents and businesses who need them'. They also regulate social housing providers within England. They are responsible for:</p> <ul style="list-style-type: none"> <li>· increasing the number of new homes that are built in England, including affordable homes and homes for market sale or rent</li> <li>· improving existing affordable homes and bringing empty homes back into use as affordable housing</li> <li>· increasing the supply of public land and speeding up the rate that it can be built on</li> <li>· regulating social housing providers to make sure that they're well managed and financially secure, so maintaining investor confidence in the affordable housing sector and protecting homes for tenants</li> <li>· helping to stimulate local economic growth by using our land and investment, and attracting private sector investment in local areas</li> </ul> <p>This body is a statutory consultee for plan making purposes. They are also a 'duty to co-operate' body.</p> <p><a href="https://www.gov.uk/government/organisations/homes-and-communities-agency">https://www.gov.uk/government/organisations/homes-and-communities-agency</a></p>
Local Enterprise Partnership (LEP)	<p>A body designated by the Secretary of State, established for the purpose of creating or improving conditions for economic growth in an area. (For Berkshire this is the Thames Valley Berkshire LEP).</p> <p><a href="http://thamesvalleyberkshire.co.uk/">http://thamesvalleyberkshire.co.uk/</a></p>
Natural England (NE)	<p>This is a public body which is 'helping to protect England's nature and landscapes for people to enjoy and for the services they provide'.</p> <p>They are responsible for:</p> <ul style="list-style-type: none"> <li>· helping land managers and farmers protect wildlife and landscapes</li> <li>· advising on the protection of the marine environment in inshore waters (0 to 12 nautical miles)</li> <li>· improving public access to the coastline</li> <li>· supporting National Trails and managing 140 National Nature Reserves</li> </ul>

	<ul style="list-style-type: none"> <li>· providing planning advice and wildlife licences through the planning system</li> <li>· managing programmes that help restore or recreate wildlife habitats</li> <li>· conserving and enhancing the landscape</li> <li>· providing evidence to help make decisions affecting the natural environment</li> </ul> <p>This body is a statutory consultee for plan making purposes. They are also a 'duty to co-operate' body.</p> <p><a href="https://www.gov.uk/government/organisations/natural-england">https://www.gov.uk/government/organisations/natural-england</a></p>
Planning Advisory Service (PAS)	<p>Government funded agency providing consultancy and peer support, training sessions and online resources to help local authorities understand and respond to planning reform.</p> <p><a href="http://www.pas.gov.uk/">http://www.pas.gov.uk/</a></p>



## Consultants for Evidence Base

**Table 30 Consultants for Evidence Base**

4 Global	4 Global have been commissioned to assist with the open space evidence.
Amec Foster Wheeler (Amec)	Amec were appointed to undertake the Green Belt review.
Arc4	Arc4 were appointed to undertake the Gypsy and Traveller Assessment work (GTAA).
Berkshire Archaeology	Berkshire Archaeology were appointed to undertake archaeological evidence.
BNP Paribas Real Estate (BNP Paribas)	BNP Paribas were appointed to undertake the SHELAA viability assessment.
GL Hearn (GLH)	GLH were appointed to undertake housing evidence (SHMA).
GVA	GVA were appointed to undertake retail evidence (retail & commercial leisure study).
JBA Consulting (JBA)	JBA were appointed to undertake the Water Cycle Study and SFRA.
John Wenman ecological consultants (John Wenman)	John Wenman were appointed to undertake ecological evidence.
Land Use Consultants (LUC)	LUC were appointed to undertake the landscape (LCA & Recommendations Report and Sensitivity Appraisal) and heritage evidence.
Nathaniel Lichfield & Partners (NLP)	NLP were appointed to undertake the economic evidence (FEA, FEMA & EDNA).
Thames Valley Environment Records Centre (TVERC)	TVERC were appointed to undertake the Green Infrastructure Review.
Tibbalds Planning & Urban Design (Tibbalds)	Tibbalds were appointed to undertake the Design SPD.

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

Mga buod/ mga hango ng dokumentong ito ay makukuha sa malaking letra, limbag ng mga bulag o audio kasette. Mga kopya sa ibat-ibang wika ay inyo ring makakamtan. Makipag-alam sa 01344 352000

### Urdu

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

### Polish

Streszczenia lub fragmenty tego dokumentu mogą być dostępne w wersji napisanej dużym drukiem, pismem Brajla lub na kasecie audio. Można również otrzymać kopie w innych językach. Proszę skontaktować się z numerem 01344 352000.

### Portuguese

Podemos disponibilizar resumos ou extractos deste documento em impressão grande, em Braille ou em audiocassete. Podem também ser obtidas cópias em outros idiomas. Por favor ligue para o 01344 352000.

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Market Street  
Bracknell  
RG12 1JD

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## Consultation Strategy for the draft Local Plan

Document Title	Local Plan (LP) – consultation on draft Local Plan
Nature of Plan being Prepared	The LP will provide a framework for guiding the location and level of development in the Borough between 2016/17 – 2033/34, and include detailed policies used to determine applications for planning permission. It includes a vision, objectives, and strategy for the level and distribution of development, including housing, economic and retail development and new infrastructure.
Purpose of Consultation	The purpose of the consultation is to seek views on the draft Local Plan.
Nature of issues that need to be consulted upon	<ul style="list-style-type: none"> <li>• Vision and objectives for the LP.</li> <li>• Strategic matters (housing (including affordable), economic development and retail).</li> <li>• Development management policies: <ul style="list-style-type: none"> <li>○ Green Belt, countryside, landscape character and strategic gaps;</li> <li>○ design and character;</li> <li>○ local economy and retail;</li> <li>○ heritage and conservation;</li> <li>○ natural environment (nature conservation and SPA);</li> <li>○ environmental sustainability (pollution, contaminated land, flooding, drainage, and renewable energy);</li> <li>○ infrastructure; and</li> <li>○ transport.</li> </ul> </li> </ul>
Who should be consulted	<p>As prescribed in the Local Planning (England) Regulations 2012, including:</p> <ul style="list-style-type: none"> <li>• Those living and working within the Borough;</li> <li>• Parish/Town Councils within the Borough;</li> <li>• Adjoining County, District and Borough Councils;</li> <li>• Specific consultees (such ‘duty to co-operate’ bodies and specific consultees, including Environment Agency, Natural England, Highways Agency and Historic England); and</li> <li>• General consultees (including voluntary bodies, bodies which represent the interests of: different racial, ethnic or national groups, different religious groups, disabled persons, and persons carrying on a business in the Local Authority area).</li> </ul>
Why we are consulting them	Those living and working within the Borough have the potential to be directly affected by future planning policies and development proposals, so should have an input in terms of planning for the future of the Borough.

Document Title	Local Plan (LP) – consultation on draft Local Plan
	<p>There are also strategic matters which extend beyond the Borough boundary (such as meeting housing needs, Thames Basin Heaths Special Protection Area, and highway matters) which require liaison with specific bodies, such as adjoining Authorities, Environment Agency, Natural England, Highways Agency and Historic England.</p>
How we will be consulting	<p>Regard needs to be given to the Local Planning (England) Regulations 2012 and the Council's Statement of Community Involvement (February 2014).</p> <p>The Council will use a diverse range of communication methods in order to ensure inclusive consultation on the draft Local Plan as follows:</p> <ol style="list-style-type: none"> <li>a) Online consultation event using the online 'have your say consultation portal' (Objective) (including notification to those on the current Planning Policy consultation portal database).</li> <li>b) Letter or email to consultees explaining the nature of the consultation, and where information is available.</li> <li>c) Update the Council's website including 'Consultations' page and Comprehensive Local Plan web page to include notification that the LP Consultation has commenced and provide a direct link to consultation event.</li> <li>d) Non-technical leaflet in plain English to explain the nature of the consultation, focussing on proposed site allocations</li> <li>e) Provision of a hard copy of the draft Local Plan (&amp; key supporting documentation) at the Council's Time Square office.</li> <li>f) Make available a hard copy of the draft Local Plan, and leaflet at local libraries (computer access is also available at local libraries).</li> <li>g) Meeting with BFC Parish and Town Councils via the Parish Liaison Meeting prior to the start of the consultation to advise on the nature of the consultation.</li> <li>h) Notification to BFC Parish/Town Councils and provision of a hard copy of draft Local Plan (&amp; key supporting documentation).</li> <li>i) Manned exhibitions in Binfield, Bracknell, Crowthorne, Warfield and Winkfield. Times and venues to be included in publicity.</li> <li>j) Use infographics to succinctly explain frequently asked questions via social media outlets, such as Facebook.</li> <li>k) Information on the Council's social media (Facebook and Twitter), at the start of the consultation.</li> <li>l) Town and Country Article – which is circulated to all residents within the Borough. (Next edition is due</li> </ol>

Document Title	Local Plan (LP) – consultation on draft Local Plan
	<p>March 2018, and could include a reminder about when the consultation closes).</p> <ul style="list-style-type: none"> <li>m) Press release to local newspapers at start of consultation.</li> <li>n) Press advert in local newspaper.</li> <li>o) Additional notification to properties around clusters (similar to how neighbouring properties would be identified on a planning application consultation).</li> <li>p) Update staff about the consultation via Boris and Forest Views newsletter.</li> <li>q) Consultation with local voluntary and community groups via 'Involve' (to include letter and leaflet).</li> <li>r) Consultation with the Council's Access Group.</li> <li>s) Consultation with local business interest via the Council's Regeneration and Economy team.</li> <li>t) Update strap line of emails of staff within the Planning section to include information on the consultation.</li> </ul>
When consultation will take place	Core consultation is planned during February/ March 2018, prior to the Easter holidays, for just over a 6 week period between Thursday 8 February and Monday 26 March 2018.
Accessible/Inclusive Consultation	<p>As set out above, the Council will use a diverse range of communication methods in order to ensure inclusive consultation on the LP, such as a hard copy of the draft Local Plan being made available in local libraries and Parish/Town Councils, and through to it being made available on the Council's web site in prominent locations.</p> <p>A press advert will also be placed in a local newspaper. We will aim to ensure that the press advert is in plain English.</p> <p>A plain English leaflet will also be produced to explain the nature of the consultation and to focus on site allocations.</p> <p>The core consultation is planned to avoid the Easter holidays, so as to not prejudice those with school age children from getting involved in the consultation.</p> <p>The Council also liaises with 'Involve' who send out consultation information on the Council's behalf (usually a letter setting out the nature of the consultation, where information can be viewed and how they can comment). 'Involve' is the central support agency for over 600 voluntary and community action groups. They liaise with such groups as Bracknell Forest Minorities Alliance and Bracknell Forest Faith and Belief Forum.</p> <p>Copies of documents can also be obtained in large print, audio CD or in other languages on request.</p>

Appendix B

Document Title	Local Plan (LP) – consultation on draft Local Plan
	<p>The LP is accompanied by an Equalities Impact Assessment which considers these matters in further detail.</p>
<p>How comments will be taken into account</p>	<p>Following the consultation, any comments received will be set out in a ‘Consultation Report’, which will summarise the key issues raised, how we have dealt with comments, and how they have been taken into account. These will be made available on the Council’s website.</p> <p>Comments made will inform the next stage of the LP (Submission in 2018).</p>
<p>How comments will be reported</p>	<p>Comments received will be reported in a Consultation Report, which will inform the next stage of the LP.</p> <p>Updates on the LP can be viewed on the Council’s website:  <a href="https://www.bracknell-forest.gov.uk/comprehensive-local-plan/latest-news">https://www.bracknell-forest.gov.uk/comprehensive-local-plan/latest-news</a></p>

Appendix B

Draft Consultation Mandate for draft Local Plan

Consultation Mandate	
1. We	<p>Consultation is being carried out by Bracknell Forest Council (Planning Policy) on the draft Local Plan.</p> <p>The LP will cover the plan period 2016-2034.</p>
2. Need to understand the view of	<ul style="list-style-type: none"> <li>• Duty to co-operate bodies</li> <li>• Statutory Consultees</li> <li>• Those living and working in the Borough</li> <li>• Land Owners</li> <li>• Local Businesses</li> <li>• Parish/Town Councils</li> <li>• Local Amenity Groups</li> <li>• Any other interested parties</li> </ul>
3. Concerning (issue)	<p>The issues contained in the LP – e.g. vision, objectives, strategic matters (including meeting identified development needs), and policies for assessing planning applications).</p>
4. So that	<p>The Council can seek the views of those who live and work in the Borough, together with the views of those who may be affected by strategic matters that cross the Borough boundary.</p>
5. Can (take action)	<p>Comments received will inform the submission stage of the LP.</p>
6. On/by (date)	<p>March 2018</p>
7. So as to accomplish/in order to	<p>Meet the development needs of the Borough up to 2034 in a sustainable manner and have appropriate policies against which to assess development proposals (planning applications).</p>

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## Initial Equalities Screening Record Form

<b>Date of Screening:</b> December 2017	<b>Directorate:</b> Environment, Culture and Communities	<b>Section:</b> Planning
<b>1. Activity to be assessed</b>	<b>Local Plan (LP) – Consultation on draft Local Plan (February/March 2018)</b>	
<b>2. What is the activity?</b>	<input checked="" type="checkbox"/> Policy/strategy <input type="checkbox"/> Function/procedure <input type="checkbox"/> Project <input type="checkbox"/> Review <input type="checkbox"/> Service <input type="checkbox"/> Organisational change	
<b>3. Is it a new or existing activity?</b>	<input checked="" type="checkbox"/> New <input type="checkbox"/> Existing	
<b>4. Officer responsible for the screening</b>	Chief Officer: Planning and Transport, Head of Planning, and Development Plans Team.	
<b>5. Who are the members of the screening team?</b>	Chief Officer: Planning and Transport, Head of Planning, and Development Plans Team.	
<b>6. What is the purpose of the activity?</b>	<p>The purpose of the consultation is to seek views on the draft Local Plan (LP) including on the policies and the proposed site allocations. Other supporting documentation including the Sustainability Appraisal and draft HRA among others is also part of the consultation. The draft LP comprises:</p> <ul style="list-style-type: none"> <li>• Vision and objectives for the draft Local Plan over the plan period 2016-2034.</li> <li>• Strategic issues (housing (including affordable), economic development and retail).</li> <li>• Development management policy options:                         <ul style="list-style-type: none"> <li>○ Development in the Green Belt or Countryside (includes Green Belt, countryside, landscape character and strategic gaps, rural workers dwellings and equestrian uses)</li> <li>○ Character and Design (includes overarching design policy and internal space standards for dwellings)</li> <li>○ Housing (includes protection of existing housing stock, affordable housing, housing mix, and criteria for traveller sites)</li> <li>○ Local Retail and Community Uses (includes change of use within retail areas, and protection of community facilities)</li> <li>○ Heritage and Conservation</li> <li>○ Natural Environment (includes nature conservation and the Thames Basin Heaths Special Protection Area)</li> <li>○ Climate Change and Environmental Sustainability (includes pollution and hazards, land potentially affected by contamination, flooding, drainage, and renewable energy)</li> <li>○ Transport</li> <li>○ Local Infrastructure and Facilities</li> </ul> </li> </ul> <p>Consultation on the draft Local Plan is planned for February/March 2018. The draft Local Plan will also be supported by a Consultation Strategy setting out when and how consultation will take place and who will be consulted.</p>	

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7. Who is the activity designed to benefit/target?	The production of the draft LP is intended to ensure that the Borough's development needs up to 2034 are met in a sustainable way for the benefit of all who live and work in Bracknell Forest, and that there are appropriate detailed policies used to determine applications for planning permission.		
Protected Characteristics	Please tick yes or no	<b>Is there an impact?</b> What kind of equality impact may there be? Is the impact positive or adverse or is there a potential for both? If the impact is neutral please give a reason.	<b>What evidence do you have to support this?</b> E.g. equality monitoring data, consultation results, customer satisfaction information etc Please add a narrative to justify your claims around impacts and describe the analysis and interpretation of evidence to support your conclusion as this will inform members decision making, include consultation results/satisfaction information/equality monitoring data


		Is there an impact?	What evidence do you have to support this?
8. Disability Equality – this can include physical, mental health, learning or sensory disabilities and includes conditions such as dementia as well as hearing or sight impairment.	Y	<p>There is likely to be a positive impact.</p> <p>The Council is proposing to have internal space standards policy (having regard to national policy in relation to the Housing Technical Standards, 2015), affordable housing policy and a housing mix – tenure, mix and accessibility policy.</p> <p>The Council will also seek to meet identified needs of different groups within the community.</p> <p>The delivery of development will include affordable housing which is an important part of ensuring that no equalities groups are unfairly disadvantaged.</p>	<p>2011 Census.</p> <p>Results of 'New Developments Residents' Survey (Qa, September 2014).</p> <p>Housing Technical Standards (DCLG, 2015).</p> <p>DCLG consultation document 'Planning the right homes in the right places' and associated indicative assessment of need.</p> <p>Berkshire Strategic Housing Market Assessment (GL Hearn, 2016), which includes an objective assessment of need for bedspaces in nursing homes and care homes.</p> <p>Responses to the Issues and Options consultation. (Local Plan Regulations require the Council to engage with bodies which represent the interests of disabled persons in the authority's area. In meeting this statutory requirement, the Council liaises with 'Involve', who send out consultation information (usually a letter setting out the nature of the consultation, where information can be viewed, and how they can comment) on behalf of Bracknell Forest).</p>

			<b>Is there an impact?</b>	<b>What evidence do you have to support this?</b>
				Proposed allocations for residential/mixed-use development and will need to mitigate their impacts as appropriate, for example in relation to affordable housing, education and community facilities. This will be supported by an 'Infrastructure Delivery Plan'.
<b>9. Racial equality</b>	Y		<p>There is likely to be a positive impact.</p> <p>The Council will also seek to meet identified needs of different groups within the community (which will include pitch provision for Gypsies, Travellers and travelling show people).</p>	<p>Gypsy and Traveller Accommodation Assessment (GTAA, October 2017), which involved consultation with the Traveller community and other key stakeholders.</p> <p>Responses to the Issues and Options consultation. (Local Plan Regulations require the Council to engage with bodies which represent the interests of different racial, ethnic or national groups in the authority's area. In meeting this statutory requirement, the Council will consult relevant Gypsy and Traveller organisations, in addition to liaising with 'Involve', who send out consultation information (usually a letter setting out the nature of the consultation, where information can be viewed, and how they can comment) on behalf of Bracknell Forest).</p>
<b>10. Gender equality</b>			Neutral – it is not envisaged that the LP would have any impact upon this group at this point in time. The group would not be prohibited from commenting on the LP.	(This will be reviewed following any relevant responses received in relation to the draft LP consultation).
<b>11. Sexual orientation equality</b>			Neutral – it is not envisaged that the LP would have any impact upon this group at this point in time. The group would not be prohibited from commenting on the LP.	(This will be reviewed following any relevant responses received in relation to the draft LP consultation).
<b>12. Gender re-assignment</b>			Neutral – it is not envisaged that the LP would have any impact upon this group at this point in time. The group would not be prohibited from commenting on the LP.	(This will be reviewed following any relevant responses received in relation to the draft LP consultation).

			<b>Is there an impact?</b>	<b>What evidence do you have to support this?</b>
<b>13. Age equality</b>	Y		<p>There is likely to be a positive impact.</p> <p>The delivery of development will include affordable housing which is an important part of ensuring that no equalities groups are unfairly disadvantaged.</p> <p>The Council will also seek to meet identified needs of different groups within the community. The provision of additional new homes will provide both for first time buyers, and the provision of specialist housing for older persons. The draft LP also includes policies on 'housing for older people', 'self build housing', 'affordable housing', 'Play, Open Space and Sports facilities', 'Protection of community facilities and services'.</p> <p>Proposed allocations will need to mitigate their impact as appropriate, for example in relation to education facilities and youth facilities.</p>	<p>Housing Strategy for Bracknell Forest 2009-2014 (BFC, 2009).</p> <p>Older Persons Accommodation and Support Strategy 2011-2026 (BFC, 2011).</p> <p>2011 Census.</p> <p>DCLG consultation document 'Planning the right homes in the right places' and associated indicative assessment of need.</p> <p>Berkshire Strategic Housing Market Assessment (GL Hearn, 2016)</p> <p>Proposed allocations for residential/mixed-use development and will need to mitigate their impacts as appropriate, for example in relation to affordable housing, education and community facilities. This will be supported by an 'Infrastructure Delivery Plan'.</p>
<b>14. Religion and belief equality</b>	Y		<p>Potential for some positive impact, for example, proposed allocations will need to mitigate their impact as appropriate, which may include community facilities (which could be used by all sectors of the community).</p>	<p>Responses to the Issues and Options consultation. (Local Plan Regulations require the Council to engage with bodies which represent the interests of different religious groups in the authority's area. In meeting this statutory requirement, the Council liaises with 'Involve', who send out consultation information (usually a letter setting out the nature of the consultation, where information can be viewed, and how they can comment) on behalf of Bracknell Forest).</p>

			<b>Is there an impact?</b>	<b>What evidence do you have to support this?</b>
<b>15. Pregnancy and maternity equality</b>	Y		<p>Potential for some positive impact, for example, proposed allocations will need to mitigate their impact as appropriate, which may include community facilities (which have the ability to be used by health practitioners and children's/nursery facilities).</p> <p>Policies to Improve accessibility and infrastructure are likely to benefit those with reduced mobility which may include pregnant women and those with babies/young children.</p>	Responses received in relation to the Issues and Options consultation.
<b>16. Marriage and civil partnership equality</b>			Neutral – it is not envisaged that the LP would have any impact upon this group. The group would not be prohibited from commenting on the draft LP.	(This will be reviewed following any relevant responses received in relation to the draft LP consultation).
<b>17. Please give details of any other potential impacts on any other group (e.g. those on lower incomes/carers/ex-offenders, armed forces communities) and on promoting good community relations.</b>			<p>The Council proposes to use a diverse range of methods to engage with the wider community (see draft Local Plan Consultation Strategy), and will review consultation responses received.</p> <p>Overall there are likely to be positive impacts: the vision set out in the draft Local Plan sets out that communities will be encouraged to have a strong sense of their own identity and local distinctiveness and that quality of life for all will be protected and where possible enhanced. The draft Local Plan includes other policies that will promote good community relations and help other groups, for example provision of affordable homes, standards for open space and necessary infrastructure alongside new development proposals.</p>	
<b>18. If an adverse/negative impact has been identified can it be justified on grounds of promoting equality of opportunity for one group or for any other reason?</b>			N/A	
<b>19. If there is any difference in the impact of the activity when considered for each of the equality groups listed in 8 – 14 above; how significant is the difference in terms of its nature and the number of people likely to be affected?</b>			No negative impacts have been identified in respect of any of the groups listed in 8 – 16 above.	

<b>20. Could the impact constitute unlawful discrimination in relation to any of the Equality Duties?</b>		N	N/A.
<b>21. What further information or data is required to better understand the impact? Where and how can that information be obtained?</b>	<p>Positive impacts identified are informed by the evidence base and Sustainability Appraisal (which will assesses the impact of proposed policies against a range of social objectives including opportunities for housing, access to services and opportunities for employment), which have been used to inform the production of the draft Local Plan.</p> <p>This will also be reviewed (including groups where a neutral impact has been identified), in relation to any responses that are received to the draft Local Plan consultation February/ March 2018. Future consultation is also planned in relation the submission version of the Local Plan.</p> <p>Equality Monitoring data will be gathered through the LP consultation exercise.</p> <p>(NB: there is also an overarching EqIA for Spatial Policy produced in 2010: <a href="http://www.bracknell-forest.gov.uk/eia-record-spatial-policy-section.pdf">http://www.bracknell-forest.gov.uk/eia-record-spatial-policy-section.pdf</a>).</p>		
<b>22. On the basis of sections 7 – 17 above is a full impact assessment required?</b>		N	At this stage a full EqIA is not necessary, as no adverse impacts have been identified. However, as above, this will be reviewed following responses to the draft LP consultation in February/ March 2018.
<b>23. If a full impact assessment is not required; what actions will you take to reduce or remove any potential differential/adverse impact, to further promote equality of opportunity through this activity or to obtain further information or data?</b> Please complete the action plan in full, adding more rows as needed.			
<b>Action</b>	<b>Timescale</b>	<b>Person Responsible</b>	<b>Milestone/Success Criteria</b>
Continued monitoring of equalities data gathered during the preparation of future planning policies and guidance.	On-going	Chief Officer: Planning, Transport and Countryside	Engagement of all groups in the preparation of planning policies.
Analysis of responses to the Issues and Options to identify any issues raised in relation to the protected characteristics	Late 2017/ early 2018	Chief Officer: Planning, Transport and Countryside	The results can be found in the 'Draft Local Plan I&O Summary of Responses and Consultation Statement (Reg 22(1)(c))'. To be published alongside other supporting information.
Analysis of responses to the draft Local Plan consultation to identify any issues raised in relation to the protected characteristics	On-going	Chief Officer: Planning, Transport and Countryside	Reporting of consultation responses and any recommendations made as a result of them.
<b>24. Which service, business or work plan will these actions be included in?</b>	The Local Development Scheme (LDS) sets out key stages in the preparation of the Local Plan, which includes these actions identified above.		

<p><b>25. Please list the current actions undertaken to advance equality or examples of good practice identified as part of the screening?</b></p>	<p>The Council's Statement of Community Involvement (February 2014) sets out how the Council will consult on the formulation of Planning Policy documents, which is also informed by national Regulations and Policy.</p>
<p><b>26. Chief Officers signature.</b></p>	<p>Signature:  Date: 12 December 2017</p>

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# Draft Sustainability Assessment (SA) (incorporating Strategic Environmental Assessment) of the Draft Bracknell Forest Local Plan



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Appendix 6: Sustainability Appraisal of Development Management Policies

## 2 Foreword

This Sustainability Appraisal (SA) examines each of the proposals in the Draft Bracknell Forest Local Plan (BFLP) with the objective of contributing to the achievement of sustainable development. It promotes sustainable development by assessing the extent to which the emerging plan, when judged against reasonable alternatives, will help to achieve relevant environmental, economic and social objectives. It incorporates a Strategic Environmental Assessment (SEA).

The SA process has been carried out by in-house by Bracknell Forest Council to ensure it is iterative and influential throughout the development of the plan. It provides an opportunity to consider ways by which the plan can contribute to improvements in environmental, social and economic conditions; as well as a means of identifying and mitigating any potential adverse effects that the plan might otherwise have. By doing so, it helps make sure that the proposals in the plan are the most appropriate given the reasonable alternatives. It also tests the evidence underpinning the plan and contributes to demonstrating how the tests of soundness have been met.

The process has made recommendations on how to improve the sustainability of the BFLP, enabling the plan to be amended to improve its overall sustainability.

This SA Report, including appendices, is published alongside the Draft BFLP. These documents are subject to a six week consultation period commencing 8 February 2018 and ending 26 March 2018. Representations regarding the plan and the Sustainability Appraisal will be considered by Bracknell Forest Council in order to inform the production of the Submission BFLP and the revised SA Report. Representations regarding the soundness of the plan and the Sustainability Appraisal will be considered prior to submission to the Planning Inspectorate for examination.

The SA will continue to develop and inform the BFLP up until the plan is submitted for examination.

You can make comments on this document and its appendices via [Objective link](#). Providing comments online enables the Council to review and respond to matters raised in the most efficient timeframe

Alternatively, representations can be emailed to: [development.plan@bracknell-forest.gov.uk](mailto:development.plan@bracknell-forest.gov.uk)

Or sent to:

Planning Policy  
Bracknell Forest Borough Council  
Time Square  
Market Street  
Bracknell  
RG12 1JD

### 3 Introduction

Planning policy shapes development over the plan period (2016/17 to 2033/34), influencing the effect of development on the environment and people's quality of life, both now and in the future. **Sustainability Appraisals (SA) and Strategic Environmental Assessments (SEA)** provide an opportunity to consider ways by which the plan can contribute to improvements in environmental, social and economic conditions; as well as a means of identifying and mitigating any potential adverse effects that the plan might otherwise have. By doing so, it helps make sure that the proposals in the plan are the most appropriate given the reasonable alternatives.

This document is a Sustainability Appraisal Report, incorporating the requirements of a Strategic Environmental Assessment, of the Draft Bracknell Forest Local Plan (BFLP). The appraisal process aims to inform and influence the plan-making process with a view to avoiding or mitigating negative effects and maximising positive effects. For example, by making recommendations in terms of how the plan could be amended to improve its overall sustainability.

#### 1.1 Legal Requirements

SEA is required by the Environmental Assessment of Plans and Programmes Regulations 2004 (the 'SEA Regulations'), which transpose into national law the requirements of the EU Strategic Environmental Assessment Directive (the 'SEA Directive').

SA is required by the Section 19 of the Planning and Compulsory Purchase Act 2004. The SA is being conducted in line with the Planning Practice Guidance<sup>1</sup> and this Report relates to Stage C of the SA/SEA process (see Figure 1). Under this guidance, SA incorporates the requirements of the SEA Regulations; **all references to 'SA' in this report should be taken to mean 'SA incorporating SEA'**.

The SEA Regulations require the public and the relevant bodies (Natural England, the Environment Agency and English Heritage) and public consultees be consulted on the SA Report. The Report is published for a six week period of consultation between 8 February 2018 and 26 March 2018.

#### 3.1 Sustainable Development

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 Brundtland. Resolution 42/187 of the United Nations General Assembly defined sustainable development as meeting the needs of the present without compromising the ability of future generations to meet their own needs. The UK Sustainable Development Strategy Securing the Future 2005<sup>2</sup> set out five 'guiding principles' of sustainable development: living within the planet's environmental; limits; ensuring a strong, healthy and just society; achieving a sustainable economy; promoting good governance; and using sound science responsibly.

<sup>1</sup> <https://www.gov.uk/government/collections/planning-practice-guidance>

<sup>2</sup> <https://www.gov.uk/government/publications/securing-the-future-delivering-uk-sustainable-development-strategy>

There are three dimensions to sustainable development: economic, social and environmental. According to the National Planning Policy Framework 2012 (NPPF), these dimensions give rise to the need for the planning system to perform a number of roles:

- **an economic role** – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- **a social role** – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and
- **an environmental role** – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

### 3.2 Draft Bracknell Forest Local Plan (BFLP)

The Draft BFLP sets out the long term spatial vision and development strategy for Bracknell Forest from 2016/17 to 2033/34. Once adopted, it will replace saved policies in the Bracknell Forest Borough Local Plan (2002) and the Core Strategy (2008). Site Allocations Local Plan (SALP) (2013), will continue to form part of the Development Plan; Policies CP1, SA11 – SA13 will be superseded by the BFLP. Policy NRM6 of the South East Plan will also remain.

The BFLP includes policies relating to:

- development within the Green Belt
- development within the countryside
- design, including residential extensions and shop fronts
- environmental issues such as flood risk and water quality
- heritage assets
- the natural environment and biodiversity including landscape, green infrastructure and the Thames Basin Heaths Special Protection Area
- infrastructure needs including open space, sport and recreation and community facilities
- town, district and local centres
- development affecting employment sites

- housing needs including those for:
  - Gypsies, Travellers and Travelling Showpeople
  - affordable housing
- healthy and inclusive communities
- climate change including the delivery of renewable energy and sustainable construction

The BFLP includes site allocations for specific uses, including housing and employment uses, and is based on a range of up-to-date evidence. A new Policies Map has been produced alongside the new Local Plan.

The BFLP will be 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).

### **3.3 How this Sustainability Appraisal was undertaken**

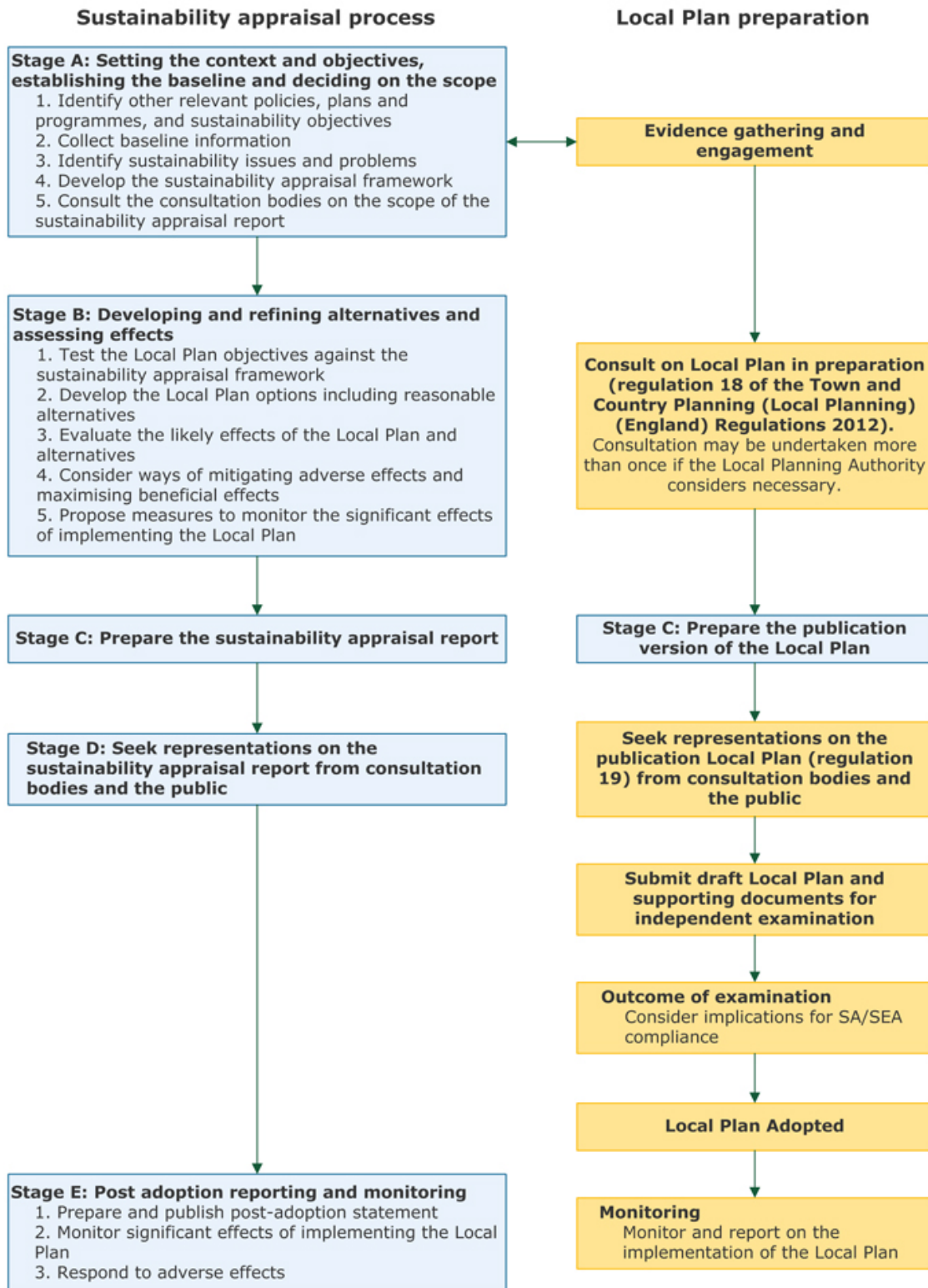
Bracknell Forest Council has undertaken this SA in-house to ensure an integrated and iterative approach and to allow early and on-going influence to the BFLP. The SA has been undertaken by the Council's Environmental Policy Officer/Principal Planner, in liaison with the Council's Planning Officers. Limited external consultancy support was commissioned to assist at times of peak work-load and to provide a fresh perspective.

#### **Stages of the SA and SEA Process**

National Planning Practice Guidance on SEA and SA identifies the key stages of Local Plan preparation and their relationship with the SA process, see Figure 1 below.



Figure 1: Key stages of Local Plan preparation and their relationship with the SA process



Schedule 2 of the SEA Regulations sets out what this report should contain. Table 1 identifies where these requirements are met within this report.

**Table 1 Check against SEA Regulations Schedule 2 ‘Information for Environmental Reports’**

Clause within Schedule 2	SA Process	Where covered
1	An Outline of the contents and main objectives of the plan or programme,	Section 3.3 (Bracknell Forest Local Plan)
	and of its relationship with other relevant plans or programmes	Section 3 (Bracknell Forest Local Plan) Section 4.2 (Other Relevant Plans, Policies and Programmes and Sustainability Objectives) Appendix 1
2	The relevant aspects of the current state of the environment	Section 4.3 (Baseline Information) Appendix 2 Section 4.4 (Sustainability Issues and Problems)
	and the likely evolution thereof without implementation of the plan or programme.	Section 4.3 (Baseline Information) Appendix 2 (final column)
3	The environmental characteristics of areas likely to be significantly affected.	Section 4.3 (Baseline Information) Appendix 2 Section 4.4 (Sustainability Issues and Problems) Site profiles (within Background Paper)
4	Any existing environmental problems which are related to the plan or programme including, in particular, those relating to any areas of a particular environmental importance,	Section 4 (Baseline Information) Appendix 2 Section 4.4 (Sustainability Issues and Problems)
	such as areas designated pursuant to Council Directive 79/409/EEC on the conservation of wild birds and Habitats Directive.	Section 4 (Baseline Information) Appendix 2 (see SA3) Section 4.4 (Sustainability Issues and Problems)
5.	The environmental protection objectives, established at international, Community or Member State level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation.	Section 4 (Other Relevant Plans, Policies and Programmes and Sustainability Objectives) Appendix 1
6	The likely significant effects on the environment	Section 5.4 (Likely Effects of the BFLP and Alternatives)
	including short, medium and long term effects permanent and temporary effects positive and negative effects	Table 14
	and secondary, cumulative and synergistic effect on issues such as	Table 16
	a biodiversity	Objective SA3
	b population	Objectives SA10, SA11, SA12, SA13, SA14, SA15
	c human health	Objectives SA6, SA11, SA12
	d fauna	Objective SA3
	e flora	Objective SA3
	f soil	Objective SA6
	g water	Objectives SA6, SA7
	h air	Objectives SA6, SA7
i climatic factors	Objectives SA1, SA2, SA7, SA8	

j	material assets	Objectives SA2, SA7, SA8, SA9, SA11, SA16, SA18
k	cultural heritage, including architectural and archaeological heritage	Objective SA4
l	landscape and	Objective SA4
m	the inter-relationship between the issues referred to in the sub-paragraphs.	Table 16
7	The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme.	Section 5.5 (Mitigation of Adverse Effect and Maximising Beneficial Effects) Site Profiles (Background Paper)
8	An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken	Section 5 Section 1 (How this SA was Undertaken), Section 4 (SA Framework), Section 5.3.1 Section 5.3.2 Figure 2
	including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information.	Section 1 (Difficulties Faced and Limitations),
9	A description of the measures envisaged concerning monitoring in accordance with regulation 17.	Section 5.6 (Monitoring the Significant Effects of Implementing the BFLP)
10	A non-technical summary of the information provided under paragraphs 1 to 9.	Non-technical summary

### 3.4 Difficulties Faced and Limitations

Policy guiding the planning process has changed over the course of developing the plan. For example, a housing White Paper was published in February 2017 (with further subsequent consultations), including a revised method based on a formula to standardise assessments of local housing need. This proposes an increase in housing need across the Borough from that established by the Council's own evidence base<sup>3</sup>. Further changes in national policy are anticipated prior to the submission of the plan for examination, including revisions to the NPPF. A new SA good practice guide is expected from the Royal Town Planning Institute.

In March 2017, a high court judgement quashed part of the Lewes Joint Core Strategy. This judgement related to the assessment of nitrogen deposition impacts from increased traffic flows on Natura 2000 sites and the potential for in-combination effects. The Council recognises the potential adverse effect on the integrity of the Thames Basin Heaths Special Protection Area (SPA) and Windsor Forest and Great Park Special Area of Conservation (SAC) as a result of the policies and proposed allocations in the Plan. However there is currently no agreed methodology for an air quality assessment of the Plan alone and in combination with other plans and projects. The Council continues to work with Natural England and develop an approach for this assessment to

<sup>3</sup> Berkshire (including South Bucks) Strategic Housing Market Assessment (SHMA): <http://consult.bracknell-forest.gov.uk/file/3976882>

be completed at the Submission stage of the Plan when the proposed allocations are more certain and further information is available regarding Local Plan proposals in other local authorities.

The development of the BFLP has been an iterative process across all elements of the plan (from its strategic direction and policies, development management policies, to site allocations). This iterative process has allowed the SA findings to inform the development of the plan. Whilst this is positive, it inevitably leads to difficulties in keep track of changes and ensuring consistency within the SA and across all documents. As the plan moves forwards, this is likely to lead to several rounds of assessments being available for each issue, potentially leading to reams of repetitive information and a lack of clarity for the reader.

Along this theme, the SA has been undertaken in parallel to the HRA. The HRA is governed by a different regulatory process to SA, adopting a precautionary approach, and as such the purpose, methods and findings vary between these work streams. Given the tight programme deadlines, further work will be undertaken prior to the next publication version of this report to fully reflect the findings of the final HRA within the SA.

To address this issue, this report presents an assessment of the BFLP in its current form, along with a summary of how the SA has influenced the development of the plan.

Appraisal of policies and site allocations is rarely straightforward; the outcome includes a level of uncertainty. The following levels of uncertainty and difficulties faced during the appraisal must be taken into account when considering the outcomes:

- Assessments are based on professional judgements; the overall assessment is a qualitative process used to inform decision making.
- The strategic and development management policies will be applied across a wide range of developments across the whole Borough; inevitably will lead to variability in how policies implemented in practice.
- The level of uncertainty within appraisal of sites has reduced as further more detailed appraisals have been undertaken.
- As the BFLP has developed, these appraisals have been refined to reduce the level of uncertainty, in particular through application and in-depth analysis of the evidence base to the assessment of both policies and site allocations. The evidence base is wide ranging, from existing published data sources (e.g. nature conservation designations) to site specific information (e.g. Phase 1 habitat surveys). The evidence base contains its own uncertainties (e.g. potential changes to habitat management, seasonal variations). Directly comparable evidence base is not always available, appropriate, or cost effective for each and every site (e.g. habitat surveys were not commissioned for the majority of the Green Belt sites where policy considerations limit the potential to allocate sites). For clarity, the evidence base applied to each site is summarised in the site proformas contained in the Background Paper, which includes an overarching proforma showing the information sources used.

- Some baseline data sets are incomplete, or their availability varies across different areas. For example, whilst all agricultural land has a provisional Agricultural Land Classification, only a small proportion of the agricultural land in the Borough has been surveyed according to the detailed post 1988 method. This leads to inconsistency when comparing different locations; and potentially some areas of high quality agricultural soils not being identified within the assessment.
- In many cases, assumptions had to be made about the type of development that would take place on each site (e.g. dwellings, employment land uses, dwelling types such as high rise); the way in which constraints would be addressed on site. It is inevitable that uncertainty will remain until detailed planning proposals are submitted by developers.
- More generically:
  - Natural variability – there is often considerable natural variability in sustainability issues, for example people’s actions.
  - Lack of precision – some environmental, social and economic issues can be difficult to measure with a high degree of accuracy.
  - Scientific uncertainties – variability in data and collection measures will always exist.

Research and professional judgement help to reduce uncertainty, however it cannot be eliminated. Where uncertainty cannot be resolved, and where there is considerable chances of a negative effect, a precautionary approach has been taken in the appraisal and in establishing mitigation and monitoring.

## 4 Sustainability Context, Baseline and Objectives (Stage A)

### 4.1 Introduction and Scope of the SA (Task A5)

This section of the report corresponds to 'Stage A' within Figure 1. This work was largely undertaken within the SA Scoping Report, which the relevant bodies (Natural England, the Environment Agency and English Heritage) were consulted on in 2015. Their responses were taken into account in the final Scoping Report, November 2015<sup>4</sup>.

The Scoping Report:

- Identifies other relevant plan, policies and programmes and sustainability objectives;
- Collects baseline information;
- Identifies sustainability issues and problems; and
- Develops the sustainability appraisal framework (which includes the SA objectives).

Reference should be made to the Scoping Report for details of this stage; however the information has been summarised and updated within this section to ensure it remains up to date and valid.

### 4.2 Other Relevant Plans, Policies, Programmes and Sustainability Objectives (Task A1)

*"An Outline of the contents and main objectives of the plan or programme, and of its relationship with other relevant plans or programmes"*

*"The environmental protection objectives, established at international, Community or Member State level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation"*

(SEA Regulations, Schedule 2 (1 and 5))

Appendix 1 shows the fully updated policy analysis, including the implications for the BFLP. Since the Scoping Report was published in 2015 the following significant policy changes have occurred:

**Brexit - the country has voted to leave the European Union.** 'Article 50' was triggered on 29 March 2017 to officially begin the two year exit process, due to end on 29 March 2019. After this date, the Great Repeal Bill takes effect and any transitional periods will commence. It is anticipated that it will take several years further for legislative changes to be implemented. Overall this creates significant uncertainty and the potential for political, legal, social and economic changes. In relation to the BFLP, these are likely to have implications for:

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<sup>4</sup> <https://www.bracknell-forest.gov.uk/comprehensive-local-plan/evidence-base> (documents BFLP/Ev/1a)

- Population levels (and consequently housing need);
- Legal requirements, this is thought to be more applicable to the environment and 'European sites' (for habitats and species) than in relation to planning;
- Economy (and consequently employment land uses, house prices, affordability etc); and
- National policy.

The nature and extent of the changes will depend on the negotiations undertaken and cannot be determined. Given the extent to which these factors will influence housing need, the economy and environmental requirements, it is fundamental that on-going evaluation is undertaken; the plan may need to build in some flexibility.

**Planning Policy for Traveller Sites** has been updated to strengthen enforcement powers, to change the definition of a traveller for planning purposes, and to give greater protection to Green Belt areas.

**Bracknell Forest Council Duty to Co-operate Framework (February 2016)** was published, setting out how strategic cross-boundary issues will be considered for each issue to meet the Duty to Co-operate. This has implications for housing need where Bracknell may be required to make provision for housing need arising in other authorities within the Western Housing Market Area, the adjoining Eastern Housing Market Area or from adjoining authorities outside of these areas. To date, no formal approaches have been made to Bracknell Forest Council to provide for the housing need of other areas.

**Housing White Paper** was published in February 2017 (with further subsequent consultations), including a revised method for calculating housing need. This proposes an increase in housing need across the Borough from that established by the Council's own evidence base. Other measures include (but are not limited to): making more land available for homes in the right places; encouraging higher housing densities; maintaining strong protection for the Green Belt; encouraging faster planning and development processes; ensuring timely infrastructure delivery; supporting people/organisations to build and buy homes.

**Deregulation Act (2015)** prevents local planning authorities setting out in their emerging local plans, or supplementary planning documents, any additional energy efficiency standards beyond those in Building Regulations.

**Thames River Basin Management Plan** has been updated.

### 4.3 Baseline Information (Task A2)

*"The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme"*

*"The environmental characteristics of areas likely to be significantly affected"*

(SEA Regulations, Schedule 2 (2 and 3))

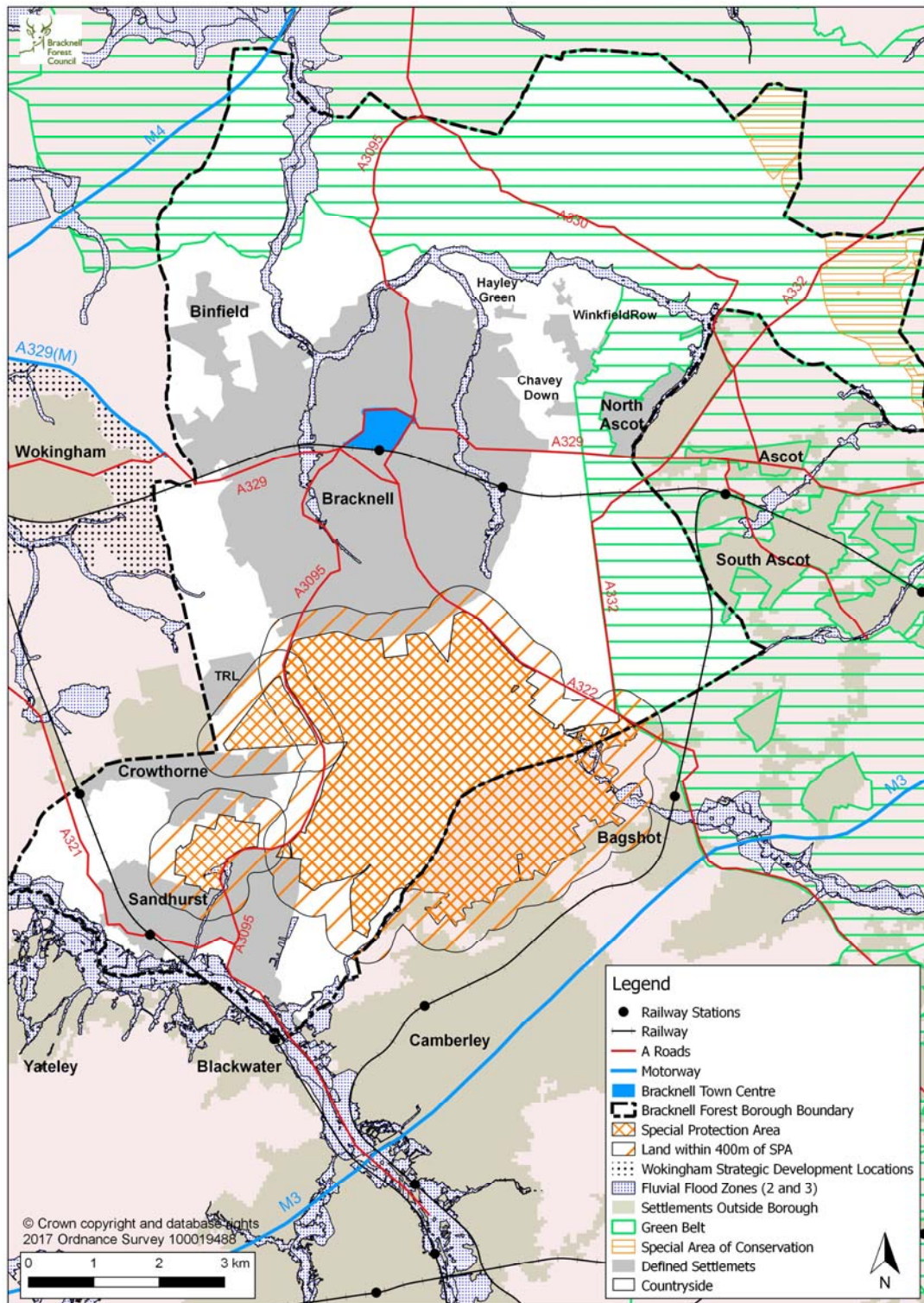
Appendix 2 shows the full updated baseline analysis, including the trends and a list of indicators that will be used to monitor change over time. The trends provide an indication of how the Borough is likely to evolve over time without the plan in place.

More localised baseline information for each site considered for development is provided within the site profiles provided within the Background Paper.

Map 1 provides a key constraints plan for the Borough, including the key designations of European sites, Green Belt, defined settlements and fluvial flood zones. More detailed mapping showing surface water and groundwater flood risk; other nature conservation designations, heritage assets, air quality management areas, health facilities, deprivation, and culture, leisure and recreation facilities are provided in Appendix 2.



Map 1 Bracknell Forest Key Constraints Map



Since the Scoping Report was published in 2015 the following changes to the baseline have occurred:

The new section of Bracknell **town centre** opened in September 2017 (the Lexicon), increasing the number of visitors to the town and providing employment, retail and leisure opportunities.

The recent **Strategic Flood Risk Assessment** (SFRA) reiterates that relatively limited areas are at risk of fluvial flooding associated with The Cut and the River Blackwater; however it also identifies more extensive areas at risk of surface water flooding and areas at risk of groundwater emergence.

**Bracknell Forest Borough Landscape Character Assessment, September 2015** has been prepared. It makes recommendations in relation to landscape designations, gaps and Green Belt villages.

**Thames River Basin Management Plan** has been updated. All surface watercourses in the Borough were of 'moderate' overall status and failed to meet the 'good' target by 2015, more than half of them are not predicted to achieve good status by 2027. Several continue to be 'heavily modified'. All groundwater bodies were of 'good' overall status.

South East Water's **Water Resource Management Plan** 2014 identifies there is insufficient water to meet demand across their supply area for the period to 2040 and sets out demand management and water supply options that could meet the shortfall.

**Renewable energy.** Between 2014 to 2016 there has been an increase of almost 0.8MW (35%) of Feed in Tariff installations from total renewable sources in the Borough (although this is expected to decline following changes to the funding arrangements).

Annual net completions of both **housing** and **affordable housing** continue to be below needs.

The Borough's **population** and **number of dwellings** continue to grow. Most recently, the target of 60% of new homes on **previously developed land** was met.

**Unemployment** has fallen in the Borough to 3.1%, its lowest level in the last decade.

The number of **active businesses** in the Borough is increasing.

**Road traffic** levels have recently grown slightly in recent years, reflecting the national trend of marginal growth following the recession. However, peak flows have reduced.

**Rail passenger** numbers have grown by almost 25% over nine years.

**Pedestrian and cyclist** numbers have increased by 37% and 27% respectively since the 2001 baseline.

Data gaps have been identified in the following areas:

- Historic England's Heritage at Risk Register does not include grade II buildings; as such the grade II buildings at Newbold College and Broadmoor have not been

surveyed to ascertain whether they are at risk despite their historic parks and gardens being on Historic England's Heritage at Risk Register 2015.

- National and regional figures for vacant dwellings are no longer collated.

#### 4.4 Sustainability Issues and Problems (Task A3)

*“Any existing environmental problems which are related to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Council Directive 79/409/EEC on the conservation of wild birds and Habitats Directive”*

(SEA Regulations, Schedule 2 (4))

This task was initially completed within the Scoping Report; and has been updated here.

There are a number of key sustainability issues that affect Bracknell Forest. These issues have been identified through findings of previous Sustainability Appraisals, the review of other documents (Appendix 1), the baseline data (Appendix 2), consultee comments on the Scoping Report and the evidence base.

It should be noted that the list of issues below is not intended to be comprehensive; rather it is a collection of the most significant issues affecting Bracknell Forest.

##### Key Environmental Issues

- **Climate change:** As with all local authority areas, Bracknell Forest emits greenhouse gases and therefore contributes to further climate change. This is the result of transport movements, business operations, energy supply, residential developments, agricultural operations and so on. This is one of the greatest issues we face. Since 2006, both the per capita and the total carbon dioxide emissions in Bracknell Forest have shown a downward trend. The figures may have been influenced by the economic recession; although across the UK this is mainly due to a reduced use of coal and gas for electricity generation. Climate change will result in changes that Bracknell Forest will need to adapt to. This will include more extreme weather events, which could affect people's health and safety as well as the continuity of business and the supply of energy and water.
- **Poor air quality:** Two parts of Bracknell Forest suffer from poor air quality resulting in the declaration of two Air Quality Management Areas (AQMAs) in 2011, the initial boundaries of which were amended in 2013 following further assessment undertaken in 2012. This is mostly associated with traffic congestion along key transport routes. Improving accessibility and promoting more sustainable forms of transport are therefore extremely important. Recent case law regarding the effect of air quality on European sites may have significant implications for the plan. Through the Habitats Regulations Assessment (HRA) various avoidance and mitigation measures have been proposed to safeguard European sites from potential air quality effects of the Plan. However the Council proposes to work with Natural England and

undertake strategic traffic modelling so that likely air quality effects on the European Sites can be established and avoidance and mitigation measures agreed.

- **Historic environment:** There are 284 designated heritage assets in Bracknell Forest including listed buildings, historic parks and gardens and scheduled ancient monuments. In particular there are two designated heritage assets on Historic England's Heritage at Risk Register at risk in Bracknell Forest: the grade II\* Registered Park and Garden of Newbold College and the grade II Registered Park and Garden of Broadmoor Hospital. There are also five conservations areas, as well as potential for archaeological finds across the Borough. The significant development pressure that exists in Bracknell Forest could cause harm to the significance of heritage assets or their setting, but it can also lead to opportunities to enhance the settings of heritage assets or contribute to their preservation.
- **Risk of flooding:** The main rivers in the Borough are the Bullbrook (to the east of Bracknell Town Centre) and The Cut (flowing through the Warfield and Binfield areas and to the west of Bracknell Town Centre). The river Blackwater also runs along the southern boundary of the Borough. These areas are at the highest risk of fluvial flooding. In addition, the urban nature of the Borough including significant hardstanding means that surface water run-off is also an issue in some places, so that the provision of Sustainable Drainage Systems (SuDS) will be of importance. Measures for SuDS approval by local authorities were introduced in 2015. The recent SFRA has identified areas at risk of groundwater emergence. Surface water and groundwater flood risk are present across a larger area of the Borough than are affected by fluvial flood risk.
- **Water Quality:** the overall status of all six reaches of the Borough's surface waterbodies were classified as 'moderate' in 2015; i.e. they did not meet the objective of 'good status' by 2015 established by the Water Framework Directive. Two of the reaches are predicted to achieve 'good status' by 2027. Three of the water bodies are described as 'heavily modified'. The River Basin Management Plan (RBMP) provides a means by which improvements may happen in the medium to long-term; however development brought about through the Local Plan will need to address this issue. Reasons for not achieving 'good status' across the Borough include: physical modification and urbanisation affecting invertebrates and fish migration; physical barriers to fish migration; sewage discharge affecting phosphate, ammonia, macrophytes and phytobenthos and invertebrates; agriculture and rural land management; surface water abstraction; and recreation.
- The current RBMP identified that, across the Thames River Basin as a whole, the River Thames is a key source of drinking water. The Borough is in a 'Surface Water Safeguard Zone'. This is a non-statutory designation of areas identified 'at risk' where land use management and other activities can affect the quality of untreated water used for drinking.
- **Resource use:** As with other areas in the South East, the use of limited resources is an important issue. This includes water, energy, minerals and food, and the issue is also around the reliability of supply of those resources.

The south east region is an area of serious water stress, where demand for water exceeds the available amount.

- **Open space:** The open space and 'green' environment is viewed as a major strength of the Borough and one that should be protected and enhanced. Within the more urban areas of the Borough there is a large amount of trees and open spaces resulting from Bracknell's new town legacy and the Council's open space standards. The settlements therefore have an overall green feel. In addition the Borough's rural areas are an important feature which needs to be protected and enhanced. A significant area of the Borough is covered by the metropolitan Green Belt which has policies restricting development in order to preserve the character of the countryside. Binfield Neighbourhood Plan (2016) designated 10 Local Green Spaces. It is anticipated that other emerging Neighbourhood Plans may also seek to designate Local Green Spaces.
- **Fragmentation of wildlife habitats:** More than 20% of the Borough recognised as being of a high wildlife value and protected by some form of designation. However, due to the pressure of development, these sites can become fragmented, with few green links between them to allow for movement of wildlife. Analysis of the connectivity of habitats within the Green Infrastructure Review<sup>5</sup> identified that woodlands are generally well connected, but grasslands and heathlands are more fragmented.
- **Nature conservation areas with an international designation:** There are two large such areas in Bracknell Forest, much of which belongs to the Crown Estate. These are the Windsor Great Park Special Area of Conservation (SAC) and the Thames Basin Heaths Special Protection Area (SPA). These areas provide high quality resources for wildlife and recreation. Overall, the SSSIs in the Borough are of 61% favourable, 39% unfavourable recovering position (meeting the national target of 95% favourable or recovering). The status of the SPA has remained relatively stable over the last ten years; however its ground nesting birds are susceptible to disturbance from visitors and domestic animals. Both the SPA and SAC are constraints on development with the SPA especially affecting the amount of housing that can be brought forward in some areas of the Borough.
- **Waste reuse, recycling and recovery:** The percentage of household waste sent for reuse, recycling or composting has remained relatively stable since 2008. Bracknell Forest Council (together with Wokingham Borough Council and Reading Borough Council) are involved in a Private Finance Initiative (PFI) contract in providing waste management facilities to help meet or exceed Government targets for waste reduction and recycling. By the end of the PFI contract in 2031 the partnership (known as re3) expects to recycle or compost more than 50% of its waste and obtain value from 74% of it.

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<sup>5</sup> <https://www.bracknell-forest.gov.uk/comprehensive-local-plan/evidence-base> (document BFLP/Ev/9a)

## Key Environmental Problems Related to Areas of Particular Environmental Importance

The Windsor Great Park SAC and the Thames Basin Heaths SPA are areas of particular environmental importance within the Borough.

Thames Basin Heaths SPA was designated in March 2005 for its lowland heathland, supporting significant populations of three ground-nesting birds (Nightjar, Woodlark and Dartford Warbler). It is a composite site located across Surrey, Hampshire and Berkshire consisting of tracts of heathland, scrub and woodland which is now fragmented into separate blocks by roads, urban development and farmland.

It is under negative pressure from<sup>6</sup>:

- Forest plantation, management and use (inside the SPA)
- *Outdoor sports and leisure activities, recreational activities (inside the SPA)*
- *Other human intrusions and disturbances (inside the SPA)*
- *Air-pollution, air-borne pollutants (inside and outside the SPA)*
- Biocenotic evolution, succession (inside the SPA)

The Broadmoor to Bagshot Woods part of the site is 65.61% in favourable condition, with the remaining 34.39% in unfavourable recovering condition. The Sandhurst to Owlsmoor Bogs and heaths is 100% unfavourable recovering condition (May 2016).

Windsor Great Park SAC was designated in April 2005 for its old acidophilous oak woods with *Quercus robur* on sandy plains and the Violet click beetle (*Limoniscus violaceus*). The potential threats, pressures and activities which may have a negative impact on the site are identified<sup>7</sup> as:

- *Air pollution, air-borne pollutants (from inside and outside the SAC)*
- Invasive non-native species (from inside and outside the SAC)
- Forest and Plantation management and use (inside the SAC)
- Interspecific floral relations (inside the SAC)

It is in 51.84% favourable condition, with the remainder in unfavourable recovering condition (May 2016).

The negative pressures shown above in *italic text* are those which are most likely to be influenced by the Local Plan process. The fragmentation of the SPA is also a consideration for the Local Plan where the consideration of green infrastructure may provide an opportunity for enhancement.

## Key Social and Economic Issues

- **Inequality between communities:** Bracknell Forest is generally a very prosperous Borough. In terms of deprivation it is ranked 287 out of 326 local authorities, where a ranking of 1 is the most deprived. However, there are a number of pockets of deprivation, particularly in and around Bracknell Town Centre.

<sup>6</sup> Available at <http://jncc.defra.gov.uk/pdf/SPA/UK9012141.pdf>

<sup>7</sup> Available at <http://jncc.defra.gov.uk/protectedsites/sacselection/n2kforms/UK0012586.pdf>

- **Provision of housing:** In Bracknell Forest there is a high demand for more housing. The scale and type of this demand will be assessed in drawing up the Local Plan, but it will lead to challenges in accommodating it. There is an increase in the proportion of older people in the Borough and ensuring that these people have access to the best available opportunities and options for securing and remaining safely in the home of their choice is a particular challenge. In addition there is an already sizable proportion of the population with a disability or limiting long-term illness, so maintaining access, mobility and appropriate housing for this sector of the population is important.
- **Affordability of housing:** The average house price in the Borough has remained well above the national average for many years and continues to increase. In common with the rest of the Thames Valley, housing is difficult to afford for a large proportion of the population. The Annual Monitoring Report indicates a current shortage of affordable houses. The planning system can help to address the need for affordable housing.
- **Provision of school places:** With more housing development, there is increased pressure on school places in Bracknell Forest, both at primary and secondary level. Although there are measures underway to address these issues, further pressure is expected.
- **Access to services and facilities:** Being able to access key services and facilities such as shops, leisure and community facilities is of key importance for quality of life, and for community cohesion. Improved access can also lead to less congestion on the roads, improving air quality and reduced emissions of greenhouse gases.
- **Crime:** Levels of vehicle crime increased by a quarter between 2011 – 2014. However other crimes were down. The fear of crime is also a significant sustainability issue, and it is not necessarily always in line with actual crime levels. Surveys prior to the town centre redevelopment show that residents felt less safe in the town centre after dark than at any other time or place in the Borough.
- **Health:** Levels of health are generally reasonably good in Bracknell Forest and life expectancy is higher than the national level. In addition, in common with the rest of the UK, obesity is increasingly becoming a more prominent issue, both in adults and children.
- **Travel:** Levels of car ownership and dependence on the car is high. Approximately two thirds of working residents travel to work by car or van, however the percentage of journeys by car to school is declining, due to the shift towards increased bus use in secondary schools. It should also be noted that 14% of households in the Borough do not have access to a private car, so rely upon services nearby or public transport.
- **Redevelopment of the Town Centre:** Bracknell Forest was suffering from an outdated town centre with considerable social and economic consequences. The northern part of the town centre has recently been redeveloped (the Lexicon), it opened September 2017. It aims to deliver a culturally self-confident mixed-use centre with a combination of retail, employment, leisure and housing coupled with an effective and efficient transport system integrated with the regional system. It also sought to

develop the night time economy through restaurants and a cinema. Early feedback on the redevelopment is very positive.

- **Qualifications and skills:** In recent years, Bracknell Forest residents have recorded lower levels of top qualifications than at the South East level although these are still higher than the national levels. The proportion of adults with poor literacy and numeracy skills is lower than the south east and national levels. Results in Bracknell Forest schools are above the national average and many good schools provide high quality education. Results continue to improve in primary and secondary schools, with 63.4% of children gaining 5 or more GCSE's (including English and maths) in 2013 up from 56.9% in 2010.
- **Low unemployment levels:** There are very low, and decreasing, unemployment levels in the Borough (with only 0.7% of the population claiming Job Seekers Allowance at November 2015).
- **Balance of the economy:** Bracknell Forest has particularly high percentages of firms in the two largest sized-firm bands relative to both England and the South East. This can make the area more vulnerable to individual establishments leaving. Professional, scientific and technical activities are another important sector for Bracknell and these have very high employment relative to other Berkshire Unitary authorities. There are high levels of employment in information and communication relative to the South East and England but relatively low levels of employment in manufacturing, education and construction. It is important that a variety of sectors and activities continue to be well-represented for a number of reasons, such as providing a range of local jobs. Further studies will be required to establish the floorspace requirements for the different employment uses so that the Local Plan can seek to address any shortfalls.
- **Transport infrastructure:** Due to the link through Bracknell Forest between the M3 and M4 motorways, the roads are particularly busy through the central area of Bracknell. A number of schemes to address this have been completed, are underway or are proposed, but continued economic and housing growth will mean that transport infrastructure will always be a critical sustainability issue.

#### 4.5 Sustainability Appraisal Framework (Task A4)

*"The environmental protection objectives, established at international, Community or Member State level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation"*

(SEA Regulations, Schedule 2 (5))

Following review of the policy context, the existing conditions and key sustainability problems in the Borough, 18 SA Objectives were developed during the scoping stage and refined through consultation (Table 2). The numbers of social, environmental and



economic objectives are not evenly matched as they reflect the key issues within Bracknell Forest. The purpose of these objectives is to:

- State the direction and priorities of the SA
- Give a structure to ensure a comprehensive and robust appraisal
- Provide the basis for the identification of relevant indicators

**Table 2 Sustainability Appraisal Objectives**

	<b>SA Objective</b>
1	To address the causes of climate change through reducing emissions of greenhouse gases
2	Adapt to climate change by preparing for extreme weather events, including avoiding and managing the risk of flooding, heat wave, drought and storm damage.
3	To conserve and enhance the diversity of wildlife, habitats and geology
4	To protect and enhance the Borough's characteristic landscape and its historic environment in urban and rural areas
5	To address the waste hierarchy by: minimising waste as a priority, reuse, then by recycling, composting or energy recovery
6	Minimise air, water, soil / ground, noise and light pollution and improve the quality of air, water and contaminated land
7	Ensure appropriate, efficient, reliable and careful use and supply of energy, water, minerals, food and other natural resources.
8	To increase energy efficiency and support the delivery of renewable and low carbon energy
9	Facilitate sustainable economic growth and regeneration that provides employment opportunities for everyone and supports a successful, competitive, and balanced local economy that meets the needs of the area.
10	Develop opportunities for everyone to access a good education and to acquire the skills and knowledge to find work and support the sustainable growth of the local economy.
11	To meet local housing needs by ensuring that everyone has the opportunity to live in a high quality, well designed and affordable home
12	To protect and enhance human health and wellbeing
13	To reduce poverty and social exclusion
14	To reduce and prevent crime and the fear of crime
15	To create and sustain vibrant, locally distinctive and socially cohesive communities
16	To provide accessible essential services, facilities and infrastructure.
17	To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys
18	To encourage sustainable development by improving efficiency in land use, design and layout. This includes

	<b>SA Objective</b>
	making best use of previously developed land in meeting future development needs.

To guide, focus and refine the application of each SA Objective, questions are provided in the SA Framework (Table 3). The framework was developed at the scoping stage when it was refined through consultation.

Relevant indicators were chosen for each of the SA Objectives to monitor progress towards their delivery and therefore towards promoting (rather than hindering) sustainable development. These indicators will guide the collection of monitoring data. Some development of the indicators is to be expected as the SA progresses to ensure a well-defined and cost-effective monitoring programme going forward.

**Table 3 – Sustainability Appraisal Framework**

Questions	Specific indicators
<b>1. To address the causes of climate change through reducing emissions of greenhouse gases</b>	
<ul style="list-style-type: none"> <li>• Will it minimise the emission of greenhouse gases through the development process?</li> <li>• Will it minimise the emission of greenhouse gases directly from the end use?</li> <li>• Will it minimise the emission of greenhouse gases from transport to and from the development?</li> <li>• Will it minimise the emission of greenhouse gases from any other source?</li> </ul>	Carbon dioxide emissions
<b>2. Adapt to climate change by preparing for extreme weather events, including avoiding and managing the risk of flooding, heat wave, drought and storm damage</b>	
<ul style="list-style-type: none"> <li>• Will it reduce the vulnerability to flooding?</li> <li>• Will it reduce the risks to people as a result of flooding?</li> <li>• Will it avoid development within areas of medium and high flood risk?</li> <li>• Will it reduce the risk of flooding from surface water?</li> <li>• Will it improve water flows by, for example, introducing more permeable surfaces, reducing building footprints, reducing barriers?</li> <li>• Will it increase the use of Sustainable Drainage Systems (SUDs) within developments</li> <li>• Will it increase shading and ventilation?</li> <li>• Will it reduce the risk of drought by harvesting rainwater or reusing waste water?</li> <li>• Will it reduce the risk to people and property resulting from storms?</li> <li>• Will it reduce the risk to people and property resulting from wildfires?</li> <li>• Will it improve the independence of residents or business in terms of energy or resources?</li> </ul>	Extent of flood zones Areas at risk of fluvial flooding Areas at risk of surface water flooding New development with sustainable drainage installed

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Questions	Specific indicators
<b>3. To conserve and enhance the diversity of wildlife, habitats and geology</b>	
<ul style="list-style-type: none"> <li>• Will it address any adverse effects on the integrity of the Thames Basin Heaths Special Protection Area?</li> <li>• Will it protect and enhance designated sites and habitats of nature conservation value?</li> <li>• Will it facilitate the movement of wildlife along corridors or between habitats?</li> <li>• Will it avoid damage to areas of geological interests?</li> </ul>	Wildlife designations Condition of designated sites (SPA, SSSI, LWS) UK priority habitat resource in Bracknell Forest Change in numbers of UK priority species in Bracknell Forest Population of wild birds
<b>4. To protect and enhance the Borough's characteristic landscape and its historic environment in urban and rural areas</b>	
<ul style="list-style-type: none"> <li>• Will it increase the significance of any heritage assets and their settings?</li> <li>• Will it enhance heritage assets and their settings?</li> <li>• Will it result in new development that would make the most of the opportunities provided by heritage assets?</li> <li>• Will it minimise any adverse effect on views of an important landscape or townscape, both from short distances and from further afield?</li> <li>• Will it result in or contribute towards the creation of a new high-quality landscape?</li> </ul>	Number of designated heritage assets Number and proportion of designated heritage assets at risk % of conservation areas in Bracknell Forest with an up-to-date character appraisal Key character areas identified in the landscape character assessment
<b>5. To address the waste hierarchy by: minimising waste as a priority, reuse, then by recycling, composting or energy recovery</b>	
<ul style="list-style-type: none"> <li>• Will it result in a decrease in generation of waste?</li> <li>• Will it promote reuse of waste, potentially on site?</li> <li>• Will it promote recycling of waste?</li> <li>• Will it lead to any effects on existing or proposed waste management activities?</li> <li>• Will it result in the development of new waste management facilities?</li> </ul>	Proportion of the total tonnage of all types of waste that has been recycled, composted and landfilled

Questions	Specific indicators
<b>6. Minimise air, water, soil / ground, noise and light pollution and improve the quality of air, water and contaminated land</b>	
<ul style="list-style-type: none"> <li>• Will it maintain or improve water quality?</li> <li>• Will it avoid air, surface water, groundwater pollution?</li> <li>• Will it avoid soil pollution?</li> <li>• Would it enable the remediation of contaminated land?</li> <li>• Will it maintain and enhance the quality of the Borough's soils?</li> <li>• Will it avoid noise pollution?</li> </ul>	<p>Chemical and biological river water quality  Incidents of major and significant water pollution  Air quality in the Air Quality Management Areas (AQMAs)  Contaminated land remediated</p>
<b>7. Ensure appropriate, efficient, reliable and careful use and supply of energy, water, minerals, food and other natural resources.</b>	
<ul style="list-style-type: none"> <li>• Will it result in the efficient use of energy, water, minerals, food and other natural resources</li> <li>• Will it reduce water consumption?</li> <li>• Will it contribute to increased supply of energy, water, minerals, food and other natural resources?</li> <li>• If so, will that increased supply be appropriate in terms of environmental, social and economic effects?</li> <li>• Will it result in greater independence or reliability in terms of supply of energy, water, minerals, food and other natural resources?</li> <li>• Will it retain the Borough's best and most versatile agricultural land?</li> </ul>	<p>Agricultural land quality  Water consumption</p>

<b>8. To increase energy efficiency and support the delivery of renewable and low carbon energy</b>	
<ul style="list-style-type: none"> <li>• Will it lead to an increase in energy efficiency?</li> <li>• Will it result in the provision of any renewable energy or low carbon energy generation?</li> <li>• Will it result in the use of a higher proportion of renewable or low carbon energy?</li> </ul>	<p>Installed capacity of sites generating electricity and / or heat from renewable sources Domestic emissions</p>
<b>9. Facilitate sustainable economic growth and regeneration that provides employment opportunities for everyone and supports a successful, competitive, and balanced local economy that meets the needs of the area</b>	
<ul style="list-style-type: none"> <li>• Will it result in increased local jobs which meet the needs of Bracknell Forest?</li> <li>• Will it result in additional economic activity in Bracknell Forest?</li> <li>• Will it lead to economic regeneration in areas where this is needed?</li> <li>• Will it result in added value to the economy?</li> <li>• Will any additional economic activity be of a type and scale that can be supported by the existing infrastructure (including housing supply) and workforce of Bracknell?</li> <li>• If not, will the economic activity contribute to measures that mitigate its impact on the existing infrastructure and workforce?</li> <li>• Will it actively contribute to a balance of activity in the area, in terms of type and scale, or would it instead result in an over-specialisation of the economy that is vulnerable to economic fluctuations?</li> <li>• Will it support the urban economy?</li> <li>• Will it support the rural economy?</li> <li>• Will it result in a diverse retail offer?</li> <li>• Will it result in the flexibility to accommodate needs not necessarily anticipated and allow a rapid response to changes in economic circumstances?</li> </ul>	<p>Proportion of people of working age in employment Change in VAT registered business stock GVA per job (per head) Births and deaths of new enterprises and active enterprises Firm size and Industry Groups</p>

<b>10. Develop opportunities for everyone to access a good education and to acquire the skills and knowledge to find work and support the sustainable growth of the local economy</b>	
<ul style="list-style-type: none"> <li>• Will it increase educational facilities?</li> <li>• Will it result in an opportunity for the enhancement of skills and education in the local area during the construction phase?</li> <li>• Will it result in an opportunity for the enhancement of skills and education in the local area during the implementation phase?</li> <li>• Will it result in improved links between business and education providers?</li> <li>• Will it result in more opportunities for community learning?</li> </ul>	<p>Percentage of population of working age qualified to Level 4 or equivalent  % achieving 5+ A*-C GCSEs (or equivalent) including English and maths GCSEs</p>
<b>11. To meet local housing needs by ensuring that everyone has the opportunity to live in a high quality, well designed and affordable home</b>	
<ul style="list-style-type: none"> <li>• Will it increase the supply and / or quality of housing?</li> <li>• Will it increase the supply and / or quality of affordable housing?</li> <li>• Will it make the housing stock more responsive to the needs of the area i.e. for specific groups such as the elderly and disabled, gypsies and travellers and travelling showpeople?</li> <li>• Will it encourage development at an appropriate density, standard, size and mix?</li> <li>• Will it lead to a decrease in hazardous homes?</li> <li>• Will it lead to a good Home Quality Mark rating?</li> </ul>	<p>Net dwellings completed per annum  Net affordable dwellings completed per annum  Ratio of house prices v earnings  Households on the Housing Register  Hazardous homes  Net additional pitches (Gypsy and Travellers)  Dwelling types and sizes  Percentage of new dwellings completed at various densities  Housing Quality (Building for Life Assessments)  Home Quality Mark ratings</p>

<b>12. To protect and enhance human health and well-being</b>	
<ul style="list-style-type: none"> <li>• Will it support appropriate health infrastructure?</li> <li>• Will it result in good access to health facilities for everyone?</li> <li>• Will it reduce contributors to poor physical health, for example poor air quality?</li> <li>• Will it reduce contributors to poor mental health, for example noise and disturbance?</li> <li>• Will it contribute to reducing obesity?</li> <li>• Will it reduce potential exposure to accident or injury?</li> </ul>	Location of health facilities Life expectancy Proportion of population who consider their health to be good or very good Mortality from cardiovascular disease Obesity Levels Road safety
<b>13. To reduce poverty and social exclusion</b>	
<ul style="list-style-type: none"> <li>• Will it result in investment, job opportunities, improved infrastructure, facilities and services in more deprived areas?</li> <li>• Will it result in developments that are accessible to everyone?</li> </ul>	Children living in poverty Population of working age claiming key benefits Households in fuel poverty Indices of Multiple Deprivation
<b>14. To reduce and prevent crime and the fear of crime</b>	
<ul style="list-style-type: none"> <li>• Is it likely to reduce crime levels?</li> <li>• Is it likely to reduce the fear of crime?</li> <li>• Will it encourage the active and continual use of public areas</li> </ul>	Level of domestic burglaries, violent offences and vehicle crimes Fear of crime
<b>15. To create and sustain vibrant, locally distinctive and socially cohesive communities</b>	
<ul style="list-style-type: none"> <li>• Will it result in good access to formal and informal community meeting spaces for everyone?</li> <li>• Will it enhance community cohesion?</li> <li>• Will it enhance the vitality of rural communities?</li> <li>• Will it support urban communities?</li> </ul>	Percentage of people satisfied with their local area as a place to live Percentage of people who feel their local area is a place where people from different backgrounds get on well together
<b>16. To provide accessible essential services, facilities and infrastructure</b>	



<ul style="list-style-type: none"> <li>• Will it result in good access to essential services and facilities for everyone?</li> <li>• Will it result in good access to cultural, leisure and recreational facilities for everyone?</li> <li>• Will it result in good access to a diverse retail offer?</li> </ul>	<p>Access to key services Access to open space, sports or leisure facilities</p>
<p><b>17. To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys</b></p>	
<ul style="list-style-type: none"> <li>• Will it result in reduced distances between homes, jobs and services to reduce the need to travel?</li> <li>• Will it result in a reduction in journeys by car?</li> <li>• Will it result in an increase in journeys by foot or cycle?</li> <li>• Will it result in an increase in journeys by public transport?</li> <li>• Will it improve the quality of parking in the town centres?</li> <li>• Will it identify sites to develop infrastructure to widen transport choice?</li> <li>• Will it comply with local car park standards?</li> <li>• Will it support the expansion of electronic communications networks?</li> </ul>	<p>Travel to work Mode of travel to school and work Traffic flows Pedestrian and cycle flows Bus patronage Proportion of completed non-residential development complying with or lower than policy car parking standards</p>

**18. To encourage sustainable development by improving efficiency in land use, design and layout. This includes making best use of previously developed land in meeting future development needs**

- Will it maximise the efficiency of use of previously-developed land?
- Will it avoid displacing any other activities onto undeveloped land?
- Will it result in a development that is well-designed and is appropriate to the character of the area?
- Will it be consistent with existing Masterplans and Planning Briefs?
- Will it result in areas that are well-maintained and kept free of litter and vandalism?
- Will it result in or contribute towards the creation of a new high-quality townscape?
- Will it ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?
- Will it ensure that public spaces are sufficiently well lit?
- Will it maintain tranquil areas?

Gross dwelling completions on PDL  
 Vacant dwellings  
 Extent to which development proposals are informed by tools to promote good design

The SA framework has been used to assess the Vision, Objectives, Spatial Strategy Strategic Policies and Development Management policies within the plan. When using the SA framework for appraising the sustainability of sites being considered for allocation, the need was felt to develop more detailed criteria under each SA Objective – the Detailed SA framework is provided in Appendix 3. It aims to increase transparency, clarity and consistency across the appraisal. It sets out a more detailed scoring system used for the appraisal of sites.

For example, under SA3 biodiversity, the question ‘Will it facilitate movement of wildlife along corridors or between habitats?’ can be applied to the assessment of policies. It is not practical however to consider this within the initial high level review of all sites submitted for consideration; but as the plan progresses, the appraisal can be refined to include it within the site appraisals. These details are set out in the Detailed SA Framework for each SA Objective.

The SA framework forms one part of the overall assessment of sites during the development of the BFLP. The overall BFLP site selection methodology, which includes the SA, is provided in Figure 2, this was established following consultation in 2016<sup>8</sup>. This also identifies the evidence used.

It should be noted that the SA framework differs from the HRA process used to assess the effects on the European sites within the HRA; as such the findings are expected to vary from those within the HRA.

In working towards the Sustainability Objectives, there is the potential for conflict between individual objectives. For example, the objectives associated with providing housing and those which aim to conserve biodiversity and the natural and cultural environment may not be compatible in some instances. There is also potential conflict between ensuring high and stable economic growth and the issues associated with an increase in traffic, specifically air quality and climate change. There is potential for conflict between delivering renewable energy and conserving the historic environment. It is important to seek to balance these issues.

The first course of action should be to attain a ‘win-win’ or compromise situation so all the objectives can be achieved. However, this may not always be feasible, and at this point choices may need to be made.

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<sup>8</sup> <https://www.bracknell-forest.gov.uk/comprehensive-local-plan/evidence-base> (document CLP/Ev/10c)

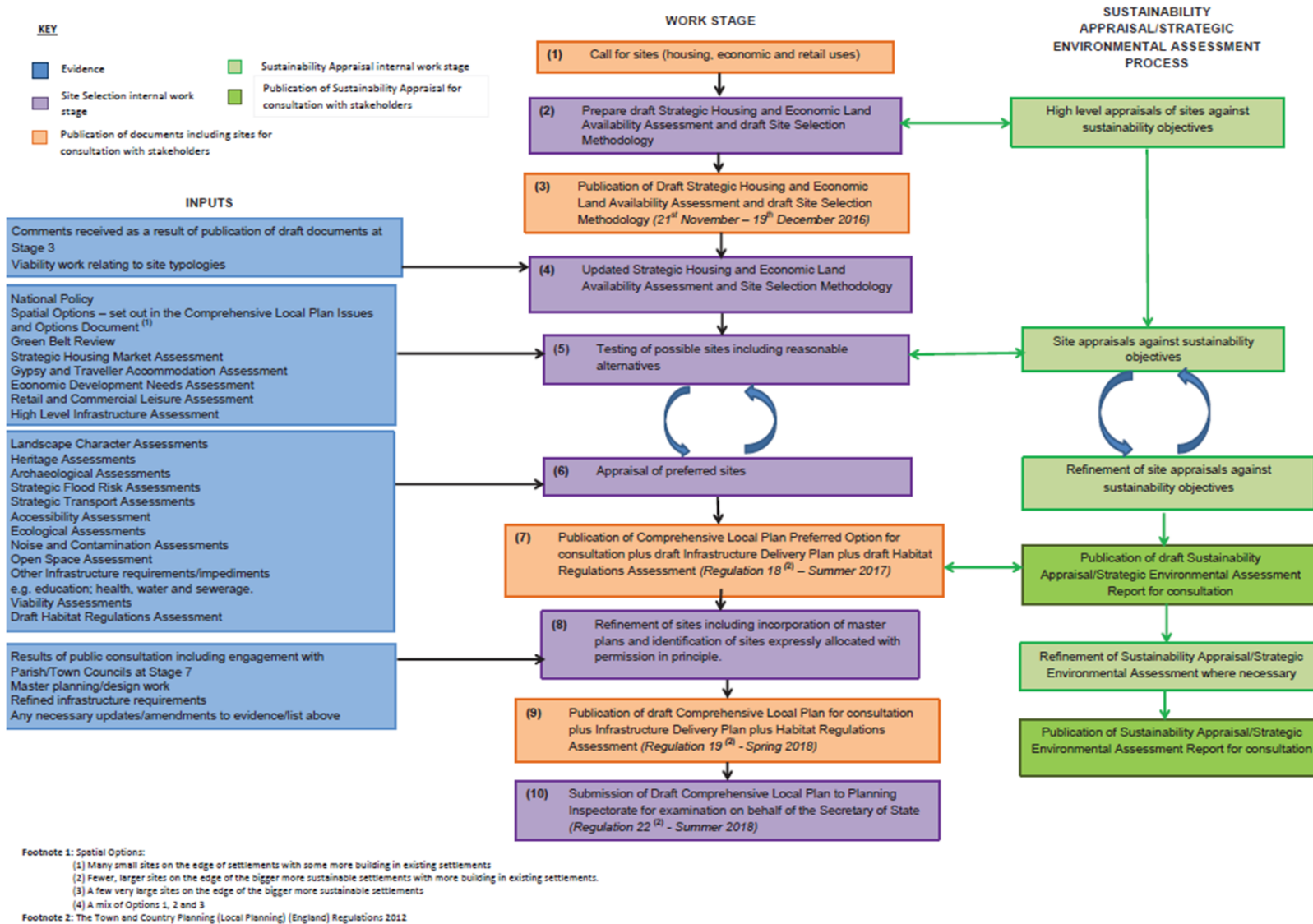


Figure 2 Site Selection Methodology Flow Chart

## 5 Developing and Refining Alternatives and Assessing Effects (Stage B)

*“The environmental protection objectives, established at international, Community or Member State level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation”*

*“An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information”*

(SEA Regulations, Schedule 2 (8))

This chapter appraises and refines the alternative for plan, including the BFLP Vision, Objectives, strategic and development management policies, strategic options and sites for development. The appraisal is based on the SA Framework (Table 3), which is expanded on in the Detailed SA Framework (Appendix 3).

### 5.1 Vision and Objectives (Task B1)

#### Task B1: Test the Local Plan objectives against the sustainability appraisal framework

*“The likely significant effects on the environment including short, medium and long term effects permanent and temporary effects positive and negative effects and secondary, cumulative and synergistic effect on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage, including architectural and archaeological heritage, landscape and the inter-relationship between the issues referred to in the sub-paragraphs”*

*“The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme”*

(SEA Regulations, Schedule 2 (6 and 7))

The BFLP establishes a ‘Vision’ for the Borough in 2034 and spatial planning ‘Objectives’ to help deliver the Vision in a sustainable way. They have been tested against the SA Framework to:

- ensure that sustainability is adequately enshrined within the Vision and Objectives;
- identify potential areas of conflict which need to be addressed; and
- refine the Vision and Objectives where necessary.

#### 5.1.1 Testing of BFLP Vision

The sustainability appraisal of the BFLP Vision was carried out during the Issues and Options consultation, and during the drafting of the Draft BFLP. The SA framework (Table 3) was used as the basis for appraisal.

The appraisal showed that, following some refinement, the Vision would have positive impacts. Full details of the appraisal are provided in Appendix 4; a summary is provided in Table 4.

Several edits were recommended to the Vision to ensure that all areas of sustainability are covered and to reflect the approach being taken; all these changes have been incorporated. The following changes were made to the Vision as a result of the appraisal:

- The phrases ‘well located new development’ was added to support SA Objectives 1, 6, 7, 17 and 18.
- The phrase ‘an attractive and sustainable environment’ was added to support SA Objectives 3, 5, 6, 7 and 12.
- The word ‘roads’ was replaced with ‘sustainable transport systems’ to support SA Objectives 1 and 17.
- Wording was revised to ‘Development will have sought to protect and enhance the valued, national and local natural and historic assets; and to prevent and mitigate environmental impacts including to biodiversity, to heritage assets, pollution, flooding and other important resources’ to support SA Objectives 3, 4, 6, 7 and 12.

Table 4: Summary appraisal findings of Draft BFLP Vision

	SA Objective	Appraisal of BFLP Vision
1	To address the causes of climate change through reducing emissions of greenhouse gases	✓ Following the Issues and Options version, the BFLP Vision now includes seeking to prevent and mitigate environmental impacts, including the causes of climate change. It includes for well planned new development, including infrastructure improvements in the right locations. The addition of ‘well located development’ and ‘sustainable transport systems’ improves the Vision.
2	Adapt to climate change by preparing for extreme weather events, including avoiding and managing the risk of flooding, heat wave, drought and storm damage.	✓ The BFLP Vision includes mitigating environmental impacts of flooding and harmful effects of climate change.
3	To conserve and enhance the diversity of wildlife, habitats and geology	✓ The BFLP Vision refers to designated areas such as the Thames Basin Heaths; and preventing and mitigating environmental impacts including to biodiversity.
4	To protect and enhance the Borough’s characteristic landscape and its historic environment in urban and rural areas	✓ Following the Issues and Options version, the BFLP Vision now includes respecting the distinctive and varied mix of forested and open landscapes; and locally and nationally important heritage assets and their settings.
5	To address the waste hierarchy by: minimising waste as a priority, reuse, then by recycling, composting or energy recovery	✓ The BFLP Vision includes for infrastructure improvements and support for preventing and mitigating environmental impacts. The addition of ‘an attractive and sustainable environment’ at the end of the first sentence improves the Vision. The BFLP will be supported by the Minerals and Waste Plan which is currently being revised.
6	Minimise air, water, soil / ground, noise and light pollution and improve the quality of air, water and contaminated land	✓ The BFLP Vision includes preventing and mitigating environmental impacts including pollution. It has been improved by making reference to protect and enhance the natural

	SA Objective	Appraisal of BFLP Vision
		environment and the addition of 'an attractive and sustainable environment'.
7	Ensure appropriate, efficient, reliable and careful use and supply of energy, water, minerals, food and other natural resources.	✓ The BFLP Vision now includes preventing and mitigating environmental impacts to important resources and creating 'an attractive and sustainable environment'.
8	To increase energy efficiency and support the delivery of renewable and low carbon energy	✓ Following the Issues and Options version, the BFLP Vision now includes seeking to prevent and mitigate environmental impacts, including the causes of climate change.
9	Facilitate sustainable economic growth and regeneration that provides employment opportunities for everyone and supports a successful, competitive, and balanced local economy that meets the needs of the area.	✓ The BFLP Vision includes for business needs and a thriving economy.
10	Develop opportunities for everyone to access a good education and to acquire the skills and knowledge to find work and support the sustainable growth of the local economy.	✓ The BFLP Vision includes the provision of infrastructure, including schools.
11	To meet local housing needs by ensuring that everyone has the opportunity to live in a high quality, well designed and affordable home	✓ The BFLP Vision now includes provision of housing needed, seeking to ensure choice and affordability across all tenures.
12	To protect and enhance human health and wellbeing	✓ The BFLP Vision includes protecting and enhancing quality of life for all; preventing and mitigating environmental impacts including pollution; provision of infrastructure including health facilities and green spaces. The Vision has been improved by referring to the protection and enhancement of the natural environment; and the addition of 'an attractive and sustainable environment'.
13	To reduce poverty and social exclusion	✓ The BFLP Vision includes protecting and enhancing quality of life for all; housing choice and affordability; and meeting local needs. This is supported by the BFLP Objective F.
14	To reduce and prevent crime and the fear of crime	✓ The BFLP Vision does not explicitly deal with crime; however it is supported in the BFLP Objective F.
15	To create and sustain vibrant, locally distinctive and socially cohesive communities	✓ The BFLP Vision includes distinct and diverse communities, meeting local needs and protection of community facilities. This is supported by the BFLP Objective F.
16	To provide accessible essential services, facilities and infrastructure.	✓ The BFLP Vision includes infrastructure improvements, including schools, health facilities, green spaces and other infrastructure. Local level planning is supported, as is the

	SA Objective	Appraisal of BFLP Vision
		protection of existing community facilities.
17	To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys	✓ The BFLP Vision has been improved by referring to 'sustainable transport system' and including 'well located development' to enable access to services and facilities.
18	To encourage sustainable development by improving efficiency in land use, design and layout. This includes making best use of previously developed land in meeting future development needs.	✓ The BFLP Vision supports well planned new development and includes brownfield land. The addition of 'well located development' has improved the Vision.

### 5.1.2 Testing of BFLP Objectives

The sustainability appraisal of the BFLP Objectives was carried out during the Issues and Options consultation, and during the drafting of the Draft BFLP. The SA framework (Table 3) was used as the basis for appraisal.

The appraisal shows that, following some refinement, the Objectives would principally have positive impacts. In some instances however, these positive impacts are limited to a 'per capita' basis, with the total impact likely to worsen. For example, whilst the emissions to air will be limited on a per capita basis, development *per se* is likely to result in an increase in the total emissions to air across the Borough. Full details of the appraisal are provided in Appendix 4 and summarised in Table 5 below.

In some instances it was necessary to review the subsequent (more detailed) policies to confirm the scope of the Objectives. Several amendments were suggested to provide clarity and to ensure that all areas of sustainability were covered. Whilst most of these have been incorporated into the Objectives, several of the amendments were not considered appropriate. Full details of the amendments made are provided in Table 6.

Table 5: Summary appraisal findings of Draft BFLP Objectives

	SA Objective	Appraisal of BFLP Objectives
1	To address the causes of climate change through reducing emissions of greenhouse gases	✓ - per capita ✗ - Borough wide The Objectives support addressing the causes of climate change by locating development well (Objective D); and promoting a sustainable transport system (Objective H); these objectives support reducing emissions per person. However growth <i>per se</i> may bring about increased total emission for the Borough; the BFLP Objectives support the mitigation of these impacts and are considered appropriate.
2	Adapt to climate change by preparing for extreme weather events, including avoiding and managing the risk of flooding, heat wave, drought and storm damage.	✓ The Objectives support adapting to climate change, including flooding (Objective D) and supports green infrastructure (which aids climate adaptation) (Objective I).
3	To conserve and enhance the diversity of wildlife, habitats and geology	✓ The protection, enhancement and management of areas of nature conservation/ecological value as appropriate to their significance is supported (Objective B). Green infrastructure (which aids climate



	SA Objective	Appraisal of BFLP Objectives
		adaptation) is supported (Objective I).
4	To protect and enhance the Borough's characteristic landscape and its historic environment in urban and rural areas	✓ Objective B supports, at high level, the protection, enhancement and management of valued countryside, open spaces and historic environment.
5	To address the waste hierarchy by: minimising waste as a priority, reuse, then by recycling, composting or energy recovery	✓ - per capita ✗ - Borough wide Infrastructure needs are considered (Objective I); the underpinning policy detail identifies that this includes waste infrastructure. The quality of development is considered (Objective G); the underpinning policy detail refers to BREEAM which includes waste criteria. This may reduce waste per capita; however the overall growth may lead to an increase in total waste Borough wide. A separate Waste and Minerals Plan is being produced.
6	Minimise air, water, soil / ground, noise and light pollution and improve the quality of air, water and contaminated land	✓ - per capita ✗ - Borough wide Objective B commits to protect, enhance and manage the water environment. This is supported by an environmental protection policy covering noise, odours, light, air quality, land stability, land contamination.
7	Ensure appropriate, efficient, reliable and careful use and supply of energy, water, minerals, food and other natural resources.	✓ - per capita ✗ - Borough wide Objective I ensures that infrastructure needs are assessed, planned for and delivered at the right time.
8	To increase energy efficiency and support the delivery of renewable and low carbon energy	✓ Objective D supports development needs being met sustainably, including addressing the effects of climate change. This is supported by a renewable energy policy.
9	Facilitate sustainable economic growth and regeneration that provides employment opportunities for everyone and supports a successful, competitive, and balanced local economy that meets the needs of the area.	✓ Objective C supports economic growth and resilience.
10	Develop opportunities for everyone to access a good education and to acquire the skills and knowledge to find work and support the sustainable growth of the local economy.	✓ Objective I ensures that infrastructure needs are assessed, planned for and delivered at the right time.
11	To meet local housing needs by ensuring that everyone has the opportunity to live in a high quality, well designed and affordable home	✓ Objective D supports allocating land for development, including affordable housing.
12	To protect and enhance human health and wellbeing	✓ Objective F supports improving health and wellbeing for all. Minimising pollution is identified directly (Objective D), with support for contaminated land in the underlying policy. Good design to aid health and well being is supported by the policy underlying Objective G.

	SA Objective	Appraisal of BFLP Objectives
13	To reduce poverty and social exclusion	✓ Objective F supports strong communities where quality of life for all will be protected and where possible enhanced, with access to facilities for all.
14	To reduce and prevent crime and the fear of crime	✓ Objective F includes minimising crime and the fear of crime.
15	To create and sustain vibrant, locally distinctive and socially cohesive communities	✓ Objective F supports strong communities where the identities of existing settlements are maintained. BFLP Objective G supports maintaining and contributing to local character, distinctiveness and attractive environment.
16	To provide accessible essential services, facilities and infrastructure.	✓ The objectives support well located land for development (Objective D), a sustainable transport system to access services and facilities (Objective H), and infrastructure (Objective I).
17	To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys	✓ The objectives support well located land for development to reduce the need to travel (Objective D); and a sustainable transport system to access services and facilities.
18	To encourage sustainable development by improving efficiency in land use, design and layout. This includes making best use of previously developed land in meeting future development needs.	✓ The objectives support well located land for development (Objective D); and achieving high quality development (Objective G). Making the best use of previously developed land will be dealt with in the spatial strategy for the Borough and through the site allocation process.

**Table 6: Changes resulting from the appraisal of BFLP Objectives**

Suggested amendment to BFLP Objective	Response to proposed change
Objective B Include 'landscapes' Include 'air quality, soil/ground quality, noise and light levels'	Change accepted - 'landscapes' added.  Amended – now includes 'water, air and soil environments'. Noise and light levels have not been specifically added as it was felt that these issues are covered within the broader sense of natural environment; and specific elements of the environment are provided under this by example only.
Objective D Include 'and reducing the need to travel'.	'Reducing the need to travel' was considered integral to the meaning of the existing text in Objective D and as such was not incorporated. However, Objective H has been amended to include 'provides choices about the need to travel'. Overall, change incorporated.
Objective G Include 'and reducing carbon emissions'. Amendment is suggested to this objective as it feeds into the	Change rejected - the NPPF currently restricts the ability of planning policies to influence carbon emissions through design; and the causes of climate change are included in Objective D.

Suggested amendment to BFLP Objective	Response to proposed change
policy for sustainable construction.	
<p>Objective I</p> <p>Specifically support green infrastructure (which aids climate adaptation and ecological networks).</p> <p>Consider listing the types of infrastructure within the scope of the objective (e.g. waste, education).</p>	<p>Change accepted - green infrastructure now specifically supported.</p> <p>Change rejected. Preference for keeping Objective I, Infrastructure, generic to ensure that it covers all types of infrastructure.</p>

## 5.2 Policies (Tasks B2 and B3)

**Task B2: Develop the Draft BFLP policy options, including reasonable alternatives**

**Task B3: Evaluate the likely effects of the Draft BFLP policies and alternatives**

*“The likely significant effects on the environment including short, medium and long term effects permanent and temporary effects positive and negative effects and secondary, cumulative and synergistic effect on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage, including architectural and archaeological heritage, landscape and the inter-relationship between the issues referred to in the sub-paragraphs”*

*“The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme”*

*“An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical difficulties or lack of know-how) encountered in compiling the required information”*

(SEA Regulations, Schedule 2 (6, 7 and 8))

Alternative policy approaches were initially identified within the Issues and Options consultation document. These have subsequently been further considered and developed alongside the development of the policies. Given the iterative nature of this process, this section identifies the alternatives alongside the evaluation of likely effects of the plan and alternatives within this section.

### 5.2.1 Development and Appraisal of Strategic Policies and Spatial Strategy

This section identifies the findings of the sustainability appraisal of the strategic policies and the spatial strategy, with the exclusion of the allocation of sites (policies LP3 to LP8) which are assessed separately below (see Section 5.3), these policies are.

- Policy LP3 - Sites allocated for residential/mixed use Development
- Policy LP4 - Land at the Hideout and Beaufort Park, Nine Mile Ride, Bracknell
- Policy LP5 - Land south of London Road, east of Bog Lane and west of Swinley Road (Whitmoor Forest), Bracknell
- Policy LP6 - Land at Winkfield Row
- Policy LP7 - Land at Hayley Green
- Policy LP8 – Sites Allocated for Economic Development in Bracknell Town

The sustainability of the policy approaches was initially considered within the Issues and Options document; with more detailed appraisal of all the policies undertaken during the development of the Draft BFLP. The SA framework (Table 3) was used as the basis for appraisal. The full appraisal of all the policies is provided in Appendix 5, this also provide appraisal of the alternatives considered against the SA Objectives. Table 7 provides a

summary of the appraisal findings for the selected policy options. Table 8 provides a summary of the changes made to the policies as a result of the appraisal.

### LP1 Sustainable Development Principles

The Sustainable Development Principles support the delivery of sustainable development to ensure all aspects of sustainable development are taken into account. These principles are developed further within other BFLP policies.

### LP2 Provision of Housing and LP3 Sites Allocated for Residential/Mixed Use Development

These policies are key to the overall effects of the plan (with both positive and negative effects). The policies are discussed jointly here in terms of the number of the dwellings needed and the sites allocated to meet this need. The site selection process and appraisal of potential sites is presented separately in Section 5.3 below.

Alternatives considered:

- Allocate sites to meet the identified need (policies LP2 and LP3)
- Do not allocated any sites
- Allocate sites for less dwellings than the identified need and/or a five year housing land supply

National policy requires the Council to objectively identify and plan to meet the area's need for housing. It establishes that Local Plan need to meet the full housing need and establish annually a five year housing supply of deliverable sites.

*To boost significantly the supply of housing, local planning authorities should:*

- *use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework, including identifying key sites which are critical to the delivery of the housing strategy over the plan period;*
- *identify and update annually a supply of specific deliverable<sup>11</sup> sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land; identify a supply of specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15;*
- *identify a supply of specific, developable sites or broad location for growth, for years 6-10 and, where possible for years 11-15;*

<sup>11</sup>*To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.*

<sup>12</sup>*To be considered developable, sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged.*

(NPPF, 2012, para 47 in part, further provisions also apply)

The Strategic Housing Market Assessment<sup>9</sup> (SHMA) identified that Bracknell Forest is within the Western Berkshire Housing Market Area; and that **635 dwellings per annum (dpa)** are

<sup>9</sup> <https://www.bracknell-forest.gov.uk/comprehensive-local-plan/evidence-base> (document CLP/Ev/2c)

needed in Bracknell Forest for the period 2013-2036. This includes unmet need from 2013 to 2016.

Subsequent to the SHMA, in September 2017, the Government published a consultation document 'Planning for the right homes in the right places'. It sets out a standard methodology for assessing local housing need. Alongside this, the Government published an indicative assessment of housing need for each local authority. It gives a figure of **670 dpa** for the period 2016 to 2026 (i.e. 35 dpa more than the SHMA identified). The Government has stated that use of the formula takes account of the unmet housing need (i.e. the period 2013 to 2016).

Proposed transitional arrangements suggest the Government figure should be used if a plan has not been submitted for examination on or before 31<sup>st</sup> March 2018 or before a revised NPPF is published (whichever is later). Given the timetable for the BFLP, the need for a robust approach, and the need for plans to cover a 15 year period; the indicative OAN of **670 dpa** has been selected.

Plans are required to cover a 15 year period, as such the end date of the plan has been revised from March 2036 to March 2034. This would still allow for a 15 year plan period from submission (in 2018), but, acknowledge the increasing uncertainty towards the end of the period. A future review of the LP would enable these years to be planned for with a more accurate understanding of need.

Due to progress of housing delivery (and subsequent changes to the number of homes committed through the planning system), along with the emerging national policy; the identified housing need has fluctuated during the development of the plan. It is anticipated that it will change further prior to submission of the plan. Calculations within Issues and Options (June 2016) identified a total need of **6,028 dwellings** from 2013 until 2036 (no allowance was made for windfall developments; no allowance was made for flexibility). This has now reduced to **3,216 dwellings** during **2016/17 until 2033/34** (accounting for windfall developments; and including 10% allowance for flexibility). Whilst these figures are not directly comparable, they demonstrate a significant reduction in the identified housing need, whilst meeting the national policy requirements.

Given the relatively limited number of sites that have been submitted to the Council, the constrained nature of the promoted sites, and consequences if national policy is not met; this reduction is considered to have a **significant positive effect**.

The requirement to establish annually a five year housing supply of deliverable sites now needs to be considered.

The requirements of paragraphs 14 and 49 of the NPPF are set out below:

At the heart of the National Planning Policy Framework is a **presumption in favour of sustainable development**, which should be seen as a golden thread running through both plan-making and decision-taking.

For **plan-making** this means that:

- local planning authorities should positively seek opportunities to meet the development needs of their area;
- Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, unless:
  - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
  - specific policies in this Framework indicate development should be restricted.<sup>9</sup>

For **decision-taking** this means:<sup>10</sup>

- approving development proposals that accord with the development plan without delay; and
- where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:
  - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
  - specific policies in this Framework indicate development should be restricted.<sup>9</sup>

<sup>9</sup> For example, those policies relating to sites protected under the Birds and Habitats Directives (see paragraph 119) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, an Area of Outstanding Natural Beauty, Heritage Coast or within a National Park (or the Broads Authority); designated heritage assets; and locations at risk of flooding or coastal erosion.

<sup>10</sup> Unless material considerations indicate otherwise.

(NPPF, 2012, para 14)

*Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.*

(NPPF, 2012, para 49)

Paragraph 49 identifies that the development plan should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites. Under paragraph 14, this would lead to granting permission for development proposals unless specific policies in the NPPF indicate development should be restricted. Of relevance to Bracknell Forest, these policies relate to the SAC, the SPA, SSSIs, Green Belt, designated heritage assets and locations at risk of flooding.

Whilst these key high level issues would be considered where a five-year housing land supply cannot be demonstrated; the requirements are far less extensive than with the development plan in effect. Without a five year supply, the Council would need to determine housing applications on individual sites in accordance with paragraph 14. This would to some extent undermine the Local Plan process of planning positively to identify the most sustainable sites and planning comprehensively for the future of the Borough, including in terms of providing infrastructure.

The alternative options of not allocating sites, or under allocating sites, or not having a five year housing land supply:

- would have a positive effect on the delivery of housing up to the level at which the identified need was met (i.e. equivalent positive effect as with policies LP2 and LP3 in place); and
- would not allow the most sustainable sites to be selected nor the appropriate infrastructure to be planned strategically. As such **the alternative options are considerably more negative to many aspects of sustainability.**

**As such the alternatives of either not allocating sites, or allocating sites for fewer dwellings than the identified need and/or a five year housing land supply are discounted.**

Policy LP3 proposes to allocate sites for residential and mixed use development. In total, the suggested capacity of these sites is **3,651 dwellings**; within this number, the capacity on two sites (WINK22, 450 dwellings; and Cluster 3<sup>10</sup>, 570 dwellings) is subject to further work on the implications of flood and ecological mitigation. **This is greater than the identified housing need of 3,216 dwellings** (which includes a 10% flexibility allowance). Whilst this creates the potential to negatively affect many of the SA Objectives, it is considered better to plan for a higher number of new homes and include additional sites at this consultation stage, thus reducing the risk of needing to add in further sites at the publication stage, just before the submission of the plan. This approach provides greater opportunity for rigorous and transparent consultation on proposed site allocations. It also make the consultation more relevant to consultees as there are likely to be real choices to be made on which sites are allocated and/or the numbers allocated on proposed sites. As such **this approach is supported by the SA.**

## Spatial Strategy

The Spatial Strategy and the site selection process are key to providing a five year housing land supply. Whilst the spatial strategy is not a policy in itself, it guides the location of development across the Borough, and as such warrants appraisal.

The NPPF sets out core land-use planning principles to underpin plan-making and decision-taking. An abbreviated version, relevant to the spatial strategy, is provided below.

*Within the overarching roles that the planning system ought to play, a set of core land-use planning principles should underpin both plan-making and decision-taking. These 12 principles are that planning should: [abbreviated]*

- *not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives;*
- *take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it;*
- *support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources [abbreviated];*
- *contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in this Framework;*
- *encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value;*
- *promote mixed use developments, and encourage multiple benefits from the use of land in urban and rural areas [abbreviated];*
- *conserve heritage assets in a manner appropriate to their significance [abbreviated]*
- *actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable; and*
- *take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.*

(NPPF, 2012, para 17 in part, further provisions also apply)

In addition to the NPPF, the Housing White Paper identifies the need to maximise the contribution from previously developed land and release more small and medium sized sites,

<sup>10</sup> Cluster 3 is comprised of sites BRA3 and BRA4.

encourage higher densities in urban areas of high housing demand and maintain strong protection of the Green Belt.

The Borough is constrained physically and environmentally, which strongly influences the potential for, and the location of development. Constraints include the Green Belt, the SPA (including the 400m buffer around it in which there can be no net increase in C3 residential dwellings), the SAC, and areas at risk of flooding. Refer to Map 1.

To test the spatial strategy, the following options were considered:

**Option 1: Allocate sites which are previously developed or located within existing defined settlements.**

Allocating sites which are previously developed or located within existing defined settlements is consistent with national policy.

However, the SHELAA identified that insufficient previously developed land had been promoted to meet the requirement for new housing in the Borough, particularly given constraints on some sites. In addition, a limited number of sites have been promoted which are located within defined settlements. As such, whilst such sites can contribute to meeting the need, they cannot meet all the need.

**Option 2: Allocate sites within the countryside**

A reliance on sites outside defined settlement boundaries, including greenfield sites, is therefore necessary in order to help meet growth needs across the Borough. National policy advocates that development should be guided towards the most sustainable locations. Options 2a, 2b, 2c and 2d below were identified within the Issues and Options consultation. The majority of consultees favoured a mix of the first three options. The least favoured option (Option 2c) involves a few very large sites on the edge of the bigger more sustainable settlements.

**Option 2a:** Allocate many small sites on the edge of settlements with some more building in existing settlements.

Allocating small sites within and adjacent to existing settlements would be consistent with emerging national policy which advocates allocating small sites. However, small sites have limited potential for providing major infrastructure such as schools. In addition, a large number of small sites would be needed to satisfy the housing requirement. As a result, the option of allocating mainly small sites has been rejected.

**Option 2b:** Allocate fewer, larger sites on the edge of the bigger more sustainable settlements with more building in existing settlements.

A limited number of sites on the edge of the bigger more sustainable settlements have been promoted and the majority of these sites are affected by multiple constraints. As such, if this approach were taken there would be few options for allocation. In addition, the Council is aware that sites allocated through the Site Allocations Local Plan will continue to deliver during this plan period and that cumulatively they are having a significant impact on existing communities. Given that time is required for integration (physically and socially) and the building of sustainable communities, it is considered inappropriate to allocate large sites adjacent to existing large allocations which are currently being built out. Taking this, and the limited number of large sites promoted, into consideration it would not be possible to meet the identified need through allocating only a few large sites, even if sites within existing settlements were also allocated. Furthermore, this approach would not be consistent with



emerging national policy which advocates that some small sites should be allocated in Local Plans. Consequently, this option has been rejected.

**Option 2c:** Allocate a few very large sites on the edge of the bigger more sustainable settlements.

Given that time is required for the completion of existing allocations and the building of sustainable communities, it is considered inappropriate to allocate very large sites adjacent to existing large allocations which are currently being built out. Taking this, and the limited number of very large sites on the edge of the bigger more sustainable settlements promoted, into consideration it would not be possible to meet the identified need through allocating only a few very large sites. Furthermore, this approach would not be consistent with emerging national policy which advocates that some small sites should be allocated in Local Plans; as such, this option has been discounted.

**Option 2d:** Allocate a mix of different sized sites (mix of options 2a, 2b and 2c).

The majority of respondents to the Issues and Options consultation favoured this option, on the basis that a mix of sites would be required in order to meet the housing requirement and to maintain a five year supply of deliverable sites throughout the plan period.

A more dispersed approach towards site allocations, as opposed to one that concentrates most development in a particular settlement or location, includes elements of all the options proposed in the Issues and Options consultation. It provides greater scope to meet needs where they arise and enables a variety of sizes of sites, including larger sites which can support schools and other amenities and some smaller sites, to be provided, in accordance with emerging national policy. As such, **this approach has been chosen as most appropriate within the countryside.**

**Option 2e:** Identify broad locations for future strategic development within the countryside.

In addition to the options identified within the Issues and Options, a desktop assessment was conducted to identify the potential for broad locations for strategic development. Identifying broad locations for future development is consistent with national guidance. An initial review has highlighted that there are few options for strategic-scale development due to various constraints, and the relatively recent allocation of the suitable strategic locations within the SALP. In particular, the Green Belt in the north and east; and the Thames Basin Heath SPA in the south limit the scope for expansion.

One potential broad area was identified to the west of Bracknell. It includes several promoted sites (BRA1, BRA3 and BRA4), along with the Downshire Golf Course. A legal opinion has identified that the golf course is unavailable due to legal constraints. As such, development of the whole broad area will not be possible in the near future, although the individual component sites (and cluster) continue to be considered.

No broad locations for future strategic development within the countryside have been identified in the Local Plan.

**Option 3: Allocate sites within the Green Belt**

A number of promoted sites are located within the Green Belt. Several of these sites are located near existing 'Green Belt Villages' (which are washed-over with Green Belt and not excluded settlements). National policy continues to afford the Green Belt strong protection. It is not considered sustainable to remove small areas of land from the Green Belt to

accommodate development. Furthermore, the Green Belt Review<sup>11</sup> tested all land within the Green Belt against the five purposes of the Green Belt. It concluded that all parcels make at least a 'contribution' to one or more of the five purposes with no areas identified for removal from the Green Belt. In view of these findings, the need to promote sustainable patterns of development, national policy setting out that Green Belt boundaries should only be amended in exceptional circumstances and the nature of the constraints affecting many of the Green Belt sites promoted through the SHELAA, attention has been directed at sites outside the Green Belt.

The only large site to be promoted in the Green Belt involves the option of development at Syngenta (WAR3); a large, partially PDL site located in the northern part of the Borough. The SHELAA identified that the site had a potential capacity of 1,200 dwellings (within the plan period) and the site could, therefore, contribute significantly to housing delivery in the Borough. The promoters have subsequently suggested a development involving the delivery of new employment space, up to 95,000 sqm (net increase of 70,000 sqm), 3,000 new homes and complementary infrastructure including, primary school provision, and SANG. This could be delivered over a 20 year period (from a notional start date of 2022 up to 2043 i.e. beyond the proposed plan period). However the scale and nature of the suggested development to date has not been considered to be sufficiently sustainable to meet the requirements of national policy, particularly with regards demonstrating exceptional circumstances nor channelling development towards urban areas. In addition, development in this area would require significant investment in infrastructure provision and other sites would need to be allocated in order to ensure that sufficient housing is delivered throughout the plan period, given the likely lengthy lead-in time before housing could be delivered on this site.

An opportunity to review the Green Belt boundary may arise at a later date, but it is not considered appropriate to allocate Green Belt sites when the estimated potential of sites outside the Green Belt indicates that objectively assessed needs can be accommodated without the need for alterations to the Green Belt boundary.

**In conclusion, the appraisal of options concurs with the Spatial Strategy**, which, in brief, identifies and supports the following approach:

- Development within existing settlements
  - towns and villages – promote development within these areas, particularly in Bracknell Town, the most sustainable location in the Borough
  - retail centres – promote their retention
  - employment areas – potential exists for office developments to be attracted by the recent regeneration; the retention of other employment areas, including the use of previously developed land, is supported.
- Development outside settlements
  - Priority is given to previously developed land, and land of lesser environmental value
- Other land in the countryside
  - A heavy reliance on greenfield land is required to help meet growth needs. Preference is given to edge of settlements; the inclusion of a variety of site sizes; and provision of community facilities and other infrastructure to increase self-supporting communities.
- Green Belt
  - Development is not being directed towards the Green Belt (although certain exceptions apply so development is not precluded)

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<sup>11</sup> Bracknell Forest and Wokingham Borough Joint Green Belt Review Summary (June 2016)  
<https://beta.bracknell-forest.gov.uk/comprehensive-local-plan/evidence-base>

## LP9 Strategic and Local Infrastructure

New development planned for the Borough will have impacts on local roads, school capacity, health facilities, open spaces, utilities and many other forms of infrastructure. To mitigate the impacts of new development and create sustainable developments and communities, new and improved infrastructure will be required at the right time in the right place. Infrastructure covers a broad spectrum of physical, social and green infrastructure.

Policy LP9 at this stage has been difficult to assess. From an SA perspective it does not yet include sufficient detail by which its effect on sustainability can be assessed. Whilst the policy requires development proposals to mitigate their impacts on existing infrastructure (which is positive), national policy and guidance allows for viability assessment. This undermines other policies within the plan, not all of which include viability as a constraint to delivery. Whilst other development plan policies are relied on, many of which are more detailed and relate to specific issues, the assessment remains uncertain across all areas of sustainability.

However the policy includes the ability to 'refuse planning permission if the development proposal would be unsustainable without the required infrastructure following consideration of alternative funding sources'. This improves the position when compared to reliance only on national policy.

Amendments to the policy are not currently proposed due to national policy and guidance relating to viability assessments.

Table 7 Summary of the appraisal findings for strategic policies and spatial strategy

✓ Positive
✓* Positive / negative
* Negative
0 Neutral
? Uncertain

88C

Policy	SA Objective	SA1 Climate change	SA2 Adapt climate	SA3 Biodiversity	SA4 Landscape, historic	SA5 Waste	SA6 Pollution	SA7 Resources	SA8 Energy efficiency	SA9 Economic	SA10 Education	SA11 Housing	SA12 Health	SA13 Poverty, social	SA14 Crime	SA15 Communities	SA16 Services	SA17 Travel choice	SA18 Land use
	Vision	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Objectives	✓*	✓	✓	✓	✓*	✓*	✓*	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
LP1	Sustainable Development Principles	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
N/A	Spatial Strategy	✓	✓	0	✓	0	✓	0	0	✓	✓	✓	✓	0	0	✓	✓	✓	✓
LP2	Provision of Housing	✓	✓	✓	?	0	0	0	0	0	✓	✓	✓	✓	0	✓	✓	✓	✓
LP3	Sites allocated for residential/mixed use development	✓	✓	✓	?	0	0	0	0	0	✓	✓	✓	✓	0	✓	✓	✓	✓
[LP4-8]	[Site allocations]	Assessed separately																	
LP9	Strategic and Local Infrastructure	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?

\* This has been identified as uncertain because, through the Draft Habitats Regulations Assessment, the Council has identified potential air quality effects on the integrity of the Thames Basin Heaths SPA and the Windsor Forest and Great Park SAC. The likelihood of these effects is yet to be determined. The Council is in the process of working with Natural England to develop a methodology for an air quality assessment and will carry out this assessment at the Submission stage of the Plan when the proposed allocations are more certain and more information is available regarding Local Plan proposals in other local authorities.

**Table 8 Summary of the changes made to the strategic policies and spatial strategy as a result of the appraisal**

	Policy	Changes proposed following SA	Response to proposal
LP1	Sustainable Development Principles	Suggested text changes: iii) create a high quality built environment that enhances and maintains local character and landscapes, <u>and reduce and prevent crime</u> ; v) minimise the use of natural resources, <u>address the waste hierarchy</u> and respond to climate change;	Both changes incorporated.
N/A	Spatial strategy	No amendments required.	N/A
LP2	Provision of Housing	No amendments required.	N/A
LP3-8	[Site allocations]	[Considered separately]	N/A
LP9	Strategic and Local Infrastructure	No amendments required.	N/A

### 5.2.2 Development and Appraisal of Development Management Policies

This section identifies the findings of the sustainability appraisal of the Development Management (DM) policies.

The sustainability of the policy approaches was initially contained within the Issues and Options consultation document; with more detailed appraisal of all the policies undertaken during the development of the Draft BFLP. The SA framework (Table 3) was used as the basis for appraisal. The full appraisal of all the policies is provided in Appendix 6. Table 9 provides a summary of the appraisal findings. Table 10 provides a summary of the changes made to the policies as a result of the appraisal. A brief summary of the key changes made is provided at the end of this section.

In general, the Draft BFLP policies are high level and concise with further detail provided in the supporting text, including reference to further documents such as Supplementary Planning Documents (SPDs). This approach allows more frequent updates to reflect changing requirements. However it is recognised that this could change the sustainability of the overall Development Plan. Mitigating this, SPDs are required to build upon and provide more detailed advice or guidance on the policies in the Local Plan; and there is a need to screen SPDs for SEA: where significant environmental effects are considered likely an SEA will be required.

#### LP10 - Presumption in favour of sustainable development

The Presumption in Favour of Sustainable Development reflects the NPPF and is required to be included within the plan. The policy has particular effect if the development plan is considered absent, silent or relevant policies are out of date (e.g. if the local planning authority cannot demonstrate a five year supply of deliverable housing sites). This strand of national policy results in less certain, potentially negative, effects locally. The supporting text for the policy states that 'The economic, environmental and social benefits for Bracknell Forest will be maximised taking into account the principles set out in Policy LP1 and the more detailed policies and guidance which amplify them including any related Supplementary Planning Documents and other material evidence'. This mitigates the effect of national policy as far as is considered possible.

#### LP11 - Protection of Countryside

The policy expands on the national policy in relation to the protection of settlement boundaries, identifying how it is to be applied locally. As such, the effect of the alternative 'no policy' approach would be more potentially negative. The policy seeks to protect defined settlement boundaries which will protect the areas of green space in the Borough, whilst maintaining development in areas where supporting infrastructure is already provided or can be provided. It should be noted that this policy may restrict delivery of housing in the

Borough, however the Local Plan process has allocated sufficient land to meet development needs.

#### **LP12 - Landscape character and strategic gaps**

The policy expands on the national policy in relation to the protection and enhancement of landscape character, including the setting of settlements. It introduces strategic gaps and supports development within them only where it would not adversely affect the gap's function and not unacceptably reduce the separation of settlements. This protection would not exist if national policy was relied on. It should be noted that this policy may restrict delivery of housing in the Borough, however the Local Plan process has allocated sufficient land to meet development needs.

#### **LP13 – Rural Workers Dwelling; LP14 – Occupancy Conditions**

The policies expand on the national policy in relation to rural workers, identifying how it is to be applied locally. Without this local detail, many more applications for rural workers dwellings would be made. As such, the effect of the alternative 'no policy' approach would be more potentially negative. The policies offers strong positive effects in relation to climate adaptation, wildlife and habitats, landscape, economy and employment, human health and wellbeing, accessible services, travel choice and land use. In line with national policy, these significant benefits are to the detriment of the ability to meet housing need; however the Local Plan process has allocated sufficient land to meet development needs.

#### **LP15 - Equestrian Uses**

The inclusion of a policy specific to equestrian developments clarifies the policy position in relation to equestrian facilities, particularly in conjunction with the Green Belt policy. It allows specific requirements for the provision of adequate land within overall sites to allow proper care of horses, proposals being well located to the existing bridleway network, not having adverse effects on the road or highway safety of the area.

#### **LP16 – Green Belt Policy**

The policy follows and expands upon national policy in relation to local circumstances. As such, the effect of the alternative 'no policy' approach would be more uncertain and potentially negative. The policy offers strong positive effects in relation to climate adaptation, wildlife and habitats, landscape and historic, human health and wellbeing, accessible services, travel choice and land use. In line with national policy, these significant benefits are potentially to the detriment of future economic growth in the Green Belt and the ability to meet housing need; however the Local Plan process has allocated sufficient land to meet development needs.

#### **LP17 - Developed Site in the Green Belt: Jealott's Hill International Research Centre**

The policy follows and expands upon national and local Green Belt policy in relation to the Syngenta site in the Green Belt. As such, the effect of the alternative 'no policy' approach would be more uncertain and potentially negative. The policy offers clarity in relation to the Syngenta site, a key employment site. The policy supports infilling and/or partial or complete redevelopment within the existing building envelope under certain conditions, along with partial or complete redevelopment proposals. It recognise that there may need to be redevelopment of the Jealott's Hill site to meet changing business needs which could give the opportunity for environmental improvements to the site and the maintenance or enhancement of employment. Any proposals for development beyond the defined built envelope would need to be justified by very special circumstances. There are strong positive effects in relation to climate adaptation, wildlife and habitats, landscape and historic, economy and employment, human health and wellbeing, accessible services, travel choice and land use. In line with national policy, these significant benefits are potentially to the detriment of the ability to meet housing need; however the Local Plan process has allocated sufficient land to meet development needs.

### **LP18 – Design**

The policy expands on the national policy in relation to design, identifying how it is to be applied locally. Without this local detail, many poor quality applications would be submitted. As such, the effect of the alternative ‘no policy’ approach has more potential to be negative. The policy offers positive effects in relation to climate adaptation, wildlife and habitats, human health and wellbeing, social inclusion, crime prevention, social communities, travel choice and land use. Inclusion of a requirement to design buildings to prevent overheating is considered to be positive.

### **LP19 - Tall Buildings**

The policy expands on the national guidance in relation to tall buildings. Given the likely number of high rise buildings (and dwellings) coming forward, the addition of this policy is considered positive. The policy supports sustainably located, well designed, tall buildings that take into account the wider landscape, as well as the local townscape and street scene. Without this local detail, many poor quality applications would be submitted. As such, the effect of the alternative ‘no policy’ approach has more potential to be negative.

### **LP20 - Internal Residential Space Standards**

In order to implement the Government’s technical standards a Local Plan policy must be in place. This policy is supported by local evidence on the size of recent developments, the views of residents and has been tested through the BFLP Viability Study.

### **LP21 - Protection of Existing Housing Stock and Land**

The policy aims to protect the existing housing stock in the Borough which has positive effects on several of the SA Objectives. In many cases it will protect homes from changing use or being redeveloped for alternative uses. The exceptions for this include redevelopment as part of a larger scheme with a greater number of dwellings, which can also be positive, and also where it is the viable way to maintain a heritage asset.

### **LP22 - Housing for Older People**

The policy sets out the requirements for specialist housing for older people such as sheltered housing, extra care or registered care. Locational requirements are considered. The policy provides many positive effects when compared against the SA Objectives as the population of Older People is predicted to significantly increase during the plan period (by 90% over the next 20 years). Dwellings to meet the needs of older people and those with long term health and physical difficulties are outside the scope of this policy; they will be provided using the housing mix policy.

### **LP23 - Self Build and Custom Built Housing**

The policy promotes the self-build and custom housebuilding, applied locally. Without this local policy, the required plots within developments would not be made available. As such, the effect of the alternative ‘no policy’ approach would be negative. The policy offers strong positive effects in relation to efficiency of land use, meeting local housing needs and sustaining locally cohesive communities.

### **LP24 - Affordable Housing**

The policy sets out to meet to the need affordable housing in the Borough during the plan period. This will provide a wide range of people who are currently unable to access housing in the Borough to either rent or purchase their own home. This is very positive, providing the viability testing does not significantly reduce the amount actually delivered, or that developers end up paying financial sums for affordable housing to be provided elsewhere, which leads to a delay in delivery due to a shortage of suitable land. Whilst improvements have been made to the policy; the need for viability testing of the whole plan, and the potential for viability assessment by Developers, results in the potential for less affordable housing being delivered. As such the assessment remains ✓✗ for this aspect of the policy.

### **LP25 - Housing Mix – Tenure, Size and Accessibility**

This policy sets out the need for a housing mix (tenure, size and accessibility) for new housing developments; the mix is set out in supporting text. The percentages are based on those from the SHMA and represent the identified need in the Borough. Development of new housing to meet this need is positive, and the flexibility provided by the final four bullets points within the policy could allow sites to be developed with a different housing mix where this makes a site viable. This can be a positive effect on several of the SA Objectives. Further detail will be provided in the new Housing Strategy and also a wider housing SPD, and tested through viability assessment. Since these documents are not part of the policies currently being assessed; it is not possible to assess the effect of them against the SA Objectives. Whilst this is not of significant concern for the overall housing mix, concern remains that viability assessment may limit the provision of dwellings suitable for wheelchair users. Given the potential to provide fewer dwellings for wheelchair users, the assessment remains as ✓✗ for this element (and ✓ for all other elements considered within SA11). Affordable housing is considered within the SA of the Affordable Housing policy. The integration of affordable and market housing on a site is not covered in this policy, however, this can affect social cohesion and therefore some of the SA Objectives. Increased positive effects may be achieved by covering this issue.

### **LP26 - Travelling Populations**

This policy will help to meet the identified need for accommodation in the Travelling Community. When considered along with other relevant policies in the BFLP (for example, those relating to pollution, heritage and transport) the policy has generally positive effects on the Sustainability Objectives. The effects on the SA Objectives are more positive with the policy than without it. This is mainly related to the need to ensure new and existing communities are well-integrated.

### **LP27 Employment Areas; LP28 Employment Development outside Employment Areas; LP29 Smaller Businesses**

This suite of policies sets out the approach to helping to meet the needs for BIDS uses in the borough over the plan period. This has positive effects on several of the SA Objectives, as the Council can plan for meeting the need within the defined employment areas, and outside of these where appropriate. The policy allows flexibility to meet need: there is a degree of uncertainty as to the market appetite for the need identified in the Central Berkshire EDNA and as such the policy does not specify the level of need. The policies protect against loss of existing BIDS uses to non BIDS uses including housing through permitted development rights.

### **LP30 – Development in Bracknell Town Centre**

The policy protects the recently regenerated Northern Retail Quarter of the Town Centre, whilst supporting regeneration of the remaining areas. It encourages a diversity of uses which contribute to making the centre vibrant.

### **LP31 - Out of Centre Development**

The policy reduces the threshold at which a retail assessment will be required from the national 2,500 sqm to 1,000 sqm. This is primarily to protect the newly redeveloped Lexicon scheme in Bracknell town centre, and enable it to become established. The Lexicon scheme has been assumed to be successful in the West Berkshire Authorities Retail and Commercial Leisure Assessment 2016, therefore this policy will help to ensure this happens, and new retail developments do not result in it becoming less viable. This policy not only has positive effects on the retail related SA Objective, but also those relating to sustainable development, crime, community cohesiveness and travel choice.

### **LP32 - Changes of use within defined retail centres**

The policy protects the various retail centres across the Borough, including the regenerated Bracknell town centre, with the aim of retaining active frontages in specified areas. This has



the benefit of retaining retail provision in local areas to help minimise the amount of travelling residents need to undertake to service their daily and longer term needs. Alternative uses can be permitted where viability and feasibility can be demonstrated, including lack of harm on existing retail area. It should be noted that existing permitted development rights could allow some of the uses in the retail areas to be changed without requiring planning permission, so the policy may not be able to be implemented exactly as intended

### **LP33 - Advertisements and Shop Fronts**

The policy expands on the national policy in relation to advertisements and shop fronts. It includes consideration of the historic environment and lighting. As such, the effect of the alternative 'no policy' approach would be more potentially negative.

### **LP34 - Protection of community facilities and services**

This policy protects community facilities and services, requiring the retention and maintenance of existing facilities and services; the improvement of the quality and capacity of existing facilities and services; and the provision of new facilities and services. It covers a wide range of facilities and services. It scores positively against many of the SA objectives.

### **LP35 - Protection and Enhancement of the Historic Environment**

The policy expands on the national policy in relation to heritage assets. Strong protection is provided to designated heritage assets. A lower level of protection is offered to non-designated heritage assets, however changes to such assets can fall outside of the planning system.

### **LP36 – Biodiversity**

The policy expands on the national policy in relation to heritage assets. Strong protection is provided to designated heritage assets. A lower level of protection is offered to non-designated heritage assets, however changes to such assets can fall outside of the planning system.

### **LP37 - Designated Nature Conservation and Geological Sites**

The policy expands on the national policy in relation to biodiversity, including its protection and enhancement. The policy has largely positive effects on the SA Objectives, including on the provision of new homes, although some may consider it to be restrictive. Development can be permitted where the criteria is met, and negative effects on features of biodiversity avoided, mitigated or compensated.

### **LP38 - Green Infrastructure**

The policy follows and expands upon national policy in relation to local circumstances. As such, the effect of the alternative 'no policy' approach (as was originally envisaged) would be more uncertain and likely to be negative. The policy offers strong positive effects in relation to climate adaptation, wildlife and habitats, landscape, human health and wellbeing, accessible services, travel choice and land use. There is potential for the GI requirements to result in a small reduction in the developable area, reducing the number of homes. However in many instances, provision will be possible through good design within open space and SANG provisions (for example) which are already required. Green Infrastructure provides an opportunity to increase the quality of developments for both existing and new residents as well as visitors and employees.

### **LP39 - Thames Basin Heaths Special Protection Area**

The preferred policy reflects the current policy position, with some improvements and clarifications. It will have very positive impacts on biodiversity and the protection of a large area of heathland habitat and associated bird species which are of European importance. Secondary benefits will also be achieved in relation to the causes of climate change, climate adaptation, landscape, minerals, health and wellbeing, communities, facilities, travel and

land use. There are, however, cost implications which may reduce housing affordability. The alternative approaches risk the Council not being able to grant planning permissions for housing across a large proportion of the Borough; and potentially losing the protection of the heathland and the secondary benefits associated with existing developments if SANG is not protected in perpetuity. This situation would not be permitted as the SPA is protected at European level.

#### **LP40 - Flood Risk**

The policy expands on the national policy in relation to flood risk, using the SFRA to define how it is to be applied locally helping to guide where development can take place. The effect of the alternative 'no policy' approach would be more negative, with development not accounting for flood risk from all sources of flooding.

#### **LP41 - Sustainable Drainage Systems (SuDS)**

The policy provides the local context to enable development in flood risk areas through the use of effective SuDS technologies and approaches. It requires all new development in areas at risk of flooding to give priority to the use of SuDS and all major developments to incorporate SuDS unless it can be demonstrated that provision on site is inappropriate. Without this policy, development would be more limited and may take place without the correct mitigation measures. The policy is positive and provides a requirement for on-going maintenance secured by legal agreement over the lifetime of the development.

#### **LP42 - Addressing Climate Change through Renewable Energy and Sustainable Construction**

The policy expands on the national policy in relation renewable energy and sustainable construction. National Policy allows for water efficiency and energy/ carbon targets to be set at a local level. Without this application – a no policy approach – the impact would affect water provision and climate change targets. The provision of a BREEAM very good rating is industry standard and provides little additional benefit. Consideration to raising the policy should be given.

#### **LP43 - Pollution and hazards**

The policy applies the local environmental pollution impacts covering artificial light, noise, air and water pollution and its impacts to habitats and human health. Without this local detail, applications for developments would be made without regard to pollution mitigation within sensitive areas. As such, the effect of the alternative 'no policy' approach would be potentially negative. In line with national policy, these significant benefits could potentially be to the detriment of the ability to meet housing need; however developments are more likely to be sustainable.

#### **LP44 - Development of land potentially affected by contamination**

The policy expands upon national guidance regarding identification and remediation of contaminated land, thus enabling previously developed sites to be redeveloped. This created strong positive effects when compared to several of the SA Objectives and should help to facilitate more sustainable development.

#### **LP45 Strategic Transport Principles; LP46 Assessing, Minimising and Mitigating the Transport Impacts of Development; LP47 Transport Infrastructure Provision; and LP48 Travel Plans.**

The suite of transport policies supports developments that reduce the need to travel; offer a choice of modes of travel with minimal reliance on the private car; and assess, minimise and mitigate adverse transport impacts. Increased development will ultimately result in increased emissions to air, with potential effects to biodiversity and human health (air quality assessments are considered within the Pollution and Hazards policy). Whilst the suite of transport policies work to reduce the effect, increased emissions to atmosphere overall are inevitable.

#### **LP49 – Parking**

The parking policy continues to implement the existing Parking SPD. There is a natural conflict between the promotion of sustainable modes of transport, and the need to recognise that cars still play a vital role in many people's lives. The policy requires parking to be considered at the design stage (which is positive); however there are potential conflicts with the amount of land required for parking and its effect on the street scene.

#### **LP50 – Play, Open Space and Sports provision**

The policy requires that all development contribute towards open space, play areas and sports provision, where appropriate and where there is a need. Overall it is considered that this policy has positive effects on the SA Objectives. The creation of accessible linkages between open spaces is also positive.

#### **LP51 – Standards for Open Space of Public Value**

The policy requires that all development contribute towards open space, play areas and sports provision, where appropriate and where there is a need. Overall it is considered that this policy has positive effects on the SA Objectives. The creation of accessible linkages between open spaces is also positive.

**Table 9 Summary of the appraisal findings for DM policies**

✓ Positive
✓* Positive / negative
* Negative
0 Neutral
? Uncertain

966

Policy	SA Objective	SA1 Climate change	SA2 Adapt climate	SA3 Biodiversity	SA4 Landscape, historic	SA5 Waste	SA6 Pollution	SA7 Resources	SA8 Energy efficiency	SA9 Economic	SA10 Education	SA11 Housing	SA12 Health	SA13 Poverty, social	SA14 Crime	SA15 Communities	SA16 Services	SA17 Travel choice	SA18 Land use
LP10	Presumption in Favour of Sustainable Development	*	✓*	✓*	✓*	0	*	*	*	✓	0	✓	✓*	0	0	*	✓*	✓*	✓*
LP11	Protection of Countryside	0	0	✓	?	✓	0	0	0	0	✓	✓	✓	0	0	✓	✓	✓	✓
LP12	Landscape Character and Strategic Gaps	0	0	✓	?	✓	0	0	0	✓*	✓*	✓*	✓	0	0	✓	✓	✓	✓
LP13	Rural Workers Dwelling	✓	✓	✓	?	✓	0	0	0	✓	0	✓*	✓	0	0	0	✓	✓	✓
LP14	Occupancy Conditions	✓	✓	✓	✓	0	0	0	0	✓	0	✓*	✓	0	0	0	✓	✓	✓
LP15	Equestrian Uses	✓	✓	✓	✓	0	✓	0	0	✓	✓	✓	✓	0	0	✓	✓	✓	✓
LP16	Overarching Green Belt Policy	✓	✓	✓	?	✓	0	0	0	0	✓*	*	*	✓	0	0	?	✓	✓
LP17	Developed Site in the Green Belt: Jealott's Hill IRC	✓	✓	✓	?	✓	0	0	0	0	✓	*	*	✓	0	0	?	✓	✓

Policy	SA Objective	SA1 Climate change	SA2 Adapt climate	SA3 Biodiversity	SA4 Landscape, historic	SA5 Waste	SA6 Pollution	SA7 Resources	SA8 Energy efficiency	SA9 Economic	SA10 Education	SA11 Housing	SA12 Health	SA13 Poverty, social	SA14 Crime	SA15 Communities	SA16 Services	SA17 Travel choice	SA18 Land use	
LP18	Design	✓	✓	✓	✓	✓	✓	0	✓	0	0	✓	✓	✓	✓	✓	✓	0	✓	
LP19	Tall Buildings	✓	0	0	✓	0	✓	0	0	0	0	✓	✓	✓	✓	✓	✓	✓	✓	
LP20	Internal Residential Space Standards	0	0	0	0	0	0	0	0	0	0	✓ x	✓	0	0	0	0	0	0	✓ x
LP21	Protection of Existing Housing Stock and Land	0	0	0	?	✓	0	0	0	✓ x	0	✓ x	✓	✓	0	✓	0	0	0	✓
LP22	Housing for Older People	✓	0	0	✓	0	0	0	0	✓	0	✓	✓	✓	0	✓	0	✓	0	✓ x
LP23	Self Build and Custom Built Housing	0	0	0	0	0	0	0	0	✓	0	✓	0	0	0	✓	0	0	0	✓
LP24	Affordable Housing	0	0	0	0	0	0	0	0	✓	✓	✓	✓ x	✓ x	0	✓ x	0	0	0	✓ x
LP25	Housing Mix – Tenure, Size and Accessibility	0	0	0	0	0	0	0	0	✓	✓	✓ x	✓ x	✓ x	0	✓ x	0	0	0	✓
LP26	Travelling Populations	0	✓	✓	?	✓	✓	✓	0	0	✓	✓	?	✓	✓ x	✓	✓	✓	✓	0
LP27	Employment Areas	✓	0	0	?	0	0	✓	0	0	✓	✓	✓ x	✓	✓	0	✓	✓	✓	✓
LP28	Employment Development outside Employment Areas	✓	0	0	?	0	0	✓	0	0	✓	✓	✓ x	✓	✓	0	✓	✓	✓	✓
LP29	Smaller Businesses	✓	0	0	?	0	0	✓	0	0	✓	✓	✓ x	✓	✓	0	✓	✓	✓	✓
LP30	Development in Bracknell Town	0	0	0	?	✓	0	0	0	0	✓	0	✓	0	✓	✓	✓	✓	✓	✓

Policy	SA Objective	SA1 Climate change	SA2 Adapt climate	SA3 Biodiversity		SA4 Landscape, historic	SA5 Waste	SA6 Pollution	SA7 Resources	SA8 Energy efficiency	SA9 Economic	SA10 Education	SA11 Housing	SA12 Health	SA13 Poverty, social	SA14 Crime	SA15 Communities	SA16 Services	SA17 Travel choice	SA18 Land use
	Centre																			
LP31	Out of Centre	0	0	0	?	0	0	0	0	0	✓	0	0	✓	✓	✓	✓	✓	✓	✓
LP32	Changes of Use within Defined Retail Areas	0	0	0	?	0	0	0	0	0	✓	0	✓	0	✓	0	✓	✓	✓	✓
LP33	Advertisements & Shop Fronts	0	0	0		✓	0	✓	0	0	0	0	0	0	0	✓	0	0	0	0
LP34	Protection of Community Facilities and Services	0	0	0	?	0	0	0	0	0	✓	✓	0	✓	✓	0	✓	✓	✓	0
LP35	Protection and Enhancement of the Historic Environment	0	0	0		✓	0	0	0	0	✓	0	✓	0	0	0	0	0	0	✓
LP36	Biodiversity	✓	✓	✓		✓	0	0	0	0	0	0	✓*	✓	0	0	0	0	0	✓
LP37	Designated Nature Conservation and Geological Sites	✓	✓	✓		✓	0	0	✓	0	0	0	✓*	✓	0	0	0	0	0	✓
LP38	Green Infrastructure	✓	✓	✓		✓	0	0	✓	0	0	0	✓*	✓	0	0	✓	✓	✓	✓
LP39	Thames Basin Heaths Special Protection Area	✓	✓	✓		✓	0	✓*	✓	0	0	0	✓*	✓	0	0	✓	✓	✓	✓
LP40	Flood Risk	0	✓	0		0	0	0	0	0	0	0	✓	✓	0	0	0	✓	0	✓
LP41	Sustainable Drainage Systems (SuDS)	0	✓	✓		0	0	✓	0	0	0	0	✓	✓	0	0	0	0	0	✓

Policy	SA Objective	SA1 Climate change	SA2 Adapt climate		SA3 Biodiversity	SA4 Landscape, historic	SA5 Waste	SA6 Pollution	SA7 Resources		SA8 Energy efficiency	SA9 Economic	SA10 Education	SA11 Housing	SA12 Health	SA13 Poverty, social	SA14 Crime	SA15 Communities	SA16 Services	SA17 Travel choice	SA18 Land use	
LP42	Addressing Climate Change through Renewable Energy & Sustainable Construction	✓ x	✓	x ✓	0	0	0	0	✓	x ✓	✓ x	0	0	0	0	0	0	0	0	0	0	✓
LP43	Pollution and Hazards	✓	0	✓	?	✓	0	✓	0	0	0	0	0	✓	✓ x	0	0	0	0	✓	✓	
LP44	Development of Land Potentially affected by Contamination	✓	0	✓	?	✓	0	✓	0	0	0	0	0	✓ x	✓ x	0	0	✓	0	0	✓	
LP45	Strategic Transport Principles	✓	✓	✓	?	0	0	✓	✓	0	✓	✓	0	✓	✓	0	✓	✓	✓	✓	✓	
LP46	Assessing the Mitigating the Transport Impacts of Development	✓	✓	✓	?	0	0	✓	✓	0	✓	✓	0	✓	✓	0	✓	✓	✓	✓	✓	
LP47	Transport Infrastructure Provision	✓	✓	✓	?	0	0	✓	✓	0	✓	✓	0	✓	✓	0	✓	✓	✓	✓	✓	
LP48	Travel Plans	✓	✓	✓		0	0	✓	✓	0	✓	✓	0	✓	✓	0	✓	✓	✓	✓	✓	
LP49	Parking	✓ x	0	0		✓ x	0	0	0	0	0	0	0	✓ x	0	0	0	0	✓	✓	✓ x	
LP50	Play, Open Space and Sports Provision	✓	✓	✓	?	✓	0	?	0	0	0	0	0	✓	✓	✓	✓	✓	✓	✓	✓	
LP51	Standards for Open Space of Public Value	✓	✓	✓		✓	0	?	0	0	0	0	0	✓	✓	✓	✓	✓	✓	✓	✓	

\* This has been identified as uncertain because, through the Draft Habitats Regulations Assessment, the Council has identified potential air quality effects on the integrity of the Thames Basin Heaths SPA and the Windsor Forest and Great Park SAC. The likelihood of these effects is yet to be determined. The Council is in the process of working with Natural England to develop a methodology for an air quality assessment and will carry out this assessment at the Submission stage of the Plan when the proposed allocations are more certain and more information is available regarding Local Plan proposals in other local authorities.

**Table 10 Summary of the changes made to the DM policies as a result of the appraisal**

	<b>Policy</b>	<b>Changes proposed following SA</b>	<b>Response to proposal</b>
LP10	Presumption in Favour of Sustainable Development	No amendments required.	N/A
LP11	Protection of Countryside	Recommendation: Ensure that the policy is not overly restrictive in preventing new development, where it can comply with the first part of the policy, but not the second part.	Response: The Local Plan has allocated sufficient land to meet development needs. This policy seeks to protect areas of countryside from inappropriate development for their own sake.
LP12	Landscape Character and Strategic Gaps	<ol style="list-style-type: none"> <li>1. Introductory text limits the application of this policy to the countryside and Green Belt only. This offers no policy requirements for the effect of developments within the settlement on the surrounding landscape character. This may apply particularly to developments within settlements that that are: edge of settlement developments; for very tall buildings that could potentially have a visual effect across a broad area; and to elevated sites.</li> <li>2. Clause (iv) add in '<u>prevent, reduce and</u>'</li> <li>3. Within the supporting text, add in a requirement to consider the cumulative effect of developments within strategic gaps: 'Development proposals in strategic gaps should demonstrate how the Landscape Character Assessment has been taken into consideration and that valued landscape functions relating to the separation of settlements will not be compromised, including on a cumulative basis.'</li> <li>4. Would it be appropriate to add in a further paragraph on how landscape gaps identified within Neighbourhood Plans will be taken into account? Is it appropriate to do this if Neighbourhood Plans could effectively identify them anywhere over the plan period?</li> <li>5. Ensure that the policy is not overly restrictive in preventing new development.</li> </ol>	<ol style="list-style-type: none"> <li>1. Agreed, policy scope extended: '<i>The policy also applies to the settlement where conspicuous from these countryside or Green Belt areas where proposals may harm countryside or Green Belt landscape character. This may be proposals at the edge of settlements, elevated sites, tall buildings for example</i>'.</li> <li>2. Suggested text added.</li> <li>3. Suggested text added.</li> <li>4. Given we don't have any submitted neighbourhood plans with local gaps, at this stage we do not need to add any text. Further, if NPs do add these, they would need to be in conformity with the local plan and clearly defined/ explained in order to meet the basic conditions; and the NP would form part of the development plan once made.</li> <li>5. The Local Plan has allocated sufficient land to meet development needs. This policy seeks to protect the identity of settlements and to ensure that any development is appropriate to the character of the landscape.</li> </ol>
LP13-14	Rural Workers Dwelling and Occupancy Conditions	Suggested amendments: <ol style="list-style-type: none"> <li>1. Clarify where the policy applies (countryside, Green Belt).</li> <li>2. Clarify/define terms used in document e.g. rural workers, agricultural, forestry, equestrian, horticultural are used</li> </ol>	Policy amended: <ol style="list-style-type: none"> <li>1. Completed.</li> <li>2. The term 'rural worker' is used consistently throughout</li> <li>3. 'recently' has now been defined in the supporting text.</li> </ol>



		interchangeably. 3. Consider defining 'recently' disposed of within the supporting text. 4. Clarify which tests evidence are required for.	4. Policy now states that evidence required for criteria (i) to (vii)
LP15	Equestrian Uses	No amendments required.	N/A
LP16	Overarching Green Belt Policy	Suggested text changes: 1. Amend wording of introduction to be clear that the policy applies in addition to the national policy. 2. Clarify wording of introduction in relation to permitted development rights. 3. Amend wording to clarify that 'development' rather than 'new buildings' will be considered inappropriate.	Response: 1. Change made. 2. Change made. 3. The terms 'new buildings' and 'developments' are used appropriately within the policy.
LP17	Developed Site in the Green Belt: Jealott's Hill IRC	Recommendation: 'Partial or complete redevelopment proposals should also' – reconsider wording to strengthen policy	Text amended to <i>'Partial or complete redevelopment proposals will be permitted provided that they would :</i> <i>i. not lead to an over intensification of the site; and</i> <i>ii. result in environmental improvement to the site'</i>
LP18	Design	1. Lack of recognition of overheating in the policy, suggest including this. 2. Consider referring to guidance like Secured by Design to strengthen policy.	1. Planning response: The adopted Design SPD includes reference to sustainable construction and the Sustainable Resource SPD is in place. It is considered that overheating would be captured when looking at solar orientation and design i.e. the siting and design of buildings to make the best of the suns energy and there will be a range of design solutions to help avoid overheating. It is likely that alternative approaches will be looked at in the revision to the existing SPD. SA response: The risk of overheating in homes is increasing and current methods of construction are having an effect on this. Whilst the resolution is in good design (e.g. solar orientation, materials used in construction, breathability, movement of hot air), it is considered that this is an important enough issue to be covered in the Design Policy, to ensure it actually happens. Conclusion: A specific reference to designing buildings to prevent overheating is now included in the Design Policy. This has positive effects on the SA Objective. 2. It was considered not appropriate to include a reference to a specific standard when designing out crime etc - parts of Secured by Design conflict with good urban design. Whilst urban design promotes connectivity for walking; this conflicts with crime prevention as some connectivity provides escape routes for criminals. The best guidance is considered to be found in the NPPF and Bracknell Forest's own guidance.
LP19	Tall Buildings	Recommendations:	1. Wording clarified to ensure Borough wide application. Details of key

		<ol style="list-style-type: none"> <li>1. Clarify wording to ensure policy applies across the Borough, not just in the Bracknell town centre.</li> <li>2. Recommend addressing the potential for light pollution from tall buildings within the Local Plan.</li> </ol>	<p>views into Bracknell Town Centre are included in the supporting text.</p> <ol style="list-style-type: none"> <li>2. Recommendation accepted. Text added to the supporting text requiring the submission of a lighting strategy with an aim of reducing light spill from tall buildings.</li> </ol>
LP20	Internal Space Standard	None	N/A
LP21	Protection of Existing Housing Stock and Land	<p>Recommendation:</p> <ol style="list-style-type: none"> <li>1. The 4th bullet point in the policy 'A change of residential use is the only <u>demonstrated</u> viable way of ensuring the protection of a heritage asset' could be misinterpreted and lead to less protection for housing. Recommend deleting 'demonstrated'.</li> </ol>	Policy amended.
LP22	Housing for Older People	<p>Recommendation:</p> <ol style="list-style-type: none"> <li>1. Consider setting a requirement for new housing developments to incorporate a percentage of homes suitable for Older People.</li> </ol>	<ol style="list-style-type: none"> <li>1. Covered by Housing Mix policy</li> </ol>
LP23	Self Build and Custom Built Housing	Clarify where plots should be located so that developers do not allocate unsuitable plots which can later be developed by themselves if not used for self-build.	New bullet point included in policy stating that location of plots to be agreed with Council. If developers allocate unsuitable areas then they will not have satisfied the policy requirement.
LP24	Affordable Housing	<ol style="list-style-type: none"> <li>1. The wording of the actual policy seems very flexible. Suggest including priority to providing affordable housing on-site before considering accepting financial contributions. Space for housing in the Borough is limited and it may therefore be more difficult to subsequently find alternative suitable sites resulting in a delay in the delivery of affordable housing. The supporting text states that viability testing and its independent review will be paid by the developer. Consider including this in the policy.</li> <li>2. Consider omitting 'up to' from the policy. There is flexibility in the latter part of the policy to reduce this, if 35% can be proven to be unviable.</li> </ol>	<ol style="list-style-type: none"> <li>1. The Council are currently reviewing their housing strategy, including looking at different delivery mechanisms. For example, they may want some commuted sums for delivery of housing on sites elsewhere. As such, this point is better dealt with in the SPD. The delivery of affordable housing will be further detailed in the new Housing Strategy and also a 'Housing Implementation' SPD. Delivery of AH will be tested as part of the whole plan viability which will include an assessment of the % threshold; the housing mix (including wheelchair accessible housing) and the implications of self build / custom build. If the developer wanted to depart from delivery of affordable housing then a full viability assessment / justification would be required.</li> <li>2. 'up to' has been deleted. Whilst improvements have been made to the policy; the need for viability testing of the whole plan, and the potential for viability assessment by Developers, results in the potential for less affordable housing being delivered. As such the assessment remains ✓*</li> </ol>
LP25	Housing Mix – Size, Tenure and Accessibility	<ol style="list-style-type: none"> <li>1. Suggest tightening wording of policy to help ensure delivery of required housing mix.</li> <li>2. Include in the policy that mix for sheltered housing etc will be dealt with separately.</li> <li>3. Need to know percentage of homes provided in accordance with Part M(3) Category 3. Is this need based? If not, what is it based on?</li> <li>4. Will Part M cover accommodation for people with dementia</li> </ol>	<ol style="list-style-type: none"> <li>1. Tighten policy wording: Planning response: 'and tenures' has been added into the policy. It now reads "<i>will be expected to provide a mix of dwellings and tenures</i>". Further detail will be provided in the new Housing Strategy and also a wider housing SPD. SA response: The text amendment is more positive.</li> </ol>

		<p>who are younger than the 65 years limit in the Older Persons policy?</p> <p>5. Consider wording in policy to control how market and affordable housing is integrated.</p>	<p>The Housing Strategy, SPD documents and the viability assessment are not part of the policies currently being assessed; it is not possible to assess the effect of them against the SA Objectives. Whilst this is not of significant concern for the overall housing mix, concern remains that viability assessment may limit the provision of dwellings suitable for wheelchair users.</p> <p>Affordable housing is considered within the SA of the Affordable Housing policy.</p> <p>2. The plan should be read as a whole, all applicable policies are not referred to throughout the document as this would be extensive.</p> <p>3. Text amended '<i>On developments of 20 or more dwellings, at least 5 % of dwellings will be constructed in accordance with the requirements of Part M(3) Category 3 -Wheelchair user dwellings of the Building Regulations 2010 (Approved Document 'M' – Access to and use of Buildings – dwellings 2015) and any subsequent updates.</i>' This is based on information on moderate severe disabilities for ages 18+ which demonstrate an existing need and a growing need going forward.</p> <p>4. The policy has been renamed 'Housing for Older People'; it uses general terms - it does not specify an age limit. Whilst the supporting text refers to data for those aged 65 and over, it does not impose this limit on the policy.</p> <p>Given the potential to provide fewer dwellings for wheelchair users through viability assessment, the assessment remains as ✓✗ for this element (and ✓ for all other elements).</p> <p>5. Consider wording in policy to control how market and affordable housing is integrated</p>
LP26	Travelling Populations	<p>1. This policy and the flood risk policy do not directly refer to the applicability of flood risk to GTAA sites; as such the effect is uncertain. Recommend clarity is provided.</p> <p>2. Consider including 'and enhancement sought' into (iii) of this policy, and into the Pollution and Hazards policy so that biodiversity, landscape, historic environment and pollution are covered.</p> <p>3. Consider including reference to waste collection facilities in (vi)</p> <p>4. The Council is still considering the results of the recent GTAA and strategy to be taken. Sites are not currently allocated to meet this need. Clarify the strategy to be taken to meet need.</p>	<p>1. Agreed. Text has been added to the supporting text of the Travelling Populations policy to include consideration to potential flood risk and use of SuDS. The supporting text to the Flood Risk policy has been amended to clarify that sites for travelling populations should not be located in areas of high flood risk. This is positive.</p> <p>2. Agreed, 'and improvement sought' has been added to clause iii of this policy and the Pollution and Hazards policy.</p> <p>3. Agreed, 'and waste collection' has been added to clause vi.</p> <p>4. GTAA was only finalised in October 2017, at the time of preparing this version of the plan, the Council is still considering how to meet need. This may be through safeguarding authorised sites; extending existing sites; and engaging with adjoining Authorities regarding the need for transit accommodation.</p>
LP27-29	Employment Areas, Employment Development	<p>Recommend the following:</p> <p>1. LP28 - Recommend replacing the word 'fumes' with the wider ranging 'emissions'.</p>	<p>1. Whilst it would be possible to be more specific about the need for BIDS floorspace (based on the Central Berkshire EDNA), it would not</p>

	outside Employment Areas, Smaller Businesses	<ol style="list-style-type: none"> <li>2. LP29 - Small and start-up businesses could potentially be, for example, noisy or polluting. Recommend strengthening the requirements.</li> <li>3. Overall approach - The economic development policies do not identify the level of need within the Borough. Can they/should they be identified?</li> <li>4. LP27/LP28 - Clarify terminology used to define employment areas to ensure policy applied across appropriate areas.</li> <li>5. LP29 - Recommend defining 'ancillary services' and reviewing requirements for them (as per the current policy).</li> </ol>	<p>assist policy formulation as evidence suggests a lack of market interest in providing for local needs within Bracknell Forest. There is also far greater uncertainty over the forecasts (compared to housing need) due to changes in working styles, and the structure of businesses. The approach is therefore one of seeking to protect sites within defined employment areas (also supported through the Article 4 Direction), assess the scope to regenerate and intensify the use of defined employment areas and consider the scope for employment growth to be accommodated in larger employment centres in the Central Berkshire FEMA.</p> <ol style="list-style-type: none"> <li>2. Change complete.</li> <li>3. Change not considered appropriate – the wording of the policies provides flexibility to ensure that the changing needs of business and those that are starting up, can be accommodated in line with the NPPF.</li> <li>4. Change complete.</li> <li>5. Change not considered appropriate – the policy wording provides flexibility to be able to adapt to the changing needs of business in line with the NPPF.</li> </ol>
LP30	Bracknell Town Centre	No amendments required.	N/A
LP31	Out of Centre	No amendments required.	N/A
LP32	Change of Use in Defined Retail Centres	No amendments required.	N/A
LP33	Advertisements & Shop Fronts	No amendments required.	N/A
LP34	Protection of Community Facilities and Services	No amendments required.	N/A
LP35	Protection and Enhancement of the Historic Environment	<ol style="list-style-type: none"> <li>1. Consider re-wording the section on non-designated heritage assets to increase level of protection it affords them.</li> <li>2. The policy states:   <i>“Non-designated heritage assets and their settings including locally, regionally or nationally significant historic buildings, archaeological remains or historic landscapes will be protected from harm.”</i> </li> </ol> <p>Consider whether possible to get nationally significant non-designated historic buildings.</p>	<ol style="list-style-type: none"> <li>1. Local listing does not afford any legal protection – buildings (excluding a dwelling house or building next to a dwelling house where prior approval would be required) can still be altered or demolished unless subject to a Building Preservation Notice (BPN). Listed building consent is not required for works to a locally listed building, and permitted development rights continue to apply. As such it would not be effective to require enhancement specifically to non-designated heritage assets. Enhancement is required through other parts of the policy and supporting text.</li> <li>2. The policy has been amended to state “Non-designated heritage assets and their settings including buildings, monuments, sites, places, areas or landscapes identified as having a degree of</li> </ol>

		<p>3. The policy states that ...."unjustifiably harm the significance of non-designated heritage assets and/or settings will not normally be permitted."</p> <p>Consider removing word "unjustifiably".</p>	<p>significance meriting consideration in planning decisions, will be protected from harm."</p> <p>3. The wording in C. Non Designated Heritage Assets has been amended to read "Development proposals that harm the significance of non-designated heritage assets and/or their settings will not normally be permitted". The policy no longer says "unjustifiably harm". This is an improvement as increases the protection to non-designated heritage assets.</p> <p>The description of non-designated heritage assets is now clearer.</p>
LP36	Biodiversity	<p>Consider the following amendments to increase positive effects:</p> <ol style="list-style-type: none"> <li>1. Clause i), add 'Provide an adequate level of suitable ecological survey information and assessment...'</li> <li>2. The current river corridor policy is not going to be deleted and not directly replaced. i) Add 'veteran trees, watercourses, protected species...'</li> <li>3. Add 'Development proposals on or affecting ecological features, non-designated sites or wildlife corridors (including river corridors) will only be permitted...'</li> <li>4. Add to the end of the Policy 'The Council will secure effective avoidance, mitigation and compensation through the imposition of planning conditions or planning obligations as appropriate, including monitoring for the effectiveness of these measures'.</li> <li>5. Amend supporting text as follows: Where the impact on the ecological feature cannot be avoided or sufficiently mitigated or there are residual adverse effects after mitigation, as a last resort, the level of impact to be compensated should be calculated using such a metric.</li> <li>6. Amend supporting text as follows: The Berkshire Biodiversity Strategy identifies priority areas of greatest opportunity.</li> <li>7. End of supporting text - BOAs have a role in linking of biodiversity across the wider landscape, so should the biodiversity network issues be stressed here?</li> <li>8. One of the consultees raised that SANGs should be for recreation only and not biodiversity enhancements. Need some clarity in the policy if the compensation can be delivered in SANGs. Does this vary with the type of habitat required? There is an argument that the two shouldn't be combined, or perhaps not where large amounts of compensation are required? Stringent monitoring would be required to see the effectiveness.</li> <li>9. In some instances, habitats are degraded or removed ahead of planning applications being submitted – add the following to</li> </ol>	<ol style="list-style-type: none"> <li>1. Agreed – the word 'suitable' was added to i).</li> <li>2. Agreed – the word 'watercourses' was added to i).</li> <li>3. Agreed – the words 'including river corridors was added.</li> <li>4. Agreed – the words 'The Council will secure effective avoidance, mitigation and compensation through the imposition of planning conditions or planning obligations as appropriate, including monitoring for the effectiveness of these measures' were added.</li> <li>5. Agreed – Added to the supporting text 'Where the impact on the ecological feature cannot be avoided or sufficiently mitigated or there are residual adverse effects after mitigation, as a last resort, the level of impact to be compensated should be calculated using such a metric'.</li> <li>6. Agreed – amended supporting text as suggested.</li> <li>7. Agreed – added 'opportunities should be taken to link biodiversity across the wider landscape'.</li> <li>8. Not agreed – no changes made. Although the primary aim of SANGs are to divert visitors from the SPA, biodiversity enhancements are carried out on sites that are to become SANG and these enhancements are managed over time with SANG contributions. Compensation measures could be carried out on existing SANGs if it was shown this was appropriate. SANGs are however well funded for 125 years of management – it might be that there is no opportunity for compensation to be delivered on SANGs – this would need to be established on a case by case basis. No policy amendments are needed at this stage.</li> <li>9. Agreed. Policy wording added and the following text has been added to the supporting text: 'Biodiversity that has been intentionally removed or degraded could include degradation of heathland by doing nothing (and not allowing access for surveys), removal of woodlands prior to submitting planning applications and situations where previous mitigation has not been effective. Areas of plantation that have existed for years on what was originally heathland may however be excluded'.</li> <li>10. Agreed. Added the following to the supporting text: 'Wildlife corridors</li> </ol>

		<p>address this issue 'Where the biodiversity of sites has been intentionally removed or degraded (including through neglect), the Council will view the biodiversity value of sites to be as it would likely to have been had the removal or degradation (including through neglect) not have occurred; effective avoidance, mitigation, compensation and monitoring requirements will be established on this basis'.</p> <p>10. Hedgerows are not currently given much focus, and existing policies EN1 and EN2 will be deleted. They should be covered by this general biodiversity policy. The GI review identifies them as important features linking habitats. Recommend adding 'hedgerows' to the sentence below in the supporting text: 'Wildlife corridors or ecological networks are important for linking habitats and allowing the movement of species across the landscape. They can include rivers, streams, railways, hedgerows, road verges, trees, incidental pieces of open space and residential gardens'.</p>	<p>or ecological networks are important for linking habitats and allowing the movement of species across the landscape. They can include rivers, streams, railways, hedgerows, road verges, trees, incidental pieces of open space and residential gardens.'</p>
LP37	Designated Nature Conservation and Geological Sites	<p>Consider following amendments to increase positive effects:</p> <ol style="list-style-type: none"> <li>1. Add cross reference to the GI policy and SPA policy</li> <li>2. Clause iii), given the demand for housing, can stronger wording be used?</li> <li>3. At the end of the policy, add 'including monitoring for the effectiveness of these measures'.</li> <li>4. At the end of the supporting text add in appropriate text on monitoring effectiveness of avoidance, mitigation and compensation.</li> </ol>	<ol style="list-style-type: none"> <li>1. Agreed – change made in the introduction to the policy.</li> <li>2. No change made. This reflects the wording in the NPPF.</li> <li>3. Agreed – change made. Added 'including monitoring for the effectiveness of these measures' at the end of the policy.</li> <li>4. Agreed - added 'The developer will be required to submit monitoring data to the Council to show the effectiveness of any planning obligations and conditions'.</li> </ol>
LP38	Green Infrastructure	<p>Suggested text changes:</p> <ol style="list-style-type: none"> <li>1. Provide greater introduction to establish what green infrastructure is.</li> <li>2. Clarify the definition of Green Infrastructure throughout the document to provide clarity and consistency with the Green Infrastructure Review; as a minimum add corridors to the definition.</li> <li>3. Clarify financial contributions should only be used within the mitigation hierarchy.</li> <li>4. Green Infrastructure assets can become multifunctional both when designing new assets and when enhancing existing assets</li> <li>5. Add into the supporting text the functions that GI can provide</li> <li>6. Add into the supporting text the opportunities GI can provide</li> </ol>	<p>The Green Infrastructure policy was created.</p> <ol style="list-style-type: none"> <li>1. Complete</li> <li>2. Complete</li> <li>3. Complete</li> <li>4. Complete</li> <li>5. Complete</li> <li>6. Complete</li> <li>7. Complete</li> <li>8. Complete</li> </ol>

		<p>7. Add into the supporting text the link with biodiversity offsetting and OSPV</p> <p>8. Add into the supporting text a link to, and summary of the findings of the GI review, for context</p>	
LP39	Thames Basin Heaths Special Protection Area	<p>Clarification is sought on some of the wording within the policy:</p> <ol style="list-style-type: none"> <li>1. Paras 1 and 2: amend wording 'significant adverse effect'</li> <li>2. Zone of influence, c: clarify the final sentence to identify what standard will be required within the 5 - 7 km distance.</li> <li>3. SANG Standards: clause 3.3.3 of the SPA SPD (as at March 2017) requires the provision of SANG in addition to open space requirements. This has not been included in the policy.</li> <li>4. SANG Standards: clause 3.3.4 of the SPA SPD (as at March 2017) requires the provision of SANG prior to occupation of dwellings. It has only been included within the policy for the 400m-5km zone and for small developments. Without this clause the policy could be weakened for certain developments.</li> </ol>	<ol style="list-style-type: none"> <li>1. Change accepted</li> <li>2. Issue considered, found not to be appropriate. The issue was discussed with Natural England (NE) who has confirmed the standard to be applied is determined on a case by case basis. NE is in agreement that the SPA Policy should not specify exact standards for this zone, however it could be picked up in any subsequent associated guidance, such as a new TBH SPA Supplementary Planning Document (if this were to be developed).</li> <li>3. The potential to combine SANG requirements with open space provision requirements are currently being discussed in more detail as part of the Play, Open Space and Sports policy.</li> <li>4. Change accepted. 'Mitigation measures will be delivered prior to occupation and in perpetuity' has now been included for the 5 – 7 km zone.</li> </ol>
LP40	Flood risk	<p>Recommendation:</p> <p>Clarify position of traveller sites within the policy.</p>	<p>Text added:</p> <p>The above policy and Policy LP41: SuDS should be read in conjunction with Policy 26: Travelling Populations. National policy sets out that sites for travelling populations should not be located in areas at high risk of flooding (including functional floodplains), given the particular vulnerability of caravans.</p>
LP41	Sustainable Drainage Systems (SuDS)	<p>Consideration:</p> <ol style="list-style-type: none"> <li>1. Include a threshold below which inclusion of this requirement is not necessary</li> <li>2. Inclusion of additional text in the Supporting Text to define what would be acceptable as a 'sufficient water quality improvement'</li> <li>3. Clarity is needed as to the extent of the policy in relation to infrastructure.</li> </ol>	<ol style="list-style-type: none"> <li>1. Major Development thresholds have been introduced into the policy. The effects are now considered to be positive.</li> <li>2. Supporting text provides more information and states that it needs to be sufficient to mitigate the impact of the development, and aim towards greenfield runoff rates.</li> <li>3. Clarity is needed as to the extent of the policy in relation to infrastructure.</li> </ol>
LP42	Addressing Climate Change through Renewable Energy & Sustainable Construction	<p>Recommendations:</p> <ol style="list-style-type: none"> <li>1. Consideration should be given to the inclusion of a % target in the first bullet when requesting a proportion of energy from decentralised low carbon or renewable sources.</li> <li>2. Either the BREEAM rating should be increased, or the policy requirement for a BREEAM rating removed or replaced. BREEAM can apply to both residential and non-residential and covers a range of issues, such as energy, water use, pollution, etc. that produce an overall BREEAM Level. An alternative is Passivhaus, which focuses on energy performance / efficiency and also covers overheating issues. Whilst Passivhaus</li> </ol>	<ol style="list-style-type: none"> <li>1. <i>Planning response:</i> an evidence base would be needed to request a specific percentage.</li> </ol> <p><i>SA response:</i> The Zero Carbon Hub provides an evidence base supporting a minimum of 10% renewable energy or decentralised low carbon, showing that it is cost effective to incorporate.</p> <p><i>Planning response:</i> The Zero Carbon Hub ceased operation in March 2016, following the Government's decision not to take zero carbon housing forward. From what remains on their website, justification for the 10% is not apparent. NPPG (Renewable and Low Carbon Energy paragraph 3) states that when drawing up a Local Plan, LPAs should</p>

		<p>applies to both residential and non-residential developments, it is appreciated that Government guidance does not allow any mandatory improvement on Building Regulations for residential schemes. Passivhaus could, however, be requested for non-residential schemes. Consider requesting BREEAM 'excellent' for commercial (if not pursuing Passivhaus). The BRE have produced information about the minimal impact of achieving 'excellent' and the cost/benefits of this.</p> <p>3. Consider adding into the policy requirement for assessment of how the development will cope with potential future adaptation requirements based on the UK Climate Infrastructure Programme (CIP).</p>	<p>first consider what the potential is for renewable and low carbon energy generation. In doing so there are issues to consider. It states that whilst LPAs should design their policies to maximise renewable and low carbon energy development, there is no quota which the Local Plan has to deliver.</p> <p>As the NPPG does not provide a quota/site threshold for securing renewable / low carbon development and we do not have recent evidence. The current Sustainable Resources SPD was produced in 2008 and supports the Core Strategy. This suggests a new study is required.</p> <p>2. <i>Planning response:</i> Building Regulations set out the minimum performance with regards to energy efficiency. The policy has been amended to make it clear that 'at least BREEAM very good or equivalent standard' is required. The supporting text now states 'Building Regulations set out the minimum performance required with regards to energy performance, efficiency and target emission rates. The application of BREEAM provides the opportunity to build on these mandatory standards'. Application of more stringent standards is generally limited by government policy; with legal considerations required. The need for more stringent requirements for residential schemes would need to be established and viability demonstrated. For non-residential schemes, the viability of increased standards, and attractiveness of the Borough for businesses, must be considered.</p> <p>3. <i>Planning response:</i> Looking at future adaptations is a positive step but we would be setting out a "guestimate" of what the future requirements might be. The supporting text to the policy notes the Permitted Development rights that exist for energy saving or renewable additions to existing development. The CIP website contains useful guidance on a number of areas including sustainable construction, flood risk and retro fitting, etc. We have the option to refer to this type of guidance in any updates to SPDs that we produce. On a broader level, the Council's "Climate Change Action Plan" (2016 update) also sets out useful actions that can be taken forward.</p> <p><i>SA response:</i> Overall ✓✗ assessment remains for several issues due to the need for further evidence.</p>
LP43	Pollution and Hazards	<p>1. This SA Objective may be adversely effected by a comment in the supporting text of the policy that states it may only be appropriate to consider the impact of the final use for vibration impacts (rather than the construction phase too). Consider removing this as vibration should be considered in both phases.</p>	<p>1. Agreed: this sentence has now been removed and the following added 'Applicants may be required to submit a working method statement compliant with BS 5228-1:1997 – Noise and vibration control on construction and open sites'.</p> <p>2. Agreed. Water quality information added to the supporting text; and development proposals should seek to improve the quality of</p>



		2. Whilst water pollution and quality will be included within the generic terms of the policy wording, the supporting text is silent on water pollution and water quality. Recommend adding specific reference to water quality to the supporting text, particularly given the requirements of the Water Framework Directive.	controlled waters, with examples of how this may be applied.
LP44	Development of Land Potentially affected by Contamination	<ol style="list-style-type: none"> <li>Specify the name of the 'Pollution and Hazards' policy in the introduction.</li> <li>Source Protection Zone (SPZ) – mention in policy as sensitive receptor.</li> <li>Potential conflict – policy refers to 'no harm' initially followed by lesser protection in 'no unacceptable harm or adverse impacts to the environment'. Tighten wording.</li> <li>Clarify meaning of sentence 'development proposals will not be supported where it would lead to future contamination of land'.</li> <li>'for the purposes of landfill sites, 'near a site' is within 250m.' Shouldn't it depend upon what is identified and whether there is a potential source/pathway linkage?</li> <li>'If potential contamination is found, a Phase 2 assessment will be required.' Clarify wording.</li> </ol>	<ol style="list-style-type: none"> <li>Agreed - Completed.</li> <li>Agreed - Footnote added within the policy and SPZ added as potential receptor.</li> <li>Wording amended to state 'will be supported where it can be demonstrated that they will not expose people, the natural environment, property, water bodies or other receptors to levels of potential contamination which give rise to unacceptable risks or harm to health or other adverse impacts'. Further SA comment: Consider removing the word 'unacceptable' as changes meaning and emphasis of policy slightly, and could offer less protection from contamination. Planning response: The UK contaminated land regime adopts a risk based approach as risk exists at many levels; as such it is appropriate to leave in the word 'unacceptable'. SA response: Agreed.</li> <li>Amended to 'development proposals will not be supported where they would spread existing contamination, or cause contamination of land'.</li> <li>Text amended to 'for the purposes of this policy, 'near a site' is usually within 250m, but may be dependent upon the potential contamination identified.'</li> <li>Amended to 'If the potential for contamination is identified a Phase 2 assessment will also need to accompany the planning application'.</li> </ol>
LP45-48	<p>Suite of transport policies:</p> <ul style="list-style-type: none"> <li>Strategic Transport Principles</li> <li>Assessing and Mitigating the Transport Impacts of Development</li> <li>Transport Infrastructure Provision</li> <li>Travel Plans</li> </ul>	<p>Recommendation:</p> <ol style="list-style-type: none"> <li>Suggest clarifying that flood risk will not be increased in other areas as a result of transportation developments.</li> <li>Address potential air quality effect from increased travel, either within this suite of policies, or those relating to pollution of the SPA and SAC/pollution.</li> </ol>	<ol style="list-style-type: none"> <li>Supporting text for Flood Risk policy now reads: The design of individual buildings and the overall design of a development site can do much to reduce the risk of flooding and make the development safe for its users over the lifetime of the building, flood resistant/resilient and not increase flood risk overall. This includes not increasing flood risk off site and elsewhere, for example, not impacting adversely on the road network and other forms of transport infrastructure.</li> <li>Amendment made to the Pollution and Hazards Policy. The supporting text now includes: 'Pollution that affects air quality can also impact upon biodiversity and protected habitats, such as Special Protection Areas and Special Areas of Conservation. A precautionary approach will be taken to such areas to ensure they are not subject to adverse harm.'</li> </ol>

			Applicants will be required to undertake air quality modelling and assessment where necessary to address the effects on human health and biodiversity. This will be provided or funded by the applicant.'
LP49	Parking	No amendments required.	N/A
LP50	Play, Open Space and Sports Provision	<ol style="list-style-type: none"> <li>1. Consider including reference to ensuring new facilities can withstand extremes of heat and other predictable side-effects of climate change.</li> <li>2. Consider including requirement to create safe and secure environments in the design of spaces and infrastructure.</li> </ol>	<ol style="list-style-type: none"> <li>1. The following text was added to the supporting text: In addition to its primary function, open space also contributes to cooling the urban environment. Any facilities provided on OSPV should also be designed to withstand extremes in weather conditions or heat and other foreseeable effects of climate change.</li> <li>2. The following text was added to the supporting text: OSPV should also be designed create safe and secure environments such as ensuring they are lit (where appropriate) and allow good surveillance. These matters should be considered in tandem with other policies in the Local Plan.</li> </ol>
LP51	Standards for Open Space of Public Value	<ol style="list-style-type: none"> <li>1. Consider including reference to ensuring new facilities can withstand extremes of heat and other predictable side-effects of climate change.</li> <li>2. Consider including requirement to create safe and secure environments in the design of spaces and infrastructure.</li> </ol>	<ol style="list-style-type: none"> <li>1. The following text was added to the supporting text of POSS Policy 1: In addition to its primary function, open space also contributes to cooling the urban environment. Any facilities provided on OSPV should also be designed to withstand extremes in weather conditions or heat and other foreseeable effects of climate change.</li> <li>2. The following text was added to the supporting text of the POSS policy: OSPV should also be designed create safe and secure environments such as ensuring they are lit (where appropriate) and allow good surveillance. These matters should be considered in tandem with other policies in the Local Plan.</li> </ol>

Key changes made to the DM policies within the Draft BFLP:

- The addition of the Green Infrastructure policy. The need for such a policy was identified during the SA of the Issues and Options.
- The addition of the Tall Buildings policy. The need for such a policy was not initially identified. However as the site selection has progressed, along with planning applications being submitted, a policy was deemed necessary to enable them to be well located.
- The landscape gaps policy has been included; and the scope of the policy extended to consider the cumulative effect of development proposals within the gaps.
- Within the biodiversity policy, a clause was added to deter the removal of ecology prior to submitting planning applications.
- Specific reference to designing buildings to prevent overheating is now included in the Design Policy.
- Wording of the Affordable Housing policy has been tightened, to remove the phrase 'up to'.
- Specific requirements have been added as to the proportion of homes required that are suitable for wheelchair users.
- Further requirements relating to air quality were added to the plan.
- The pollution and hazards policy supporting text was expanded to include water quality.
- The scope of the landscape policy has been extended to cover developments within settlements. This is to ensure the effect of edge of settlement developments, and of tall/visually intrusive buildings or elevated sites, on the landscape is considered.
- Wording has been clarified to ensure specialist housing for older people is not age limited.
- The biodiversity policy was clarified to ensure inclusion of river corridors.
- Biodiversity policy was extended to secure avoidance, mitigation, compensation and monitoring through planning conditions or planning obligations.

### 5.2.3 Appraisal of Superseded Policies

This section details the appraisal of policies within the existing development plan which will be superseded by the BFLP. Many of the existing policies will be directly replaced, these are considered within the section above; this section focusses on the policies which will not be directly replaced.

[To be completed]

## 5.3 Sites (Tasks B2 and B3)

**Task B2: Develop the Draft BFLP site options, including reasonable alternatives**

**Task B3: Evaluate the likely effects of the Draft BFLP sites and alternatives**

### 5.3.1 Identification and Appraisal of SHELAA Sites

This section identifies how the candidate sites in Bracknell Forest were identified and appraised for potential development.

The Council undertook various 'Calls for Sites' in 2016. The results of this exercise and subsequent analysis are included in the Bracknell Forest Strategic Housing and Economic

Land Availability Assessment (SHELAA)<sup>12</sup>. The SHELAA provides a list of sites to be assessed for consideration as allocations; it establishes the initial availability, suitability and likely economic viability of land to meet the identified need for housing and economic development over the plan period and forms part of the evidence base for making decisions about which sites (if required) should be allocated both in and outside settlements. It:

- identified potential sites and clusters of sites for development;
- initially assessed their development potential; and
- initially assessed their suitability for development and the likelihood and timing of development coming forward (availability, achievability, and deliverability).

The SHELAA takes a 'policy off' approach, which is why it includes sites in the countryside and the Green Belt. It does not allocate sites/broad locations (or clusters) for future development - this is the role of a local plan. The SHELAA Part 2: Results (August 2017) contains 93 potential sites for development. In comparison to other Local Authority areas, this represents a relatively small number of site submissions. A crude assessment indicates that they have a potential capacity of 9,651 dwellings (net).

The SHELAA assessed the development potential and suitability of sites before they were taken forward to the BFLP process for more detailed assessment. To ensure full integration of the SA and the plan-making process, the site survey pro-forma was reviewed by the SA team to ensure that the relevant high level, key factors from the SA were being considered. The pro-forma was subject to external consultation as part of the plan-making process.

Appendix 3 shows how the SA Objectives were considered, at a high level, through the SHELAA pro-forma; the sources of information used; and the criteria used to appraise the sites. In some instances, the SA Objectives were not considered applicable/informative to the site selection process. For example, SA5 Waste does not help differentiate one site from another and as such was not used within the site appraisal process (however it remains valid in the appraisal of policies).

The planning and SA teams jointly visited all of the candidate sites and undertook desk based research using existing information, including GIS based resources. The planning team completed the pro-formas for each site. The SA team reviewed the completed pro-formas and discussed any concerns with the planning team.

Completed site proformas for each site are available in the published SHELAA (part 2).

The findings of the high level appraisal process at this initial stage were used as a basis for team wide workshop discussions regarding the sites. The initial appraisal findings are summarised in Table 7. The findings are presented here in the interests of completeness; whilst they were used initially to inform discussions, further information has since become available and more detailed appraisal of sites has since been undertaken; they are now superseded. It should be noted that the table does not include sites submitted later in the process; and it includes some sites that have now been removed as they have planning permission.

The sites identified within the SHELAA provide the alternative sites considered within this SA. For sites to be included within the next five years worth of housing land supply, they must be 'deliverable' (i.e. available now, achievable, viable for that development). 'Developable' sites or broad locations can be included beyond this period. As such, it would not be appropriate to consider alternative sites or broad locations that have not been submitted to the Council (and none have been identified).

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<sup>12</sup> <https://www.bracknell-forest.gov.uk/comprehensive-local-plan/evidence-base> (documents CLP/Ev/10d and 10f)

Table 11 High level initial sustainability appraisal results for SHELAA sites (now superseded)

SA Objective	SA1 Mitigate climate change	SA2 Climate adaptation	SA3 Biodiversity	SA4a Landscape	SA4b Historic	SA6 Pollution	SA7 Resource use	SA9 Economy & employment	SA11 Housing need	SA12 Health	SA16 Services	SA17 Travel	SA18 Land use
BIN1	✓x	0	0	x	Imp	0	xx	0	✓✓	✓	✓	✓x	✓x
BIN2	✓x	0	0	x	Imp	0	xx	0	✓	0	✓	✓x	x
BIN3	✓x	0	Imp	x	Imp	0	xx	0	✓✓	✓	✓	✓x	✓x
BIN4	✓x	x	0	0	Imp	0	0	Imp	✓✓	Imp	✓	✓x	✓
BIN5	✓x	0	Imp	x	0	0	xx	0	✓✓	0	✓	✓x	✓x
BIN6	✓x	0	Imp	x	0	0	xx	0	✓✓	✓	✓	✓x	✓x
BIN7	✓x	0	0	x	xx	0	xx	0	✓	0	✓	✓x	✓x
BIN8	✓x	0	Imp	x	Imp	0	xx	0	✓✓	✓✓	✓	✓x	✓x
BIN9	x	0	Imp	x	Imp	0	xx	0	✓✓	✓✓	✓	x	x
BIN10	x	0	Imp	x	xx	0	0	x	✓✓	✓✓	✓	x	✓x
BIN11	x	0	Imp	x	Imp	x	xx	0	✓✓	✓	✓	x	✓x
BIN12	x	0	0	x	0	x	xx	0	✓	0	x	x	✓x
BIN13	x	0	0	x	0	x	xx	0	0	0	x	x	✓x
BIN14	xx	0	x	x	0	0	xx	0	0	0	x	xx	x
BIN15	✓x	0	Imp	x	x	0	0	0	✓	0	✓	✓x	✓x
WAR3	xx	0	0	xx	xx	x	xx	Imp	✓✓	✓✓	x	xx	xx
WAR4	x	Imp	Imp	x	0	0	xx	✓	✓✓	0	x	✓x	✓x
WAR5	x	0	Imp	x	0	0	xx	0	✓✓	✓	x	x	✓x
WAR6	xx	Imp	Imp	x	Imp	0	xx	0	✓✓	✓✓	x	xx	x
WAR7	✓	0	Imp	x	0	x	0	0	✓	0	✓	✓	✓x
WAR8	x	0	0	x	xx	0	xx	0	✓	0	x	x	x
WAR9	x	0	Imp	x	0	0	xx	0	✓✓	✓	x	x	✓x
WAR10	x	0	0	x	0	0	xx	0	✓✓	✓	x	x	✓x
WAR11	x	0	0	0	0	x	xx	0	✓	0	x	x	✓
WAR12	x	Imp	Imp	x	Imp	xx	xx	x	✓✓	✓	x	x	✓x

SA Objective	SA1 Mitigate climate change	SA2 Climate adaptation	SA3 Biodiversity	SA4a Landscape	SA4b Historic	SA6 Pollution	SA7 Resource use	SA9 Economy & employment	SA11 Housing need	SA12 Health	SA16 Services	SA17 Travel	SA18 Land use
WAR13	x	0	Imp	x	xx	x	xx	0	✓✓	✓	x	x	✓x
WAR14	xx	0	Imp	x	xx	0	xx	0	✓	0	x	xx	x
WAR15	xx	0	Imp	x	Imp	0	xx	0	✓✓	✓	x	xx	x
WAR16	xx	0	Imp	x	Imp	0	xx	0	✓✓	✓	x	xx	x
WAR17	xx	0	0	xx	0	0	xx	0	✓	0	x	xx	xx
WAR18	x	0	Imp	x	0	0	xx	0	✓✓	✓	x	x	✓x
WAR19	x	0	x	x	0	0	xx	0	✓✓	0	x	x	✓x
WINK1	x	0	0	xx	xx	0	xx	0	✓✓	✓	x	✓x	xx
WINK2	x	0	0	x	0	0	0	✓x	✓	0	x	✓x	x
WINK3	✓x	0	0	x	0	0	xx	0	✓	0	✓	✓x	xx
WINK4	✓x	0	0	x	0	0	xx	0	✓✓	✓	✓	✓x	xx
WINK5	✓x	0	0	x	0	0	xx	0	✓	0	✓	✓x	xx
WINK6	✓x	0	0	xx	0	0	xx	Imp	✓✓	✓	✓	✓x	xx
WINK7	x	0	Imp	x	xx	x	xx	0	✓✓	0	x	✓x	x
WINK8	x	0	0	x	xx	xx	xx	0	✓✓	✓	x	✓x	x
WINK9	x	Imp	Imp	x	xx	0	xx	0	✓✓	✓	x	x	x
WINK10	x	0	0	x	xx	xx	xx	0	✓✓	✓	x	✓x	✓x
WINK11	x	0	Imp	x	0	x	xx	0	✓✓	✓	x	✓x	✓x
WINK12	x	0	Imp	x	0	0	xx	0	✓	0	x	✓x	✓x
WINK13	x	0	0	x	0	0	0	0	✓	0	x	✓x	✓x
WINK14	✓x	Imp	Imp	x	xx	xx	xx	0	✓✓	✓✓	Imp	✓x	✓x
WINK15	x	0	0	x	0	x	xx	0	✓✓	✓	x	✓x	x
WINK16	x	0	x	x	0	x	xx	0	0	0	x	x	x
WINK17	x	0	Imp	x	0	x	xx	0	✓	✓	x	x	x
WINK18	x	0	Imp	x	0	x	0	0	✓	0	x	x	x

SA Objective	SA1 Mitigate climate change	SA2 Climate adaptation	SA3 Biodiversity	SA4a Landscape	SA4b Historic	SA6 Pollution	SA7 Resource use	SA9 Economy & employment	SA11 Housing need	SA12 Health	SA16 Services	SA17 Travel	SA18 Land use
WINK19	✓ x	0	x	x	0	x	0	0	0	0	x	✓	✓ x
WINK20	✓ x	0	0	x	0	xx	0	0	0	0	x	✓	x
WINK21	✓ x	0	x	Imp	0	x	0	x	✓✓	✓	x	✓	✓
WINK22	✓	0	x	x	0	x	0	x	✓✓	✓✓	✓	✓✓	✓ x
WINK23	✓ x	0	x	xx	0	0	0	x	✓✓	✓	x	✓	xx
WINK24	✓ x	0	Imp	xx	0	0	0	0	✓✓	✓	✓	✓ x	xx
WINK25	x	0	x	xx	0	0	0	0	✓✓	✓	x	x	xx
WINK26	xx	0	Imp	xx	0	0	xx	Imp	✓✓	0	xx	xx	xx
WINK27	xx	0	0	xx	0	0	0	0	✓✓	✓	xx	xx	xx
WINK28	x	0	0	xx	0	0	0	0	✓	0	x	x	xx
WINK29	✓ x	0	0	xx	xx	0	xx	0	✓✓	✓	✓	✓ x	xx
WINK30	✓ x	x	x	xx	Imp	0	0	0	✓✓	0	✓	✓ x	xx
WINK31	✓ x	0	0	xx	0	0	xx	0	✓✓	✓	✓	✓ x	xx
BRA1	x	Imp	Imp	x	x	0	xx	0	✓✓	✓✓	x	✓ x	x
BRA3	✓	0	0	x	0	x	0	Imp	✓✓	✓✓	✓	✓	x
BRA4	✓	0	0	x	0	0	0	✓ x	✓✓	✓✓	✓	✓	x
BRA5	✓✓	0	0	0	0	x	0	x	✓	0	✓✓	✓✓	✓✓
BRA6	✓✓	0	Imp	x	Imp	x	0	✓ x	✓✓	✓	✓✓	✓✓	✓✓
BRA7	✓✓	0	0	Imp	0	0	0	xx	✓✓	✓	✓✓	✓✓	✓✓
BRA8	✓	0	x	x	0	0	0	0	0	0	✓	✓	✓ x
BRA9	✓✓	0	0	0	0	0	0	✓	✓	0	✓✓	✓✓	✓✓
BRA10	✓✓	0	0	0	0	0	0	✓ x	✓	0	✓✓	✓✓	✓✓
BRA11	✓✓	0	Imp	x	0	x	0	✓ x	✓	0	✓✓	✓✓	✓✓
CROW1	✓	0	0	0	0	0	0	Imp	✓	0	✓✓	✓	✓✓
SAND1	✓ x	0	x	x	0	x	0	0	0	0	✓	✓ x	x

SA Objective	SA1 Mitigate climate change	SA2 Climate adaptation	SA3 Biodiversity	SA4a Landscape	SA4b Historic	SA6 Pollution	SA7 Resource use	SA9 Economy & employment	SA11 Housing need	SA12 Health	SA16 Services	SA17 Travel	SA18 Land use
SAND2	✓ x	0	x	x	0	0	0	0	✓✓	0	✓	✓ x	x
SAND3	✓ x	0	Imp	x	0	x	xx	0	✓✓	✓✓	✓	x	x
SAND4	✓	x	x	x	Imp	0	0	0	0	0	✓	✓	✓ x
SAND5	✓✓	0	0	x	0	0	0	0	✓✓	✓	✓✓	✓✓	✓ x
CLU1	✓ x	0	Imp	x	xx	x	xx	x	✓✓	✓✓	✓	✓ x	✓ x
CLU3	✓	0	0	x	0	x	0	✓ x	✓✓	✓✓	✓	✓	x
CLU4	x	Imp	Imp	x	xx	xx	xx	x	✓✓	✓	x	x	✓ x
CLU5	✓ x	Imp	Imp	x	xx	xx	xx	0	✓✓	✓✓	Imp	✓ x	✓ x
CLU6	✓	0	x	x	0	xx	0	x	✓✓	✓✓	✓	✓✓	✓ x



### 5.3.2 Development and Appraisal of Sites for Draft BFLP

This section identifies how the identified sites were appraised through the site selection process, leading to the sites allocated within policies LP3 through to LP8.

In line with the site selection process identified in Figure 2, following on from the publication of the SHELAA and Site Selection Methodology, an evidence base was developed to inform the site selection process. Site specific evidence was commissioned on sites in the settlement and countryside to ensure that the comparative assessment of sites was based on the same evidence. It would not have been cost-effective or pragmatic to commission evidence for all Green Belt sites, given the policy protection afforded to the Green Belt.

Appendix 3 shows how the SA Objectives were considered in more depth during this site selection process; the sources of information used; and the criteria used to appraise the sites. In some instances, the SA Objectives were not considered applicable/informative to the site selection process (however they remain valid in the appraisal of policies).

The SA team undertook the appraisal of sites against the SA Objectives. The findings were used as the basis for team wide workshop discussions regarding the sites and were integral to decision making. Through this process, site selection was informed; constraints informed the development of site concept plans; and the site appraisals were refined. This was an integrated and iterative process.

Tables 12 and 13 provides a summary of the appraisal along with the planning conclusion reached for each site; discussion. **For details of the sites, including the evidence that applies to them, reference should be made to the Background Paper. This provides further information for the selection of sites, including where relevant plans showing site location, constraints etc. It is recommended these plans are viewed in parallel to this report.**

The assessment takes into account the feasibility and applicability of potential avoidance and mitigation measures. Where this results in design requirements, avoidance or mitigation for sites, these requirements are set out in the site proformas within the Background Paper. Note that this approach is different from that taken within the HRA.

For some SA Objectives, the appraisal considers the access to services, etc. At this stage, no account is taken of the capacity of those services to meet additional demand – this is considered within the Infrastructure Delivery Plan (IDP).

When reading Tables 12 and 13, please refer to the footnotes. It is anticipated that some of the appraisal results will be amended as the plan progresses and the evidence base is finalised and published.

Some of the SA Objectives are considered to principally relate to constraints on sites (e.g. biodiversity, landscape); others principally relate to how sustainably a site is located (e.g. land use, travel, services). Headings have been provided within the table to assist in this analysis. This is relevant as some sites were found to be well located, however they are also very constrained (e.g. WINK22, BRA3, BRA4).

Table 12 Sustainability Appraisal Results for Sites Proposed for Allocation<sup>1</sup>

SA Objective	Constraint type influence <sup>2</sup>									Locational type influence <sup>3</sup>									Green Belt?	LP3 and LP8 allocation
	SA2 Climate adaptation	SA3 Biodiversity	SA4a Landscape <sup>4</sup>	SA4a Landscape	SA4b Historic	SA6a Pollution (air, soil, noise)	SA6b Pollution (wastewater)	SA7a Resource use (other)	SA7b Resource use (water)	SA1 Mitigate climate change	SA9 Economy & employment	SA11 Housing need	SA12 Health	SA15 Community	SA16 Services	SA17 Travel	SA18 Land use			
BIN1	0	Imp		x	xx	Imp	x	x	✓	0	0	✓✓	✓	✓	✓x	✓	✓x	N	45	
BIN10	0	x		✓x	xx	0	x	x	✓	✓	x	✓✓	✓	0	✓	✓	✓x	N	13	
BIN11	x	Imp		✓x	x	x	x	x	✓	✓	0	✓✓	✓	0	✓	✓	✓x	N	22	
BIN12	x	0		✓x	✓x	x	x	x	✓	✓	0	✓	✓x	x	✓	✓	✓x	N	8	
BIN5	Imp	x		✓x	✓x	Imp	x	x	✓	0	0	✓✓	✓	✓	✓x	✓	✓x	N	40	
BIN6	Imp	x		x	✓x	Imp	x	x	✓	✓	0	✓✓	✓	0	✓	✓	✓x	N	34	
BIN7	0	Imp		✓x	✓x	Imp	x	x	✓	✓	0	✓	✓	0	✓	✓	✓x	N	5	
BRA11	x	0		0	0	x	x	0	✓	✓✓	Imp	✓✓	0	✓	✓✓	✓✓	✓✓	N	212* (3,050m <sup>2</sup> )	
BRA12	Imp	0		0	0	x	x	0	✓	✓✓	✓	✓✓	0	✓	✓✓	✓✓	✓✓	N	92* (2,350m <sup>2</sup> )	
BRA13	0	x		✓x	✓x	x	x	0	✓	✓✓	Imp	✓✓	0	✓	✓✓	✓✓	✓✓	N	69* (2,000m <sup>2</sup> )	
BRA14	Imp	Imp		✓x	✓x	✓x	x	0	✓	✓✓	✓	✓✓	✓x	0	✓✓	✓✓	✓✓	N	144* (5,700m <sup>2</sup> )	
BRA15	x	Imp		✓x	0	✓x	x	0	✓	✓✓	✓	✓✓	✓x	0	✓✓	✓✓	✓	N	267* (9,400m <sup>2</sup> )	
BRA3	xx	x		x	✓x	Imp	x	0	✓	0	✓x	✓✓	0	0	✓	✓x	x	N	CLU3 <sup>+</sup>	
BRA4	x	x		xx	✓x	Imp	x	0	✓	0	0	✓✓	0	0	✓	✓x	✓x	N	CLU3 <sup>+</sup>	
BRA6	0	Imp		Imp	0	x	x	0	✓	✓✓	✓x	✓✓	✓	✓	✓✓	✓✓	✓✓	N	67	

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SA Objective	Constraint type influence <sup>2</sup>									Locational type influence <sup>3</sup>								Green Belt?	LP3 and LP8 allocation
	SA2 Climate adaptation	SA3 Biodiversity	SA4a Landscape <sup>4</sup>	SA4a Landscape	SA4b Historic	SA6a Pollution (air, soil, noise)	SA6b Pollution (wastewater)	SA7a Resource use (other)	SA7b Resource use (water)	SA1 Mitigate climate change	SA9 Economy & employment	SA11 Housing need	SA12 Health	SA15 Community	SA16 Services	SA17 Travel	SA18 Land use		
BRA7	Imp	0		0	0	✓ x	x	0	✓	✓✓	Imp	✓✓	0	✓	✓✓	✓✓	✓✓	N	200* (11,600m <sup>2</sup> )
CLU3	xx	x		xx	✓ x	Imp	x	0	✓	0	✓ x	✓✓	0	✓ x	✓	✓ x	✓ x	N	570 <sup>+</sup>
CLU5	Imp	x		xx	xx	xx	x	xx	x	x	✓	✓✓	✓	✓ x	x	x	✓ x	N	500
CLU7	Imp	0		xx	✓ x	x	x	x	✓	x	0	✓	✓	0	xx	x	✓ x	N	235
SAND5	Imp	0		x	✓ x	✓ x	✓	0	✓	x	0	✓✓	✓ x	0	x	x	✓ x	N	217
WAR10	x	Imp		✓ x	✓ x	x	x	x	✓	0	0	✓✓	0	0	✓ x	✓	✓ x	N	96
WAR13	Imp	Imp		xx	✓ x	x	x	x	✓	x	0	✓✓	✓	0	xx	x	x	N	CLU7
WAR14	0	Imp		xx	✓ x	0	x	0	✓	x	0	✓	✓	0	xx	x	x	N	CLU7
WAR15	Imp	x		xx	✓ x	0	x	x	✓	x	0	✓✓	✓	0	xx	x	x	N	CLU7
WAR16	x	Imp		xx	✓ x	0	x	x	✓	x	0	✓✓	✓	0	xx	x	x	N	CLU7
WAR22	Imp	Imp		xx	✓ x	0	x	x	✓	x	0	✓✓	✓	0	xx	x	✓ x	N	CLU7
WAR9	x	Imp		✓ x	✓ x	✓ x	x	x	✓	0	0	✓✓	0	0	✓ x	✓	✓ x	N	33
WINK10	0	x		x	x	xx	x	xx	x	x	0	✓✓	✓	0	x	x	✓ x	N	CLU5
WINK11	0	Imp		x	✓ x	x	x	xx	x	x	0	✓✓	✓	0	x	x	✓ x	N	CLU5
WINK12	0	Imp		✓ x	✓ x	0	x	x	x	x	0	✓	✓	0	x	x	✓ x	N	CLU5
WINK13	0	0		0	✓ x	0	x	0	x	x	0	✓	✓	0	x	x	✓ x	N	CLU5
WINK14 N	Imp	Imp		xx	xx	x	x	xx	x	x	0	✓✓	✓	✓ x	x	x	x	N	CLU5

SA Objective	Constraint type influence <sup>2</sup>										Locational type influence <sup>3</sup>							Green Belt?	LP3 and LP8 allocation
	SA2 Climate adaptation	SA3 Biodiversity	SA4a Landscape <sup>4</sup>	SA4a Landscape	SA4b Historic	SA6a Pollution (air, soil, noise)	SA6b Pollution (wastewater)	SA7a Resource use (other)	SA7b Resource use (water)	SA1 Mitigate climate change	SA9 Economy & employment	SA11 Housing need	SA12 Health	SA15 Community	SA16 Services	SA17 Travel	SA18 Land use		
WINK14S	0	Imp		✓ x	xx	xx	x	xx	x	x	0	✓✓	✓	✓ x	x	x	✓ x	N	CLU5
WINK15	0	x		✓ x	✓ x	x	x	x	x	x	0	✓✓	✓	✓ x	x	x	✓ x	N	48
WINK20	0	x		✓ x	0	xx	x	0	x	✓✓	0	0	0	✓	✓	✓✓	x	N	278
WINK22	xx	x		xx	x	x	xx	0	x	✓✓	0	0	0	✓	✓	✓✓	✓ x	N	450 <sup>+</sup>
WINK34	0	x		✓ x	✓ x	x	x	0	✓	✓✓	0	0	0	✓	✓	✓✓	✓	N	6
WINK35	Imp	0		x	x	x	x	x	x	x	0	✓✓	✓	0	x	x	✓ x	N	CLU5
WINK8	0	x		x	x	xx	x	xx	x	x	0	✓✓	✓	0	x	x	✓ x	N	CLU5
WINK9	Imp	0		xx	x	0	x	x	x	x	0	✓✓	✓	0	x	x	x	N	CLU5

<sup>1</sup> Appraisal findings are dependent on the evidence base, some of which is still being finalised. As such the findings are subject to change.

<sup>2</sup> These SA Objectives principally influence the level of constraint on sites.

<sup>3</sup> These SA Objectives principally influence if sites are sustainably located.

<sup>4</sup> The landscape appraisal of sites is currently being finalised, appraisal results are anticipated to be available prior to the February 2018 consultation.

\* Mixed used scheme.

<sup>+</sup> Total final number to be subject to further work on the implications of flood and ecological mitigation.

Table 13 Sustainability Appraisal Results for Omission Sites<sup>1</sup>

SA Objective	Constraint type influence <sup>2</sup>										Locational type influence <sup>3</sup>								Green Belt?	LP3 and LP8 allocation
	SA2 Climate adaptation	SA3 Biodiversity	SA4a Landscape <sup>4</sup>	SA4a Landscape	SA4b Historic	SA6a Pollution (air, soil, noise)	SA6b Pollution (wastewater)	SA7a Resource use (other)	SA7b Resource use (water)	SA1 Mitigate climate change	SA9 Economy & employment	SA11 Housing need	SA12 Health	SA15 Community	SA16 Services	SA17 Travel	SA18 Land use			
BIN13	0	0		✓ x	✓ x	x	x	x	✓	✓	0	0	✓ x	x	✓	✓	✓ x	N	N/A	
BIN14	Imp	x	□	✓ x	✓ x	✓ x	x	x	✓	✓ x	0	✓✓	✓	0	✓ x	x	x	N	N/A	
BIN15	0	Imp		✓ x	□	0	x	0	✓	✓	0	✓	✓	0	✓	✓	✓ x	N	N/A	
BIN2	Imp	0		x	✓ x	Imp	x	x	✓	0	0	✓	✓	0	✓ x	✓	x	N	N/A	
BIN4	Imp	0		✓ x	x	Imp	x	x	✓	0	Imp	✓✓	✓	0	✓ x	✓	✓	N	N/A	
BIN8	Imp	Imp		xx	xx	Imp	x	x	✓	✓	0	✓✓	✓	0	✓	✓	✓ x	N	N/A	
BIN9	Imp	x	□	xx	x	✓ x	x	x	✓	✓	0	✓✓	✓	0	✓	✓	✓ x	N	N/A	
BRA1	Imp	x	□	xx	x	0	xx	x	✓	✓ x	0	✓✓	✓	0	✓ x	x	x	N	N/A	
BRA5	0	0		0	0	x	x	0	✓	✓✓	xx	0	0	✓	✓✓	✓✓	✓✓	N	N/A	
BRA8	x	x	□	x	0	✓ x	x	0	✓	✓✓	0	0	0	✓	✓	✓✓	✓	N	N/A	
CLU1	Imp	Imp		xx	xx	x	x	x	x	✓	x	✓✓	✓	0	✓	✓	✓ x	N	N/A	
SAND1	x	x	□	x	✓ x	✓ x	✓	0	✓	x	0	0	0	0	x	x	x	N	N/A	
SAND2	x	x	□	✓ x	✓ x	✓ x	✓	0	✓	x	0	✓	0	0	x	x	x	N	N/A	
SAND3	0	x	□	xx	✓ x	x	✓	x	✓	x	0	✓✓	✓	✓	x	x	x	N	N/A	
SAND4	x	x	□	x	✓ x	✓ x	✓	x	✓	x	0	0	0	✓	x	x	✓ x	N	N/A	
SAND6	0	Imp		xx	✓ x	x	✓	x	✓	x	0	✓✓	✓	✓	x	x	✓ x	N	N/A	

SA Objective	Constraint type influence <sup>2</sup>									Locational type influence <sup>3</sup>								Green Belt?	LP3 and LP8 allocation
	SA2 Climate adaptation	SA3 Biodiversity	SA4a Landscape <sup>4</sup>	SA4a Landscape	SA4b Historic	SA6a Pollution (air, soil, noise)	SA6b Pollution (wastewater)	SA7a Resource use (other)	SA7b Resource use (water)	SA1 Mitigate climate change	SA9 Economy & employment	SA11 Housing need	SA12 Health	SA15 Community	SA16 Services	SA17 Travel	SA18 Land use		
SAND7	x	Imp		✓x	✓x	✓x	✓	0	✓	x	0	✓x	✓	✓	x	x	x	N	N/A
WAR11	0	0		✓x	0	x	x	0	✓	x	0	✓	✓	✓	xx	x	✓	N	N/A
WAR12	Imp	0		x	✓x	xx	x	x	✓	x	x	✓✓	✓	✓	xx	x	✓x	N	N/A
WAR18	x	0		x	✓x	0	x	x	✓	x	0	✓	✓	✓x	xx	x	✓x	N	N/A
WAR19	x	0		✓x	✓x	0	x	x	✓	x	0	✓	✓	✓x	xx	x	x	N	N/A
WAR20	x	Imp		xx	xx	Imp	x	x	✓	0	0	✓✓	0	0	✓x	✓	✓x	N	N/A
WAR23	Imp	Imp		x	x	Imp	x	xx	✓	0	0	✓✓	0	0	✓x	✓	✓x	N	N/A
WAR24	xx	Imp		x	✓x	✓x	x	x	✓	0	0	✓✓	0	0	✓x	✓	✓x	N	N/A
WAR4	x	xx	□	x	✓x	Imp	x	x	✓	✓	0	✓✓	✓	✓	✓x	✓✓	✓x	N	N/A
WAR5	0	Imp		xx	✓x	Imp	x	x	✓	✓	0	✓✓	✓	✓	✓x	✓✓	x	N	N/A
WAR6	x	Imp		xx	✓x	Imp	x	xx	✓	0	0	✓✓	0	0	✓x	✓	x	N	N/A
WAR7	0	0		0	✓x	x	x	0	✓	0	0	✓	0	0	✓x	✓	✓	N	N/A
WAR8	x	Imp		✓x	xx	✓x	x	x	✓	0	0	✓✓	0	0	✓x	✓	✓x	N	N/A
WINK16	x	x	□	✓x	✓x	x	x	x	✓	0	0	0	0	x	✓	✓	x	N	N/A
WINK17	x	Imp		✓x	✓x	x	x	x	✓	0	0	✓✓	0	x	✓	✓	x	N	N/A
WINK18	x	0		✓x	✓x	x	x	x	✓	0	0	✓	0	x	✓	✓	x	N	N/A

SA Objective	Constraint type influence <sup>2</sup>									Locational type influence <sup>3</sup>								Green Belt?	LP3 and LP8 allocation
	SA2 Climate adaptation	SA3 Biodiversity	SA4a Landscape <sup>4</sup>	SA4a Landscape	SA4b Historic	SA6a Pollution (air, soil, noise)	SA6b Pollution (wastewater)	SA7a Resource use (other)	SA7b Resource use (water)	SA1 Mitigate climate change	SA9 Economy & employment	SA11 Housing need	SA12 Health	SA15 Community	SA16 Services	SA17 Travel	SA18 Land use		
WINK19	x	x	□	x	✓ x	x	x	0	x	✓ ✓	0	0	0	✓	✓	✓ ✓	✓ x	N	N/A
WINK32	x	x	□	✓ x	0	x	x	0	x	✓ ✓	0	0	0	✓	✓	✓ ✓	x	N	N/A
WINK33	x	x	□	✓ x	0	x	x	0	x	✓ ✓	0	0	0	✓	✓	✓ ✓	✓	N	N/A
WINK7	x	Imp		✓ x	x	x	x	x	x	x	0	✓	✓	✓ x	x	x	✓ x	N	N/A

WAR3	Imp	Imp		xx	x	Imp	x	xx	✓	x	✓	✓ ✓	0	0	x	x	xx	Y	N/A
WAR17	0	Imp		x	✓ x	Imp	x	x	x	xx	0	✓	✓	✓ x	x	xx	xx	Y	N/A
WAR21	Imp	Imp		xx	✓ x	Imp	x	x	x	x	0	✓ ✓	✓	✓ x	x	✓ x	xx	Y	N/A
WINK1	x	Imp		xx	x	Imp	x	x	x	x	0	✓ ✓	✓	✓ x	x	✓ x	xx	Y	N/A
WINK2	0	Imp		x	0	Imp	x	x	x	x	✓ x	✓	✓	✓ x	x	✓ x	x	Y	N/A
WINK3	0	Imp		x	0	Imp	x	x	x	✓ x	0	✓	✓	x	✓	✓ x	xx	Y	N/A
WINK4	Imp	Imp		x	✓ x	Imp	x	x	x	✓ x	0	✓	✓	x	✓	✓ x	xx	Y	N/A
WINK5	0	Imp		x	✓ x	Imp	x	x	x	✓ x	0	✓	✓	x	✓	✓ x	xx	Y	N/A
WINK6	Imp	Imp		xx	✓ x	Imp	x	x	x	✓ x	Imp	✓ ✓	✓	x	✓	✓ x	xx	Y	N/A
WINK23	xx	x	□	xx	✓ x	✓ x	x	0	x	✓ x	x	✓ ✓	0	x	x	✓	xx	Y	N/A
WINK24	xx	x	□	xx	0	✓ x	xx	0	x	✓ x	0	✓	0	x	✓	✓ x	xx	Y	N/A

SA Objective	Constraint type influence <sup>2</sup>										Locational type influence <sup>3</sup>								Green Belt?	LP3 and LP8 allocation
	SA2 Climate adaptation	SA3 Biodiversity	SA4a Landscape <sup>4</sup>	SA4a Landscape	SA4b Historic	SA6a Pollution (air, soil, noise)	SA6b Pollution (wastewater)	SA7a Resource use (other)	SA7b Resource use (water)	SA1 Mitigate climate change	SA9 Economy & employment	SA11 Housing need	SA12 Health	SA15 Community	SA16 Services	SA17 Travel	SA18 Land use			
WINK25	0	x	□	xx	0	✓x	x	0	x	x	0	✓✓	0	x	x	x	xx	Y	N/A	
WINK26	0	x	□	x	✓x	✓x	xx	0	x	xx	Imp	✓✓	✓	x	xx	xx	xx	Y	N/A	
WINK27	0	Imp		xx	0	✓x	xx	0	x	xx	0	✓✓	✓	x	xx	xx	xx	Y	N/A	
WINK28	Imp	Imp		xx	✓x	0	x	0	x	✓x	0	✓	✓x	✓	x	x	xx	Y	N/A	
WINK29	xx	Imp		xx	x	0	x	xx	xx	✓x	0	✓✓	✓x	✓	✓	✓x	xx	Y	N/A	
WINK30	xx	x	□	xx	✓x	✓x	x	x	x	✓x	0	0	✓x	✓	✓	✓x	xx	Y	N/A	
WINK31	x	Imp		xx	x	Imp	x	x	x	✓x	0	✓✓	✓	x	✓	✓x	xx	Y	N/A	
WINK36	0	Imp		x	0	✓x	x	x	x	x	0	✓	✓	✓x	x	✓x	xx	Y	N/A	
WINK37	Imp	x	□	x	0	✓x	x	x	x	✓x	0	0	0	x	✓	✓x	xx	Y	N/A	

<sup>1</sup> Appraisal findings are dependent on the evidence base, some of which is still being finalised. As such the findings are subject to change.

<sup>2</sup> These SA Objectives principally influence the level of constraint on sites.

<sup>3</sup> These SA Objectives principally influence if sites are sustainably located.

<sup>4</sup> The landscape appraisal of sites is currently being finalised, appraisal results are anticipated to be available prior to the February 2018 consultation.

\* Mixed used scheme.

+ Total final number to be subject to further work on the implications of flood and ecological mitigation.



The site selection process was based on the submitted sites. Whilst submissions included several Town Centre previously developed sites with few constraints (which were relatively simple to appraise), many of the sites submitted were heavily constrained and/or poorly located.

While it would be preferable to consider for allocation only those well located sites where few constraints are evident, the limited number of promoted sites, and the constraints affecting most of them, means this has not been possible. It has been necessary to assess, in some detail, the suitability of all non-Green Belt sites. For many sites proposed for allocation, it has been necessary to limit the developable area, so as to prevent, avoid or mitigate negative effects.

Measures which are considered necessary in order to limit the impact of development are specified in site policies and/or site profiles within the Background Paper. These will be expected to be taken account of in any subsequent proposals on sites.

During the detailed site assessments, strategic-level discussions were revisited to ensure that decision-making in relation to individual sites relates well to the Spatial Strategy.

Due to the iterative, integrated, team based nature of the site selection process, measures to avoid or reduce the impact of site allocations were 'built in' to the decision making process. Rather than listing individual changes made as a result of the SA, the following discussion of the alternative approaches considered is presented.

### Options considered in relation to topic specific issues

#### Conflict with Local Plan designations for other uses – Employment Areas

The potential to allocate sites for housing within defined Employment Areas has been discounted. The Draft BFLP seeks to maintain some key employment areas through Article 4 Direction (evidence studies demonstrate a need for employment uses, however few potential sites have been submitted). Allocating sites located in defined Employment Areas for housing would undermine the Council's intention to maintain the separation of housing and employment uses which underpinned the design of the New Town.

BRA5 has been screened out due to its location within a defined employment area.

#### Conflict with other uses - open space and recreation provision

National policy states that 'existing open space, sports and recreational buildings and land, including playing fields, should not be built on' unless specific criteria are met. It does allow for the redevelopment of open space or recreational buildings if the current provision is shown to be surplus to requirements or the loss resulting from development could be replaced by equivalent provision.

Sites which currently provide open space or recreational facilities and are proposed for allocation are BRA13, BRA14, BRA15 and SAND5. This is taken into account within the appraisal of SA Objectives 12 Health and 16 Services (as these objectives consider a wide range of issues, this is not very apparent in the SA appraisal results). Development of these sites will be subject to the satisfactory outcome of assessment of the current provision and opportunities to reprovide elsewhere.

#### Conflict with existing site allocations and area masterplans

Allocating sites for development which are located within existing site allocations would be likely to undermine and delay the existing planned comprehensive development. For this reason, sites which conflict with existing allocations have not been taken forward. This includes WAR4 and WAR5, the allocation of which for residential development would be inconsistent with the masterplan included in the Warfield SPD which shows these sites as part of the open space within the allocation. In addition, only the eastern part of WAR23 has been considered for allocation as residential development to the west of the site would also be inconsistent with the Warfield SPD.

### Conflict with Neighbourhood Plans

Allocating sites which conflict with adopted and emerging Neighbourhood Plans has been rejected because it is considered that undermining an emerging or adopted Neighbourhood Plan is inappropriate in the context of the Localism Act. This approach has been taken in response to the Government's support for community engagement in planning and emphasis on decision-making at the local level. As a result, several sites have been excluded due to their location within local gaps proposed in the emerging Warfield Neighbourhood Plan; these are sites WAR8, WAR11, WAR12, WAR18, WAR19 and WAR20.

### Conflict with Strategic Gaps

Strategic gaps are recognised as valuable in maintaining the separation between settlements; a number of such gaps were recommended in the Landscape Recommendations Report produced by LUC in 2015; and have been added to the new Policies Map. Policy LP12 Landscape character and strategic gaps does not preclude development in the strategic gaps. Strategic gaps are not intended to be protected to the same degree as the Green Belt, although development management is required to prevent coalescence of settlements. Policy LP12 states 'Within strategic gaps development will only be supported where it can be demonstrated that it would not adversely affect the gap's function and not unacceptably reduce the physical and visual separation of settlements either within or adjoining the borough'.

Sites BRA3, CLU5, WINK20 and WINK22 fall within the strategic gaps and are proposed for allocation

Considering each of the landscape gaps:

Within the strategic gap between Bracknell and Wokingham, BRA3 is the only site proposed for allocation. The concept plan for BRA3 shows SANG (new heathland) and a strategic landscape buffer within the landscape gap. Whilst the heathland would lower the vegetation level in this area (potentially reducing visual screening to the development, whilst offering considerable biodiversity benefits), it is likely to result in the retention of the gap function. Maintenance of the SANG in perpetuity could become positive in terms of retaining the landscape gap. **As such, the strategic gap between Bracknell and Wokingham is considered to be retained in terms of the Draft BFLP.**

The strategic gap between Bracknell and North Ascot covers many of the Winkfield sites that are located in the countryside (outside of settlement boundaries and outside of the Green Belt).

- CLU5 – the strategic gap covers the majority of the site. The areas to the north of Forest Road are more open and are proposed for use for some limited development, a primary school and SANG. The area to the south of Forest Road is proposed to be

almost entirely developed. It is difficult to see how development of the site can be comprehensively brought forward without eroding the strategic gap to some extent. However, the presence of existing built development along the Western side of this part of the site on Chavey Down Road and on its Eastern side on the opposite side of Locks Ride significantly reduces the contribution this land makes to the gap.

- WINK20 – a concept plan has not been prepared however boundary vegetation is proposed to be retained, and the net developable area is in the region of 60% of the site area. As such potential is considered to exist to accommodate the requirements of LP12 within a scheme.
- WINK22 – the concept plan shows development across the strategic gap and strategic landscape buffers to the east and north of the site. The western site area is largely undeveloped which may assist in the retention of some gap function. The numbers on this site may change due to further work on the constraints and how they might be overcome so this will need to be kept under review. The land to the East of this site is within the Green Belt so should protect the function of the gap in this area in the longer term.

Sites are not proposed for allocation in the other strategic landscape gaps to the south of the Borough.

The cumulative effect of developments within Bracknell to North Ascot landscape gap requires further assessment to inform (and be informed by) site master planning. Potential exists for this work to amend the capacity of these sites and for the extent of the identified gaps in the finally adopted plan to be adjusted.

There is a potential negative effect to SA Objective 4a landscape through the erosion of strategic gaps.

The alternative of not allocating these sites would result in a reduction in the region of 1500 dwellings, or around half of the allocated dwellings, which would have negative impacts on other SA and Local Plan objectives.

## Flood risk

National policy states that 'Local Plans should apply a sequential, risk-based approach to the location of development to avoid where possible flood risk to people and property and manage any residual risk, taking account of the impacts of climate change'; the Sequential Test and, if necessary, the Exception Test should be applied to Local Plans. In this regard, allocating only those sites which pass the Sequential Test would be appropriate.

The Level 1 SFRA assessed all sites promoted for development, it found that less than 40% of the submitted sites passed the Sequential Test within this initial screening exercise (i.e. were in flood zone 1 and at low risk as defined in the SFRA Level 113, from other sources of flooding). For a number of sites identified to have some flood risk at Level 1 (above prescribed thresholds), a Level 2 SFRA is underway to provide further detail on the flood risk (including flood hazards and depths, actual flood risk and residual flood risk to sites), the potential for using sequential design of the site to move development away from flood risk and provide evidence for the application of the Exception Test if required.

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<sup>13</sup> for example less than 10% for surface water and the first category for groundwater and less than 75% for second category of groundwater

**On many sites, it will be possible to take a ‘sequential approach’ to development where development can be directed away from areas at risk of flood risk.**

For two proposed sites (WINK22, CLU3 comprising BRA3 and BRA4), there is a risk of groundwater emergence in conjunction with surface water flood risk. In general, the areas of groundwater emergence coincide with areas of high ecological value. This represents a significant constraint to development with significant negative effect on several of the SA Objectives. Both sites are well located but heavily constrained. Policies LP4 and LP5 which propose allocation of these sites require ‘Technical investigation and assessment of all sources of flooding (including surface water and groundwater) to determine flood risk management measures to ensure sustainable development’ (along with further ecological work). The policies also establish that the total final dwelling numbers for these sites is subject to further work on the implications of flood and ecological avoidance and mitigation. Resolution of these issues, in line with policy, is key to sustainable delivery of these sites.

**The proposed allocation of WINK22 is negative in terms of almost all the ‘constraint’ based SA Objectives; CLU3 is less constrained however is still negative in terms of flood risk and biodiversity. Both sites are well located. Further appraisal is recommended following the further work to ensure the sites can be developed in a sustainable manner including taking account of any on and off-site mitigation that the landowner is able to provide.**

Surface water and groundwater flood risk affect more of the proposed sites than fluvial flood risk. In light of this, policy LP40 Flood Risk covers all sources of flooding; this will aid assessment and management of flood risk going forward. In addition, Policy LP41 SuDs sets out requirements in order to address surface water issues whilst also addressing biodiversity and water quality.

## Landscape

[To be completed once the relevant evidence is available]

## Heritage

Evidence commissioned identifies the heritage value of sites. In some instances a high or medium classification for a site relates to only a small portion of a large site; in other instances, the setting may extend to the wider site. As such site specific consideration is required.

Along with various Listed Buildings, Historic Parks and Gardens and Conservation Areas, the evidence base has identified fieldscapes patterns of post-medieval (BIN8); and late medieval or earlier post-medieval origins not found elsewhere in the Borough (north western part of CLU5). BIN8 is not proposed for allocation; development within CLU5 avoids this area.

Negative effects have been reduced by allocating a smaller area at BIN1 and BIN10; negative effects have been avoided by not allocating several sites (e.g. BIN8, BIN9, BRA1, WAR8, WAR20). Loss of rare historic fieldscapes has been avoided at BIN8 and CLU5.

## Ecological value

Sites subject to high level designations (such as those wholly within a SSSI) were excluded from the SHELAA. Phase 1 ecological surveys have identified the value of the remaining sites outside of the Green Belt. In many cases ecological value differs across a site.

The ecological value of sites has been considered when considering the suitability of sites; and when identifying developable areas. Avoiding areas of greater ecological value has been prioritised in order to avoid significant adverse ecological impacts; followed by mitigation and compensation as a last resort.

To gain an understanding of scale of compensation required through the 'no net loss' of biodiversity requirement, the Council has undertaken initial trials of biodiversity calculators (based on the metric used in Defra's Biodiversity Offsetting Pilot and a locally adjusted calculator which is currently being developed). This work has identified which sites are likely to require significant biodiversity offsetting, to inform the broader site suitability assessments. Whilst there will be a need to refine these calculations (and indeed the calculators themselves) approximate figures for the biodiversity units which would need to be replaced have helped to reveal sites where compensation requirements would make development unviable.

In some cases, sites have been screened out due to the scale of biodiversity loss that would result from development and the implications of substantial biodiversity offsetting requirements on the viability of development, for example BRA8, SAND1, SAND4 and WAR8.

A Habitats Regulations Assessment (HRA) has been undertaken in parallel to the SA. Avoidance and mitigation measures have been proposed the HRA which has lead the Council to conclude that there will be no significant adverse urbanisation and recreational effects upon the integrity of the SPA as a result of the developments and policies within the Draft BFLP.

Although various avoidance and mitigation measures have been proposed to safeguard the SPA and SAC from potential air quality effects of the BFLP, the Council is not able to conclude at this time that there will be no significant adverse air quality effects upon the integrity of the SPA and SAC as a result of the developments and policies within the Draft BFLP. It is recognised that there is still some work to be undertaken to establish likely air quality effects on these European Sites and the Council proposes to undertake strategic traffic modelling at the Submission stage of the Plan when the proposed allocations are more certain and when more information is available regarding the Local Plan proposals in other Local Authorities.

## Services

In line with sustainably locating sites, consideration was given to access to services. Consideration was given to the potential for provision of additional facilities as part of larger developments, small and medium scale residential developments provide financial contribution towards off-site community facilities. Sites at CLU5 and CLU7 are poorly served at present, however the proposed number of dwellings on each site (once constraints are taken into account) falls below the scale of development where an on-site community hub is required (650 net dwellings); financial contribution towards off-site community facility provision will be required. Policies LP6 and LP7 relating to these sites require a comprehensive package of on and off-site transport measures to mitigate the development's impact on roads and encourage sustainable modes of transport. Both require provision of a primary school which could potentially have dual use, mitigating to some extent the lack of services in close proximity to the sites.

## Development Density

To identify the potential development capacity of sites, developable areas have been identified; the development density is also required.

Appropriate densities could either be established on a site by site basis, or generically based on location. The former option could result in inconsistencies. The latter could result in site specific issues being overlooked. To provide consistency, development densities have been identified based on the type of location; site specific adjustments have then been made where necessary to respond to specific site characteristics.

## Transport

National guidance emphasises the need for assessment of the transport implications of a Local Plan as part of the plan-making process in order to consider the cumulative impact of development on transport networks.

Sites have been considered in terms of the implications of development on the local transport network. Sites which encourage residents to use more sustainable forms of transport, due to their proximity to amenities, public transport and the existing footway/cycleway network, were supported in this respect.

## Options considered in response to site-specific issues

The suitability of the majority of sites for housing development has been considered based on the alternatives above. However, a number of further options have been considered with respect to certain sites. This is particularly the case for sites where a number of constraints are evident but there is potential to contribute significantly towards housing supply within the Borough.

Further consideration of these sites has been necessary due to the limited number of large sites promoted and desire to allocate a mix of different sized sites, as set out in Spatial Strategy. If these sites were not considered for allocation, due to the existence of constraints which limit the potential of some areas, the Council would be unable to meet the housing requirement and support growth in the Borough. Instead, the Council would become reliant on other land coming forward during the plan period and, as a result, would not be able to select the most appropriate sites, plan comprehensively, including for in terms of providing infrastructure. Such an approach would be less sustainable than the approach which has been pursued since it would not be possible to identify, and focus development in, the most sustainable locations.

## BIN1

While this site is located adjacent to a defined settlement parts of the site are heavily constrained and development in these areas would not be sustainable. In particular, the site contains a large treed area, is located in close proximity to heritage assets and in part is elevated with long distance views. As a result, the site as a whole is not considered to be suitable for housing.

However the south of the site is less constrained, due in part to its distance from the heritage assets, and its lower elevation. As such, this part of the site is considered more suitable for

development. Given that the site as a whole is in one of the more sustainable locations within the Borough considering it for allocation but discounting heavily constrained areas is appropriate. As such development is only proposed within the southern part of the site.

### CLUSTER 3

This site includes areas of heath, acidic grassland and plantation woodland. The ecological compensation required to offset the impact of development could be significant, potentially affecting the viability of development. Much of the site is at risk of groundwater flooding; some areas are also at risk of surface water flooding (limiting the ability to provide SuDS). A cautious approach is considered appropriate given the need for ecological and flood mitigation to overcome constraints on site. This will provide scope to avoid particularly constrained parts of the site as well as enabling some on-site mitigation. This approach will allow this well located site to be developed.

Policies LP4 which proposes allocation of this site requires 'Technical investigation and assessment of all sources of flooding (including surface water and groundwater) to determine flood risk management measures to ensure sustainable development'; along with further ecological work. It also establishes that the total final dwelling number is subject to further work on the implications of flood and ecological avoidance and mitigation. Resolution of these issues, in line with policy, is key to sustainable delivery of this site. Further appraisal is recommended once this work is available.

### CLUSTER 7

[Cluster 4 was originally included in the SHELAA; this has subsequently been revised to add one further site (WAR22), and remove two sites (WAR11, WAR12). The 'new' cluster is known as Cluster 7.]

Two areas (WAR11 and WAR12) within the original Cluster 4 conflicted with local gaps proposed within the Pre-Submission Warfield Neighbourhood Plan. In light of the priority given to avoiding conflict with adopted or emerging Neighbourhood Plans, outlined above, allocating these sites was not considered to be appropriate. The Neighbourhood Plan proposes allocation of the remaining parts of the original Cluster 4, along with one further site which was subsequently submitted to the Council (WAR22). A site visit established that the addition of WAR22 provides an opportunity to positively link any new development to the existing settlement, potentially providing accessible open space within this area.

Consideration was given to not allocating the site to allow the Neighbourhood Plan to lead in this area. However, if the Neighbourhood Plan were not to be made, sites in Hayley Green would be allocated despite some sites representing opportunities for sustainable development. On this basis, this approach was not considered appropriate.

Considering Cluster 7 for allocation in the Draft BFLP gives the opportunity to support the Neighbourhood Plan whilst also considering infrastructure provision cumulatively. This approach has been proposed.

If the cluster was not allocated, the housing requirement would need to be met elsewhere, potentially on sites in less sustainable locations. If the site was subsequently allocated by the Neighbourhood Plan, some other sites would have been allocated when they were not necessary to meet the housing need.

In addition, consideration of the cumulative effect of all development in the Borough can inform comprehensive planning; as a result, the risk of insufficient infrastructure being in place to serve development should be minimised.

Allocating Cluster 7 for the same capacity as that included in the Pre-Submission Warfield Neighbourhood Plan enables some flexibility so that the Neighbourhood Plan can allocate the cluster for more dwellings. In doing so, conflict will be avoided. As such, this approach has been taken forward.

## CLUSTER 5

Cluster 5 is one of the larger sites submitted. The site is split by the Forest Road; the character to the north (towards the Green Belt) has a different character (more rural), than the area to the south. Overall, the site is not as well located as alternative sites; transport is dominated by the personal car and services are relatively limited in the area. The area to the south relates better to the existing settlement.

Several constraints are evident on the site, for example the north-west of the site is located in close proximity to a Conservation Area and has high historic landscape sensitivity; Listed Buildings are present to the north of Forest Road. The northern boundary of the site experiences fluvial flooding, with further surface water flood risk affecting the site. Land south of Forest Road scores better than land to the north against the SA objectives.

Consideration has been given to only allocating land to the south of Forest Road. However this would be unlikely to provide SANG without compromising development capacity; a reduction in capacity would not facilitate the necessary infrastructure improvements needed to improve the sustainability of the location.

Consideration has been given to only allocating land to the north of Forest Road, this would reduce SANG requirements as the 5km SPA buffer passes through the site. However the northern area is not as well connected to the settlement; and is more constrained than the south.

The proposed allocation focuses development to the south of Forest Road, with further development to the northern edge of Forest Road, with a Primary School and SANG beyond. The north western area of the site has been avoided.

## WINK20

The site is previously developed land in a sustainable location; it is a former municipal landfill. Large scale remediation would be required prior to any development, with external funding to ensure viability. In the longer term, once completed, remediation would have a positive environmental impact.

Funding will be necessary to support the remediation of the landfill, on the basis that development is likely to otherwise be unviable. Allocating the site, whilst accounting for potential viability issues, and a lead-in time to allow for remediation, is considered an appropriate approach. Allocation could act as an incentive to securing funding.

Including a buffer within the housing supply gives some flexibility in case delivery is not possible within the plan period. Furthermore, including the site towards the end of the plan period gives a greater degree of flexibility as it will not immediately be needed to contribute towards the five year supply. In this regard, allocating the site on the basis that it is



considered developable (i.e. suitable with a reasonable prospect that it is available and could be viably developed) is appropriate as national policy does not require that sites identified for years 6 -15 are considered deliverable immediately.

## WINK22

The site is sustainably located adjoining the edge of the settlement of Bracknell to the west, and in close proximity to a rail station. This Crown Estate land is predominantly plantation woodland with areas of Priority habitats. The ecological compensation required to offset the impact of development would be significant, which could affect the viability of development. The Crown Estate has indicated that this could be accommodated within its land ownership.

A large proportion of the site is at risk of groundwater flooding, with some areas of surface water flood risk. Coupled with landscape gap considerations, development of the whole site is unlikely to be feasible to avoid (or mitigate) the constraints.

The SA appraisal identifies negative effects to all constraint based SA Objectives, with the exception of SA7a resource use.

Policy LP5 which proposes allocation of this site requires 'Technical investigation and assessment of all sources of flooding (including surface water and groundwater) to determine flood risk management measures to ensure sustainable development'; along with further ecological work. It also establishes that the total final dwelling number is subject to further work on the implications of flood and ecological avoidance and mitigation. Resolution of these issues, in line with policy, is key to the sustainable delivery of this site. Further appraisal is recommended once this work is available.

## Summary of site selection decisions

### Allocated Sites

Given the relatively limited number of sites submitted for consideration through the SHELAA and level of constraints evident across the Borough it has been necessary to consider the suitability of all sites for housing as well as whether mitigation can be utilised to increase suitability. This has required consideration of the cumulative impact of constraints on individual sites so that suitability can be assessed on a holistic basis. On balance, the sites listed below and specified in policies within the Draft BFLP offer the most sustainable opportunities for development. Constraints which have the potential to affect the capacity of sites have been considered during capacity assessments; these are outlined in Table 14 below and covered in further detail in site profiles in the Draft BFLP Background Paper as well as evidence studies<sup>14</sup>. **The Background Paper includes plans showing the proposed developable areas of sites, reference to these is key to understanding the extent of development and how issues are being addressed.**

**Table 14 Allocated Sites**

Site	Address	Constraints taken into account during capacity assessments
Bin1	Land north of Tilehurst Lane	<ul style="list-style-type: none"> <li>- Adjacent listed buildings</li> <li>- Surface water flood risk</li> </ul>

<sup>14</sup> Available at: <https://www.bracknell-forest.gov.uk/comprehensive-local-plan/evidence-base>

		<ul style="list-style-type: none"> <li>- Presence of trees</li> <li>- Site elevation</li> </ul>
Bin5	Land south of Forest Road and east of Cheney Close	<ul style="list-style-type: none"> <li>- Surface water flood risk</li> <li>- Presence of hedgerows &amp; trees (including protected) along boundaries</li> </ul>
Bin6	Land south of Emmets Park and east of Cressex Close	<ul style="list-style-type: none"> <li>- Surface water flood risk</li> <li>- Presence of hedgerows &amp; trees along site boundaries</li> <li>- Adjacent Local Wildlife Site/Ancient Woodland</li> </ul>
Bin7	Land to south of Foxley Lane and west of Whitehouse Farm Cottage, Murrell Hill Lane	<ul style="list-style-type: none"> <li>- Presence of trees along site boundaries</li> <li>- Surface water flood risk</li> <li>- Adjacent listed building</li> </ul>
Bin10	Popes Manor, Murrell Hill Lane	<ul style="list-style-type: none"> <li>- Contains grade II listed building &amp; parkland</li> <li>- High heritage value</li> <li>- Presence of trees (including protected)</li> <li>- Groundwater and surface water flood risk</li> <li>- Local Wildlife Site/Ancient Woodland to the north of the site</li> </ul>
Bin11	Popes Farm, Murrell Hill Lane	<ul style="list-style-type: none"> <li>- Partially falls within SALP Policy SA6</li> <li>- Medium heritage value</li> <li>- Groundwater and surface water flood risk</li> <li>- Presence of trees along boundaries</li> <li>- Adjacent Local Wildlife Site/Ancient Woodland</li> </ul>
Bin12	Land south of London Road (Eastern Field)	<ul style="list-style-type: none"> <li>- Groundwater flood risk</li> </ul>
Cluster3 (Bra3 & 4)	Land at the Hideout and Beaufort Park, Nine Mile Ride	<ul style="list-style-type: none"> <li>- Surface water and groundwater flood risk</li> <li>- Areas of high ecological value</li> <li>- Large areas covered by trees</li> <li>- Changes in level across site</li> <li>- High pressure oil pipeline</li> <li>- Potential for odour from nearby Wastewater Treatment Works</li> <li>- Strategic gap</li> </ul>
Bra6	Bracknell and Wokingham College, Wick Hill, Sandy Lane	<ul style="list-style-type: none"> <li>- Presence of protected trees</li> <li>- Surface water flood risk</li> </ul>
Bra7	Town Square, The Ring	<ul style="list-style-type: none"> <li>- Surface water flood risk</li> <li>- Level changes within the site</li> </ul>
Bra11	Bus Depot (Coldborough House), Market Street	<ul style="list-style-type: none"> <li>- Surface water flood risk</li> <li>- Presence of trees (including protected)</li> </ul>
Bra12	Former Bus Depot, Market Street	<ul style="list-style-type: none"> <li>- Surface water flood risk</li> </ul>
Bra13	Coopers Hill Youth and Community Centre, Crowthorne Road North	<ul style="list-style-type: none"> <li>- Partial tree coverage of site</li> <li>- Surface water and groundwater flood risk</li> <li>- Changes in level across site</li> <li>- Heritage value</li> </ul>

Bra14	Jubilee Gardens and the British Legion Club, The Ring	<ul style="list-style-type: none"> <li>- Surface water and groundwater flood risk</li> <li>- Presence of mature trees</li> <li>- Setting of Listed war memorial</li> <li>- Vehicle access route into town centre</li> </ul>
Bra15	Land east of Station Way and north of Church Road (Southern Gateway)	<ul style="list-style-type: none"> <li>- Groundwater and surface water flood risk</li> <li>- Public footpath on site (including underpass)</li> </ul>
Sand5	Land east of Wokingham Road and south of Dukes Ride (Derby Field)	<ul style="list-style-type: none"> <li>- Presence of trees along site boundaries</li> <li>- Surface water and groundwater flood risk</li> <li>- Sports pitch provision</li> </ul>
War9	Land north of Herschel Grange	<ul style="list-style-type: none"> <li>- Presence of trees (including protected) along site boundaries</li> <li>- Surface water flood risk</li> <li>- Medium ecological value</li> </ul>
War10	Land north of Newhurst Gardens	<ul style="list-style-type: none"> <li>- Presence of trees</li> <li>- Surface water flood risk</li> </ul>
Cluster7 (War13-16 & 22)	Land at Hayley Green	<ul style="list-style-type: none"> <li>- Presence of trees (including protected)</li> <li>- Setting of Listed buildings</li> <li>- Fluvial, surface water and groundwater flood risk</li> </ul>
Cluster5 (Wink8-14 & 35)	Land at Winkfield Row	<ul style="list-style-type: none"> <li>- Green Belt to the north of the site</li> <li>- High heritage value (Conservation Area, historic landscape value, Listed buildings, Historic Park and Garden)</li> <li>- Fluvial, surface water and groundwater flood risk</li> <li>- Presence of trees (including protected)</li> <li>- Strategic gap</li> </ul>
Wink15	Whitegates, Mushroom Castle, Chavey Down Road	<ul style="list-style-type: none"> <li>- Presence of trees</li> <li>- Adjacent Local Wildlife Site/Ancient Woodland</li> <li>- Surface water flood risk</li> </ul>
Wink20	Former landfill site, London Road	<ul style="list-style-type: none"> <li>- Landfill</li> <li>- Presence of trees (including protected)</li> <li>- Surface water flood risk</li> <li>- Level changes across the site</li> <li>- Strategic gap</li> </ul>
Wink22	Land south of London Road, east of Bog Lane and west of Swinley Road (Whitmoor Forest)	<ul style="list-style-type: none"> <li>- Areas of high ecological value</li> <li>- Large treed areas on site</li> <li>- Groundwater and surface water flood risk</li> <li>- Strategic gap</li> <li>- Within a Biodiversity Opportunity Area</li> <li>- Level changes across the site</li> </ul>
Wink34	Land to the rear of Forest View and Oriana, Longhill Road and west of Fern Bungalow, London Road (extension of site allocated through Policy SA3 of the SALP)	<ul style="list-style-type: none"> <li>- Partially falls within SALP Policy SA3</li> <li>- Presence of trees</li> </ul>

## Omission Sites

Further to ruling out sites due to conflict with the decisions outlined above, some sites have been screened out due to poor location and/or the number of constraints evident and the resultant limited scope for development. Some sites are subject to numerous constraints which, cumulatively, reduce potential developable areas significantly, even when any opportunities for avoidance, mitigation or compensation are considered. As a result, development of these sites would be less sustainable than the identified alternatives. A brief summary of the reasons for omission is outlined in Table 15 below. Further detail is available in site profiles in the Draft Local Plan Background Paper as well as evidence studies<sup>15</sup>.

**Table 15 Omission Sites**

Site	Address	Reasons for omission include:
Bin2	Land north of Ryslip Kennels (west of Church Lane)	<ul style="list-style-type: none"> <li>- Poor relationship with existing settlements</li> <li>- Surface water flood risk</li> <li>- Medium landscape sensitivity</li> </ul>
Bin4	Wyevale Garden Centre, Forest Road	<ul style="list-style-type: none"> <li>- Poor relationship with existing settlements</li> <li>- Flood risk</li> </ul>
Bin8	Land south of Foxley Lane and west of Murrell Hill Lane (Foxley Fields)	<ul style="list-style-type: none"> <li>- High historic landscape value</li> <li>- Topographical/landscape issues</li> <li>- Surface water flood risk</li> <li>- Protected trees on site</li> </ul>
Bin9	Land at Murrell Hill Grange, Murrell Hill Lane	<ul style="list-style-type: none"> <li>- Local Wildlife Site and Ancient Woodland on site</li> <li>- Areas with high ecological value</li> <li>- Landscape</li> <li>- Heritage value, including access route</li> <li>- Surface water flood risk</li> <li>- Access</li> </ul>
Bin13	Land south of London Road (Western Field)	<ul style="list-style-type: none"> <li>- Predominantly located within Wokingham Borough</li> </ul>
Bin14	Land at Bigwood, Peacock Lane	<ul style="list-style-type: none"> <li>- Poor relationship with existing settlements</li> </ul>
Bin15	Popeswood Lodge, Popeswood Road	<ul style="list-style-type: none"> <li>- Within the setting of Listed buildings and historic park and garden</li> <li>- Protected trees on site</li> </ul>
Bra1	Land at Parkview Farm, Old Wokingham Road	<ul style="list-style-type: none"> <li>- Poor relationship with existing settlements</li> <li>- High historic landscape value</li> <li>- Landscape sensitivity</li> <li>- Surface water flood risk</li> <li>- Areas with high ecological value</li> </ul>
Bra5	Pyramid House, Easthampstead Road	<ul style="list-style-type: none"> <li>- Located within a Defined Employment Area</li> </ul>
Bra8	Last east of Old Toll Gate Close (Allsmoor Lane)	<ul style="list-style-type: none"> <li>- Site covered by trees</li> <li>- Medium ecological value</li> <li>- Groundwater flood risk</li> </ul>
Sand1	Silverdene, Ambarrow Lane	<ul style="list-style-type: none"> <li>- Poor relationship with existing settlements</li> <li>- Groundwater flood risk</li> <li>- Protected trees across the site</li> </ul>

<sup>15</sup> Available at: <https://www.bracknell-forest.gov.uk/comprehensive-local-plan/evidence-base>

		- Medium ecological value
Sand2	Land to south of Sandhurst Lodge, Wokingham Road	<ul style="list-style-type: none"> <li>- Poor relationship with existing settlements</li> <li>- Groundwater flood risk</li> <li>- Medium ecological value</li> <li>- Large treed areas containing protected trees</li> <li>- Landscape sensitivity</li> </ul>
Sand3	Land south of Ambarrow Lane, west of Wokingham Road and east of Lower Sandhurst Road	<ul style="list-style-type: none"> <li>- Poor relationship with existing settlements</li> <li>- Landscape sensitivity (topographical issues)</li> <li>- Part of the Blackwater Valley Biodiversity Opportunity Area</li> <li>- Electricity pylons transverse the site and gas pipe</li> </ul>
Sand4	Land south of High Street and east of Yateley Road	<ul style="list-style-type: none"> <li>- Poor relationship with existing settlements</li> <li>- High ecological value</li> <li>- Site covered by trees</li> <li>- Designated as a Local Wildlife Site</li> <li>- Fluvial and surface water flood risk</li> <li>- Part of the Blackwater Valley Biodiversity Opportunity Area</li> </ul>
Sand6	Land between High Street, Lower Church Road and Wokingham Road	<ul style="list-style-type: none"> <li>- Landscape sensitivity (topographical issues)</li> <li>- Electricity pylons transverse the site plus gas pipe</li> </ul>
Sand7	Land at Wellingtonia Avenue	<ul style="list-style-type: none"> <li>- Poor relationship with existing settlements</li> <li>- Groundwater and surface water flood risk</li> <li>- Site partially covered by trees</li> </ul>
War3	Jealotts Hill, International Research Centre and land at Jealotts Hill	- Located within the Green Belt
War4	Land east of Binfield Road	- Falls within SALP Policy SA9 allocation – allocation could prejudice comprehensive approach to existing development
War5	Land south of Forest Road and east of Binfield Road	- Falls within SALP Policy SA9 allocation – allocation could prejudice comprehensive approach to existing development
War6	Land at Scotlands Farm Forest Road, Newell Green	<ul style="list-style-type: none"> <li>- Poor relationship with existing settlements</li> <li>- Fluvial and surface water flood risk</li> <li>- Landscape sensitivity</li> </ul>
War7	Land at junction of Harvest Ride and Warfield Road	- Subject to a covenant which precludes residential development (numerous adjoining properties and the developer of the adjacent development are beneficiaries)
War8	Land between Newell Hall and Cuckoo Cottage, Warfield Street	<ul style="list-style-type: none"> <li>- Falls within local gap identified in the Pre-Submission Warfield Neighbourhood Plan</li> <li>- Surface water flood risk</li> <li>- Adjacent to listed buildings</li> <li>- Site covered by trees</li> <li>- Medium ecological value</li> <li>- Landscape sensitivity</li> </ul>
War11	Land at North Lodge Farm, Forest Road, Hayley Green	- Falls within local gap identified in the Pre-Submission Warfield Neighbourhood Plan – allocation could prejudice approach to development in Hayley Green
War12	Brookfield Farm, Bracknell Road	- Falls within local gap identified in the Pre-Submission Warfield Neighbourhood Plan – allocation could prejudice approach to

		development in Hayley Green
War17	Land south of Brockhill Farm Cottages, Bracknell Road	- Located within the Green Belt
War18	Forest Farm, Forest Road, Hayley Green	- Falls within local gap identified in the Pre-Submission Warfield Neighbourhood Plan - Poor relationship with existing settlements - Groundwater flood risk - Site contains large treed areas including protected trees - Medium ecological value
War19	Woodlawns, Forest Road, Hayley Green	- Falls within local gap identified in the Pre-Submission Warfield Neighbourhood Plan - Poor relationship with existing settlements - Groundwater flood risk - Site contains large treed areas including protected trees - Medium ecological value
War20	St Michaels Grange, Osborne Lane	- Falls within local gap identified in the Pre-Submission Warfield Neighbourhood Plan - Poor relationship with existing settlements - High heritage value - Landscape sensitivity - Surface water flood risk
War21	Garson Lane/Cocks Lane	- Located within the Green Belt
War23	Land at Home Farm, Forest Road	- Adjacent to SALP Policy SA9 allocation – allocation of western part of site could prejudice comprehensive approach to existing development - Partially located within Flood Zones 2 and 3 - Listed building on site - Surface water flood risk
War24	Land at Scotlands House, Forest Road	- Poor relationship with existing settlements - Partially located within Flood Zones 2 and 3 - Surface water flood risk
Wink1	Land at Junction of Bracknell Road and Maidens Green	- Located within the Green Belt
Wink2	Land at Elmea, Baileys Garage and the Haven, Maidens Green	- Located within the Green Belt
Wink3	Meadow View, Crouch Lane (land between Mulberry and The Acre)	- Located within the Green Belt
Wink4	Chilston Mews, North Street	- Located within the Green Belt
Wink5	Land to south west of Elm Lodge, North Street	- Located within the Green Belt
Wink6	White House Farm, North Street (Royal Berkshire Fishery)	- Located within the Green Belt
Wink7	Ronans, Forest Road, Winkfield Row	- Poor relationship with existing settlements - Forms the setting of adjacent grade II listed building – medium heritage value - Proximity to Conservation Area - Groundwater and surface water flood risk - Protected trees on site - Landscape sensitivity

Wink16	Land to rear of Chavey Down Farm, Longhill Road	<ul style="list-style-type: none"> <li>- Poor relationship with existing settlements</li> <li>- Surface water and groundwater flood risk</li> <li>- High ecological value</li> <li>- Part of a Local Wildlife Site</li> </ul>
Wink17	Land at Chavey Down Farm, Longhill Road	<ul style="list-style-type: none"> <li>- Poor relationship with the existing settlement</li> <li>- Surface water and groundwater flood risk</li> <li>- Landscape sensitivity</li> </ul>
Wink18	Whitegates, Longhill Road	<ul style="list-style-type: none"> <li>- Poor relationship with existing settlements</li> <li>- Surface water and groundwater flood risk</li> <li>- Landscape sensitivity</li> </ul>
Wink19	Land between London Road and Longhill Road	<ul style="list-style-type: none"> <li>- Protected trees across the site</li> <li>- Medium ecological value</li> <li>- Groundwater flood risk</li> </ul>
Wink23	Lavender Park Gold Club, Swinley Road	<ul style="list-style-type: none"> <li>- Located within the Green Belt</li> </ul>
Wink24	Woodstock, Kings Ride	<ul style="list-style-type: none"> <li>- Located within the Green Belt</li> </ul>
Wink25	Highbury, Prince Albert Drive	<ul style="list-style-type: none"> <li>- Located within the Green Belt</li> </ul>
Wink26	Swinley Edge, Coronation Road	<ul style="list-style-type: none"> <li>- Located within the Green Belt</li> </ul>
Wink27	Earlywood Orchard, Coronation Road	<ul style="list-style-type: none"> <li>- Located within the Green Belt</li> </ul>
Wink28	Winkfield Manor, Forest Road	<ul style="list-style-type: none"> <li>- Located within the Green Belt</li> </ul>
Wink29	Land south of Forest Road and north of Rhododendron Walk	<ul style="list-style-type: none"> <li>- Located within the Green Belt</li> </ul>
Wink30	Land at the Rough	<ul style="list-style-type: none"> <li>- Located within the Green Belt</li> </ul>
Wink31	Land between North Street and Hatchet Lane	<ul style="list-style-type: none"> <li>- Located within the Green Belt</li> </ul>
Wink32	Land south of Merrymead, Birch Lane, Ascot	<ul style="list-style-type: none"> <li>- Poor relationship with existing settlements</li> <li>- Groundwater flood risk</li> <li>- Site covered by protected trees</li> </ul>
Wink33	Land south of Merrymead and land at Pine Acres, Birch Lane	<ul style="list-style-type: none"> <li>- Poor relationship with existing settlements</li> <li>- Groundwater flood risk</li> <li>- Site covered by protected trees</li> </ul>
Wink36	Land adjacent to the Vicarage, Winkfield Street, Maidens Green	<ul style="list-style-type: none"> <li>- Located within the Green Belt</li> </ul>
Wink37	Land at King's Ride, Ascot	<ul style="list-style-type: none"> <li>- Located within the Green Belt</li> </ul>

#### 5.4 Likely Effects of the BFLP and Alternatives (Task B3)

*“The likely significant effects on the environment including short, medium and long term effects permanent and temporary effects positive and negative effects and secondary, cumulative and synergistic effect on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage, including architectural and archaeological heritage, landscape and the inter-relationship between the issues referred to in the sub-paragraphs”*

*“The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme”*

(SEA Regulations, Schedule 2 (6 and 7))

The likely effects of the Draft BFLP and alternatives are presented in Sections 5.1, 5.2 and 5.3 above. This section draws together the overall/cumulative effect of the plan, including

secondary, short, medium and long-term permanent and temporary, positive and negative effects. In this regard, the following definitions have been used:

- short-term impacts (0-5 years), mainly related to construction
- medium term impacts (6-10 years)
- long term impacts (11-20 years), mainly related to operation of new developments.

Reference should also be made to Tables 7, 9 and 12 which summarise the effect of the strategic policies, development management policies and allocated sites respectively.

**Table 16 Cumulative effects**

SA Objective	Overall impacts			
	S	M	L	
SA1 Climate change	*	*	*	<p>The Spatial Strategy supports the development of sustainably located sites. This is further supported through the transport policies (LP45, LP46, LP47, LP48) and policy LP38 Green Infrastructure. The proposed site allocations meet with the Spatial Strategy, as far as the land availability and constraints within the Borough permit. In some instances this is to the detriment of other SA Objectives as a result of site constraints.</p> <p>The direct and indirect greenhouse gas emission from developments (e.g. home energy consumption) is controlled to the extent possible by policy LP42 – ideally these would go further, national policy prohibits this action. Whilst these policies fulfil the SA Objective on per capita basis, the growth per se will bring about increased total emission for the Borough. Transport emissions form the bulk of greenhouse gas emissions.</p> <p>Nationally the trend is of reducing emissions through pressure from legally binding targets promoting efficiency measures. Increasing development will put pressure on achieving targets.</p>
SA2 Adapt climate	0	* ?	** ?	<p>Climate change is likely to increase frequency and magnitude of severe flooding events in the future; land use changes also have the potential to increase flood risk. Policies LP40 Flood Risk and LP41 SuDS aim to manage flood risk, both on development sites (impacting both the development sites themselves and potentially the wider catchment).</p> <p>Proposed allocations avoid areas of fluvial flood risk (with the exception of CLU5 where SANG is proposed within the floodplain); however allocations are proposed in areas at risk of surface water and groundwater flood risk. Results of the level 2 SFRA are awaited to confirm effects; however it is likely that a 'sequential approach' will be appropriate to several of the sites where development can be directed away from areas at risk of flood risk.</p> <p>For two proposed sites (WINK22, CLU3), there is a risk of groundwater emergence in conjunction with surface water flood risk. Policies LP4 and LP5 which propose allocation of these sites require 'Technical investigation and assessment of all sources of flooding (including surface water and groundwater) to determine flood risk management measures to ensure sustainable development'. The policies also establish that the total final dwelling numbers for these sites is subject to further work on the implications of flood and ecological avoidance and mitigation. Resolution of these issues, in line with policy, is key to sustainable delivery of these sites. As such the potential effect is currently uncertain.</p> <p>Effects become more uncertain in the longer term as climate change progresses, allowance has however been made for this within the SFRA.</p>
SA3 Biodiversity	**	** ?	** ?	<p>Potential long term negative effects through an overall loss of land to development, loss of heathland and grassland are particularly at risk. Development may fragment biodiversity networks. There may be significant adverse air quality effects upon the integrity of the SPA and SAC as a result of the developments and policies within the BFLP.</p> <p>Policies LP36, LP37, LP38 and LP39 seek to control the impact.</p>



SA Objective	Overall impacts			
	S	M	L	
				<p>Requirements include 'no net loss of biodiversity', consideration of ecological networks through the Green Infrastructure policy, and implementation of the established SPA avoidance and mitigation measures. Several of these measures increase the current policy requirements, which is positive. However the scale of development may lead to habitat loss and fragmentation.</p> <p>Avoidance and mitigation measures have been proposed in the HRA which has lead the Council to conclude that there will be no significant adverse urbanisation and recreational effects upon the integrity of the SPA as a result of the developments and policies within the Draft BFLP.</p> <p>Although various avoidance and mitigation measures have been proposed to safeguard the SPA and SAC from potential air quality effects of the BFLP, the Council is not able to conclude at this time that there will be no significant adverse air quality effects upon the integrity of the SPA and SAC as a result of the developments and policies within the BFLP. It is recognised that there is still some work to be undertaken to establish likely air quality effects on these European Sites and the Council proposes to undertake strategic traffic modelling at the Submission stage of the Plan when the proposed allocations are more certain and when more information is available regarding the Local Plan proposals in other Local Authorities.</p> <p>Whilst the condition status of SSSIs in the Borough is relatively stable, biodiversity is vulnerable to climate change.</p>
SA4a Landscape	?	?	?	<p>To be concluded once the evidence base is available.</p> <p>There is pressure on proposed strategic gaps, particularly between Bracknell and North Ascot. Site allocations potentially conflict with this gap.</p>
SA4b Historic	✓	✓	✗	<p>There is no direct loss of heritage assets through the proposed site allocations; however potential harm to the setting of historic assets (predominantly CLU5).</p> <p>Policy LP35 applies.</p> <p>Development pressure across the Borough is likely, over time, to erode the setting of historic assets. The historic landscape structure evident in a number of locations can make an important contribution to the setting of heritage assets, and has heritage value in its own right. It is at particular risk from development pressures.</p>
SA5 Waste	✗	✗	✗	<p>Population increases is likely to lead to increased waste generation.</p>
SA6 Pollution	✗ ?	✗ ?	✗ ?	<p>Land uses proposed in the Draft BFLP are not considered to be 'polluting' per se, however increased development will increase pressure on waste water services and air quality.</p> <p>Watercourses in the Borough are not meeting the Water Framework Directive target, several are not expected to by 2027. Development pressure may indirectly contribute to poor water quality; appropriate drainage connections and SuDS will help to mitigate this. The Water Cycle Study identifies some wastewater treatment plant upgrades will be necessary to facilitate development/prevent pollution.</p> <p>Whilst the Spatial Strategy and policies aim to sustainably located developments and reduce travel by car per capita; total emissions are likely to increase, potentially reducing air quality. This may have secondary effects on the SAC and SPA (refer to SA3 above). This is uncertain until further work is completed.</p> <p>Once completed, remediation of WINK20 offers a significant long-term positive impact.</p> <p>Policies LP43 and LP44 apply.</p>

SA Objective	Overall impacts			
	S	M	L	
SA7 Resources	x	x	x	<p>The South East is a water stressed area. Increased development will further exacerbate this issue. Policy LP42 applies the lower water efficiency standard to residential developments to reduce water consumption per capita, however the total consumption is likely to increase.</p> <p>There will be some loss of agricultural land through the development of greenfield sites, many of these are currently used to graze horses.</p> <p>These effects are anticipated to continue long term with development pressures across the region as a whole.</p>
SA8 Energy efficiency	✓x	✓x	✓x ?	<p>Policy LP42 supports energy efficiency; national policy prohibits applying a more stringent standard to residential developments. Appetite for energy efficiency may increase in the longer term if energy prices rise/availability reduces.</p>
SA9 Economic	✓	✓	✓	<p>Policy LP8 aims to deliver 34,100 sq m of employment space; with policy LP3 providing further mixed use schemes (providing helping to provide a diversified economy). Other Council initiatives have removed permitted development rights within Defined Employment Areas to prevent loss to housing. LP27 to LP30 focus employment uses to defined areas. The supply and delivery of employment space is market led and subject to wider economic (and political) factors.</p> <p>Increasing the supply of housing is indirectly likely to increase its affordability.</p>
SA10 Education	?	?	?	<p>The provision of education facilities to meet the increased demand brought about by development is currently being determined, with the intention of meeting demand. This will be an iterative process until the site allocations are agreed.</p>
SA11 Housing	✓✓	✓✓	✓✓	<p>Policies LP2 and LP3 is for the delivery of over 3,000 dwellings to meet the identified need (with some flexibility); policy LP24 establishes a requirements of 35% affordable housing on sites of 11 or more dwellings. This would respond to the demand for housing, including affordable.</p>
SA12 Health	✓x	✓x	✓x	<p>Increased supply of housing, including affordable housing, is likely to improve health and wellbeing.</p> <p>Development sites within the Town Centre, or in close proximity to it, will support more sustainable modes of transport, with health benefits. Those more distant from the Town Centre are likely to increase car dependency, with health disbenefits.</p> <p>The transport policies (LP46 to LP48) and LP38 Green Infrastructure, support the provision of accessible transport routes for walking and cycling. P50 and LP51 support play, open space and sports provision, all with health benefits.</p> <p>Increasing air pollution would have a negative impact on health; flood risk could have potential impact.</p> <p>The provision of health care facilities to meet the increased demand brought about by development is being determined within the IDP.</p> <p>Sites will be required to provide passive and active open space (LP50, LP51), SANG (LP39), and in some instances community facilities (LP9, LP34). This is likely to have health and wellbeing benefits through both passive and formal physical activity.</p>
SA13 Poverty & exclusion	0	✓	✓	<p>Increasing the supply and affordability of housing and employment opportunities offers the potential to reduce poverty and exclusion.</p>
SA14 Crime	0	x✓ ?	x✓ ?	<p>LP18 Design requires consideration of crime within developments. The promotion of walking and cycling within the community increases natural surveillance, which could reduce the fear of crime.</p>

SA Objective	Overall impacts			
	S	M	L	
SA15 Communities	x	✓	✓	Sites will be required to provide passive and active open space, SANG, and in some instances community facilities, providing potential for an increase in community interaction and cohesion. Time is required for social integration of new or extended communities.
SA16 Services	✓x	✓x	✓x	The Spatial Strategy supports the development of sustainably located sites where services are available. The proposed site allocations meet with the Spatial Strategy, as far as the land availability and constraints within the Borough permit. However CLU5 and CLU7 are poorly served; whilst a primary school is to be provided on each site (which could potentially have dual-use), along with sustainable transport measures and financial contribution towards off-site community facilities, the impact at these sites may be negative.  Policy LP9 requires the provision of new or enhanced infrastructure.
SA17 Travel choice	x	x	xx	The Spatial Strategy supports the development of sustainably located sites where sustainable modes of transport are available, and the need to travel is reduced. The proposed site allocations meet with the Spatial Strategy, as far as the land availability and constraints within the Borough permit. However the allocations in Warfield and Winkfield typically have a poor choice of transport beyond the personal car - CLU5 and CLU7 mitigate this to some extent due to the scale of development. Sites in Bracknell offer the greatest sustainable travel choices.  Increased development is likely to generate additional vehicle movements, impacting congestion, travel time, air quality and noise. Policies LP9, LP45, LP46, LP47, LP48 apply. Road traffic levels, and rail passenger movements are slightly increasing; this trend is likely to continue. It may be mitigated to some extent as work patterns change (e.g. more flexible working may reduce the need to travel and peak travel flows).  Air quality may have secondary effects on the SAC and SPA (refer to SA3 above). This is uncertain until further work is completed
SA18 Land use	✓	✓	✓	The Spatial Strategy focuses growth within existing settlements, supporting the use of previously developed land. The high demand for development, coupled with a limited supply of land, naturally promotes efficient use of land. The proposed site allocations meet with the Spatial Strategy, as far as the land availability and constraints within the Borough permit.  Policies LP18, LP19 require the efficient use of land and consideration of townscape.  Whilst land use is likely to be efficient, there will be a long term negative impact caused by loss of undeveloped land.

Environmentally, the Draft BFLP would have some significant negative impacts. It is possible that air quality may have adverse effects upon the integrity of the SPA and SAC; these sites are of international significance. The identified housing need which the plan has to provide for will inevitably result in increased traffic, emissions to air, waste generation and resource use. There is potential for significant impact through flood risk, loss/fragmentation of biodiversity, impact to landscape and potential harm to heritage assets. The plan will contribute to indirect effects associated with water supply, waste water discharge and waste management.

Economically, the Draft BFLP has a positive impact in terms of trade and employment; and the potential to increase the affordability of housing.

Socially, the Draft BFLP provides significant positive impact to housing and positive impact to poverty and communities in the longer term. Impacts to health, services and crime have some positive and some negative aspects.

Policies within the Draft BFLP help to reduce the negative impacts and increase the positive impacts. Full, thorough implementation of these policies will reduce the per capita impacts, although an overall impact is still anticipated.

There is potential for proposed allocations at CLU5 and CLU7 to be poorly served by facilities. CLU5 also presents potentially significant negative impact to heritage assets, further work is required. Remediation of the landfill at WINK20 offers the potential for significant environmental improvement in the longer term (post remediation).

The proposed allocation of CLU3 and WINK22 is particularly problematic as a result of surface and groundwater flood risk, high ecological value and strategic gaps. Further detailed work is required to fully understand (and thus reduce/mitigate/compensate) these impacts.

The positive effect on sustainability, and potentially negative effect, of several of the strategic and development management policies within the BFLP are limited by external factors. In summary these are:

- Housing need – national policy strongly promotes meeting the identified housing need to boost significantly the supply of housing.
- Infrastructure – inclusion of viability testing creates significant uncertainty as to sustainability of development.
- Presumption in favour of sustainable development – linked to housing need, where the requirement is not met development control is significantly limited, creating uncertainty/negative effects as to the sustainability of development.
- Energy efficiency standards – national policy limits the level of energy efficiency that can be required for domestic properties.

## 5.5 Mitigation of Adverse Effects and Maximising Beneficial Effects (Task B4)

*“The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme”*

(SEA Regulations, Schedule 2 (7))

This section summarises the measures to prevent adverse effects and maximise beneficial effects.

Measures to avoid, reduce, mitigate and compensate adverse effect of policies within the Draft BFLP are presented in paragraph 5.5, Table 6, Table 8, Table 10. For sites, Section 5.3 discusses the measures and approach; with further site specific details in the Background Paper and policies LP4, LP5, LP6, LP7 and LP8.

Further work is required to further determine the nature and significance of effects and the measures required to prevent, reduce and as fully as possible offset any significant adverse effects. This includes:

- completion of the evidence base (including SFRA, Water Cycle Study, landscape appraisal, heritage appraisal)
- Viability study
- Education review

## 5.6 Monitoring the Significant Effects of Implementing the BFLP (Task B5)

*“A description of the measures envisaged concerning monitoring in accordance with regulation 17”*

(SEA Regulations, Schedule 2 (9))

Monitoring requirements are currently being established to develop effective and efficient arrangements. Consideration is being given to:

- the specific indicators developed for each SA Objective (see the final column of Table 3);
- the Council’s current monitoring and reporting arrangements (such as the Authority Monitoring Report, Biodiversity Annual Monitoring Report, traffic monitoring, air quality monitoring); and
- monitoring undertaken by other organisations.

## 6 Glossary and Acronyms

Term	Acronym	Definition
<b>General</b>		
Article 4 direction		A direction which withdraws automatic planning permission granted by the General Permitted Development Order.
Authority Monitoring Report	AMR	The publication of monitoring information on at least an annual basis to include the progress on the implementation of the Local Development Scheme and the extent to which policies in the Development Plan are being implemented.
Bracknell Forest Borough Local Plan	BFBLP	The BFBLP was adopted in January 2002. It contains Development Management related policies which are used to determine planning applications. Although some of these policies have been dropped, many were 'saved' by the Secretary of State beyond 27 September 2007 and remain in effect. Some have been subsequently replaced by new policies in the adopted CSDPD and SALP.
Brownfield Register		<p>Brownfield registers will provide information on brownfield sites that local authorities consider to be appropriate for residential development. All local authorities are required to publish up-to-date registers by 31 December 2017.</p> <p>Registers are in two parts, Part 1 comprises all brownfield sites appropriate for residential development and Part 2 comprises those sites granted permission in principle.</p>
Community Infrastructure Levy	CIL	Development contributions to be used on addressing demands that growth places on an area by funding the costs of supporting developments, particularly infrastructure. Excluding administration expenses, CIL income is directly attributed to infrastructure.
Bracknell Forest Local Plan	BFLP	The CLP will guide the location, scale and type of future development, as well as providing detailed development management policies to be used in determining planning applications.
Core Strategy Development Plan Document	CSDPD	The Core Strategy was adopted in February 2008. It is a high level document containing the Council's long-term aspirations for the Borough, and policies to guide and manage development in Bracknell Forest until 2026.
Development Plan		<p>This includes adopted Local Plans, Neighbourhood Plans and Minerals and Waste Plans (it does not include Supplementary Planning Documents). For Bracknell Forest the Development Plan currently consists of the Core Strategy, Site Allocations Local Plan, Bracknell Forest Borough Local Plan, Binfield Neighbourhood Plan, Minerals Local Plan for Berkshire, Waste Local Plan for Berkshire, South East Plan and the emerging Comprehensive Local Plan.</p> <p>Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission must be determined in accordance with the Development Plan, unless material considerations indicate otherwise.</p>
Duty to co-operate		The duty to cooperate was created in the Localism Act. It places a legal duty on local planning authorities, county councils in England and public bodies to engage

Term	Acronym	Definition
		<p>constructively, actively and on an ongoing basis to maximise the effectiveness of Local Plan preparation in the context of strategic cross boundary matters.</p> <p>Strategic policies are defined in the NPPF (para. 156):</p> <ul style="list-style-type: none"> <li>• the homes and jobs needed in the area;</li> <li>• the provision of retail, leisure and other commercial development;</li> <li>• the provision of infrastructure for transport, telecommunications, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);</li> <li>• the provision of health, security, community and cultural infrastructure and other local facilities; and</li> <li>• climate change mitigation and adaptation, conservation and enhancement of the natural and historic environment, including landscape.</li> </ul>
Greenfield Land		Land which does not meet the definition of 'previously developed land'. It is usually land that is currently undeveloped.
Habitat Regulations Assessment	HRA	An assessment, required under the Habitats Directive, if a plan or project is judged as likely to have a significant effect on a Natura 2000 site.
Infrastructure Delivery Plan	IDP	A document that identifies, as far as possible, the infrastructure needed (e.g. provision for new open space, road/junction improvements, schools and other community uses) to support planned development.
Local Development Scheme	LDS	Document which sets out the Council's three year programme for producing Local Plans.
Local Plan		A plan for the future development of a local area. It contains planning policies to be used when the Council determines planning applications. It is subject to Examination by an independent Inspector and, once adopted, forms part of the Development Plan for the Borough.
Local Planning Authority	LPA	The public authority whose duty it is to carry out the specific planning function for a particular area.
Localism Act		The Localism Act received Royal Assent in November 2011 and covers a wide range of local government and other matters. The principle of localism is that power and resources should be transferred from central government to the local level. It is based on the principle that decisions should be taken as closely as possible to the people they affect.
Masterplan		A detailed plan showing the layout of a development based on analysis of the site and its context including local characteristics, topography, constraints and opportunities. Masterplans will have additional information to a concept plan, including building heights, phasing, character areas etc.
Mitigation		Action to address and reduce any adverse impacts which could be incurred as a result of development. This could

Term	Acronym	Definition
		include compensating for unavoidable biodiversity loss and ensuring that development is flood resilient and resistant.
National Planning Policy Framework	NPPF	The NPPF is a single document that sets out the Government's economic, environmental and social planning policies for England. Taken together, these policies articulate the Government's vision of sustainable development. The NPPF prioritises the role of planning in supporting economic growth. It was published March 2012.
National Planning Practice Guidance	NPPG	The NPPG is a web based resource which contains guidance to supplement the NPPF. It was first published March 2014, and is regularly updated.
Neighbourhood Development Plan	NDP	For Bracknell Forest, this a plan prepared by a Parish or Town Council. See Localism Act.
New Town		Inspired by Ebenezer Howard's idea of the Garden City New Towns were planned for 10 locations in the 1940s in order to house the population of London. The Development Corporation set up to oversee building intended to create a town where home, industry, and leisure could be constructed within one area, representing a balanced mix of town life and the countryside. The principle of the New Town was based on industrial sectors being separated from neighbourhoods, which each had their own neighbourhood centre.
Open Space of Public Value	OSPV	Open space of public value can take many forms, from formal sports pitches to open areas within a development, linear corridors and country parks, as well as areas of water (such as rivers, canals, lakes and reservoirs). Such areas can provide health and recreation benefits to people living and working nearby, by offering opportunities for sport and recreation and acting as a visual amenity; have an ecological value and contribute to green infrastructure, and be an important part of the landscape and setting of built development.
Permitted Development Rights		Permitted Development Rights are a national grant of planning permission which allow certain building works and changes of use to be carried out without having to make a planning application. They are subject to conditions and limitations.
Planning and Compulsory Purchase Act 2004		The act both amended and repealed significant parts of the existing planning and compulsory purchase legislation in force at the time, including the <a href="#">Town and Country Planning Act 1990</a> , and introduced reforms such as the abolition of <a href="#">Local Plans</a> and <a href="#">Structure Plans</a> , and their replacement with <a href="#">Local Development Frameworks</a> . Section 19 of the act requires a local planning authority to carry out a sustainability appraisal of each of the proposals in a Local Plan.
Planning Conditions		Conditions help to mitigate adverse effects of development and can enable development proposals to proceed where it would otherwise have been necessary to refuse planning permission.
Planning Obligations		Planning obligations assist in mitigating the impact of unacceptable development to make it acceptable in planning terms. Developers may be asked to provide contributions for infrastructure by way of the Community Infrastructure Levy or



<b>Term</b>	<b>Acronym</b>	<b>Definition</b>
		section 106 agreements.
Planning Permission in Principle	PIP	A type of permission that a Local Planning Authority may grant for housing-led development either on application or through identifying land in qualifying documents, such as Local Plans, Neighbourhood Plans or Brownfield Registers.
Policies Map		A map which identifies the location and spatial extent of policies and proposals that are set out in the Development Plan.
Previously Developed Land	PDL	Land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure (excludes mineral workings, agriculture and forestry buildings or other temporary structures, and land that was PDL but where the remains of permanent structures have blended into the landscape in the process of time). The definition no longer includes private residential gardens. Also referred to as 'brownfield' land.
Royal Town Planning Institute	RTPI	The Royal Town Planning Institute is the UK's leading planning body for spatial, sustainable and inclusive planning and is the largest planning institute in Europe with over 24,000 members.
Site Allocations Local Plan	SALP	The SALP was adopted in July 2013. It helps implement the adopted Core Strategy. It identifies sites for future housing development, ensures that appropriate infrastructure is identified and delivered alongside new development and also revises some designations on the Policies Map.
South East Plan	SEP	The SEP sets out regional policy for the south east of England and was originally published in May 2009. It was partially revoked on 25th March 2013. Policy NRM6 that deals with the Thames Basin Heaths Special Protection Area remains in place.
Statement of Community Involvement	SCI	Document which sets out how Bracknell Forest will engage with people in preparing Local Plans and Supplementary Planning Documents. It was adopted in 2014.
Strategic Environmental Assessment	SEA	An internationally-used term to describe high-level environmental assessment as applied to policies, plans and programmes. SEA is a requirement of European law, and considers the impact of proposed plans and policies on the environment. SEA is often undertaken in conjunction with a Sustainability Appraisal (SA).
Strategic Suitable Alternative Natural Greenspace	Strategic SANGs	Strategic SANGs are open spaces in Bracknell Forest which, in agreement with NE, have been identified as being suitable for the Council to bring up to SANGs standard through the application of developer contributions. These usually provide mitigation for smaller developments.
Supplementary Planning Document	SPD	A type of planning document that provides support, and additional detail on policies contained within Local Plans. SPDs are a material consideration but hold less weight than a Local Plan.
Sustainability Appraisal	SA	A process that examines the impact of proposed plans and policies on economic, social and environmental factors, and ensures that these issues are taken into account at every

Term	Acronym	Definition
		<p>stage so that sustainable development is delivered on the ground. It also appraises the different options that are put forward in the development of policies and the identification of sites. Each Local Plan that the Council produces is accompanied by its own SA, which also incorporates the requirement of SEA.</p> <p>The first stage of the process involves producing a Sustainability Appraisal Scoping Report which identifies other relevant policies, plans and programmes and sustainability objectives plus baseline information and sustainability issues and problems.</p> <p>The second stage involves testing CLP objectives against the sustainability appraisal framework, developing options for the CLP and evaluating their likely effects, considering ways of mitigating adverse effects and maximising beneficial effects and proposing measures to monitor the effects of implementing the CLP.</p> <p>The Bracknell Forest Comprehensive Local Plan Sustainability Appraisal/Strategic Environmental Assessment can be viewed at: <a href="https://www.bracknell-forest.gov.uk/comprehensive-local-plan/evidence-base">https://www.bracknell-forest.gov.uk/comprehensive-local-plan/evidence-base</a></p>
Sustainable Transport		Transport that minimises harmful effects on the environment and depletion of natural resources and hence can be sustained in the long term. Includes walking, cycling and fuel-efficient public transport.
Transport Assessment / Transport Accessibility Assessment	TA	Assessment that analyses the transport issues relating to a proposed development and identifies what measures can be taken to deal with the anticipated transport impacts of the scheme. It also looks at ways of improving accessibility and safety for all modes of travel, including alternatives to the car such as walking, cycling and public transport. Transport Statements also assess the transport implications of development and are used when developments are anticipated to have limited transport impacts.
<b>Housing</b>		
Affordable Housing		Includes social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market.
Assisted Living		A type of residential care which involves an individual (or couple) living independently in a specialist complex (often known as Assisted Living Facilities). Facilities differ in terms of what services they offer but they usually provide nurses and care staff onsite to attend to individuals with care needs. Some assisted living facilities are comprised of self-contained apartments whilst others feature small houses or bungalows.
Deliverable Sites		<p>Those sites which are:</p> <ul style="list-style-type: none"> <li>• Available – site is available now</li> <li>• Suitable – site offers a suitable location for development and contributes to the creation of sustainable, mixed communities</li> <li>• Achievable – there is reasonable prospect that housing will be delivered on the site.</li> </ul>

Term	Acronym	Definition
Developable Sites		Those sites which are in a suitable location for housing development and which have a reasonable prospect of being available and capable of development within the envisaged timescale.
Gypsies and Travellers		Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.
Gypsy & Traveller Accommodation Assessment	GTAA	A study which looks at existing and future traveller needs and estimates pitch and plot requirements over a period of time.
Gypsy and Traveller Site		An area of land laid out and used for Gypsy/Traveller caravans; often, although not always, comprising slabs and amenity blocks or 'sheds'. An authorised site will have planning permission. An unauthorised development lacks planning permission.
Home Quality Mark	HQM	<p>The Home Quality Mark (HQM) is a national standard for new homes, which uses a simple 5-star rating to provide impartial information from independent experts on a new home's design, construction quality and running costs.</p> <p>It will demonstrate the home's environmental footprint and its resilience to flooding and overheating in a changing climate. In addition, HQM will evaluate the digital connectivity and performance of the home as the speed, reliability and connectivity of new technology becomes ever more critical.</p>
Housing Commitment		<p>Land which is in some way committed for housing development. For Bracknell Forest, the following definitions are used:</p> <ul style="list-style-type: none"> <li>• Hard Commitment - a site which has planning permission for 1 or more dwelling.</li> <li>• Soft Commitment - land which has no formal planning permission, but which has been identified in principle as suitable for housing (either as a resolution to grant permission subject to a s.106 agreement, or an allocated site).</li> <li>• Large site: sites of 1ha or more</li> <li>• Medium site: sites less than 1ha with 10+ dwellings</li> <li>• Small site: sites less than 1ha with under 10 dwellings</li> </ul>
Housing for Older People		<p>A number of terms are used for housing for older people (age 65+), many (or all) of which are used interchangeable.</p> <ul style="list-style-type: none"> <li>• Older Persons housing could include general needs housing or specialist housing defined within the Berkshire (including South Bucks) Strategic Housing Market Assessment 2016.</li> <li>• Sheltered Housing – sheltered homes are self-</li> </ul>

Term	Acronym	Definition
		<p>contained properties designated for older people that are linked to and supported by sheltered housing support staff. The support staff provides housing support to tenants, assisting them to live independently.</p> <ul style="list-style-type: none"> <li>• Extra Care Housing is designed with the needs of older, frailer people in mind and with varying levels of care and support available on site.</li> <li>• Registered care provision is housing for people living in registered care homes which are managed and run by a care provider who is responsible for all aspects of their daily care needs and wellbeing. Such housing is not self-contained; it can also be referred to as either residential or nursing care.</li> </ul> <p>Older person housing could fall within Class C3 Residential or Class C2 Residential Institutions or 'sui generis' (of their own kind) of the Town and Country Planning (Use Classes) Order 1987 depending upon such factors as the type of accommodation, level of care and communal facilities provided.</p>
Housing Implementation Strategy	HIS	Provides information on the (progress of) delivery of housing sites which form part of the housing trajectory. It is a requirement of the NPPF.
Housing Land Supply	HLS	For planning purposes, this is the five year housing land supply. This relates to the number of dwellings considered capable of being delivered within a five-year time framework (as set out in the housing trajectory), when compared to the housing requirement.
Housing Market Area	HMA	This is a geographical area defined by household demand and preferences for all types of housing, reflecting the key functional linkages between places where people live and work.
Housing Trajectory		Includes completions to date and projected completions for large and medium hard and soft commitments (see housing commitments section above), across the plan period (2006-2026).
Objective Assessment of (housing) Need	OAN	The number, mix and range of tenures of dwellings that is likely to be needed in the housing market area over the plan period. It is a 'policy off' position (whereby policy constraints are not taken into consideration). The Local Plan process then translates the OAN into a local housing requirement.
Pitch		An area of land on a Gypsy & Traveller site occupied by one resident family; sometimes referred to as a plot, especially when referring to Travelling Showpeople. DCLG Planning policy for traveller sites (August 2015) states that "For the purposes of this planning policy, "pitch" means a pitch on a "gypsy and traveller" site and "plot" means a pitch on a "travelling showpeople" site (often called a "yard"). This terminology differentiates between residential pitches for "gypsies and travellers" and mixed-use plots for "travelling showpeople", which may need to incorporate space or to be split to allow for the storage of equipment.
Planning Policy for	PPTS	Sets out the Government's policy of traveller sites and is to be

Term	Acronym	Definition
Traveller Sites		read in conjunction with the NPPF.
PPTS need		PPTS need is those Gypsies and Travellers that met the definition set out in the Planning Policy for Traveller Sites (PPTS) when surveyed.
Plot		An area of land on a Gypsy & Traveller site occupied by one resident family; sometimes referred to as a plot, especially when referring to Travelling Showpeople. DCLG Planning policy for traveller sites (August 2015) states that “For the purposes of this planning policy, “pitch” means a pitch on a “gypsy and traveller” site and “plot” means a pitch on a “travelling showpeople” site (often called a “yard”). This terminology differentiates between residential pitches for “gypsies and travellers” and mixed-use plots for “travelling showpeople”, which may need to incorporate space or to be split to allow for the storage of equipment.
Residential Uses		<p>These relate to 'C' class uses which includes:</p> <ul style="list-style-type: none"> <li>• C2 Residential institutions - Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres.</li> <li>• C3 Dwellinghouses - this class is formed of 3 parts: <ul style="list-style-type: none"> <li>○ C3(a) covers use by a single person or a family (a couple whether married or not, a person related to one another with members of the family of one of the couple to be treated as members of the family of the other), an employer and certain domestic employees (such as an au pair, nanny, nurse, governess, servant, chauffeur, gardener, secretary and personal assistant), a carer and the person receiving the care and a foster parent and foster child.</li> <li>○ C3(b): up to six people living together as a single household and receiving care e.g. supported housing schemes such as those for people with learning disabilities or mental health problems.</li> <li>○ C3(c): allows for groups of people (up to six) living together as a single household. This allows for those groupings that do not fall within the C4 HMO definition, but which fell within the previous C3 use class, to be provided for i.e. a small religious community may fall into this section as could a homeowner who is living with a lodger.</li> </ul> </li> </ul>
Self Build and Custom Build		Self build and custom housebuilding means the building or completion by a) individuals, b) associations of individuals, or c) persons working with or for individuals, of houses to be occupied as homes by those individuals. This does not include the building of a house on a plot acquired from a person who builds the house wholly or mainly to plans or specifications decided or offered by that person.
Strategic Housing and Economic Land	SHELAA	An assessment that identifies housing and economic development sites (that have been submitted to the Council

<b>Term</b>	<b>Acronym</b>	<b>Definition</b>
Availability Assessment		by landowners and organisations) and assesses their development potential, and when they are likely to be developed. The SHELAA looks at whether the sites are deliverable (i.e. available, suitable for development, and likely to come forward in a reasonable timescale) and developable. However, the SHELAA does not allocate sites for development it informs the preparation of the documents that do.
Strategic Housing Market Assessment	SHMA	A study which looks as how the characteristics of households and dwellings across a Housing Market Area, and sets out the OAN for the study area. It considers needs for all types of housing (including affordable) and the needs of different groups (older people, students etc).  The Berkshire (including South Bucks) Strategic Housing Market Assessment can be viewed at:  <a href="https://www.bracknell-forest.gov.uk/comprehensive-local-plan/evidence-base">https://www.bracknell-forest.gov.uk/comprehensive-local-plan/evidence-base</a>
Transit Site		A site intended for short-term use while in transit. The site is usually permanent and authorised, but there is a limit on the length of time residents can stay.
Travelling Showpeople		Members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family's or dependants' more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily, but excludes Gypsies and Travellers as defined above.
Windfall Allowance		The predicted number of dwellings that may come forward each year on sites that have not been identified through the Local Plan process. Normally relates to previously developed sites in settlements.
Windfall Sites		Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously developed sites that have unexpectedly become available.
Yard		Showpeople travel in connection with their work and therefore live, almost universally, in wagons. During the winter months these are parked up in what was traditionally known as 'winter quarters'. These 'yards' are now often occupied all year around by some family members.
<b>Economic and Social Development</b>		
Accession mapping		A travel access and travel time mapping package.
Economic Development Needs Assessment	EDNA	A quantitative and qualitative review of land or floorspace required for economic development uses (focusing on Business, Industrial and Distribution and Storage uses) the existing employment land supply in the Borough and its associated Functional Economic Area.
Employment Area		Defined Employment Areas provide an important supply of land and premises which support the local economy.
Employment Uses		These primarily relate to 'B' class uses which includes: <ul style="list-style-type: none"> <li>• B1 Business - Offices (other than those that fall within</li> </ul>

Term	Acronym	Definition
		<p>A2), research and development of products and processes, light industry appropriate in a residential area.</p> <ul style="list-style-type: none"> <li>• B2 General industrial - Use for industrial process other than one falling within class B1 (excluding incineration purposes, chemical treatment or landfill or hazardous waste).</li> <li>• B8 Storage or distribution - This class includes open air storage.</li> </ul>
Functional Economic Market Area	FEMA	Considers the geographical extent of the local economy and its key markets.
Gross Value Added	GVA	Regional gross value added using production (GVA(P)) and income (GVA(I)) approaches. Regional gross value added is the value generated by any unit engaged in the production of goods and services. GVA per head is a useful way of comparing regions of different sizes. It is not, however, a measure of regional productivity.
Indices of Multiple Deprivation	IMD	<p>The Indices of Deprivation 2015 provide a set of relative measures of deprivation for small areas (Lower-layer Super Output Areas) across England, based on seven different domains of deprivation:</p> <ul style="list-style-type: none"> <li>• Income Deprivation</li> <li>• Employment Deprivation</li> <li>• Education, Skills and Training Deprivation</li> <li>• Health Deprivation and Disability</li> <li>• Crime • Barriers to Housing and Services</li> <li>• Living Environment Deprivation Each of these domains is based on a basket of indicators.</li> </ul>
Main Town Centre Uses		Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment facilities the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).
Out of Centre		A location which is not in or on the edge of a centre but not necessarily outside the urban area.
Out of Town		A location out of centre that is outside the existing urban area.
Retail Uses		<p>These relate to 'A' class uses which includes:</p> <ul style="list-style-type: none"> <li>• A1 Shops - Shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices, pet shops, sandwich bars, showrooms, domestic hire shops, dry cleaners, funeral directors and internet cafes.</li> <li>• A2 Financial and professional services - Financial services such as banks and building societies, professional services (other than health and medical services) and including estate and employment</li> </ul>

Term	Acronym	Definition
		<p>agencies. (It does not include betting offices or pay day loan shops - these are now classed as “sui generis” uses).</p> <ul style="list-style-type: none"> <li>• A3 Restaurants and cafés - For the sale of food and drink for consumption on the premises - restaurants, snack bars and cafes.</li> <li>• A4 Drinking establishments - Public houses, wine bars or other drinking establishments (but not night clubs).</li> <li>• A5 Hot food takeaways - For the sale of hot food for consumption off the premises.</li> </ul>
Town Centre		<p>Area defined on the local authority's policies map, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area.</p> <p>References to town centres or centres apply to city centres, town centres, district centres and local centres but exclude small parades of shops of purely neighbourhood significance. Unless they are identified as centres in Local Plans, existing out-of-centre developments, comprising or including main town centre uses, do not constitute town centres.</p>
<b>Green Belt &amp; Countryside</b>		
Agricultural Land Classification		<p>The Agricultural Land Classification system forms part of the <a href="#">planning system</a> in <a href="#">England and Wales</a>. It classifies agricultural land in five categories according to versatility and suitability for growing crops. The top three grades, Grade 1, 2 and 3a, are referred to as 'Best and Most Versatile' land, and enjoy significant protection from development.</p> <p>Grade 4 and 5 are described as poor quality agricultural land and very poor quality agricultural land</p>
Coalescence of settlements		<p>The coming together of settlements to form one mass or whole. The visual or physical merging of two settlements by new development within the gaps between them.</p>
Countryside		<p>Land which is outside the defined Green Belt, and outside of built-up areas (i.e. outside of defined settlement boundaries).</p>
Green Belt		<p>An area of open land around certain cities and built up areas where strict planning controls apply. The fundamental aim of the Green Belt is to prevent urban sprawl, by keeping land permanently open. The NPPF lists the five purposes of the Green Belt:</p> <ul style="list-style-type: none"> <li>• to check the unrestricted sprawl of large built-up areas;</li> <li>• to prevent neighbouring towns merging into one another;</li> <li>• to assist in safeguarding the countryside from encroachment;</li> <li>• to preserve the setting and special character of historic towns; and</li> </ul>



Term	Acronym	Definition
		<ul style="list-style-type: none"> <li>to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.</li> </ul>
Landscape and Visual Impact Assessment	LVIA	A study that can be used to help identify the effects of new developments on the views and landscape itself. It specifically aims to ensure that all possible effects of change and development, both on the landscape itself and on views and visual amenity, are taken into account in decision-making.
Strategic Gap		Areas of landscape between significant settlements that over time, if developed, could potentially lead to the merging of settlements and the loss of individual settlement identity. These areas are predominantly undeveloped and are often subject to development pressure i.e. usually they are close to settlements. Strategic gaps preserve the physical and visual separation of settlements.
<b>Design &amp; Character</b>		
Accessibility		The ability of people to move around an area and to reach places and facilities.
Massing		The combined effect of the arrangement, volume and shape of a building or group of buildings. Also called bulk.
Mixed-use		A mix of uses within a building, on a site or within a particular area.
Scale		The impression of a building when seen in relation to its surroundings, or the size of parts of a building (particularly as experienced in relation to the size of a person).
<b>Heritage &amp; Conservation</b>		
Archaeological Interest		There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.
Conservation		The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.
Conservation Area		Areas of special architectural or historic interest which are designated to offer greater protection to the built and natural environment. Bracknell Forest has five conservation areas, which are defined on the Policies Map: <ul style="list-style-type: none"> <li>Church Street, Crowthorne</li> <li>Easthampstead, Bracknell</li> <li>Church Lane, Warfield</li> <li>Winkfield Row</li> <li>Winkfield Village</li> </ul>
Conservation Area Appraisal		Conservation Area Appraisals articulate why an area is special and what elements within the area contribute to this special quality.

Term	Acronym	Definition
Designated Heritage Asset		<p>A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battle Field or Conservation Area, designated under the relevant legislation.</p> <p>Bracknell Forest does not contain any World Heritage Sites, Protected Wreck Sites or Registered Battlefields.</p> <p>Designated Assets and listing details are available to view on the Historic England web site.</p>
Heritage Asset		<p>A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).</p>
Historic environment		<p>All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.</p>
Historic Environment Record	HER	<p>Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.</p>
Historic Park and Garden		<p>A park or garden identified as having special historic character, and as such protected from inappropriate development by planning policies. Bracknell Forest contains six Historic Park and Gardens, which are defined on the Policies Map:</p> <ul style="list-style-type: none"> <li>• Ascot Place, Winkfield</li> <li>• Moor Close (Newbold College), Binfield</li> <li>• South Hill Park, Bracknell</li> <li>• Broadmoor Hospital, Crowthorne</li> <li>• Part of Windsor Great Park, Winkfield</li> <li>• Part of Bagshot Park, Winkfield</li> </ul>
Listed Building		<p>Buildings which are identified as having special architectural or historic importance and so are protected from demolition or inappropriate alteration or development by legislation and by planning policies. Protection also applies to certain other structures within the curtilage of Listed Buildings. The categories of listed buildings are:</p> <ul style="list-style-type: none"> <li>• Grade I - buildings of exceptional interest</li> <li>• Grade II – buildings of special interest.</li> <li>• Grade II* - buildings of more than special interest.</li> </ul>
Non-Designated Heritage Asset		<p>Non-designated assets are buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions but which are not formally designated heritage assets.</p>
Scheduled Ancient		<p>There are nationally important archaeological sites. There</p>

<b>Term</b>	<b>Acronym</b>	<b>Definition</b>
Monuments		are several within Bracknell Forest, which are shown on the Policies Map.
Setting of a heritage asset		The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral
Significance		The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.
<b>Natural Environment</b>		
Ancient Woodland		An area that has been wooded continuously since at least 1600AD.
Biodiversity		The variety and abundance of all life.
Biodiversity Action Plan	BAP	A programme addressing threatened species and habitats designed to protect and restore biological systems.
Biodiversity Offsetting		Biodiversity offsets are measurable outcomes resulting from actions designed to compensate for adverse biodiversity impacts from a development after mitigation measures have been taken. The goal of biodiversity offsetting is to achieve no net loss and preferably a net gain of biodiversity.
Biodiversity Opportunity Areas	BOA	Biodiversity Opportunity Areas (BOAs) have been identified by the Thames Valley Environmental Records Centre as areas that offer the greatest opportunities for habitat creation and restoration. There are 29 Biodiversity Opportunity Areas (BOAs) in Berkshire.
Ecological Feature		Habitats, species or ecosystems.
Ecological Networks		An ecological network is a suite of high quality sites that together contain a sustainable level of biodiversity, and which have connections, or ways of moving between core sites to ensure gene flow between populations is maintained.
Geodiversity		The range of geological (rocks, minerals, fossils), geomorphological (landforms, processes) and soil features.
Green Infrastructure	GI	A network of multi-functional green spaces, urban and rural, which can deliver environmental and social benefits.
Landscape Character Assessment	LCA	A study which identifies and describes variations in character of landscape, and explains the features which makes one area distinctive from another.
Lewes Joint Core Strategy Judgement		The judge quashed part of the Lewes Joint Core Strategy. The effect of this was the deletion of 1,177 allocated homes within the relevant boundaries of the South Downs National Park. The reason for this was that Lewes had failed to consider the cumulative ecological impact on Ashdown Forest.  The result of this judgement will have a significant impact on

<b>Term</b>	<b>Acronym</b>	<b>Definition</b>
		the 5 year housing land supply for Lewes.
Local Geological Site	LGS	(Formerly known as Regionally Important Geological and Geomorphological Sites) Sites that have important geological and geomorphological features.
Local Nature Reserve	LNR	Non-statutory habitats of local significance designated by local authorities where protection and public understanding of nature conservation is encouraged.
Local Wildlife Site	LWS	(Formerly referred to as Wildlife Heritage Sites). Sites of local importance for nature conservation (but are not legally protected).
Protected Species		Legislation protects certain species of wild plants, birds and animals at all times and some species of bird at certain times of the year. The legislation is primarily in the Wildlife and Countryside Act 1981(as amended) with some amendments in the Countryside Rights of Way Act 2000. The protection of European animal species is covered by the Conservation of Habitats and Species Regulations 2010.
Sites of Biodiversity and Geological Importance		These include Special Protection Areas (SPA), Special Areas of Conservation (SAC), Sites of Special Scientific Interest (SSSI), Local Nature Reserves (LNR), Local Wildlife Sites (LWS), Local Geological Sites (LGS), Ancient Woodland and veteran trees.
Sites of Special Scientific Interest	SSSI	Areas of special interest by reason of their flora, fauna, geological or physiological features. They are protected under the Wildlife and Countryside Act. There are several within Bracknell Forest, which are defined on the Policies Map.
Special Area of Conservation	SAC	These are sites of international importance, and are designated under a European Habitat Directive. Within Bracknell Forest there is one SAC which relates to Windsor Forest and Great Park.
Special Protection Area	SPA	A nature conservation area designated for its bird interest under the European Wildlife Directive (and subject to the assessment procedure set out in the Habitats Directive), in order to protect internationally important species of birds which live within them.
Strategic Access Management and Monitoring	SAMM	Overseen by Natural England and Hampshire County Council, implements standard messages and additional wardening and education across the Thames Basin Heaths SPA.
Suitable Alternative Natural Green Space	SANG	Open space, meeting guidelines on quantity and quality, for the purpose of providing recreational alternatives to divert dogwalkers and others from the SPA. It is provided by residential developments lying within a certain distance from the SPA to avoid those developments creating additional recreational pressure on it.
Thames Basin Heaths Special Protection Area	SPA (or TBHSPA)	A nature conservation area comprising a group of heathland sites designated for its bird interest under a European Wildlife Directive (and subject to the assessment procedure set out in the Habitats Directive), in order to protect internationally

Term	Acronym	Definition
		important species of birds which live within them.
Tree Preservation Order	TPO	Tree Preservation Orders protect specific trees, groups of trees or woodlands in the interests of amenity. The cutting down, topping, lopping, uprooting or wilful damage or destruction of trees which are the subject of a TPO is prohibited unless written consent is given by the LPA.
Veteran tree		A tree that is of interest biologically, culturally or aesthetically because of its age, size or condition.
<b>Climate Change, Renewables &amp; Environmental Sustainability</b>		
Air Quality Management Area	AQMA	Area designated by local authorities as they are not likely to achieve national air quality objectives by relevant deadlines. They have an associated air quality action plan.
Building Research Establishment Environmental Assessment Method	BREEAM	<p>The Building Research Establishments' Environmental Assessment Method (BREEAM) is currently the best practice industry standard for sustainable non-residential buildings. It is recognised and quality assured scheme that independently assesses the environmental performance of buildings. Offices (class B1); industrial (class B1, B2/B8); retail (A uses); schools (D1); healthcare (D1) and residential institutions (C2) are covered. The following areas are assessed:</p> <ul style="list-style-type: none"> <li>• Energy use;</li> <li>• Health and wellbeing;</li> <li>• Innovation;</li> <li>• Land use and ecology;</li> <li>• Materials;</li> <li>• Management;</li> <li>• Pollution;</li> <li>• Transport;</li> <li>• Waste;</li> <li>• Water.</li> </ul>
Code for Sustainable Homes	CSH	<p>The CSH is an assessment and rating system for the environmental impact of new homes. The Code has the following standards in the design and construction of new homes:</p> <ul style="list-style-type: none"> <li>• Energy and CO2;</li> <li>• Water;</li> <li>• Materials;</li> <li>• Surface water runoff;</li> <li>• Waste;</li> <li>• Pollution;</li> <li>• Health and wellbeing;</li> <li>• Management; and,</li> </ul>

Term	Acronym	Definition
		<ul style="list-style-type: none"> <li>Ecology.</li> </ul> <p>The Code contains mandatory minimum standards for energy, water, materials, waste and surface water runoff. There are further non-mandatory standards within each of the 9 key areas. Points are awarded for each sustainability feature; these are then combined and a rating allocated accordingly. Please note the Government has withdrawn the CSH.</p>
Contaminant		Something that makes a place or substance impure or no longer suitable for use.
Contaminated Land		Contaminated land includes land polluted by heavy metals, oils, chemical substances, gases, asbestos and radioactive substances.
Decentralised Energy		Energy that is generated off the main grid, including micro-renewables, heating and cooling. It can refer to energy from waste plants, combined heat and power, district heating and cooling, as well as geothermal, biomass or solar energy.
Environmental noise		Noise from transport such as roads, rail or aircraft.
Exception Test		If, following the Sequential Test (see below), it is not possible, for the development to be located in Flood Zones with a lower probability of flooding, the Exception Test can be applied. To be passed: the development provides wider sustainability benefits to the community that outweigh flood risk and a site-specific flood risk assessment must demonstrate that the development will be safe.
Flood Zones		Flood Zones refer to the probability of river and sea flooding, ignoring the presence of defences. They are shown on the Environment Agency's Flood Map. Flood Zone 1 is low probability; Flood Zone 2 is medium probability; Flood Zone 3a is high probability and Flood Zone 3b is functional flood plain where land has to be stored or flows at time of flood.
Isolux diagram		Shows the points of equal illuminance, e.g. a line through all points on a surface where the illumination is the same. A series of such lines for various illumination values is called an Isolux diagram. The diagram can be used to assess the distribution of the luminaire in addition to determining light levels.
Neighbourhood noise		Noise generated within the community such as construction noise, licensed premises, telecommunication masts and cabinets, air conditioning plants and street noise. Excludes noise from traffic.
Pollution		Anything that affects the quality of land, air, water or soils, which might lead to an adverse impact on human health, the natural environment of general amenity. Pollution can arise from a range of emissions, including smoke, fumes, gases, dust, steam, odour, noise and light.
Receptor		A receptor is something that could be adversely affected by a contaminant e.g. a person, an organisation, an ecosystem, property, or controlled waters including groundwater Source Protection Zones.
Renewable and low		Includes energy for heating and cooling as well as generating

Term	Acronym	Definition
carbon energy		electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).
Rio Earth Summit 1992		<p>The <b>United Nations Conference on Environment and Development (UNCED)</b>, also known as the <b>Rio Earth Summit</b> was a major <a href="#">United Nations conference</a> held in <a href="#">Rio de Janeiro</a> from 3 to 14 June 1992.</p> <p>172 governments participated and 2,400 representatives of <a href="#">non-governmental organizations</a> (NGOs) attended</p> <p>The issues addressed included:</p> <ul style="list-style-type: none"> <li>• systematic scrutiny of patterns of production — particularly the production of toxic components, such as <a href="#">lead</a> in <a href="#">gasoline</a>, or poisonous waste including radioactive chemicals</li> <li>• alternative sources of energy to replace the use of <a href="#">fossil fuels</a> which delegates linked to global <a href="#">climate change</a></li> <li>• new reliance on <a href="#">public transportation</a> systems in order to reduce vehicle emissions, congestion in cities and the health problems caused by polluted air and smoke</li> <li>• the growing usage and limited supply of <a href="#">water</a></li> </ul> <p>An important achievement of the summit was an agreement on the <a href="#">Climate Change Convention</a> which in turn led to the <a href="#">Kyoto Protocol</a> and the <a href="#">Paris Agreement</a>.</p>
River Basin Management Plan	RBMP	River basin management plans (RBMPs) set out how organisations, stakeholders and communities will work together to improve the water environment. The RBMPs support the government’s framework for the 25-year environment plan. And will allow local communities to find more cost-effective ways to take action to further improve our water environment
Sensitive uses		These include dwellings, hospitals, schools, nurseries, residential care and nursing homes.
Sequential Test		This is a sequential approach which steers new development to areas with the lowest probability of flooding. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding.
Source Protection Zone	SPZ	Source Protection Zones are areas identified, by the Environment Agency through the European Water Framework Directive, as at risk from potentially polluting activities, and often found around wells, boreholes and springs. They are designated for all groundwater supplies intended for human consumption.
Strategic Flood Risk Assessment	SFRA	An assessment which sets out how flood risk from all sources of flooding to the development itself and flood risk to others will be managed.
Surface (drinking) Water Safeguard Zone		Drinking water safeguard zones are designated areas in which the use of certain substances must be carefully

Term	Acronym	Definition
		<p>managed to prevent the pollution of raw water sources that are used to provide drinking water.</p> <p>These are referred to as Drinking Water Protected Areas (DrWPAs) within the Water Framework Directive.</p>
Sustainable Drainage Systems	SuDS	Surface water drainage methods that take account of water quantity, water quality, biodiversity and amenity issues.
Waste Water Treatment Works	WwTW	
<b>Government Agencies &amp; Consultees</b>		
British Geological Survey	BGS	The British Geological Survey is a world-leading geological survey. It focuses on public-good science for government, and research to understand earth and environmental processes.
Environment Agency	EA	<p>This is a public body which works to ‘create better places for people and wildlife, and support sustainable development’.</p> <p>They are responsible for:</p> <ul style="list-style-type: none"> <li>• regulating major industry and waste</li> <li>• treatment of contaminated land</li> <li>• water quality and resources</li> <li>• fisheries</li> <li>• inland river, estuary and harbour navigations</li> <li>• conservation and ecology</li> <li>• managing the risk of flooding</li> </ul> <p>This body is a statutory consultee for plan making purposes. They are also a ‘duty to co-operate’ body.</p> <p><a href="https://www.gov.uk/government/organisations/environment-agency">https://www.gov.uk/government/organisations/environment-agency</a></p>
Highways England		<p>Formerly Highways Agency, this is a body which is charged with operating England’s motorways and major A roads.</p> <p>This body is a statutory consultee for plan making purposes. They are also a ‘duty to co-operate’ body.</p> <p><a href="https://www.gov.uk/government/organisations/highways-england">https://www.gov.uk/government/organisations/highways-england</a></p>
Historic England		<p>Formerly English Heritage, this is a public body which looks after historic environment in England. It maintains the official database of nationally designated heritage assets for England, comprising:</p> <ul style="list-style-type: none"> <li>• Listed buildings</li> <li>• Scheduled monuments</li> <li>• Protected wreck sites</li> <li>• Registered parks and gardens</li> <li>• Registered battlefields</li> </ul>



Term	Acronym	Definition
		<ul style="list-style-type: none"> <li>• World Heritage Sites</li> <li>• Applications for Certificates of Immunity (COIs)</li> <li>• Current Building Preservation Notices (BPNs)</li> </ul> <p>This body is a statutory consultee for plan making purposes. They are also a 'duty to co-operate' body.</p> <p><a href="http://www.historicengland.org.uk/">http://www.historicengland.org.uk/</a></p>
Homes and Communities Agency	HCA	<p>This is a public body which 'helps create successful communities by making more homes and business premises available to the residents and businesses who need them'. They also regulate social housing providers within England. They are responsible for:</p> <ul style="list-style-type: none"> <li>• increasing the number of new homes that are built in England, including affordable homes and homes for market sale or rent</li> <li>• improving existing affordable homes and bringing empty homes back into use as affordable housing</li> <li>• increasing the supply of public land and speeding up the rate that it can be built on</li> <li>• regulating social housing providers to make sure that they're well managed and financially secure, so maintaining investor confidence in the affordable housing sector and protecting homes for tenants</li> <li>• helping to stimulate local economic growth by using our land and investment, and attracting private sector investment in local areas</li> </ul> <p>This body is a statutory consultee for plan making purposes. They are also a 'duty to co-operate' body.</p> <p><a href="https://www.gov.uk/government/organisations/homes-and-communities-agency">https://www.gov.uk/government/organisations/homes-and-communities-agency</a></p>
Local Enterprise Partnership	LEP	<p>A body designated by the Secretary of State, established for the purpose of creating or improving conditions for economic growth in an area. (For Berkshire this is the Thames Valley Berkshire LEP).</p> <p><a href="http://thamesvalleyberkshire.co.uk/">http://thamesvalleyberkshire.co.uk/</a></p>
Natural England	NE	<p>This is a public body which is 'helping to protect England's nature and landscapes for people to enjoy and for the services they provide'.</p> <p>They are responsible for:</p> <ul style="list-style-type: none"> <li>• helping land managers and farmers protect wildlife and landscapes</li> <li>• advising on the protection of the marine environment in inshore waters (0 to 12 nautical miles)</li> <li>• improving public access to the coastline</li> <li>• supporting National Trails and managing 140 National Nature Reserves</li> <li>• providing planning advice and wildlife licences</li> </ul>

Term	Acronym	Definition
		<p>through the planning system</p> <ul style="list-style-type: none"> <li>managing programmes that help restore or recreate wildlife habitats</li> <li>conserving and enhancing the landscape</li> <li>providing evidence to help make decisions affecting the natural environment</li> </ul> <p>This body is a statutory consultee for plan making purposes. They are also a 'duty to co-operate' body.</p> <p><a href="https://www.gov.uk/government/organisations/natural-england">https://www.gov.uk/government/organisations/natural-england</a></p>
Planning Advisory Service	PAS	<p>Government funded agency providing consultancy and peer support, training sessions and online resources to help local authorities understand and respond to planning reform.</p> <p><a href="http://www.pas.gov.uk/">http://www.pas.gov.uk/</a></p>
Consultants for Evidence Base		
4 Global		4 Global have been commissioned to assist with the open space evidence.
Amec Foster Wheeler	Amec	Amec were appointed to undertake the Green Belt review.
Arc4		Arc4 were appointed to undertake the Gypsy and Traveller Assessment work (GTAA).
Berkshire Archaeology		Berkshire Archaeology were appointed to undertake archaeological evidence.
GL Hearn	GLH	GLH were appointed to undertake housing evidence (SHMA).
GVA	GVA	GVA were appointed to undertake retail evidence (retail & commercial leisure study).
JBA Consulting	JBA	JBA were appointed to undertake the Water Cycle Study and SFRA.
John Wenman ecological consultants	John Wenman	John Wenman were appointed to undertake ecological evidence.
Land Use Consultants	LUC	LUC were appointed to undertake the landscape (LCA & Recommendations Report and Sensitivity Appraisal) and heritage evidence.
Nathaniel Litchfield & Partners	NLP	NLP were appointed to undertake the economic evidence (FEA, FEMA & EDNA).
Thames Valley Environmental Records Centre	TVERC	TVERC were appointed to undertake the Green Infrastructure Review.
Tibbalds Planning & Urban Design	Tibbalds	Tibbalds were appointed to undertake the Design SPD.
BNP Paribas Real Estate	BNP Paribas	BNP Paribas were appointed to undertake the SHELAA viability assessment.

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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# **Bracknell Forest Council**

## **Draft Sustainability Appraisal (SA)** **(Incorporating Strategic Environmental Assessment)** of the **Draft Bracknell Forest Local Plan**

### **Appendix 1 – Review of Policies, Plans, Programmes (PPPs)**

**January 2018**

Bracknell Forest Council  
[www.bracknell-forest.gov.uk](http://www.bracknell-forest.gov.uk)

## 1. To address the causes of climate change through reducing emissions of greenhouse gases

### United Nations Framework Convention on Climate Change (UNFCCC) <http://unfccc.int/2860.php>

Seeks international agreement to cut greenhouse gas emissions to a level consistent with limiting global temperature increases to 2°C.

### Paris Agreement 2015

195 countries adopted first ever universal legally binding global climate deal

- Long term goal of keeping global average temperature to well below 2°C above pre-industrial levels
- Aim to limit the increase to 1.5 °C.

#### Outline the role of local authorities who are invited to;

- scale up their efforts and support actions to reduce emissions
- Build resilience and decrease vulnerability to adverse effects of Climate Change
- Uphold and promote regional and international cooperation.

### EU 2030 Framework for Climate and Energy Policies <https://ec.europa.eu/energy/en/topics/energy-strategy/2030-energy-strategy>

- Reducing greenhouse gas emissions by at least 40% compared to 1990
- Increasing the share of renewable energy to at least 27%
- Increasing energy efficiency by at least 27%
- Reform of the EU emissions trading system

New governance system based on national plans to assess progress over time.

### Planning and Compulsory Purchase Act (2004) <https://www.legislation.gov.uk/ukpga/2004/5/contents>

Requires local planning authorities to include in their Local Plans “policies designed to secure that the development and use of land in the local planning authority’s area contribute to the mitigation of, and adaptation to, climate change”.

### The Climate Change Act (2008) [http://www.decc.gov.uk/en/content/cms/legislation/cc\\_act\\_08/cc\\_act\\_08.aspx](http://www.decc.gov.uk/en/content/cms/legislation/cc_act_08/cc_act_08.aspx)

This act sets a legally binding target for reducing UK Carbon Dioxide (CO<sub>2</sub>) emissions by at least 34% by 2020 and at least 80% by 2050 on 1990 levels.

### Climate Local

**1. To address the causes of climate change through reducing emissions of greenhouse gases**

Bracknell Forest Council is a signatory to Climate Local which aims to drive, inspire and support council action to reduce carbon emissions and increase resilience to a changing climate.

**Implications for Local Planning Documents**

The local planning documents should set policies which will lead to a reduction in greenhouse gas emissions. Any local requirements for a building's sustainability should be set in a way which is consistent with the Government's zero carbon buildings policy and adopt nationally described standards.

## 2. Adapt to climate change by preparing for extreme weather events, including avoiding and managing the risk of flooding, heat wave, drought and storm damage

### Planning and Compulsory Purchase Act (2004)

Section 19( 1A) of the act Requires local planning authorities to include in their Local Plans “policies designed to secure that the development and use of land in the local planning authority’s area contribute to the mitigation of, and adaptation to, climate change”.

### Flood and Water Management Act (2010) <http://www.legislation.gov.uk/ukpga/2010/29/contents>

The Act deals with a variety of aspects of water management, including managing flood risk, surface water drainage and water supply. One of its main provisions is to designate upper tier or unitary Councils as Lead Local Flood Authorities (LLFAs) for the coordination of local flood risk management in their areas.

### National Adaptation Programme (July 2013): Making the country resilient to a changing climate

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/209866/pb13942-nap-20130701.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/209866/pb13942-nap-20130701.pdf)

The programme contains policies and actions to help adapt to climate change. Many of the objectives and associated actions are relevant to planning, but some of the most relevant are:

- Objective 1: To work with individuals, communities and organisations to reduce the threat of flooding and coastal erosion, including that resulting from climate change, by understanding the risks of flooding and coastal erosion, working together to put in place long-term plans to manage these risks and making sure that other plans take account of them.
- Objective 2: To provide a clear local planning framework to enable all participants in the planning system to deliver sustainable new development, including infrastructure that minimises vulnerability and provides resilience to the impacts of climate change.
- Objective 6: To explore and build understanding of the long term implications of climate change for the location and resilience of population centres.
- Objective 7: To ensure infrastructure is located, planned, designed and maintained to be resilient to climate change, including increasingly extreme weather events.
- Objective 8: To develop regulatory frameworks to support and promote a resilient and adaptive infrastructure sector.
- Objective 9: To better understand the particular vulnerabilities facing ‘local’ infrastructure (e.g. local highways) from extreme weather and long term climate change so as to determine actions to address the risks.
- Objective 19: To build the resilience of wildlife, habitats and ecosystems (terrestrial, freshwater, marine and coastal) to climate change, so as to put our natural environment in the strongest possible position to meet the challenges and changes ahead.



## 2. Adapt to climate change by preparing for extreme weather events, including avoiding and managing the risk of flooding, heat wave, drought and storm damage

### **National Planning Policy Framework (2012)** <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

Paragraph 94 states that, “local planning authorities should adopt proactive strategies to mitigate and adapt to climate change, taking full account of flood risk, coastal change and water supply and demand considerations.”

Paragraph 95 states “To support the move to a low carbon future, local planning authorities should:

- plan for new development in locations and ways which reduce greenhouse gas emissions;
- actively support energy efficiency improvements to existing buildings; and
- when setting any local requirement for a building’s sustainability, do so in a way consistent with the Government’s zero carbon buildings policy and adopt nationally described standards”.

In terms of flooding, the NPPF calls for development to be directed away from areas highest as risk, with development “not to be allocated if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding”. Where development is necessary, it should be made safe without increasing levels of flood risk elsewhere.

Paragraph 100 states “Local plans should be supported by a Strategic Flood Risk Assessment and should apply a sequential, risk-based approach to the location of development to avoid, where possible, flood risk to people and property.” Areas at risk from all sources of flooding are included. For fluvial flooding this is principally land within Flood Zones 2 and 3.

### **National Planning Practice Guidance**

<http://planningguidance.planningportal.gov.uk/blog/guidance/climate-change/>

#### **<https://www.gov.uk/guidance/flood-risk-and-coastal-change>**

Climate change (revised 2014) - Advises how planning can identify suitable mitigation and adaptation measures in plan-making and the application process to address the potential impacts of climate change.

Flood Risk and Coastal Change - Advises on how planning can take account of the risks associated with flooding and coastal change in plan making and the application process.

Ministerial Statement (HCWS161) December 2014, Sustainable Drainage System expect local planning policies relating to major development to ensure that sustainable drainage systems for the management of run-off are put in place, unless demonstrated to be inappropriate.

**Home Quality Mark** [http://www.homequalitymark.com/filelibrary/HQM-Beta--England--2015\\_SD232\\_r1.0.pdf?bcsi\\_scan\\_31d6b5f09ef66ce0=0&bcsi\\_scan\\_filename=HQM-Beta--England--2015\\_SD232\\_r1.0.pdf](http://www.homequalitymark.com/filelibrary/HQM-Beta--England--2015_SD232_r1.0.pdf?bcsi_scan_31d6b5f09ef66ce0=0&bcsi_scan_filename=HQM-Beta--England--2015_SD232_r1.0.pdf)

## 2. Adapt to climate change by preparing for extreme weather events, including avoiding and managing the risk of flooding, heat wave, drought and storm damage

Launched in April 2015, this is a voluntary mark. Using a simple 5-star rating, the Home Quality Mark will illustrate a home's overall running costs and the impact of a home on the occupant's health and wellbeing. It will also demonstrate a home's environmental footprint and its resilience to flooding and overheating in a changing climate. As reliance on new technology becomes ever more critical, the mark will also evaluate the digital connectivity and performance of the home.

Homes built to the mark will be independently evaluated by licensed BRE Global Code for Sustainable Homes assessors; developments built to standards like Passivhaus and the Code for Sustainable Homes can be credited under the mark where compatible criteria apply.

### **Sustainable Resource Management Supplementary Planning Document (October 2008)**

<https://www.bracknell-forest.gov.uk/sites/default/files/documents/sustainable-resource-management-supplementary-planning-document.pdf>

Provides guidance relating to how new developments should be constructed in a sustainable way in order to meet local, regional and national best practice standards relating to natural resource use and climate change.

**Bracknell Forest Council Climate Change Action Plan (2013) Updated 2016** <https://files.bracknell-forest.gov.uk/sites/bracknell/documents/climate-change-action-plan.pdf?6UtUNAHvSOPapeTK1PCb2XY7lhRr2kaB>

Aims:

- 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.
- To implement policies which reduce greenhouse gas emissions in the Borough.
- To provide focus for climate change leadership in the Borough.
- To highlight and support complimentary strategies and plans in the Borough e.g. waste & recycling, transport, housing development, biodiversity, etc.
- To encourage members of the Bracknell Forest Partnership and other local organisations to reduce their greenhouse gas emissions.
- To prepare for the impacts of climate change.
- To demonstrate the economic, social and environmental benefits of tackling climate change.
- To change attitudes and behaviour towards the use of natural resources, particularly fossil fuels.

### **Bracknell Forest Local Flood Risk Management Strategy (2017 – 2020)**

<https://files.bracknell-forest.gov.uk/sites/bracknell/documents/local-flood-risk-management-strategy.pdf> Objectives:

1. Seek to reduce the current flood risk and ensure that as the LLFA we do not increase this in the future.

## 2. Adapt to climate change by preparing for extreme weather events, including avoiding and managing the risk of flooding, heat wave, drought and storm damage

2. Deliver a Local Flood Risk Management Strategy (LRMS) in line with the national flood risk management guidance.
3. Deliver the LLFA duties and responsibilities under the FWMA.
4. Understand and capture flooding and drainage data of the Borough.
5. Improve the level of understanding of flood risk, within the community as well as with key agencies. Ensure understanding of roles and responsibilities and adopt partnership working to deliver realistic outcomes.
6. Ensure that due consideration is given to the wider environmental, social benefits and climate change requirements in both the strategy and delivery of objectives and measures.
7. Seek to avoid an increase in flood risk as a result of new development by controlling how any additional water enters existing drainage systems.
8. Currently Bracknell Forest Council (BFC) has not identified any schemes, however as opportunities arise for grant funding consider whether any potential schemes may be able to benefit.
9. Identify and deliver appropriate opportunities for training and education in flood risk management.

### **Bracknell Forest Strategic Flood Risk Assessment (Halcrow Group Limited, August 2010)**

The SFRA assessed the risk of flooding from all sources for the Borough, now and in future, taking into account the impacts of climate change and it assessed the impacts that land use changes and development will have on flood risk. In general fluvial flood risk is low in comparison with neighbourhood boroughs. However, this should not reduce the importance of fluvial flood risk in the planning process. The impact of climate change on all source of flooding should be a high priority in development planning.

Concluded that 'Given the large proportion of the Borough within Flood Zone 1, it is recommended 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.'

### **Implications for Local Planning Documents**

The local planning documents should adopt proactive strategies to mitigate and adapt to climate change and take full account of flood risk.

### 3. To conserve and enhance the diversity of wildlife, habitats and geology

**Bern Convention on the Conservation of European Wildlife and Natural Habitats (1979)** <http://conventions.coe.int/Treaty/en/Treaties/html/104.htm>

To protect endangered species and their habitats.

**Bonn Convention on the Conservation of Migratory Species of the Wild Animals (1979)**

[http://europa.eu/legislation\\_summaries/environment/nature\\_and\\_biodiversity/l28051\\_en.htm](http://europa.eu/legislation_summaries/environment/nature_and_biodiversity/l28051_en.htm)

To protect threatened animals that migrate across national boundaries and/or the high seas.

**Birds Directive 79/409/EC Amended in 2009 to become 2009/147/EC**

[http://ec.europa.eu/environment/nature/legislation/birdsdirective/index\\_en.htm](http://ec.europa.eu/environment/nature/legislation/birdsdirective/index_en.htm)

<http://eur-lex.europa.eu/legal-content/EN/TXT/?uri=CELEX:32009L0147>

To protect all naturally occurring wild bird species and their habitats, with particular protection of rare species.

**Council Directive 92/43/EEC of 21 May 1992 on the Conservation of Natural Habitats and of Wild Fauna and Flora (the Habitats Directive)**

[http://ec.europa.eu/environment/nature/legislation/habitatsdirective/index\\_en.htm](http://ec.europa.eu/environment/nature/legislation/habitatsdirective/index_en.htm)

This Directive is the main European legislation relating to nature conservation. It has two main elements – a network of protected ‘Natura 2000’ sites and a system of species protection. In terms of habitat protection, over 200 types of habitat are protected. This legislation is the basis for the need to carry out Habitat Regulations Assessment of plans and policies. Parts of the Thames Basin Heaths Special Protection Area (SPA) and the Windsor Forest and Great Park Special Area of Conservation (SAC) lies in Bracknell Forest. In Bracknell Forest Many of the plans and policies must therefore be subject to a Habitats Regulations Assessment in accordance with this Directive.

**Water Framework Directive 2000/60/EC** [http://ec.europa.eu/environment/water/water-framework/index\\_en.html](http://ec.europa.eu/environment/water/water-framework/index_en.html)

The WFD is a piece of EU legislation that requires member states to make plans to protect and improve the water environment. It was implemented into law in the UK in 2003 and applies to surface freshwater bodies, including lakes, streams, rivers and canals, transitional water bodies such as estuaries, ground waters and coastal waters.

The four main aims of the WFD are to:

- improve and protect inland and coastal waters
- drive wiser, sustainable use of water as a natural resource
- create better habitats for wildlife that lives in and around water
- create a better quality of life for everyone

### 3. To conserve and enhance the diversity of wildlife, habitats and geology

The WFD calls for all waterbodies to be of “good ecological classification” by 2027 and also for no deterioration in the ecological classification of a waterbody. Ecological classification is determined by the biology, chemistry and morphology of a waterbody. The Environment Agency is the lead competent authority for implementing the WFD in England and will seek opportunities to improve the ecological status or potential of water bodies through the planning process.

It is important that the SA considers the impacts of the potential plan options on all forms of biodiversity (land and water based) to ensure that the most appropriate options are pursued and to ensure a sustainable approach to development.

#### **Natural Environment and Rural Communities (NERC) Act 2006** <http://www.legislation.gov.uk/ukpga/2006/16/contents>

All local authorities have a statutory duty to conserve biodiversity in all their functions. Section 41 of the Act requires the Secretary of State to publish a list of habitats and species which are of principal importance for the conservation of biodiversity in England. The S41 list is used to guide decision-makers such as public bodies, including local and regional authorities, in implementing their duty.

#### **Wildlife and Countryside Act (1981) (as amended)** <http://www.legislation.gov.uk/ukpga/1981/69>

The Wildlife and Countryside Act 1981 covers protection of wildlife, the countryside, National Parks, and the designation of protected areas, and public rights of way. Strong measures are included to protect wild birds, their nests and eggs, as well as some listed other animal species (such as all bats, great crested newts and slow worms), and some wild plants. The Act also contains measures to prevent the establishment of non-native species. It also sets out the legislation regarding Sites of Special Scientific Interest and other designations.

#### **The Natural Environment White Paper (2011)** <https://www.gov.uk/government/publications/natural-environment-white-paper-implementation-updates>

This important statement of Government policy sets out the importance of a healthy, functioning natural environment to sustained economic growth, prospering communities and personal well-being. It was in part a response to the European Commission’s Biodiversity Strategy to halt the loss of biodiversity and the degradation of ecosystem services in the EU by 2020, and restore them in so far as feasible. It signalled a move away from the traditional approach of protecting biodiversity in ‘nature reserves’ to adopting a landscape approach to protecting and enhancing biodiversity. The NEWP also aims to create a green economy in which economic growth and the health of our natural resources sustain each other and markets, business and Government better reflect the value of nature.

It includes commitments to:

- Halt biodiversity loss, support functioning ecosystems and establish coherent ecological networks by 2020;
- Establish a new voluntary approach to biodiversity offsetting to be tested in pilot areas;
- Enable partnerships of local authorities, local communities and landowners, the private sector and conservation organisations to establish new Nature Improvement Areas; and
- Address barriers to using green infrastructure to promote sustainable growth.

### 3. To conserve and enhance the diversity of wildlife, habitats and geology

#### National Planning Policy Framework (2012) <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

In order to contribute to the Government's commitment to halt the overall decline in biodiversity, the NPPF states that the planning system should look to minimise impacts on biodiversity, with net gains in biodiversity to be provided wherever possible. It refers to the need to:

- plan for biodiversity at a landscape-scale across local authority boundaries;
- identify the local ecological network;
- promote the preservation, restoration and re-creation of priority habitats, ecological networks and species;
- identify suitable indicators for monitoring biodiversity in the plan; and
- aim to prevent harm to geological conservation interests.

Local planning authorities should set criteria based policies against which proposals for any development on or affecting protected wildlife or geodiversity sites or landscape areas will be judged.

#### National Planning Practice Guidance <http://planningguidance.planningportal.gov.uk/blog/guidance/natural-environment/>

Natural Environment - Explains key issues in implementing policy to protect biodiversity, including local requirements.

#### BSI 42020 Biodiversity - Code of Practice for Planning and Development <http://shop.bsigroup.com/ProductDetail/?pid=000000000030258704>

The code of practice gives guidance on incorporating biodiversity into every stage of the development process, from pre-application discussions through to implementation and construction. It focuses particularly on a 'mitigation hierarchy', which seeks as a preference to avoid impacts, then to mitigate unavoidable impacts, and, as a last resort, to compensate for unavoidable residual impacts that remain after avoidance and mitigation measures.

#### National Character Areas <http://publications.naturalengland.org.uk/category/587130>

Two National Character Areas cover or adjoin Bracknell Forest: Thames Valley and Thames Basin Heaths.

**115: Thames Valley** - The following opportunities are identified:

- SEO 1: Plan for the enhancement of the area's rivers, and the expansion of their operational flood plains and associated wetland habitats, aiding the regulation of water flow, improving water quality, benefiting biodiversity, and reinforcing cultural heritage and landscape.
- SEO 2: Plan for the landscape-scale enhancement of the area's extensive gravel workings and other open waterbodies (including reservoirs) forming part of the South-West London Waterbodies Special Protection Area, for their contribution to water supply and storage, for their important habitats and recreation facilities, and for their geological interest.
- SEO 3: Maintain existing greenspace and plan for the creation of green infrastructure associated with the significant projected growth of urban areas, to reduce the impact of development, to help reduce flooding issues, and to strengthen access and recreation opportunities. Seek links from urban areas to wider recreation assets such as the Thames Path National Trail, National Cycle Routes, and the river and canal network, and promote the

### 3. To conserve and enhance the diversity of wildlife, habitats and geology

incorporation of best practice environmental measures into any new development.

- SEO 4: Protect and manage the area's historic parklands, wood pastures, ancient woodland, commons, orchards and distinctive ancient pollards, and restore and increase woodland for carbon sequestration, noise and pollution reduction, wood fuel and protection from soil erosion, while also enhancing biodiversity, sense of place and history.
- SEO 5: Develop the recreational, educational and commercial tourism opportunities offered by public access to – and engagement with – the historic buildings and landscapes in the area, such as Hampton Court Palace, Windsor Castle and the Royal Botanic Gardens at Kew, for their contribution

**129: Thames Basin Heaths** - The following opportunities are identified:

- SEO 1: At a catchment scale, manage and create woodlands, highway verges, field margins, reedbeds and other features in urban and rural settings to intercept run-off and to filter pollutants. In the heavily developed flood plains of the Blackwater and Thames, adapt the urban environment to manage floodwaters, and restore or enhance modified watercourses.
- SEO 2: Maximise the variety of ecosystem services delivered by wooded features – from wet woodlands in the Kennet Valley to the large conifer plantations around Camberley and new woodlands. Conserve soils, water, biodiversity and the sense of place and history; enhance timber and biomass production; and provide for recreation and tranquillity as appropriate.
- SEO 3: Enhance the sense of history and biodiversity by conserving, restoring and building the resilience of long-established habitats such as heathland, ancient woodland and meadows, and of archaeology such as hill forts. Work at a landscape scale to conserve and restore key attributes of the historic hunting forests (such as Eversley) and historic common land. Engage the public in enjoying this heritage.
- SEO 4: With a focus on the Blackwater Valley, Newbury and nearby major settlements such as Reading, provide good-quality green infrastructure (incorporating commons, woodlands and restored gravel pits) to facilitate people's sustainable engagement with the local landscape. In doing so, also seek benefits for wildlife, water quality, flood amelioration and climate regulation.

#### **Biodiversity 2020: A strategy for England's wildlife and ecosystem services (Defra, 2011)**

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/69446/pb13583-biodiversity-strategy-2020-111111.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/69446/pb13583-biodiversity-strategy-2020-111111.pdf)

This sets out the strategic direction for biodiversity policy for the next decade. In relation to planning, it states that the objective should be to: 'guide development to the best locations, encourage greener design and enable development to enhance natural networks'. It includes a high-level outcome to achieve "90% of priority habitats in favourable or recovering condition and at least 50% of SSSIs in favourable condition, while maintaining at least 95% in favourable or recovering condition by 2020".

#### **South East Plan Policy NRM6: Thames Basin Heath Special Protection Area** <http://www.bracknell-forest.gov.uk/south-east-plan-policy-nrm6.pdf>

The South East Plan was partially revoked on 25 March 2013. Policy NRM6, which deals with the Thames Basin Heaths Special Protection Area, remains in place. It requires new residential development which is likely to have a significant effect on the ecological integrity of Thames Basin Heaths Special Protection Area (SPA) to demonstrate that adequate measures are put in place to avoid or mitigate any potential adverse effects.

### 3. To conserve and enhance the diversity of wildlife, habitats and geology

**Berkshire Local Nature Partnership: Biodiversity Opportunity Areas (BOAs)** <http://berkshirelnp.org/index.php/what-we-do/strategy/biodiversity-opportunity-areas>

Biodiversity Opportunity Areas (BOAs) identify where the greatest opportunities for habitat creation and restoration lie, enabling the efficient focusing of resources to where they will have the greatest positive conservation impact. BOAs have multiple benefits: improving the natural environment and providing quality areas in which people want to live and work. There are two BOAs which are partially located within Bracknell Forest BC:

- Waltham Woodlands and Parklands
- Windsor Great Park and Woodlands including Silwood Park

**The Natural Environment in Berkshire: Biodiversity Strategy (2014 – 2020)** <http://berkshirelnp.org/images/Biodiversity%20Strategy%20Small.pdf>

Vision: To create a sustainable, healthy and vibrant Berkshire; ensuring that Berkshire remains an attractive place to live and work and that we continue to benefit from Nature.

**Thames Basin Heaths Delivery Framework (2009)** <http://www.bracknell-forest.gov.uk/thames-basin-heaths-spa-delivery-framework.pdf>

Provides strategic assessment and guidance with respect to the impact of delivering housing allocations on the Thames Basin Heath proposed SPA and sets out standards for mitigation.

**Bracknell Forest Council Thames Basin Heaths Special Protection Area Avoidance and Mitigation Supplementary Planning Document (March 2012)** <http://www.bracknell-forest.gov.uk/planning-and-building-control/planning/planning-policy/supplementary-planning-documents-spds/thames-basin-heaths-spa-supplementary-planning-document> The main purpose of the Thames Basin Heaths SPA SPD is to provide guidance to ensure that new development does not have adverse effects on the SPA. It provides an avoidance and mitigation strategy to show how the effects of new (principally) residential developments on the Thames Basin Heaths SPA should be avoided and mitigated.

This document is being updated in 2018.

**SPA Technical Background Document (June 2007)** <http://www.bracknell-forest.gov.uk/sites/default/files/documents/thames-basin-heaths-spa-technical-background-document-stages-and-steps.pdf>

Some of this document has been superseded by the Thames Basin Heaths Special Protection Area Avoidance and Mitigation Supplementary Planning Document but it contains the Appropriate Assessment of the Core Strategy DPD which formed the initial work to put in place an avoidance and mitigation strategy to ensure that development in Bracknell Forest complies with the Habitats Regulations.

**Bracknell Forest Biodiversity Action Plan (2012 – 2017)** <http://www.bracknell-forest.gov.uk/sites/default/files/documents/biodiversity-action-plan-2012-2017.pdf>



### 3. To conserve and enhance the diversity of wildlife, habitats and geology

Aim: to conserve and enhance biodiversity within Bracknell Forest Borough.

Objectives:

- Comprehensive Monitoring – of priority species and habitats to inform decisions.
- Proactive Policies – to ensure important sites are protected and get the best result for biodiversity in development.
- Positive Management – to maintain, restore and create key habitats for wildlife.
- Effective Communication – between partners, landowners and the public to raise awareness, influence actions, encourage partnerships and inform decisions.

#### **Implications for Local Planning Documents**

The local planning documents should protect and enhance soils and geological conservation interests. They should minimise impacts on biodiversity and geology and provide net gains in biodiversity wherever possible. They should set criteria based policies against which proposals for any development on or affecting protected wildlife or geodiversity sites or landscape areas will be judged.

#### 4. To protect and enhance the Borough's characteristic landscape and its historic environment in urban and rural areas

**World Heritage Convention (1972)** <http://whc.unesco.org/en/conventiontext/>

Calls for the identification, protection, conservation, presentation and transmission to future generations of the cultural and natural heritage sites.

**Ancient Monuments and Archaeological Areas Act (1979)** <http://www.legislation.gov.uk/ukpga/1979/46>

Provides for nationally important archaeological sites to be statutorily protected as "scheduled ancient monuments" (now Scheduled Monuments).

**European Convention on the Protection of Archaeological Heritage (Valetta Convention)** <https://www.coe.int/en/web/conventions/full-list/-/conventions/treaty/143>

The Valetta Convention of 1992 aims to protect the European archaeological heritage "as a source of European collective memory and as an instrument for historical and scientific study".

**Convention for the Protection of the Architectural Heritage of Europe (Granada Convention)**

<http://conventions.coe.int/Treaty/Commun/QueVoulezVous.asp?NT=121&CM=8&CL=ENG>

The Granada Convention, which came into force in 1987, is a framework for safeguarding the cultural heritage of monuments and sites. Included in the convention is the basis for setting conservation policies.

**European Landscape Convention (2000) 'the Florence Convention'** [http://www.coe.int/t/dg4/cultureheritage/heritage/Landscape/default\\_en.asp](http://www.coe.int/t/dg4/cultureheritage/heritage/Landscape/default_en.asp)

This promotes the protection, management and planning of European landscapes and organises European co-operation on landscape issues.

**Planning (Listed Buildings and Conservation Areas) Act (1990)** <http://www.legislation.gov.uk/ukpga/1990/9/contents>

Provides specific protection for buildings and areas of special architectural or historic interest and their settings.

**Countryside and Rights of Way Act (2000)** <http://www.legislation.gov.uk/ukpga/2000/37/contents>

An Act to make provision for public access to the countryside; to amend the law relating to public rights of way; to enable traffic regulation orders to be made for the purpose of conserving an area's natural beauty; to make provision with respect to the driving of mechanically propelled vehicles elsewhere than on roads; to amend the law relating to nature conservation and the protection of wildlife; to make further provision with respect to areas of outstanding natural beauty; and for connected purposes.

#### 4. To protect and enhance the Borough's characteristic landscape and its historic environment in urban and rural areas

**National Planning Policy Framework (2012)** <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

Heritage assets:

The Local Plan must ensure the conservation, protection and enhancement of heritage assets including Listed Buildings, Conservation Areas and Scheduled Ancient Monument, and their settings.

The NPPF states that, "the Government attaches great importance to the design of the built environment". According to the NPPF, local planning authorities should develop policies that set out the quality of development that will be expected for the area. In addition to the design of buildings, planning policies should address the connections between people and places and the integration of new development into the natural, built and historic environment.

The NPPF states, "Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions."

In relation to the historic environment, paragraph 126 of the NPPF states that local planning authorities should set out a positive strategy for the conservation and enjoyment of the historic environment in their Local Plan, and in doing so should recognise that heritage assets are an irreplaceable resource. Paragraph 157 specifically requires Local Plans to contain a clear strategy for enhancing the natural, built and historic environment.

Paragraph 131 states, "in determining planning applications, local planning authorities should take account of:

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- The desirability of new development making a positive contribution to local character and distinctiveness."

Landscape:

States that the planning system should protect and enhance valued landscapes. Particular weight is given to "conserving landscape and scenic beauty" (paragraph 115). In designated areas, planning permission should be refused for major development, unless it can be "demonstrated they are in the public interest".

Emphasises the "great importance" of Green Belts, with local planning authorities encouraged to "plan positively to enhance the beneficial use of the Green Belt, with inappropriate development in these areas not to be approved "except in very special circumstances".

In relation to Green Belts, Paragraph 81 states "Once Green Belts have been defined, local planning authorities should plan positively to enhance the beneficial use of the Green Belt, such as looking for opportunities to provide access; to provide opportunities for outdoor sport and recreation; to retain and enhance landscapes, visual amenity and biodiversity; or to improve damaged and derelict land".

Paragraph 109 states 'The planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes.'

#### 4. To protect and enhance the Borough's characteristic landscape and its historic environment in urban and rural areas

##### National Planning Practice Guidance

Conserving and enhancing the historic environment - Advises on enhancing and conserving the historic environment.

<http://planningguidance.planningportal.gov.uk/blog/guidance/conserving-and-enhancing-the-historic-environment/>

Natural Environment – Landscape <http://planningguidance.planningportal.gov.uk/blog/guidance/natural-environment/landscape/>

##### Conservation Area Appraisals <http://www.bracknell-forest.gov.uk/conservation-areas/conservation-areas-bracknell-forest>

Conservation areas are defined as 'areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'. The Borough of Bracknell Forest has five designated conservation areas.

- Crowthorne
- Easthampstead
- Warfield
- Winkfield Row
- Winkfield Village

Within a conservation area the council has extra controls over demolition, minor developments and works and the protection and maintenance of trees, within both public areas and private gardens.

##### Landscape Analysis of Sites Allocations and an Assessment of Gaps/Green Wedges (Entec, June 2006) <http://consult.bracknell-forest.gov.uk/file/3059079>

A landscape character assessment was undertaken to achieve a finer grain of assessment within the context of the existing landscape character assessments covering the Borough. The study area of the landscape character work was focused on particular areas within the Borough where the pressures for development were high. The landscape character assessment identified 11 different landscape character types and 17 landscape character areas. At a broad level the landscape character types distinguished between the forests and heaths landscapes in the south west of the Borough and the clayland landscapes in the north.

##### Strategic Housing Site Options Landscape Capacity Study Kirkham Landscape Planning Ltd (April 2010) <http://consult.bracknell-forest.gov.uk/file/2043189>

The Study assesses the landscape character and visual constraints and opportunities within the 8 identified Broad Areas identified in the early stages of the Site Allocations Local Plan around the perimeter of Bracknell, Binfield, Winkfield Row, Crowthorne and Sandhurst. The sensitivity of the landscape is seen as a key issue in helping to determine which settlements should be expanded.

##### Site Allocations DPD Landscape Analysis (August 2011) <http://www.bracknell-forest.gov.uk/siteallocationsdevelopmentplandocumentlibrary>

#### 4. To protect and enhance the Borough's characteristic landscape and its historic environment in urban and rural areas

A Landscape Capacity Study for the Urban Extension SA4: Broadmoor Hospital, Crowthorne

##### **Bracknell Forest Borough Landscape Character Assessment (LUC, 2015) <http://consult.bracknell-forest.gov.uk/file/3976918>**

It is intended to provide a sound evidence base to inform work on policy development and development management, guiding development and land management that is sympathetic to local character and special qualities of the Borough, including encouraging the protection and enhancement of valued landscapes in accordance with the National Planning Policy Framework

Approximately thirty percent of the land area in Bracknell Forest is built up, the remainder is predominantly agriculture and forestry (approximately a quarter is registered as agricultural holdings and a fifth is forest, with the large Crown Estate woodland in the east of the borough covering about 10% of the land area). 2.5% of the area is managed as country parks and open space. The Green Belt covers 35% of the land.

##### **Bracknell Forest Landscape Evidence Base (LUC, 2015) <http://consult.bracknell-forest.gov.uk/file/3976935>**

Recommendations in relation to landscape designations, gaps and green belt villages

This report reviews Bracknell Forest's approach to local landscape designations, strategic and local gaps, and green belt villages across the Borough, and provides recommendations which can be used to inform the work on the Council's new Comprehensive Local Plan

The review recommends that Bracknell Forest

- include policies to prevent coalescence of these settlements and retain settlement identity (using consistent terminology between policies) and include references to the Landscape Character Assessment which identifies the functions the landscape character areas perform in relation to separation of settlements;
- include policies to protect the rural character of the undeveloped countryside (which provides an important setting to all settlements and villages in the Borough, provides separation between them and maintains their separate identity), with reference to the Landscape Character Assessment that sets out the character, value and function of these landscapes;
- use masterplans to identify appropriate development locations and limits.

##### **Public Rights of Way Improvement Plan (2006) <http://www.bracknell-forest.gov.uk/public-rights-of-way-improvement-plan-2006.pdf>**

The Bracknell Forest Rights of Way Improvement Plan (ROWIP) is a ten-year strategic document covering the entire borough, and sets out how the Council intends to improve the management, provision and promotion of its rights of way network.

The vision is to provide a public rights of way 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

An updated PROW Plan is due in 2018

#### 4. To protect and enhance the Borough's characteristic landscape and its historic environment in urban and rural areas

**Character Areas Supplementary Planning Document** <https://www.bracknell-forest.gov.uk/planning-and-building-control/planning/planning-policy/supplementary-planning-documents> This document aims to identify areas with distinctive and positive character or where it is anticipated that development pressures may come forward. The document seeks to provide an assessment and recommendations relating to developing and enhancing character within these specific areas and recommendations for future development proposals.

##### **Implications for Local Planning Documents**

The local planning documents should ensure the conservation, protection and enhancement of heritage assets including Listed Buildings, Conservation Areas, Historic Parks and Gardens, Scheduled Ancient Monuments and their settings. They should aim to conserve and enhance the character of the landscape and plan positively to enhance the beneficial use of the Green Belt.

## 5. To address the waste hierarchy by: minimising waste as a priority, reuse, then by recycling, composting or energy recovery

### **EU Waste Framework Directive 2008/98/EC** <http://ec.europa.eu/environment/waste/framework/>

This Directive sets out basic waste management principles, including the waste hierarchy for waste management. It introduces the “polluter pays” principle and the “extended producer responsibility”. It contains targets for recycling by 2020 of 50% preparing for re-use and recycling of certain waste materials from households and other origins similar to households, and 70% preparing for re-use, recycling and other recovery of construction and demolition waste. It requires that member states adopt waste management plans and waste prevention programmes.

### **The EU Landfill Directive 99/31/EC** <http://eur-lex.europa.eu/legal-content/EN/TXT/?uri=CELEX:31999L0031>

To reduce biodegradable municipal waste landfilled to 75% of that produced in 1995 by 2010; to 50% by 2013, and to 35% by 2020.

### **National Planning Policy for Waste (October 2014)**

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/364759/141015\\_National\\_Planning\\_Policy\\_for\\_Waste.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/364759/141015_National_Planning_Policy_for_Waste.pdf)

In preparing their Local Plans, waste planning authorities should, to the extent appropriate to their responsibilities:

- ensure that the planned provision of new capacity and its spatial distribution is based on robust analysis of best available data and information, and an appraisal of options. Spurious precision should be avoided;
- work jointly and collaboratively with other planning authorities to collect and share data and information on waste arisings, and take account of:
  - (i) waste arisings across neighbouring waste planning authority areas;
  - (ii) any waste management requirement identified nationally, including the Government’s latest advice on forecasts of waste arisings and the proportion of waste that can be recycled; and
- ensure that the need for waste management facilities is considered alongside other spatial planning concerns, recognising the positive contribution that waste management can bring to the development of sustainable communities.

### **Planning Practice Guidance (Waste) (October 2014)** <http://planningguidance.planningportal.gov.uk/blog/guidance/waste/>

Provides further information in support of the implementation of waste planning policy. Defines Waste Planning Authorities and Waste Developments.

### **Waste Management Plan for England December (2013) DEFRA**

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/265810/pb14100-waste-management-plan-20131213.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/265810/pb14100-waste-management-plan-20131213.pdf)

National waste planning policy is an important part of delivering the objectives of the revised Waste Framework Directive. It contains planning policies which should be taken into account by local authorities :-

- in assessing the suitability of areas and sites for waste development within local plans

## 5. To address the waste hierarchy by: minimising waste as a priority, reuse, then by recycling, composting or energy recovery

- in determining planning applications

### **The Waste (England and Wales) Regulations 2011** <http://www.legislation.gov.uk/uksi/2011/988/part/6/made>

#### **Part 6 Duties of Planning authorities**

A planning authority must not grant planning permission or development consent for a landfill or mining waste facility unless it has taken into consideration Annex I to Council Directive 1993/31/EC on Landfill of waste or Article 7 of Directive [2006/21/EC](http://www.legislation.gov.uk/dir/2006/21/EC).

#### **Waste Local Plan for Berkshire 1998 – 2006 (currently under review)**

Its policies control different types of waste management development and ensure that waste development is in the least environmentally sensitive locations. They also secure waste minimisation and recycling in new development.

<https://www.bracknell-forest.gov.uk/sites/default/files/documents/waste-local-plan-for-berkshire.pdf> Saved policies are set out in <https://www.bracknell-forest.gov.uk/sites/default/files/documents/waste-local-plan-saved-policies-schedule.pdf>

Bracknell Forest Council is working in partnership with neighbouring authorities to produce a Joint Minerals & Waste Plan. This will guide minerals and waste decision making in the plan area for the period up to 2036. It will build upon the formerly adopted minerals and waste plans for the Berkshire area. It will improve, update and strengthen the policies and provide details of strategic sites that are proposed to deliver the vision.

**Re3 Joint Waste Management Strategy (2008 – 2013)** <http://www.fccenvironment.co.uk/assets/files/15.re3JMWMStrategyReport2008-2013.pdf> The Re3 partnership is a grouping of Reading, Wokingham and Bracknell Forest Borough Councils, coming together to deal jointly with municipal waste. The Waste Management Strategy 2008-2013 sets out how municipal waste will be managed in the authorities' areas.

1. The re3 councils will build on current participation in recycling and composting and seek to further raise 'waste awareness' to effect positive behavioural change.
2. The councils will seek to support local businesses, particularly SMEs, in reducing and recycling their waste.
3. The re3 councils will seek to improve the operational, environmental and performance efficiency of their collection services and maximise the opportunity to recycle and compost as many materials as possible.
4. The re3 councils, in partnership with their PFI Contractor, will strive to ensure continuous improvement in the effectiveness, efficiency and quality of the Contract Facilities
5. The councils, in partnership with their PFI Contractor, will seek to ensure that Contract Facilities are user-friendly, provide excellent customer service and are responsive to users' needs.
6. The councils will develop policies and approaches for managing recyclable and reusable waste in partnership with the 'charity' and voluntary sector where appropriate



**5. To address the waste hierarchy by: minimising waste as a priority, reuse, then by recycling, composting or energy recovery**

- 7. The councils will engage with the Private Sector, particularly those in the retail industry, to deliver improvements in waste minimisation and recycling initiatives.
- 8. The councils will ensure that compliance with new and emerging legislation is achieved.
- 9. The councils will strive, in partnership with their PFI Contractor, to exceed all relevant waste-related performance targets.
- 10. The re3 councils will work with their contactors and other partners to ensure that sustainability and efficiency is considered, in all aspects of their waste management activities, and that they minimise the carbon footprint of waste operations.

**Bracknell Forest Council Waste and Recycling - Requirements for Refuse and Recycling provision at New Developments Guidance Notes for Applicants and Agents <https://www.bracknell-forest.gov.uk/sites/default/files/documents/guidance-notes-for-new-developments-waste.pdf>**

Guidance for local developers on refuse and recycling provision.

**Implications for Local Planning Documents**

The local planning documents should seek to promote sustainable waste management by taking account of waste arisings in new development, ensuring that waste can be reused or recycled and planning positively for waste management facilities.

## 6. Minimise air, water, soil / ground, noise and light pollution and improve the quality of air, water and contaminated land

### **The European Soil Thematic Strategy (2006)** [http://ec.europa.eu/environment/soil/three\\_en.htm](http://ec.europa.eu/environment/soil/three_en.htm)

This has the following objectives:

- Establish common principles for the protection and sustainable use of soils;
- Prevent threats to soils, and mitigate the effects of those threats;
- Preserve soil functions within the context of sustainable use; and

Restore degraded and contaminated soils to approved levels of functionality.

### **Water Framework Directive 2000/60/EC** [http://ec.europa.eu/environment/water/water-framework/index\\_en.html](http://ec.europa.eu/environment/water/water-framework/index_en.html)

The Water Framework Directive (WFD) requires all countries throughout the European Union to manage the water environment to consistent standards. Each country has to:

- prevent deterioration in the status of aquatic ecosystems, protect them and improve the ecological condition of waters;
- aim to achieve at least “good ecological classification” by 2027 for all waterbodies or that there is no deterioration in the ecological classification of a waterbody;
- meet the requirements of Water Framework Directive Protected Areas;
- promote sustainable use of water as a natural resource;
- conserve habitats and species that depend directly on water;
- progressively reduce or phase out the release of individual pollutants or groups of pollutants that present a significant threat to the aquatic environment;
- progressively reduce the pollution of groundwater and prevent or limit the entry of pollutants;
- contribute to mitigating the effects of floods and droughts.

### **Nitrates Directive 91/676/EC (and Protection of Water against Agricultural Nitrate Pollution (England and Wales) Regulations 1996, SI 888)** [http://ec.europa.eu/environment/water/water-nitrates/index\\_en.html](http://ec.europa.eu/environment/water/water-nitrates/index_en.html)

The Directive is an environmental measure designed to reduce water pollution by nitrate from agricultural sources and to prevent such pollution from occurring in the future; surface or underground waters that are or could be high in nitrate from agricultural sources must be designated as Nitrate Vulnerable Zones (NVZ); and within these zones farmers must observe an action programme of measures restricting the timing and application of fertilisers and manures and must keep accurate records.

## 6. Minimise air, water, soil / ground, noise and light pollution and improve the quality of air, water and contaminated land

### European Air Quality Framework Directive (2008/50/EC) [http://ec.europa.eu/environment/air/quality/legislation/existing\\_leg.htm](http://ec.europa.eu/environment/air/quality/legislation/existing_leg.htm)

This directive replaces several previous Air Quality directives other than the fourth 'Daughter Directive'. Avoid, prevent or reduce concentrations of harmful air pollutants and limit values and/or alert thresholds set for ambient air pollution levels. Targets are set for sulphur dioxide, nitrogen dioxide, oxides of nitrogen, particulate matter and lead in the UK Air Quality Strategy. New air quality objectives for PM2.5 (fine particles) including the limit value and exposure related objectives – exposure concentration obligation and exposure reduction target.

### Directive 2004/107/EC the fourth 'Daughter Directive' <http://eur-lex.europa.eu/legal-content/EN/TXT/?uri=CELEX:32004L0107>

To set target values for arsenic (As), cadmium (Cd), mercury (Hg), nickel (Ni) and polycyclic aromatic hydrocarbons (PAHs) in ambient air.

### The Environment Agency's Approach to Groundwater Protection (November 2017)

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/658135/LIT\\_7660.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/658135/LIT_7660.pdf)

These position statements describe the Environment Agency's approach to managing and protecting groundwater. They update Groundwater protection: principles and practice (GP3).

N6 – Water and development management - The Environment Agency will work with local planning authority to ensure that water resources and quality are considered at all stages of the planning system. The Environment Agency will work to influence the planning system, and to make representations on any developments where it is consulted as part of the planning process. This is to protect groundwater resources by seeking to incorporate sustainable water management approaches into planning guidance, strategies, and development frameworks and plans.

S1 - Flooding from groundwater - LLFAs have powers to carry out risk management activities associated with flooding from groundwater

Many of the approaches set out in the position statements are not statutory but may be included in, or referenced by, statutory guidance and legislation.

### Safeguarding our Soils: A Strategy for England (2009) [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/69261/pb13297-soil-strategy-090910.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/69261/pb13297-soil-strategy-090910.pdf)

By 2030, all England's soils will be managed sustainably and degradation threats tackled successfully. This will improve the quality of England's soils and safeguard their ability to provide essential services for future generations.

### The Air Quality Strategy for England, Scotland and Wales (2007) <https://www.gov.uk/government/publications/the-air-quality-strategy-for-england-scotland-wales-and-northern-ireland-volume-1>

This Air Quality Strategy sets out air quality objectives and policy options to further improve air quality in the UK from today into the long term. As well as direct benefits to public health, these options are intended to provide important benefits to quality of life and help to protect our environment. Targets (annual means) include Sulphur dioxide 20ug/m3; Nitrous oxides 30ug/m3; Particles (PM10) 40ug/m3; and Nitrogen dioxide 40ug/m3.

## 6. Minimise air, water, soil / ground, noise and light pollution and improve the quality of air, water and contaminated land

**National Planning Policy Framework (2012)** <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

Paragraph 109 (in part) states that ‘The planning system should contribute to and enhance the natural and local environment by:

- protecting and enhancing valued landscapes, geological conservation interests and soils;
- preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability; and
- remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

Paragraph 121 states that ‘Planning policies and decisions should also ensure that:

- the site is suitable for its new use taking account of ground conditions and land instability, including from natural hazards or former activities such as mining, pollution arising from previous uses and any proposals for mitigation including land remediation or impacts on the natural environment arising from that remediation;
- after remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990; and
- adequate site investigation information, prepared by a competent person, is presented.

Paragraph 123 states that planning policies and decisions should aim to:

- avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development;
- mitigate and reduce to a minimum other adverse impacts on health and quality of life arising from noise from new development, including through the use of conditions;
- recognise that development will often create some noise and existing businesses wanting to develop in continuance of their business should not have unreasonable restrictions put on them because of changes in nearby land uses since they were established; and
- identify and protect areas of tranquillity which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason.

Paragraph 124 states that planning policies should sustain compliance with and contribute towards EU limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and the cumulative impacts on air quality from individual sites in local areas. Planning decisions should ensure that any new development in Air Quality Management Areas is consistent with the local air quality action plan.

Paragraph 125 states that by encouraging good design, planning policies and decisions should limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.

Paragraph 142 states that “Minerals are essential to support sustainable economic growth and our quality of life. It is therefore important that there is a sufficient supply of material to provide the infrastructure, buildings, energy and goods that the country needs. However, since minerals are a finite natural resource, and can only be worked where they are found, it is important to make best use of them to secure their long-term conservation.”

## 6. Minimise air, water, soil / ground, noise and light pollution and improve the quality of air, water and contaminated land

### **National Planning Practice Guidance** <https://www.gov.uk/guidance/air-quality--3>

Air quality - Provides guiding principles on how planning can take account of the impact of new development on air quality.

Land affected by contamination - Provides guiding principles on how planning can deal with land affected by contamination.

<https://www.gov.uk/guidance/land-affected-by-contamination>

Minerals - Guidance on the planning for mineral extraction in plan making and the application process.

<http://planningguidance.planningportal.gov.uk/blog/guidance/minerals/>

Water supply, wastewater and water quality - Advises on how planning can ensure water quality and the delivery of adequate water and wastewater infrastructure.

Noise - Advises on how planning can manage potential noise impacts in new development.

Light pollution - Advises on how to consider light within the planning system.

### **Thames River Basin Management Plan (RBMP) (2015)** <https://www.gov.uk/government/publications/thames-river-basin-management-plan>

The Thames RBMP is prepared under the Water Framework Directive (WFD) and it identifies the necessary actions to comply with the WFD. River Basin Management Plans are reviewed and updated on a six year cycle as follows: 2009, 2015, 2021 and 2027. The Thames RBMP focuses on the protection, improvement and sustainable use of the water environment and sets out the pressures each river basin is facing and the baseline position for water bodies.

### **Bracknell Forest Council Air Quality Action Plan (2014)** <http://www.bracknell-forest.gov.uk/air-quality-action-plan-2014.pdf>

The purpose of the Action Plan is to:

- Provide the context to the national requirements for assessing and managing air quality in declared AQMAs.
- Outline the measures delivered and/or proposed by the Council in its aim to improve the local air quality to meet the air quality standards and objectives, within the AQMA areas.

The plan focuses primarily on the two declared Air Quality Management Areas which are: Bracknell (Area 1) and Crowthorne (Area 2).

### **Draft Habitats Regulations Assessment (January 2018)**

The objective of this assessment is to identify any aspects of the emerging BFLP that have the potential to cause a likely significant effect on Natura 2000 or European sites (Special Areas of Conservation (SACs), Special Protection Areas (SPAs) and Ramsar sites), either in isolation or in combination with other plans and projects, and to begin to identify an appropriate avoidance and mitigation strategy where such effects are identified.

## 6. Minimise air, water, soil / ground, noise and light pollution and improve the quality of air, water and contaminated land

Potential air quality effects on the SPA have been identified as follows: Residential and non-residential development leading to additional traffic movements on affected roads (i.e. those within 200m of the SPA and SAC where there is a change in daily traffic flows by 1,000 AADT (Annual Average Daily Traffic) or more) and where this causes the concentration within the emission footprint in any part of the European sites to increase by more than 1% of the relevant long-term benchmark (Environmental Assessment Level, Critical Level or Critical Load).

### Replacement Minerals Local Plan for Berkshire (2001) (currently under review)

**Plan** <http://www.bracknell-forest.gov.uk/sites/default/files/documents/replacement-minerals-local-plan-for-berkshire-2001.pdf> **Appendices**

<http://www.bracknell-forest.gov.uk/sites/default/files/documents/replacement-minerals-local-plan-for-berkshire-2001-appendices.pdf>

**Minerals Local Plan Saved Policies** <http://www.bracknell-forest.gov.uk/sites/default/files/documents/mineral-local-plan-saved-policies-schedule.pdf>

This plan was intended to ensure that minerals were extracted at the right pace throughout the period to the end of 2006, and that there are enough planning permissions for mineral extraction at the end of that period for a further seven years of extraction (to the end of 2013).

Bracknell Forest Council is working in partnership with neighbouring authorities to produce a Joint Minerals & Waste Plan. This will guide minerals and waste decision making in the plan area for the period up to 2036. It will build upon the formerly adopted minerals and waste plans for the Berkshire area. It will improve, update and strengthen the policies and provide details of strategic sites that are proposed to deliver the vision.

- **Contaminated Land Inspection Strategy (2012)** <http://www.bracknell-forest.gov.uk/sites/default/files/documents/contaminated-land-inspection-strategy.pdf> Preventing the creation of new contaminated land.
- Identifying land within the area of Bracknell Forest that is causing an unacceptable risk to human health, controlled waters, or the environment. Ensuring that, where present, the most urgent problem land is identified first, taking into consideration the seriousness of any actual or potential risk.
- Ensuring that contaminated land is returned to beneficial use.
- Ensuring that all land owned by the Council is inspected for contamination, and ensuring that the risk of harm to human health, controlled waters, or the environment is minimised.
- Ensuring that contaminated land is given due consideration in all land development, redevelopment and acquisition decisions.
- Ensuring that all Borough Council Departments take a holistic and consistent approach in addressing issues relating to contaminated land.
- Ensuring that the Council's method of handling information, and its consultation and involvement with relevant organisations and agencies are open, transparent, consistent, and comprehensive.
- Enabling all problems resulting from contamination to be handled as part of the same process (previously separate regulatory action was needed in respect of human health and the water environment), thus ensuring consistency in the approach taken in the treatment of contaminated land within the Borough.

## 6. Minimise air, water, soil / ground, noise and light pollution and improve the quality of air, water and contaminated land

- Ensuring that the Borough Council provides information to the Environment Agency for its report on contaminated land.
- To periodically review the Borough Council's strategy for the identification of contaminated land.

### Implications for Local Planning Documents

The local planning documents should avoid ground contamination. Also, prevent both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil pollution or land instability. Remediate and mitigate despoiled, degraded, derelict, contaminated and unstable land, where appropriate. They should also include measures to protect, manage and conserve water resources and water (river and groundwater) quality. Planning documents should ensure SuDS are provided in new developments wherever this is appropriate and that they are suitably designed in conjunction with the NPPF and Planning Guidance.

The local planning documents should include policies to prevent both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of air pollution. They should limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation. They should also aim to avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development;

## 7. Ensure appropriate, efficient, reliable and careful use and supply of energy, water, minerals, food and other natural resources

### **Water Framework Directive 2000/60/EC** [http://ec.europa.eu/environment/water/water-framework/index\\_en.html](http://ec.europa.eu/environment/water/water-framework/index_en.html)

Directive 200/60/EC seeks good qualitative and quantitative status of water in member states. The Directive introduces river basin districts to enable water to be considered as part of a basin rather than using any other boundaries. It therefore introduces River Basin Management Plans. All inland and coastal waters to reach good ecological status by 2015.

### **Water Act (2014)** <http://www.legislation.gov.uk/ukpga/2014/21/contents/enacted>

The purpose of the act is to: reform the water industry to make it more innovative and responsive to customers and to increase the resilience of water supplies to natural hazards such as drought and floods.

### **Water Act (2003)** <http://www.legislation.gov.uk/ukpga/2003/37/contents>

Amends the Water Resources Act 1991 to, amongst other areas, improve water resources management in the context of abstraction and impounding, mainly through changes in the licensing system; an increased importance is placed on water conservation, and all public bodies need to consider how to conserve the water supplied to premises within their authority boundary.

### **National Planning Policy Framework (2012)** <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

In relation to water resources, the NPPF states that local planning authorities should produce strategic policies to deliver the provision of a variety of infrastructure, including that necessary for water supply.

Paragraph 112 states that 'Local planning authorities should take into account the economic and other benefits of the best and most versatile agricultural land. Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality.

### **National Planning Practice Guidance** <http://planningguidance.planningportal.gov.uk/blog/guidance/water-supply-wastewater-and-water-quality/>

Water supply, wastewater and water quality - Advises on how planning can ensure water quality and the delivery of adequate water and wastewater infrastructure.

Minerals - Guidance on the planning for mineral extraction in plan making and the application process.

### **Water Stressed Areas – Final Classification (2013)** [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/244333/water-stressed-classification-2013.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/244333/water-stressed-classification-2013.pdf)



## 7. Ensure appropriate, efficient, reliable and careful use and supply of energy, water, minerals, food and other natural resources

This report sets out the revised methodology developed by the Environment Agency and Natural Resources Wales for the classification of areas of water stress in England and Wales. The new methodology identifies areas of serious water stress where:

- (a) The current household demand for water is a high proportion of the current effective rainfall which is available to meet that demand; or
- (b) The future household demand for water is likely to be a high proportion of the effective rainfall available to meet that demand.

Serious water stress is recorded in the Thames Water, Southern Water, South East Water and Affinity Water (formerly Veolia Water South East) areas.

### Catchment Abstraction Management Strategies

These strategies assess water availability, determining much water can be abstracted whilst leaving sufficient water within the environment to meet its ecological needs. Bracknell Forest falls under the Thames and Loddon CAMS areas:

Loddon Catchment Abstraction Licensing Strategy (December 2012)

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/289881/LIT\\_1777\\_a16a18.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/289881/LIT_1777_a16a18.pdf)

Thames Catchment Abstraction Licensing Strategy (June 2014)

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/321005/LIT\\_1855.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/321005/LIT_1855.pdf)

### Thames River Basin Management Plan (RBMP) <https://www.gov.uk/government/publications/thames-river-basin-district-river-basin-management-plan>

The Thames RBMP is prepared under the Water Framework Directive (WFD) and it identifies the necessary actions to comply with the WFD. River Basin Management Plans are reviewed and updated on a six year cycle as follows: 2009, 2015, 2021 and 2027. The Thames RBMP focuses on the protection, improvement and sustainable use of the water environment and sets out the pressures each river basin is facing and the baseline position for water bodies.

### Implications for Local Planning Documents

The local planning documents should ensure the delivery of adequate water and wastewater infrastructure and adopt proactive strategies taking full account of water supply and demand considerations. They should also safeguard high quality agricultural land. Local authorities should identify opportunities where development can draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers.

## 8. To increase energy efficiency and support the delivery of renewable and low carbon energy

### National Planning Policy Framework (2012) <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

Paragraph 97 states 'To help increase the use and supply of renewable and low carbon energy, local planning authorities should recognise the responsibility on all communities to contribute to energy generation from renewable or low carbon sources.'

### National Planning Practice Guidance <http://planningguidance.planningportal.gov.uk/blog/guidance/renewable-and-low-carbon-energy/>

Renewable and low carbon energy - The guidance assists local councils in developing policies for renewable energy in their local plans, and identifies the planning considerations for a range of renewable sources such as hydropower, active solar technology, solar farms and wind turbines.

### Planning and Energy Act (2008) [http://www.opsi.gov.uk/acts/acts2008/ukpga\\_20080021\\_en\\_1](http://www.opsi.gov.uk/acts/acts2008/ukpga_20080021_en_1)

An Act to enable local planning authorities to set requirements for energy use and energy efficiency in local plans. A local planning authority in England may in their development plan documents..., include policies imposing reasonable requirements for -

- (a) a proportion of energy used in development in their area to be energy from renewable sources in the locality of the development;
- (b) a proportion of energy used in development in their area to be low carbon energy from sources in the locality of the development;

These requirements were modified by the **Deregulation Act (2015)**, with further explanation in a written **Ministerial Statement HCWS488**: 'From the date the Deregulation Bill 2015 is given Royal Assent, local planning authorities and qualifying bodies preparing neighbourhood plans should not set in their emerging Local Plans, neighbourhood plans, or supplementary planning documents, any additional local technical standards or requirements relating to the construction, internal layout or performance of new dwellings. This includes any policy requiring any level of the Code for Sustainable Homes to be achieved by new development; the government has now withdrawn the code, aside from the management of legacy cases.' Optional requirements may be applied to water and access, and a new national space standard.

### UK Renewable Energy Roadmap (2011, updated 2012 and 2013)

<https://www.gov.uk/government/collections/uk-renewable-energy-roadmap>

The roadmap sets out how renewable energy may be deployed to meet the UK's target of 15% renewable energy consumption by 2020 by focussing on eight key technologies: onshore wind, offshore wind, marine energy, biomass electricity, biomass heat, ground source & air source heat pumps, and renewable transport.

### The Energy Performance of Buildings (England & Wales) Regulations (2012) <http://www.legislation.gov.uk/uksi/2012/3118/contents/made>

The Energy Performance of Buildings Directive is an EU measure designed to tackle climate change by reducing the amount of carbon produced by buildings. The requirements of the Directive were implemented on a phased basis by the Energy Performance of Buildings (Certificates and Inspections) (England and Wales) Regulations 2007 and subsequent amendments.

## 8. To increase energy efficiency and support the delivery of renewable and low carbon energy

The main requirements are:

- energy performance certificate to be produced on the sale, rent or construction of a building
- display energy certificate to be produced and displayed in large public buildings
- air conditioning equipment above a certain size to be inspected regularly

### **Sustainable and Secure Buildings Act 2004: Progress towards the Sustainability of the Building Stock in England: Fifth Parliamentary Report**

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/415633/5th\\_Biennial\\_Report\\_Final\\_Version\\_to\\_Use\\_for\\_Laying\\_and\\_Publication.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/415633/5th_Biennial_Report_Final_Version_to_Use_for_Laying_and_Publication.pdf)

This act has the purpose of furthering the conservation of fuel and power; preventing waste, undue consumption, misuse or contamination of water; furthering the protection or enhancement of the environment; facilitating sustainable development. It includes measurements of progress towards the following:

- Average Energy Efficiency (Standard Assessment Procedure) ratings of new homes
- Average Energy Efficiency (Standard Assessment Procedure) rating of all dwellings
- Percentage of Homes with Insulation Measures
- Percentage of Homes with Boilers
- Estimated total annual domestic carbon dioxide emissions
- Estimated total annual industrial, commercial and public sector carbon dioxide emissions
- Sources of United Kingdom carbon dioxide emissions, 2006-2013 (million tonnes)
- Sites generating electricity from renewable sources
- Number and Capacity of Feed in Tariff installations confirmed on the Central Register (Great Britain) at the end of 2014

### **Home Energy Conservation Act (1995) Bracknell Forest Council Further Report March (2017)** <http://www.legislation.gov.uk/ukpga/1995/10/contents>

<http://www.bracknell-forest.gov.uk/sites/default/files/documents/home-energy-efficiency-report.pdf>

This Report outlines measures BFC is taking to improve the energy efficiency of its residential accommodation.

### **Implications for Local Planning Documents**

The local planning documents should support energy efficiency, actively support energy efficiency improvements to existing buildings and help increase the use and supply of renewable and low carbon energy. However energy efficiency requirements for dwellings cannot go beyond those set out in Building Regulations.

## 9. Facilitate sustainable economic growth and regeneration that provides employment opportunities for everyone and supports a successful, competitive, and balanced local economy that meets the needs of the area

**National Planning Policy Framework (2012)** <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

### Economic Growth

Paragraph 19 states, 'The Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system.'

Paragraph 21 states: 'In drawing up Local Plans, local planning authorities should:

- Set out a clear economic vision and strategy for their area which positively and proactively encourages sustainable economic growth;
- Set criteria, or identify strategic sites, for local and inward investment to match the strategy and to meet anticipated needs over the plan period;
- Support existing business sectors, taking account of whether they are expanding or contracting and, where possible, identify and plan for new or emerging sectors likely to locate in their area. Policies should be flexible enough to accommodate needs not anticipated in the plan and to allow a rapid response to changes in economic circumstances;
- Plan positively for the location, promotion and expansion of clusters or networks of knowledge driven, creative or high technology industries;
- Identify priority areas for economic regeneration, infrastructure provision and environmental enhancement; and
- Facilitate flexible working practices such as the integration of residential and commercial uses within the same unit.'

Paragraph 22 states: 'Planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose.'

### Town Centres

Paragraph 23 states: 'Planning policies should be positive, promote competitive town centre environments and set out policies for the management and growth of centres over the plan period.'

### Rural Economy

Paragraph 28 states: 'Planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development.'

### **National Planning Practice Guidance**

Ensuring the vitality of town centres - Supports councils in planning effectively for new development supporting town centres.

**9. Facilitate sustainable economic growth and regeneration that provides employment opportunities for everyone and supports a successful, competitive, and balanced local economy that meets the needs of the area**

<http://planningguidance.planningportal.gov.uk/blog/guidance/ensuring-the-vitality-of-town-centres/>

Housing and economic development needs assessments - Guides councils in how to assess their housing and economic development needs.

<http://planningguidance.planningportal.gov.uk/blog/guidance/housing-and-economic-development-needs-assessments/>

Housing and economic land availability assessment - Guides councils in identifying appropriate land to meet development needs.

<http://planningguidance.planningportal.gov.uk/blog/guidance/housing-and-economic-land-availability-assessment/>

**A Local Economic Development Strategy for Bracknell Forest 2011 – 2014** <http://www.bracknell-forest.gov.uk/local-economic-development-strategy-2011-to-2014.pdf>

The actions include, for example, creating an 'Enterprise Hub' within the Town Centre to provide flexible accommodation for local people to meet and grow new business ideas, improving links between schools and businesses to identify local skill needs, and providing a mix of types and tenures of housing to support the needs of residents, such as senior executives and families, in order to attract and retain workers.

**Bracknell Forest Employment Land Review (December 2009)** <http://consult.bracknell-forest.gov.uk/file/2044546>

This study looked at future requirements for employment floorspace in the Borough up to 2026, and assessed each of the principal employment areas. Overall, the supply of office floorspace was considered to be in excess of requirements. There was evidence of some need for further industrial/warehousing floorspace and it was considered that the development of strategic sites might present opportunities for accommodating this need. Generally, existing employment floorspace was considered to be high quality, well serviced, accessible and fit for purpose. However, there was concern that piecemeal redevelopment of the principal employment areas might endanger the integrity and viability of remaining employment uses.

**Market Perspective of Bracknell Forest Borough Office Floorspace (October 2011)** <http://consult.bracknell-forest.gov.uk/file/2042424>

This study was commissioned by Bracknell Forest Council, as part of the evidence that informs the Site Allocations Local Plan. It is essentially a review of the office market in Bracknell Forest.

**Berkshire Functional Economic Market Area Study (FEMA) (February, 2016)**

<https://www.bracknell-forest.gov.uk/comprehensive-local-plan/evidence-base>

The study establishes the various Functional Economic Market Areas (FEMAs) that operate across Berkshire and the wider sub-region, in order to provide the six authorities and the TVBLEP with an understanding of the various economic relationships, linkages and flows which characterise the sub-regional economy. The evidence from this study will help to inform the basis for the development of economic policies through each local authority's future Local Plan process as well as other economic development work within and between the authorities, including the work of TVBLEP.

**Central Berkshire FEMA – Economic Development Needs Assessment (2016)**

**9. Facilitate sustainable economic growth and regeneration that provides employment opportunities for everyone and supports a successful, competitive, and balanced local economy that meets the needs of the area**

<https://www.bracknell-forest.gov.uk/comprehensive-local-plan/evidence-base>

This EDNA considers the objectively assessed economic development needs for Bracknell Forest, Reading, Windsor and Maidenhead and Wokingham within the Central Berkshire Core FEMA over the period 2013-2036. The study considers future quantitative land and floorspace requirements alongside related qualitative factors for individual sectors and employment uses.

**Western Berkshire Retail and Commercial Leisure Assessment (April 2016)**

<https://www.bracknell-forest.gov.uk/comprehensive-local-plan/evidence-base>

The assessment identifies the changes in national trends in retailing and commercial leisure; current convenience (food) and comparison (non - food) shopping and commercial leisure visitation patterns, across the study area and provides a robust assessment of future quantitative and qualitative capacity for additional retail (convenience and comparison goods) and commercial leisure needs within each authority area for the period to 2036.

**Implications for Local Planning Documents**

The local planning documents should plan positively for local sustainable economic growth and regeneration and they should promote competitive town centres.

## 10. Develop opportunities for everyone to access a good education and to acquire the skills and knowledge to find work and support the sustainable growth of the local economy

### Thames Valley Local Enterprise Partnership Strategic Economic Plan (2015/16 – 2020/21)

<http://www.thamesvalleyberkshire.co.uk/getfile/Public%20Documents/Strategic%20Economic%20Plan/TVB%20SEP%20-%20Strategy.pdf?inline-view=true>

Overarching priority is to secure better access to talented people and bright ideas, and to use both more effectively. Six main objectives follow.

With regard to people we must:

1. Use better those who are already in the workforce
2. Inspire the next generation and build aspirations and ambition
3. Ensure that economic potential is not restricted by labour supply issues

In terms of ideas, we will:

4. Ensure that knowledge is effectively commercialised and grown within Thames Valley Berkshire
5. Strengthen networks and invest in the 'soft wiring' to use ideas better

Make Thames Valley Berkshire's towns genuine hubs in the ideas economy

### Bracknell Forest School Places Plan (2016 – 2021) <https://www.bracknell-forest.gov.uk/sites/default/files/documents/school-places-plan-2016-to-2021.pdf>

Contains pupil data and statistics, forecasts of pupil numbers for the next five years and commentary on the need to add or remove school places in Bracknell Forest.

### Implications for Local Planning Documents

The local planning documents should seek to address the demand for school places when bringing forward housing developments and facilitate development for skills and learning.

## 11. To meet local housing needs by ensuring that everyone has the opportunity to live in a high quality, well designed and affordable home

### National Planning Policy Framework (2012) <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

The NPPF states that to boost the supply of housing, local authorities should use an evidence base to ensure that their Local Plans meet the full requirements for market and affordable housing in the housing market area and, where possible, identify developable sites over a 15 year period. It also requires Local Authorities to deliver a wide choice of high quality homes and create inclusive and mixed communities. The NPPF states, “to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities”.

Paragraph 47: “To boost significantly the supply of housing, local planning authorities should:

- use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework, including identifying key sites which are critical to the delivery of the housing strategy over the plan period;
- identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land;
- identify a supply of specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15;
- for market and affordable housing, illustrate the expected rate of housing delivery through a housing trajectory for the plan period and set out a housing implementation strategy for the full range of housing describing how they will maintain delivery of a five-year supply of housing land to meet their housing target; and
- set out their own approach to housing density to reflect local circumstances.”

### National Planning Practice Guidance

- Housing and economic development needs assessments - Guides councils in how to assess their housing and economic development needs. <http://planningguidance.planningportal.gov.uk/blog/guidance/housing-and-economic-development-needs-assessments/>
- Housing and economic land availability assessment - Guides councils in identifying appropriate land to meet development needs. <http://planningguidance.planningportal.gov.uk/blog/guidance/housing-and-economic-land-availability-assessment/>
- Rural Housing - How should local authorities support sustainable rural communities? <http://planningguidance.planningportal.gov.uk/blog/guidance/rural-housing/>

### Manual for Streets (2007) <https://www.gov.uk/government/publications/manual-for-streets>



## 11. To meet local housing needs by ensuring that everyone has the opportunity to live in a high quality, well designed and affordable home

Guidance to encourage good design which increases the quality of life. Covers layout, quality and materials, user needs, parking, signage, street furniture and lighting. Policies to support the aim of increasing the quality of life through good design which creates more people-orientated streets.

### **Berkshire Strategic Housing Market Assessment (SHMA) 2016**

<http://consult.bracknell-forest.gov.uk/file/3976882>

The NPPF requires local authorities to “have a clear understanding of housing needs in their area” and that they should prepare a SHMA to “assess their full housing needs”. The SHMA should “identify the scale and mix of housing and the range of tenures that the local population is likely to need over the plan period which:

- meets household and population projections, taking account of migration and demographic change;
- addresses the need for all types of housing, including affordable housing and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes); and
- caters for housing demand and the scale of housing supply necessary to meet this demand”.

The SHMA considers the objectively assessed need (OAN) for housing. The OAN does not take account of possible constraints to future housing supply including land supply, development constraints and infrastructure. These factors will subsequently be considered by the local authorities as part of the local plan process for individual local authorities before establishing the final housing requirements.

### **Bracknell Forest Housing Strategy (2009 to 2014)** <http://www.bracknell-forest.gov.uk/sites/default/files/documents/housing-strategy-2009-to-2014.pdf>

The sub-regional strategic market assessment for Berkshire showed that the housing market in Bracknell Forest works well for most people and most people are adequately housed. However, there are a number of households who need help to resolve their housing situation and the strategy sets out a numbers of ways in which the Council and its partners will intervene in the market to provide that assistance.

Aims of the Strategy:

- Ensure fair access to services
- Support safer communities, tackle crime and the fear of crime
- Maximise the supply of affordable housing
- Ensure that homes are and remain in good condition in both the private and public sectors
- Make the best use of all housing resources in the Borough e.g. by tackling under-occupation and enhancing tenant choice
- Tackle fuel poverty and improve energy efficiency
- Improve ‘round the clock’ support services
- Support and develop tenant and resident participation

## 11. To meet local housing needs by ensuring that everyone has the opportunity to live in a high quality, well designed and affordable home

- Maximise future investment in housing and provide decent homes

### Strategic Housing and Economic Land Availability assessment (SHELAA) (August 2017)

<https://www.bracknell-forest.gov.uk/comprehensive-local-plan/evidence-base>

This document (SHELAA Part 2) sets out the results of the Strategic Housing and Economic Land Availability Assessment (SHELAA) within Bracknell Forest for the year 2017.

The purpose of the SHELAA is to:

- Identify sites and clusters of sites for assessment;
- Assess their development potential; and
- Assess the suitability for development, and the likelihood and timing development coming forward (availability, achievability and deliverability).

### Older Persons Accommodation and Support Strategy (2011 -2026)

<http://www.bracknell-forest.gov.uk/sites/default/files/documents/older-persons-accommodation-and-support-strategy-2011-to-2026.pdf>

The strategy sets the following priorities:

- Ensure older people have access to the best available opportunities and options for securing and remaining safely in the home of their choice.
- Engaging with the older population in order to provide clear information about current services and to inform the development of future services meeting the priorities.
- Achieve a balance between demand and supply for sheltered housing in the social sector.
- Develop strategies to enable people to live in the right sized and economically sustainable home
- Engage with the private sector to enable and promote provision of accommodation for older people.
- Enable older people to remain in home ownership where possible

### Planning Policy for Traveller Sites (August 2015)

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/457420/Final\\_planning\\_and\\_travellers\\_policy.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/457420/Final_planning_and_travellers_policy.pdf)

Government's aims in respect of traveller sites are:

- that local planning authorities should make their own assessment of need for the purposes of planning
- to ensure that local planning authorities, working collaboratively, develop fair and effective strategies to meet need through the identification of land for sites
- to encourage local planning authorities to plan for sites over a reasonable timescale
- that plan-making and decision-taking should protect Green Belt from inappropriate development

### 11. To meet local housing needs by ensuring that everyone has the opportunity to live in a high quality, well designed and affordable home

- to promote more private traveller site provision while recognising that there will always be those travellers who cannot provide their own sites
- that plan-making and decision-taking should aim to reduce the number of unauthorised developments and encampments and make enforcement more effective
- for local planning authorities to ensure that their Local Plan includes fair, realistic and inclusive policies
- to increase the number of traveller sites in appropriate locations with planning permission, to address under provision and maintain an appropriate level of supply
- to reduce tensions between settled and traveller communities in plan-making and planning decisions
- to enable provision of suitable accommodation from which travellers can access education, health, welfare and employment infrastructure
- for local planning authorities to have due regard to the protection of local amenity and local environment.

#### Bracknell Forest GTAA (October 2017)

<https://www.bracknell-forest.gov.uk/comprehensive-local-plan/evidence-base>

The overall objective of the Gypsy and Traveller Accommodation Assessment is to form a clear evidence basis to inform the development of planning policies relating to Gypsy, Travellers and Travelling Showpeople.

The study identified a need for an additional 17 permanent gypsy and traveller pitches up to 2036, of which 3 have already been provided and therefore the residual need is 14. The study could not find any evidence of a need for additional plots for Travelling Showpeople.

**Needs Assessment for Travelling Showpeople Bracknell Forest Borough Council, Reading Borough Council, Slough Borough Council, West Berkshire District Council, Royal Borough of Windsor and Maidenhead, Wokingham Borough Council (30/08/07) <http://www.bracknell-forest.gov.uk/needs-assessment-for-travelling-showpeople-berkshire.pdf>**

The aim of this study was to carry out an accommodation needs assessment for travelling showpeople in the county of Berkshire. The indicative need for additional permanent pitches (2007 – 2017) is 4.

#### Implications for Local Planning Documents

The local planning documents should meet the full, objectively assessed needs for market and affordable housing in Bracknell Forest. It should deliver a wide choice of high quality, well designed homes, create inclusive and mixed communities and set out an approach to housing density to reflect local circumstances.

## 12. To protect and enhance human health and wellbeing

### **The Health and Social Care Act (2012)** <http://www.legislation.gov.uk/ukpga/2012/7/contents/enacted>

The increasing role that local authorities are expected to play in producing health outcomes is well demonstrated by recent Government legislation. The Health and Social Care Act 2012 transfers responsibility for public health from the NHS to local government (upper tier authorities in the first instance), giving them a duty to improve the health of the people who live in their areas. This will require a more holistic approach to health across all local government functions.

### **National Planning Policy Framework (2012)** <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

Paragraph 69 states: 'The planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities.' It goes on to say that 'Planning policies and decisions, in turn, should aim to achieve places which promote:

- opportunities for meetings between members of the community who might not otherwise come into contact with each other, including through mixed-use developments, strong neighbourhood centres and active street frontages which bring together those who work, live and play in the vicinity;
- safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and
- safe and accessible developments, containing clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas.'

### **National Planning Practice Guidance** <http://planningguidance.planningportal.gov.uk/blog/guidance/health-and-wellbeing/>

Health and wellbeing - The role of health and wellbeing in planning.

### **The Marmot Review: Implications for Spatial Planning (2011)**

<http://www.instituteofhealthequity.org/resources-reports/spatial-planning-and-health-nice/spatial-planning-and-health-report-nice.pdf>

Aims to provide evidence on the relationship between aspects of spatial planning, the built environment, health and health inequalities. Prioritise policies and interventions that both reduce health inequalities and mitigate climate change by:

- Improving active travel
- Improving good quality open and green spaces
- Improving the quality of food in local areas
- Improving the energy efficiency of housing

Fully integrate the planning, transport, housing, environmental and health systems to address the social determinants of health in each locality

Support locally developed and evidence-based community regeneration programmes that:

## 12. To protect and enhance human health and wellbeing

- Remove barriers to community participation and action
- Reduce social isolation

**“Seamless Health” Bracknell Forest Joint Health and Wellbeing Strategy 2016 to 2020 (2015) <http://www.bracknell-forest.gov.uk/sites/default/files/documents/seamless-health-2016-2020.pdf>**

To make sure that every resident of Bracknell Forest lives in a healthy, safe and caring place, and gets good services and support when they need them.

- Promoting active and healthy lifestyles
- Mental health support and services for children and young people
- Preventing people becoming socially isolated and lonely
- Workforce - having enough people with the right skills, and suitable premises from which to deliver services

### **Implications for Local Planning Documents**

The local planning documents should take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.

### 13 To reduce poverty and social exclusion

**Design for Accessibility Supplementary Planning Document (2006)** <http://www.bracknell-forest.gov.uk/designing-for-accessibility-in-bracknell-forest-spd.pdf>

Guidance to those who are planning, designing and implementing the built environment and details the standards of accessibility that the authority is looking to be achieved in all development.

#### **Implications for Local Planning Documents**

The local planning documents should include measures to reduce poverty and social exclusion and make developments and services accessible to everyone.

## 14. To reduce and prevent crime and the fear of crime

### **National Planning Policy Framework (2012)** <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

The NPPF requires that “developments create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion. Places should contain clear and legible pedestrian routes, and high quality public spaces, which encourage the active and continual use of public areas.” With regards to road safety, the NPPF states that “plans should create safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians, avoiding street clutter and where appropriate establishing home zones.”

### **Bracknell Forest Community Safety Partnership Plan 2017 – 2019**

<https://democratic.bracknell-forest.gov.uk/documents/s107598/7.a%20CommunitySafetyPartnershipStrategicAssessmentAnnex.pdf>

The CSP and its Executive meet quarterly to oversee and bring together community safety and criminal justice partners to ensure local priorities are joined up to reduce crime and disorder

The Strategic Priorities for 2017 to 2019 are;

- Protection of Vulnerable People
- Violence and serious organised crime
- Reduce re-offending
- Prevention and early intervention

### **Implications for Local Planning Documents**

The local planning documents should create developments which are safe and accessible and which encourage the active and continual use of public areas.

## 15. To create and sustain vibrant, locally distinctive and socially cohesive communities

### **Bracknell Forest Residents Survey 2017**

<http://www.bracknell-forest.gov.uk/sites/default/files/documents/bfc-residents-survey-2017.pdf>

- Qa Research conducted 1,801 interviews via telephone and face-to-face interviewing between In January and February 2017 on behalf of Bracknell Forest Council for the 2017 Bracknell Forest Residents' Survey.
- The resulting data was representative of the profile of Bracknell Forest and has been compared to that of the 2014 residents survey (also conducted by Qa) to examine trends over time. At the 95% confidence level, findings are accurate to within +/- 2.3%

### **Sustainable Community Strategy 2015-2018**

<http://democratic.bracknell-forest.gov.uk/documents/s74102/Community%20Strategy%20Review%20Annex.pdf>

The Vision - Bracknell Forest will have a reputation for its distinguished green landscape and contemporary, vibrant town centre. Contributing to this unique identity will be many neighbourhoods offering accessible facilities to meet individuals' needs. Local communities will be strengthened with people feeling safe and getting on well together. Ensuring everyone has similar opportunities and is included in public life will enhance confidence in public services. Preserving our green heritage will be key to the future development of the area, integrating environmental concerns into all activities. The Borough will have a prosperous and diverse economy, offering local jobs, personalised public services and a range of ways to spend leisure time. This is a bold vision for all of us which will be achieved through nurturing future and existing generations. A supportive and welcoming borough will help everybody to live happy, independent and successful lives.'

The purpose of this document is to set out how it will turn the vision into reality through prescribed priorities and actions.

### **Implications for Local Planning Documents**

The local planning documents should support community development by ensuring that the local community has a say in planning decisions affecting their local areas, creating safe environments, ensuring that the community has good access to community buildings and services, promoting a pleasant environment in which to live, providing affordable housing and supporting economic development to encourage more local jobs where possible.



## 16. To provide accessible essential services, facilities and infrastructure

### **National Planning Policy Framework (2012)** <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

Paragraph 37 states ‘Planning policies should aim for a balance of land uses within their area so that people can be encouraged to minimise journey lengths for employment, shopping, leisure, education and other activities.’

Paragraph 38 states ‘For larger scale residential developments in particular, planning policies should promote a mix of uses in order to provide opportunities to undertake day-to-day activities including work on site. Where practical, particularly within large-scale developments, key facilities such as primary schools and local shops should be located within walking distance of most properties.’

To deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:

- plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;
- guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community’s ability to meet its day-to-day needs;
- ensure that established shops, facilities and services are able to develop and modernise in a way that is sustainable, and retained for the benefit of the community; and
- ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.

### **National Planning Practice Guidance** <https://www.gov.uk/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space>

Open space, sports and recreation facilities, public rights of way and local green space - Gives key advice on open space, sports and recreation facilities, public rights of way and the new Local Green Space designation.

### **Bracknell Forest Play, Open Space and Sports Study (2017)**

<http://www.bracknell-forest.gov.uk/comprehensive-local-plan/evidence-base>

The purpose of the study is to assess the level of existing provision whilst reviewing the needs of the residents of Bracknell Forest to ensure that appropriate standards and policies are effectively delivered on the ground. The study looks forward to 2036 to align with the emerging Local Plan. It will be used as planning evidence and to inform the Parks and Countryside service regarding recreation and sports provision in the future.

The objectives of the study are:

1. Quantifying strategic and locally important play, open space and sports facilities.
2. Quantifying planned new provision.

## 16. To provide accessible essential services, facilities and infrastructure

3. To assess the quality, accessibility and availability of existing provision.
4. To assess future demand patterns and gaps in terms of provision.
5. To provide a clear evidence base for future service provision and quality improvements.
6. To provide evidence for changes to existing play, open space or sports facilities.
7. To provide the evidence base for planning policy and guidance requirements, including local quantitative, qualitative and accessibility standards

### Playing Pitch Strategy for Bracknell Forest (2017)

<http://www.bracknell-forest.gov.uk/comprehensive-local-plan/evidence-base>

Bracknell Forest Council (BFC) has undertaken a Playing Pitch Strategy (PPS) reviewing all pitches in the Borough. This will provide a clear vision and identify priorities for the future, based on local need. The strategy focuses on the period 2016 to 2036 to align with the new Local Plan period. It has been prepared in parallel with the Play, Open Space and Sport Study (POSS) 2017

The objectives for the strategy are to:

1. Quantify playing pitches and their ancillary facilities.
2. Quantify any planned new provision.
3. Assess the quality, accessibility and availability of existing provision.
4. Assess future demand patterns and gaps in terms of provisions.
5. Evidence changes in the existing standards for provision to ensure the future needs are deliverable.
6. Recommend planning policy and guidance requirements.
7. Provide a clear evidence base for future service provision and quality improvements.
8. Establish a forward looking strategy for providing and maintaining sports pitches.

### Implications for Local Planning Documents

The local planning documents should locate development near to existing services and facilities including cultural, leisure and recreational services and facilities where possible and plan for mixed use developments which reduce the need to travel.

## 17. To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys

### **Local Transport Act 2008** <http://www.legislation.gov.uk/ukpga/2008/26/contents>

The Local Transport Act 2008 gives local authorities the power to take steps to meet local transport needs in the light of local circumstances. It

- gives local authorities the right mix of powers to improve the quality of local bus services, as proposed in 'Putting passengers first'
- allows for the creation of an influential new bus passenger champion to represent the interests of bus passengers
- gives local authorities the power to review and propose their own arrangements for local transport governance to support more coherent planning and delivery of local transport
- updates existing legal powers to give local authorities the freedom and flexibility to develop proposals for local road pricing schemes in a way that best meets local needs – while ensuring schemes are consistent and interoperable

### **National Planning Policy Framework (2012)** <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

The NPPF promotes the use of sustainable modes of transport and states Local Authorities should support a pattern of development which facilitates the use of sustainable modes of transport.

Paragraph 32: "All developments that generate significant amounts of movement should be supported by a Transport Statement or Transport Assessment. Plans and decision should take account of whether:

- The opportunities for sustainable transport modes have been taken up depending on the nature and location of the site, to reduce the need for major transport infrastructure;
- Safe and suitable access to the site can be achieved for all people; and
- Improvements can be undertaken within the transport network that cost effectively limit the significant impacts of the development. Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe."

Paragraph 34: "Plans and decisions should ensure developments that generate significant movement are located where the need to travel will be minimised and the use of sustainable transport modes can be maximised. However this needs to take account of policies set out elsewhere in this Framework, particularly in rural areas."

The NPPF also states that Local Authorities should seek to improve the quality of parking in town centres and should identify sites to develop infrastructure to widen transport choice.

The NPPF promotes high quality communications infrastructure as essential for sustainable economic growth. It states that, "local planning authorities should support the expansion of electronic communications networks including telecommunications and high speed broadband." They should aim to keep the number of radio and telecommunication masts to a minimum consistent with efficient operation of the network.

## 17. To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys

Paragraph 43: “In preparing Local Plans, local planning authorities should support the expansion of electronic communications networks, including telecommunications and high speed broadband”.

Paragraph 44: “Local planning authorities should not impose a ban on new telecommunications development in certain areas, impose blanket Article 4 directions over a wide area or a wide range of telecommunications development or insist on minimum distances between new telecommunications development and existing development”.

### National Planning Practice Guidance

Transport evidence bases in plan making - Guidance to help local planning authorities assess strategic transport needs to reflect and, where appropriate, mitigate these in their Local Plan. <http://planningguidance.planningportal.gov.uk/blog/guidance/transport-evidence-bases-in-plan-making/>

Travel plans, transport assessments and statements in decision-taking - Provides advice on when transport assessments and transport statements are required, and what they should contain. <http://planningguidance.planningportal.gov.uk/blog/guidance/travel-plans-transport-assessments-and-statements-in-decision-taking/>

### Cycling and Walking Investment Strategy 2017

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/603527/cycling-walking-investment-strategy.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/603527/cycling-walking-investment-strategy.pdf)

Paragraph 2.35

Through their Local Plans and planning decisions, local planning authorities should ensure developments that generate significant movement are located where the need to travel will be minimised and the use of sustainable transport modes can be maximised. Local Plans, prepared in consultation with local communities, should protect and exploit opportunities for the use of sustainable transport modes for the movement of goods or people. Developments should be located and designed where practical to:

- give priority to pedestrian and cycle movements, and have access to high quality public transport facilities
- create safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians
- site key facilities such as primary schools and local shops within walking distance of most properties, particularly within large-scale developments

**Bracknell Forest Local Transport Plan 3 (2011 – 2026)** <https://files.bracknell-forest.gov.uk/sites/bracknell/documents/ltp3-core-strategy-and-implementation-plan.pdf>

Local Objectives:

1. Reduce delays associated with traffic congestion and improve reliability of journey times.
2. Maintain and improve, where feasible, the local transport network.

**17. To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys**

- 3. Secure necessary transport infrastructure and services to support sustainable development.
- 4. Encourage and promote accessibility by sustainable modes of transport.
- 5. Protect and enhance the quantity and quality of natural resources including water, air quality and the natural environment.
- 6. Reduce greenhouse gas emissions from transport.
- 7. Reduce casualties and improve safety on the local transport network.
- 8. Enhance the street environment.

**Parking Standards Supplementary Planning Document (March 2016)**

<https://www.bracknell-forest.gov.uk/sites/default/files/documents/parking-standards-supplementary-planning-document-2016.pdf>

Sets out the Bracknell Town Centre, residential and non residential parking standards for the Borough.

**Implications for Local Planning Documents**

The local planning documents should support development which is located where the need to travel will be minimised and the use of sustainable transport modes can be maximized. They should seek to improve the quality of parking in town centres and should identify sites to develop infrastructure to widen transport choice. They should also support the expansion of electronic communications networks.

**18. To encourage sustainable development by improving efficiency in land use, design and layout. This includes making best use of previously developed land in meeting future development needs**

**National Planning Policy Framework (2012)** <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

Paragraph 57 states 'It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.'

Paragraph 58 states 'Planning policies and decisions should aim to ensure that developments:

- will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;
- optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;
- respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;
- create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and
- are visually attractive as a result of good architecture and appropriate landscaping.

**National Planning Practice Guidance** <http://planningguidance.planningportal.gov.uk/blog/guidance/design/>

Design - Provides advice on the key points to take into account on design.

**Amen Corner Supplementary Planning Document (2010)** <https://www.bracknell-forest.gov.uk/sites/default/files/documents/final-amen-corner-spd.pdf>

The Amen Corner Supplementary Planning Document provides guidance for developing the Amen Corner site in Bracknell Forest Borough.

**Warfield Supplementary Planning Document (February 2012)**

<http://consult.bracknell-forest.gov.uk/file/3344719>

This provides guidance for a large development to the north of Bracknell. This will be a large mixed use urban extension north of the neighbourhoods of Whitegrove and Quelm Park in the Parish of Warfield.

**Character Area Assessments Supplementary Planning Document (March 2010)** <https://www.bracknell-forest.gov.uk/planning-and-building->

## 18. To encourage sustainable development by improving efficiency in land use, design and layout. This includes making best use of previously developed land in meeting future development needs

[control/planning/planning-policy/supplementary-planning-documents-spds/character-area-assessments-supplementary-planning](https://www.bracknell-forest.gov.uk/planning/planning-policy/supplementary-planning-documents-spds/character-area-assessments-supplementary-planning)

The primary role of this document is to define what the Council considers to be the character within parts of the Borough. It provides guidance for the construction industry, the Council and the public to inform appropriate development and issues of context.

**Streetscene Supplementary Planning Document (March 2011)** <https://www.bracknell-forest.gov.uk/planning-and-building-control/planning/planning-policy/supplementary-planning-documents-spds/streetscene-supplementary-planning-document>

This document assists in raising standards of design for all aspects of the public realm and streetscene across the Borough and to guide designers and developers in creating attractive and safe places which the whole community can enjoy. The document focuses on the design of residential streets. However, many of the principles contained within it can be applied to more major routes within the Borough.

### Design SPD (March 2017)

<https://www.bracknell-forest.gov.uk/planning-and-building-control/planning/planning-policy/supplementary-planning-documents-spds/design-supplementary-planning-document>

The Design Supplementary Planning Document focuses on design principles for built development in order to complement the other SPD documents. In particular, the Streetscene SPD focuses on developments where new streets are to be created so this guide makes reference to it where relevant.

The key principle is to ensure development relates well to its surroundings. It should be integrated into its context and should respond positively to local character. Where appropriate, new development should also create new places with a positive character. It should also make a contribution towards environmental sustainability

### Implications for Local Planning Documents

The local planning documents should plan positively for the achievement of high quality, safe, attractive and inclusive design which will perform well over the lifetime of developments and respond to local character, history and identity.

## 19. Other Bracknell Forest Plans and Strategies

### Bracknell Forest Council Core Strategy Development Plan Document (February 2008)

<https://www.bracknell-forest.gov.uk/planning-and-building-control/planning/planning-policy/development-plan/core-strategy>

The Core Strategy “sets out a planning framework for guiding the location and level of development in the Borough up to 2026”. It incorporates 12 spatial objectives:

## 19. Other Bracknell Forest Plans and Strategies

- A) To plan for a balance of housing and employment growth
- B) To aid 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
- 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
- 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

**Bracknell Forest Council Site Allocations Local Plan (July 2013)** <https://www.bracknell-forest.gov.uk/planning-and-building-control/planning/planning-policy/development-plan/site-allocations-local-plan>

The Site Allocations Local Plan helps implement the adopted Core Strategy. It identifies sites for future housing and other development and, ensures that appropriate infrastructure is identified and delivered alongside new development and also revises some designations on the policies map.

### **Community Infrastructure Levy Charging Schedule (Effective from 6 April 2015)**

<https://www.bracknell-forest.gov.uk/sites/default/files/documents/cil-charging-schedule.pdf>

The CIL is a tariff based charge on local development payable to Bracknell Forest Council. It will be used to fund infrastructure needed to support new development in the borough such as new schools and transport improvements. It sets the following rates for different types of development. These are as follows:

Residential development:

1. Land at Broadmoor, Crowthorne - £150 per m<sup>2</sup>
2. Land at Transport Research Laboratory, Crowthorne - £150 per m<sup>2</sup>
3. Land at Amen Corner (North), Binfield - £150 per m<sup>2</sup>
4. Land at Blue Mountain, Binfield - £150 per m<sup>2</sup>
5. Land at Amen Corner (South) Binfield - £150 per m<sup>2</sup>
6. Land at Warfield - £220 per m<sup>2</sup>



## 19. Other Bracknell Forest Plans and Strategies

7. Central Bracknell – nil
8. Outer Bracknell with 1 to 14 net increase in dwellings – £75 per m<sup>2</sup>
9. Outer Bracknell with 15 or more net increase in dwellings – £25 per m<sup>2</sup>
10. Northern Parishes with 1 to 14 net increase in dwellings – £350 per m<sup>2</sup>
11. Northern Parishes with 15 or more net increase in dwellings – £220 per m<sup>2</sup>
12. Crowthorne/Sandhurst with 1 to 14 net increase in dwellings – £300 per m<sup>2</sup>
13. Crowthorne/Sandhurst with 15 or more net increase in dwellings – £150 per m<sup>2</sup>

### Residential Care Accommodation:

1. Central Bracknell and Outer Bracknell – nil
2. Northern Parishes - £100 per m<sup>2</sup>
3. Crowthorne/Sandhurst £75 per m<sup>2</sup>

### Convenience based supermarkets and superstores and retail warehouses:

1. Central Bracknell – nil
2. Other Zones - £100 per m<sup>2</sup>

### All Other Types of Development:

1. All Zones – nil

## Planning Obligations Supplementary Planning Document (February 2015)

<https://www.bracknell-forest.gov.uk/sites/default/files/documents/planning-obligations-supplementary-planning-document.pdf>

This guidance document sets out the Council's approach to securing infrastructure by planning obligation and explains the relationship with the Community Infrastructure Levy (CIL).

## Implications for Local Planning Documents

The local planning documents should take account of current local plan policies and those to be superseded, the vision of the Borough and how new demands on infrastructure will be met.

## 20. Plans from Neighbouring Local Authorities

**Localism Act (2011)** <http://www.legislation.gov.uk/ukpga/2011/20/contents>

The Localism Act introduced a duty to co-operate in relation to planning of sustainable development. It places a legal duty on local planning authorities, county councils in England and public bodies to engage constructively, actively and on an ongoing basis to maximise the effectiveness of local plan preparation in the context of strategic cross boundary issues, including sustainable development and the use of land in connection with infrastructure. The NPPG sets out the purpose of the duty: 'to ensure that local planning authorities lead strategic planning effectively through their Local Plan, addressing the social, environmental and economic issues that can only be addressed effectively by working with other local planning authorities beyond their own administrative boundaries'.

**Bracknell Forest Council Duty to Co-operate Framework (February 2016)** <http://consult.bracknell-forest.gov.uk/file/3976789>

This Framework sets out how the requirements of Duty to Co-operate will be met. It identifies the strategic cross-boundary issues that will be considered through the CLP and the relevant duty to co-operate bodies for each issue, these are:

- Homes, jobs and commercial development
  - Housing, including gypsies and travellers
  - Economic growth and jobs
  - Retail and town centre
- Provision of infrastructure
  - Strategic transport
  - Utilities
  - Community facilities including health and education
  - Flood risk
- Climate change, natural and historic environment
  - Landscape including Green Belt
  - Natural environment including Thames Basin Heaths SPA
  - Climate change including Blackwater Valley
  - Historic environment

**Wokingham Borough Core Strategy Development Plan Document (2010)** <http://www.wokingham.gov.uk/EasySiteWeb/GatewayLink.aspx?allId=268860>

This Core Strategy guides development across the adjacent Borough of Windsor and Maidenhead. It was adopted in January 2010. It sets out the overall strategy for planning in Wokingham to 2026. It identifies a need to deliver 13,232 homes, which equates to 662 per annum.

The spatial strategy for delivering this development is based around identifying four Strategic Development Locations (SDLs). These are Arborfield Garrison (3,500 homes), South of the M4 (2,500), North Wokingham (1,500) and South Wokingham (2,500), which will also include employment and services and facilities. To support this development, a range of infrastructure, particularly transport infrastructure is identified, including relief roads, park and rides etc. More limited development will also take place in other identified settlements, including Earley, Woodley, Winnersh, Shinfield, Green Park and Twyford.

## 20. Plans from Neighbouring Local Authorities

### Wokingham Managing Development Delivery Local Plan (February 2014)

<http://www.wokingham.gov.uk/EasySiteWeb/GatewayLink.aspx?allId=269993>

This builds on the Core Strategy, and allocates sites for housing and other uses, defines policy boundaries and sets out more detailed development policies. A number of sites in addition to the SDLs identified in the Core Strategy are allocated for housing, including sites totalling 894 dwellings in Woodley and 100 dwellings in Shinfield. Additional employment uses are also allocated for Green Park, Winnersh and Thames Valley Park.

### Windsor and Maidenhead Borough Local Plan 2013 to 2033

[https://www3.rbwm.gov.uk/info/200414/local\\_development\\_framework/594/emerging\\_plans\\_and\\_policies/2](https://www3.rbwm.gov.uk/info/200414/local_development_framework/594/emerging_plans_and_policies/2)

This Local Plan guides development across the adjacent Borough of Windsor and Maidenhead. This is covered by the Maidenhead Town Centre Area Action Plan and the saved Local Plan policies.

### Hart District Local Plan (Replacement) 1996-2006 and First Alterations to the Hart District Local Plan (Replacement) 1996-2006 Saved Policies

[http://www.hart.gov.uk/sites/default/files/4\\_The\\_Council/Policies\\_and\\_published\\_documents/Planning\\_policy/Local\\_Plan%20-%20Saved\\_Policies.pdf](http://www.hart.gov.uk/sites/default/files/4_The_Council/Policies_and_published_documents/Planning_policy/Local_Plan%20-%20Saved_Policies.pdf)

This document sets out the saved policies from both the original Replacement Local Plan and the First Alterations in a single document. The Council withdrew the Local Plan: Core Strategy 2011-2029 on 30 September 2013. A draft Local Plan Strategy and Sites document 2011 to 2032 was consulted on in June 2017.

### Surrey Heath Local Plan

<http://www.surreyheath.gov.uk/residents/planning/planning-policy/surrey-heath-local-plan/core-strategy-and-development-management>

This Local Plan guides development across the adjacent Borough of Surrey Heath. The adopted Plan currently consists of:

- The Core Strategy and Development Management Policies Development Plan Document 2012 and The Policies Map 2012
- The 2000 Local Plan (extant saved policies)
- Camberley Town Centre Area Action Plan (2011-28) and Policies Map

To support delivery of the Core Strategy the Borough Council has begun the process of preparing a Site Allocations Document. Once approved, the Site Allocations Document will allocate specific areas of land within Surrey Heath for development such as housing, employment and retail uses. The Document will also consider open spaces, highway improvements and major developed sites in the Green Belt. The call for sites ended in March 2017.

### Implications for Local Planning Documents

The local planning documents should ensure that objectives, policies and guidance is consistent with the plans of neighbouring local authorities.

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# **Bracknell Forest Council**

## **Draft Sustainability Appraisal (SA)** **(Incorporating Strategic Environmental Assessment)** of the

Draft Bracknell Forest Local Plan

### **Appendix 2 – Baseline data, characterisation, indicators and trends**

**January 2018**

Bracknell Forest Council

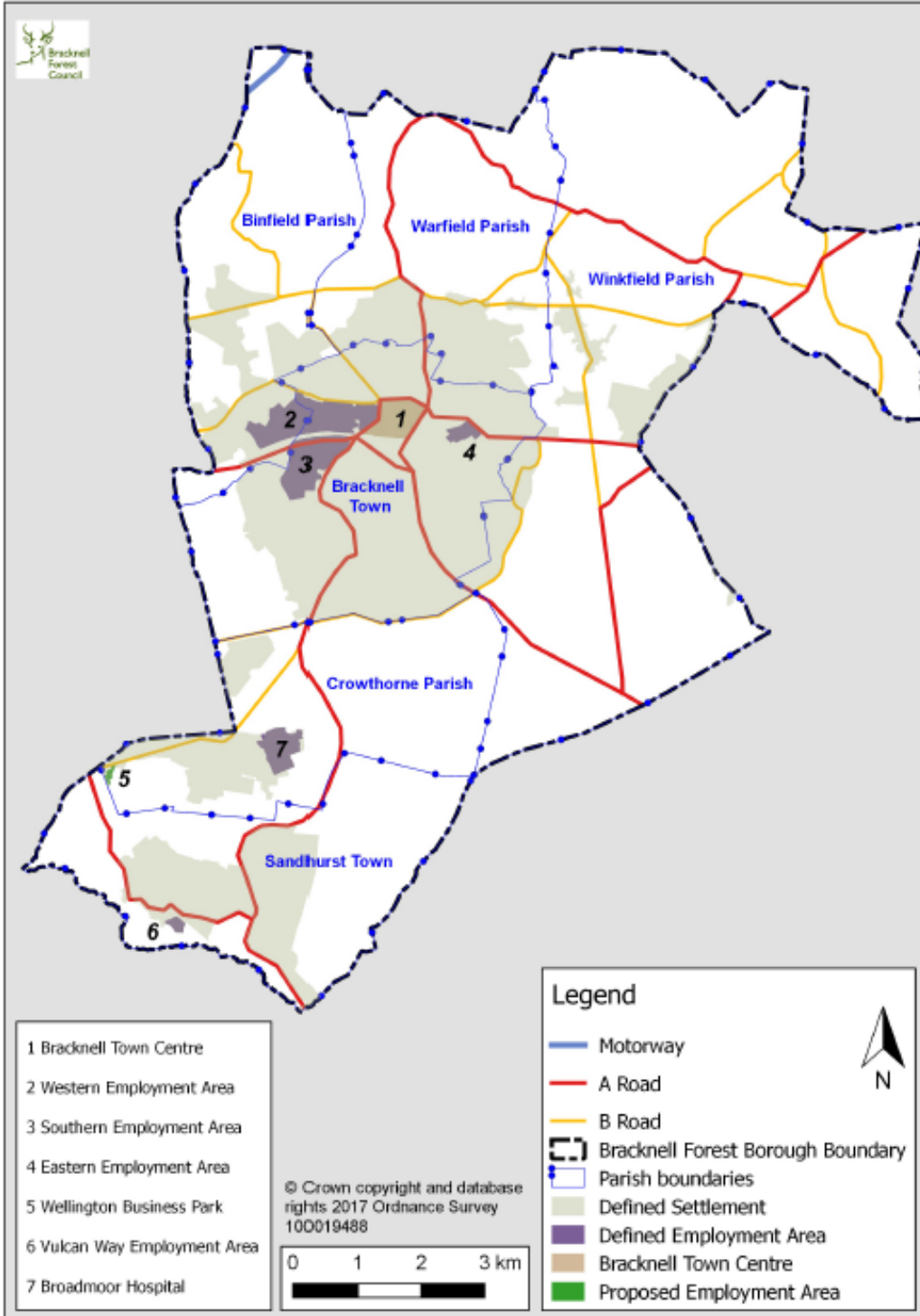
[www.bracknell-forest.gov.uk](http://www.bracknell-forest.gov.uk)

## Settlement Character

Bracknell Forest Council (BFC) is a Unitary Authority located in the county of Berkshire in the South-East of England. The administrative area covers approximately 110 square kilometres and has a population of nearly 119,000 people [in 2015]. The Borough has seen significant population, housing and employment growth over the last few decades mainly in and around Bracknell Town.

With a background as a small market town, Bracknell was earmarked for development as a 'new town' to alleviate the housing crisis caused by World War II. Bracknell New Town was designed on the neighbourhood principle with a primary school, shops, church, community centre and public house at the heart of each of the nine neighbourhoods. Generally the housing stock is relatively expensive and spacious at average densities, with 10.3 persons per hectare, compared to 4.5 persons per hectare in the South-East [ONS, 2011].

The former New Town of Bracknell is in the centre of the Borough. The other settlements in the Borough comprise of Sandhurst and Crowthorne to the south; the semi-rural communities of Binfield, North Ascot and smaller villages in Warfield and Winkfield to the north



## Environmental character and key strategic issues

The Crown Estate plantation forestry to the south of Bracknell Town forms extensive and dense commercial woodland of strong character, much of which has very high ecological value resulting in its designation as a Special Protection Area. The majority of the remaining area of the Borough is categorised as settled farmland, but it has been intensively developed. There is continued pressure for development which threatens to amalgamate urban areas and has resulted in poor management of fringe open land on the basis that some landowners anticipate that their property will be developed in the future. Bracknell Forest Borough has a relatively low quantity of heritage resources, although these are reported to be in good condition with only two Listed Buildings at risk.

Whilst Bracknell Forest is a relatively densely developed Borough it has extensive areas of high quality natural/semi-natural habitat; over 20% of the Borough is recognised as being of high wildlife value and protected by some form of designation. Of particular importance are the Thames Basin Heaths Special Protection Area (SPA) and the Windsor Forest and Great Park Special Area of Conservation (SAC). This habitat and other Sites of Special Scientific Interest are reported to be generally improving ([www.natureonthemap.gov.uk](http://www.natureonthemap.gov.uk)) although some have deteriorated. With pressure for development in close proximity to these sensitive areas, considerable effort will be required to ensure no further loss, damage or deterioration of SSSIs. The national target is for 95% of SSSIs in favourable or recovering condition. The Avoidance and Mitigation SPD requires the provision of substantial open space for recreation where development is proposed in the vicinity of the SPA. It will be a key document in helping to meet this objective. The Biodiversity Action Plan identifies priority habitats for the Borough and opportunities for improving and enhancing their geographical spread. Data indicates that the population of farmland birds continues to fluctuate although the trend would appear to be for an increase. The Borough has one of the highest ratios of publicly accessible open space to its population, and much of this open space is maintained at a high standard.

In recent years, it has been possible to limit the amount of development on greenfield sites. The higher levels of growth proposed however puts increasing pressure on open countryside.

Air Quality is generally good and this possibly reflects good accessibility to services in the Borough. Dependence on the car is high, however, and in some areas levels of Nitrogen Oxides exceed the levels prescribed as good. In addition to placing development near services and public transport nodes, measures will be necessary to promote walking and cycling to work towards the air quality objectives set out in the National Air Quality Strategy. In 2011, two Air Quality Management Areas (AQMAs) were designated in the Borough and the Council continues to monitor and taken action in these areas in order to improve air quality.

Energy efficiency is slowly improving in the Borough, but this and the provision of renewable energy capacity are not developing at a sufficiently fast rate to fully address the need to reduce CO<sub>2</sub> emissions. The UK target is for a reduction in Greenhouse gases emissions to be at least 34%



below 1990 levels by 2020 and at least 80% by 2050 (Climate Change Act 2008). The level of waste going to landfill remains steady and this is consistent with the Borough achieving good rates of recycling.

The surface waterbodies in the borough are mainly heavily modified and have not met the Water Framework Directive goal of 'good status' by 2015; three of the five stretches of watercourse are predicted to achieve this by 2027. This is typical of other watercourses in the Thames River Basin. Groundwater bodies are currently achieving 'good' overall status. Across the Thames River Basin as a whole, the River Thames and groundwater are key sources of drinking water. The borough is in a 'Surface Water Safeguard Zone' where land use is at risk of influence the quality of water used for drinking (a non-statutory designation).

South East England (including Bracknell Forest) is an area of water stress. Water consumption per person in the local water resource zone has seen a downward trend over several years, although the population increase increases the demand overall. Water efficiency and demand measures will be key to reducing customer demand.

Surface water flooding across the Borough is relatively sporadic, with discrete patches across the whole catchment. Areas at risk of flooding from The Cut are typically limited to a 100-200m corridor along the river with some isolated areas at risk. Flooding associated with the River Blackwell is within fields and lakes along the river, with more extensive flood zones extending into Sandhurst. Areas at risk of groundwater flooding have been identified in the Borough, along with more extensive areas at risk of surface water flooding. As well as guiding development away from areas at flood risk; new developments should avoid increasing flood risk elsewhere. Five Sustainable Drainage Systems are being installed on new developments (2014).

A key measure in improving the environment in the Borough however and minimising the global impact from the Borough will be the application of the Code for Sustainable Homes.

## Social character

Bracknell Forest is one of the least deprived areas of the country (ranked 287 out of 326 local authorities in England on the Index of Multiple Deprivation 2015). Access to services, facilities, employment and open space/recreation is generally good. Property prices and levels of car ownership are significantly higher than the national average. However, these headline figures mask significant pockets of deprivation. For instance, 17 schools in the borough have free school meal eligibility of over 10%. There are seven wards in the borough that have child poverty rates higher than the regional average with one of these higher than the national rate. (Source: DWP 2011).

General education is good and slightly above the national average. The overall level of crime in the Borough is lower than the average for the Thames Valley area; in general Bracknell is following the national trend of a falling crime rate.

The health of residents is generally slightly better, and life expectancy is slightly higher, than the national average.

The total housing completions remains low compared to the target for the Borough and the level of affordable housing does not appear to be meeting demand. The average house price has remained well above the national average for many years. The average price reached £345k in October 2017, 40% above the national average (£240k). The Borough has seen house prices rise at a higher rate than the national average since 2012. The number of unfit homes is low compared to the national figures. Household fuel poverty is also relatively low and appears to be improving.

### **Economic character**

Bracknell Forest lies within the economically buoyant Thames Valley with high levels of employment. The number of people claiming Job Seekers' Allowance rose to a peak of 2.6% in August 2009 due to the recession, but has since fallen consistently to 0.7% (November 2015); the proportion remains lower than both the national and South East averages (0.9% and 1.5% respectively). The number of active businesses in the Borough is increasing. The Gross Value Added per job in Bracknell is very high by national standards. Relative to the south east and England, Bracknell has particularly high percentages of firms in the two largest sized-firm bands; and high levels of jobs in information and communication. Maintaining the quality of the environment and maximising investment in sustainable transport will be key measures to help retain this economic position.

SA/SEA Framework

Sustainability Objective	Indicator and source	Data	Commentary / {Target}
1. To address the causes of climate change through reducing emissions of greenhouse gases	<p><b>Carbon dioxide emissions</b></p> <p>CO2 emissions within the scope of the Local Authority (as amended by 2015 data release)</p> <p><a href="https://www.gov.uk/government/statistics/uk-local-authority-and-regional-carbon-dioxide-emissions-national-statistics-2005-2015">https://www.gov.uk/government/statistics/uk-local-authority-and-regional-carbon-dioxide-emissions-national-statistics-2005-2015</a></p>	<p>Bracknell Forest:</p> <p>Total (kt CO2):                  2006: 732.6                  2007: 721.7                  2008: 710.0                  2009: 631.6                  2010: 636.7                  2011: 76.1                  2012: 647.2                  2013: 592.8                  2014: 498.0                  2015: 467.1</p> <p>Industry and Commercial (kt CO2):                  2006: 308.3                  2007: 300.5                  2008: 296.4                  2009: 248.9                  2010: 241.6                  2011: 215.6                  2012: 235.6                  2013: 227.0                  2014: 170                  2015: 143</p> <p>Domestic (kt CO2):                  2006: 259.3</p>	<p>Total CO2 emissions in Bracknell Forest fell by about 33% between 2006 and 2015. Per capita CO2 emissions in Bracknell Forest are generally falling steadily apart from in 2012. However, it is felt that figures are influenced by the economic recession.</p> <p>From 2014 to 2015, emissions decreased in 83% of UK local authorities; mainly due to reduced coal and gas for electricity generation.</p> <p>A trend in reducing emissions is considered likely to continue through pressure from legally binding targets promoting efficiency measures. Increasing development will put pressure on achieving targets.</p> <p><b>{The Climate Change Act (2008) sets a legally binding target for the UK to cut greenhouse gas emissions by at least 80% by 2050 and at least 34% by 2020 against a 1990 baseline}</b></p>

Sustainability Objective	Indicator and source	Data	Commentary / {Target}
		2007: 255.5 2008: 256.3 2009: 230.2 2010: 245.8 2011: 216.1 2012: 234.5 2013: 228.4 2014:189 2015: 182  Transport (kt CO2): 2006: 156.8 2007: 157.1 2008: 150.1 2009: 145.3 2010: 141.9 2011: 137.7 2012: 135.4 2013: 145.2 2014:147.5 2015: 150  Per capita emissions (t CO2): 2006: 6.6 2007: 6.4 2008: 6.3 2009: 5.6 2010: 5.6 2011: 5.0 2012: 5.3 2013: 5.1 (UK average 5.9) 2014: 4.2 2015: 3.9	

Sustainability Objective	Indicator and source	Data	Commentary / {Target}
<p>2. Adapt to climate change by preparing for extreme weather events, including avoiding and managing the risk of flooding, heat wave, drought and storm damage</p>	<p><b>Surface water flooding</b></p> <p>The Council holds GIS data showing the areas liable to surface water flooding. The most up to date version of this data will be used by the Council in its assessment of potential development sites.</p> <p>Local Flood Risk Management Strategy, 2017 - 2020</p> <p><a href="http://www.bracknell-forest.gov.uk/sites/default/files/documents/local-flood-risk-management-strategy.pdf">http://www.bracknell-forest.gov.uk/sites/default/files/documents/local-flood-risk-management-strategy.pdf</a></p>	<p>Historical flood incidents occurred in 2000, 2002, 2006 and 2007. These flood events were sporadic and mainly caused by surface water flooding attributed to rainfall storm events. In the last two incidents drainage systems and underlying soils became overloaded and unable to cope with the volume and intensity of rainfall. The last event affected less than 10 properties.</p> <p>See Addendum 1a and 1b for Environment Agency Surface Water Flood Map, based on mathematical modelling for two storm events (30 year and 200 year annual probability of occurrence).</p>	<p>Surface water flood risk within the Borough is relatively sporadic, with discrete patches across the whole catchment.</p> <p>Climate change is likely to increase frequency and magnitude of severe flooding events in the future; land use changes also have the potential to increase flood risk.</p> <p><b>LFMR 2017-2020 Objective 7</b></p> <p><b>Seek to avoid an increase in flood risk as a result of new development by controlling how any additional water enters existing drainage systems.</b></p>
	<p><b>Fluvial Flooding</b></p> <p>Development affected within Flood Zones 2 and 3</p> <p><a href="http://apps.environment-agency.gov.uk/wiyby/37837.aspx">http://apps.environment-agency.gov.uk/wiyby/37837.aspx</a></p> <p>Local Flood Risk Management Strategy, 2017 - 2020</p>	<p>See Addendum 1c for Environment Agency Fluvial Flood Maps.</p>	<p>Areas at risk of fluvial flooding tend to be along relatively narrow floodplains associated with The Cut, typically covering 100m to 200m in width; the downstream floodplain could reach about 500m. The area is mainly countryside with some isolated areas at risk.</p> <p>Flooding in the south of the Borough associated with the River Blackwell</p>

Sustainability Objective	Indicator and source	Data	Commentary / {Target}
	<p><a href="http://www.bracknell-forest.gov.uk/sites/default/files/documents/local-flood-risk-management-strategy.pdf">http://www.bracknell-forest.gov.uk/sites/default/files/documents/local-flood-risk-management-strategy.pdf</a></p> <p>The Council holds GIS data showing the areas liable to fluvial flooding. The most up to date version of this data will be used by the Council in its assessment of potential development sites.</p>		<p>remains within fields and lakes situated along the river, with more extensive flood zones extending far into Sandhurst.</p> <p>{To guide development away from areas at highest risk of flooding and ensure that there is no increase in flood risk caused by development and flood risk elsewhere is reduced where possible}</p>
	<p><b>Groundwater flooding</b></p> <p>Local Flood Risk Management Strategy, 2017 – 2020</p> <p><a href="http://www.bracknell-forest.gov.uk/sites/default/files/documents/local-flood-risk-management-strategy.pdf">http://www.bracknell-forest.gov.uk/sites/default/files/documents/local-flood-risk-management-strategy.pdf</a></p>	<p>See Addendum 1d for Environment Agency Groundwater Flood Risk map (based on a broad scale assessment).</p>	<p>Groundwater flooding in the Borough is unlikely due to the underlying geology. The exception to this is along the watercourses where river gravels or alluvium can act as local aquifers and potentially causes groundwater flooding..</p>
	<p><b>New development with sustainable drainage installed</b></p>	<p>5 sites currently under construction with SUDS (end of 2014)</p>	<p>As from 6 April 2015, the use of SuDS becomes a material consideration in determining a planning application.</p> <p>BFC Objective (from Local Flood Risk Management Strategy 2013 – 2016): {Seek to avoid an increase in flood risk as a result of new development by controlling how any additional water enter existing drainage systems}</p>

Sustainability Objective	Indicator and source	Data	Commentary / {Target}
3. To conserve and enhance the diversity of wildlife, habitats and geology	<p><b>Geology</b></p> <p><a href="https://berksgeoconservation.org.uk/lgs.php">https://berksgeoconservation.org.uk/lgs.php</a></p> <p><a href="http://www.tverc.org/cms/content/local-geological-sites">http://www.tverc.org/cms/content/local-geological-sites</a></p>	<p>Three Local Geological Sites are present in the Borough (Berkshire Geological Conservation Group, 2018), these are local designations:</p> <ul style="list-style-type: none"> <li>• Thomas Lawrence Brickworks (former) (located between Priory Lane and Gough's Lane, Warfield)</li> <li>• Warfield church</li> <li>• Devil's Highway, Crowthorne</li> </ul>	<p>The bedrock geology of the Borough generally consists of Bagshot, Windlesham and Camberley Sand Formations (beds of sand, silt and clay) to the south and London Clay to the north of Bracknell.</p>
	<p><b>Wildlife designations</b></p> <p><a href="https://www.bracknell-forest.gov.uk/sites/default/files/documents/biodiversity-action-plan-2012-2017.pdf">https://www.bracknell-forest.gov.uk/sites/default/files/documents/biodiversity-action-plan-2012-2017.pdf</a></p> <p>A review of the potential impacts of climate change on the Bracknell Forest Biodiversity Action Plan October 2015</p> <p><a href="https://www.bracknell-forest.gov.uk/sites/default/files/documents/bap-review-climate-change-impacts.pdf">https://www.bracknell-forest.gov.uk/sites/default/files/documents/bap-review-climate-change-impacts.pdf</a></p> <p>Bracknell Forest Council Biodiversity Annual Monitoring Report 2017</p> <p><a href="https://www.bracknell-forest.gov.uk/sites/default/files/documents/bap-review-climate-change-impacts.pdf">https://www.bracknell-</a></p>	<p>In Bracknell Forest: &gt; 20% of the Borough recognised as being of a high wildlife value and protected by some form of designation.</p> <p>57 Local Wildlife Sites covering 3.7% of the land area.</p> <p>A further 9 sites are a combination of SSSI, SAC, SPA designations that cover over 17% of the land area.</p> <p>SPA: 1,333ha; SAC: 330ha; SSSI: 1,825ha; Local Wildlife Sites: 353ha (2017)</p>	<p>The effects of warmer, wetter winters and warmer, drier summers can be mitigated by ensuring habitat management at these sites is sensitive to seasonal changes and flexible to changing conditions.</p> <p>Without increases in connectivity, size and quality coupled with continued management and monitoring; designated sites will not be able to support the species vulnerable to Climate Change.</p>

Sustainability Objective	Indicator and source	Data	Commentary / {Target}
	<a href="https://forest.gov.uk/sites/default/files/documents/biodiversity-annual-monitoring-report-2017.pdf">forest.gov.uk/sites/default/files/documents/biodiversity-annual-monitoring-report-2017.pdf</a>	See Addendum 2 - Location of Nature Conservation Designations	
	<p><b>Proportion of SSSIs in favourable or unfavourable recovering status</b></p> <p>Bracknell Forest Council Biodiversity Annual Monitoring Report 2017</p> <p><a href="https://www.bracknell-forest.gov.uk/sites/default/files/documents/biodiversity-annual-monitoring-report-2017.pdf">https://www.bracknell-forest.gov.uk/sites/default/files/documents/biodiversity-annual-monitoring-report-2017.pdf</a></p> <p><a href="http://www.sssi.naturalengland.org.uk/">http://www.sssi.naturalengland.org.uk/</a></p>	<p>Bracknell Forest ( (2016-2017) Favourable: 61% Unfavourable recovering: 39%</p> <p>South East April 2017 Favourable: 51.47% (49.58%) Unfavourable recovering: 44.02%(47.94%)</p> <p>Berkshire April 2017 Favourable: 61.58%(57.00%) Unfavourable recovering: 38.18% (39.63%)</p> <p>UK April 2017 Favourable: 38.61% Unfavourable Recovering 55.95%</p> <p>See Addendum 3 - Wildlife Designations their Condition</p>	<p>There are nine SSSI's wholly or partly within Bracknell Forest, representing approximately 17% of the land area. Overall across the borough, the condition status of SSSIs has remained relatively stable over the last five years. Much of Thames Basin Heaths SPA have also remained stable over the last 10 years.</p> <p>{National target of 95% of SSSIs in favourable or recovering position}</p>
	<p><b>UK priority habitat resource in Bracknell Forest</b></p> <p>Priority Habitat Inventory, NERC Act 2006 Section 41 habitats of principle importance</p> <p><a href="https://data.gov.uk/dataset/prio">https://data.gov.uk/dataset/prio</a></p>	<p>UK priority habitat resource in Bracknell Forest: 2012/13: 1,159 ha 2013/14: 1,161 ha 2014/15: 1,162 ha 2015/16: 1,330 ha 2016/2017 1,267 ha</p>	<p>The changes in priority habitat largely represent an improved understanding of the habitat resource in Bracknell Forest, rather than the creation or loss of habitat.</p> <p>Across the UK priority habitat resource:</p> <ul style="list-style-type: none"> <li>• 40% is protected as</li> </ul>



Sustainability Objective	Indicator and source	Data	Commentary / {Target}
	<p>rity-habitat-inventory-england</p> <p>Bracknell Forest Council Biodiversity Annual Monitoring Report 2017</p> <p><a href="https://www.bracknell-forest.gov.uk/sites/default/files/documents/biodiversity-annual-monitoring-report-2017.pdf">https://www.bracknell-forest.gov.uk/sites/default/files/documents/biodiversity-annual-monitoring-report-2017.pdf</a></p> <p>Biodiversity 2020: a strategy for England's wildlife and Ecosystem services. England Biodiversity Indicators Full 2017 Review</p> <p><a href="https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/635368/England_biodiversity_indicators_full_2017_rev.pdf">https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/635368/England_biodiversity_indicators_full_2017_rev.pdf</a></p>	<p>Habitat Inventory mapping shows:</p> <ul style="list-style-type: none"> <li>• many pockets of deciduous woodland being the most prevalent habitat, it is scattered across the borough</li> <li>• a number of small traditional orchards scattered across the borough, with the majority being in the north of the borough</li> <li>• small areas of lowland meadows in Sandhurst, Warfield and Winkfield</li> <li>• a small area of reedbeds in Winkfield</li> <li>• lowland heathland to the south of the borough in southern parts of Winkfield and in Crowthorne and Sandhurst</li> <li>• adjoining the River Blackwater in Sandhurst are a variety of habitats: lowland fens, lowland meadows, coastal and floodplain grazing marsh, purple moor grass and rush pastures and deciduous woodland</li> </ul>	<p>designated sites.</p> <ul style="list-style-type: none"> <li>• In April 2015, 56% were in favourable or recovering condition, at increase of 8.7% since 2011.</li> </ul>
	<p><b>Change in numbers of UK priority species in Bracknell Forest</b></p>	<p>Change in numbers of UK priority species in Bracknell Forest:</p>	<p>Two species have been removed from the list as no new records had been made since 1997. Records are</p>

Sustainability Objective	Indicator and source	Data	Commentary / {Target}
	<p>UK NERC Act Section 41 species of principal importance</p> <p>Bracknell Forest Council Biodiversity Annual Monitoring Report 2017</p> <p><a href="https://www.bracknell-forest.gov.uk/sites/default/files/documents/biodiversity-annual-monitoring-report-2017.pdf">https://www.bracknell-forest.gov.uk/sites/default/files/documents/biodiversity-annual-monitoring-report-2017.pdf</a></p> <p>Biodiversity 2020: a strategy for England's wildlife and Ecosystem services. England Biodiversity Indicators Full 2017 Review</p> <p><a href="https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/635368/England_biodiversity_indicators_full_2017_rev.pdf">https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/635368/England_biodiversity_indicators_full_2017_rev.pdf</a></p>	<p>1993 - 2013: 98 1994 – 2014: 107 1995 – 2015: 102 1996 – 2016: 89 1997 – 2017: 87</p> <p>Relative Abundance of UK Priority Species, index of relative abundance shows decline to 32% of the 1970 index value. Between 2010 and 2015 the index declined by 18%. The distribution of species increased between 2010 and 2015 but this increase was not statistically significant. age</p>	<p>however indicative rather than absolute.</p>
	<p><b>Heathland Extent and Potential (HEaP) maps, RSBP</b></p> <p><a href="https://www.rspb.org.uk/our-work/conservation/conservation-and-sustainability/advice/conservation-land-management-advice/heathland-extent-and-potential-maps">https://www.rspb.org.uk/our-work/conservation/conservation-and-sustainability/advice/conservation-land-management-advice/heathland-extent-and-potential-maps</a></p>	<p>The RSPB have mapped the extent of all lowland heathland in England (which is often fragmented), and the expansion potential of the surrounding land. The maps show the extent of existing heathland and the potential to create lowland heathland. Making sites bigger and reconnecting them makes dependent wildlife more resilient to the pressures of a changing</p>	<p>The majority of Heathland in the borough falls within areas designated as SSSI although this does not guarantee full protection against potential threats.</p> <p>Climate change impacts such as reduced rainfall and higher temperatures increase the risk of fire and lowland heath being replaced by dry, acid grasslands.</p>

Sustainability Objective	Indicator and source	Data	Commentary / {Target}
		<p>environment. Heathland supports specialised biodiversity and recreational uses.</p> <p>In Bracknell the maps show heathland present in fragmented areas to the south of the borough, largely in Sandhurst, Crowthorne and one small area in Winkfield. The potential for heathland extends through a large area to the south and east of Bracknell town.</p>	<p>Further threats include the failure to adopt an appropriate management plan and the disturbance of key species.</p> <p>Objectives in the Heathland Habitat Action Plan should help to mitigate these threats. However, these should not be seen as definitive measures. The target should always be to exceed rather than meet the suggested objectives and further onus be placed on public understanding of the importance of lowland heath.</p>
	<p><b>Population of wild birds</b></p> <p>Bracknell Forest Council Biodiversity Annual Monitoring Report 2017</p> <p><a href="https://www.bracknell-forest.gov.uk/sites/default/files/documents/biodiversity-annual-monitoring-report-2017.pdf">https://www.bracknell-forest.gov.uk/sites/default/files/documents/biodiversity-annual-monitoring-report-2017.pdf</a></p> <p>Berkshire Bird Atlas data</p> <p>Wild Bird Populations in England 1970 to 2014, DEFRA, 2015</p>	<p>In Bracknell Forest, farmland birds show a small decrease in 2016 in the distribution and status of farmland birds index compared to 2015; however the index remains higher than the baseline year of 2007.</p> <p>Number of tetrads occupied across Berkshire: 1987-1989 / 2007 – 2011</p> <p>Barn Owl: 54 / 157            Bullfinch: 341 / 267            Dartford Warbler: 0 / 15            Hobby: 68 / 137            Kingfisher: 145 / 125            Little Ringed Plover: 39 / 34            Nightjar: 25 / 43            Skylark: 342 / 321</p>	<p>Bracknell Forest data suggests slight increase in farmland birds in 2016 compared to 2007.</p> <p>Across England from 1970-2014:</p> <ul style="list-style-type: none"> <li>• The overall status of common, native breeding bird species has changed little, although there are variations between species</li> <li>• Breeding farmland birds fell 56%</li> <li>• Breeding woodland birds fell 23%</li> <li>• Breeding water and wetland birds fell 4%</li> <li>• Wintering waterbirds fell 3%</li> </ul>

Sustainability Objective	Indicator and source	Data	Commentary / {Target}
		Woodlark: 11 / 34 This shows, Berkshire wide, the changes in the number of tetrads occupied over that period.	
4. To protect and enhance the Borough's characteristic landscape and its historic environment in urban and rural areas	<p><b>Number of Designated Heritage Assets</b></p> <p>National Heritage List for England Historic Environment Record Historic Landscape Characterisation of the East Berkshire authority areas</p> <p><a href="http://www.HistoricEngland.org.uk">www.HistoricEngland.org.uk</a></p> <p>Conservation Areas</p> <p><a href="https://www.bracknell-forest.gov.uk/conservation-areas/conservation-areas-bracknell-forest">https://www.bracknell-forest.gov.uk/conservation-areas/conservation-areas-bracknell-forest</a></p>	<p>There are 284 designated heritage assets in Bracknell Forest (January 2018): 256 – Grade II 10 – Grade II* 1 – Grade I</p> <p>6 Parks and Gardens: The Royal Estate Windsor – Grade 1 South Hill Park – Grade II Bagshot Park – Grade II Broadmoor Hospital - Grade II Ascot Place - Grade II* Newbold College - Grade II*</p> <p>12 Scheduled ancient monuments</p> <p>5 conservation areas: Crowthorne Easthampstead Warfield Winkfield Row Winkfield Village</p> <p>See Addendum 4 - Heritage Assets</p>	

Sustainability Objective	Indicator and source	Data	Commentary / {Target}
	<p><b>Designated Heritage Assets at Risk</b></p> <p>Historic England's Heritage at Risk 2017 Register at <a href="http://www.HistoricEngland.org.uk">www.HistoricEngland.org.uk</a></p>	<p>The Historic Parks &amp; Gardens at Broadmoor and at Newbold College are considered to be 'at risk' and 'declining'. This is due to the declining condition of the garden walls and buildings at each location</p>	<p>Historic England's Heritage at Risk Register does not include grade II buildings. No local surveys of Newbold College and Broadmoor have been undertaken in order to ascertain whether they are at risk. This is identified as a gap in the baseline information.</p>
	<p><b>Key character areas identified in the landscape character assessment</b></p> <p>Bracknell Forest Borough Landscape Character Assessment, September 2015. <a href="http://consult.bracknell-forest.gov.uk/file/3976918">http://consult.bracknell-forest.gov.uk/file/3976918</a></p>	<p>Further information in Bracknell Forest Landscape Evidence Base,</p> <p>Recommendations in relation to landscape designations, gaps and green belt villages (LUC, September 2015)</p> <p>Relatively limited areas of the borough have local landscape designations of Areas of Special Landscape Importance (ASLIs) and Areas of Local Landscape Importance (ALLIs) (see Policies Map, July 2013) <a href="https://www.bracknell-forest.gov.uk/planning-and-building-control/planning/planning-policy/development-plan/bracknell-forest-policies-map">https://www.bracknell-forest.gov.uk/planning-and-building-control/planning/planning-policy/development-plan/bracknell-forest-policies-map</a></p>	<p>The landscape is a reflection of the varied geology and topography of the borough and its use through history. Humans have shaped and changed the landscape from the first prehistoric communities to the current day. Key current driving forces for change are: climate change, agriculture/forestry, minerals and economic and residential development, including their supporting infrastructure.</p>
	<p><b>Tranquillity</b></p>	<p>CPRE mapped 'tranquil' and 'semi-tranquil' areas to compare</p>	<p>Almost the entire borough is disturbed by noise and visual intrusion, with less</p>

Sustainability Objective	Indicator and source	Data	Commentary / {Target}
	<p>Developing an Intrusion Map of England, Prepared for Council to Protect Rural England by Land Use Consultants, August 2007</p> <p><a href="http://www.cpre.org.uk/resources/countryside/tranquil-places/item/1790-developing-an-intrusion-map-of-england">http://www.cpre.org.uk/resources/countryside/tranquil-places/item/1790-developing-an-intrusion-map-of-england</a></p>	<p>the early 1960's, early 1990's and 2007. Mapping was based on proximity to features such as motorways and major trunk roads, railways, airports, built up areas etc.</p> <p>Areas disturbed by noise and visual intrusion in Bracknell Forest (SE total):            Early 1960's: 87.94% (37.84%)            Early 1990's: 96.96% (58.95%)            2007: 97.36% (69.24%)</p>	<p>than 3% of the borough being undisturbed in 2007 (based on the methodology used). Whilst there was little increase in the area classed as disturbed from the early 1990's to 2007, the data does not show where there has been increases in the scale of disturbance (for example from more road traffic in areas already shown as disturbed), hence the data does not take into account any worsening of the disturbance.</p>
<p>5. To address the waste hierarchy by: minimising waste as a priority, reuse, then by recycling, composting or energy recovery</p>	<p><b>Proportion of the total tonnage of all types of waste that has been recycled, composted and landfilled.</b></p> <p><a href="https://www.gov.uk/government/statistical-data-sets/env18-local-authority-collected-waste-annual-results-tables">https://www.gov.uk/government/statistical-data-sets/env18-local-authority-collected-waste-annual-results-tables</a></p>	<p>Percentage of household waste sent for reuse, recycling or composting</p> <p>2008/09: 40.44%            2009/10: 37.83%            2010/11: 40%            2011/12: 42.5%            2012/13: 38.48%            2013/14: 36.3%            2015/16: 41.7%</p> <p>Percentage of municipal waste sent to landfill</p> <p>2008/09: 56.34%            2009/10: 44.48%            2010/11: 22%            2011/12: 20.9%            2012/13: 22.46%</p>	<p>Percentage of household waste sent for reuse, recycling or composting has remained relatively stable since 2008.</p> <p>Percentage of municipal waste sent to landfill has reduced significantly since 2008; the EU target is now met.</p> <p>Bracknell Forest Council (together with Wokingham Borough Council and Reading Borough Council) are involved in a Private Finance Initiative (PFI) contract with FCC Environment in providing waste management facilities to help meet or exceed Government targets for waste reduction and recycling. By the end of the PFI contract in 2031 the partnership (known as re3) expects to recycle or compost more than 50% of its waste</p>

Sustainability Objective	Indicator and source	Data	Commentary / {Target}
		2013/14: 23.52% 2015/15: 19.8%	and obtain value from 74% of it.  <b>{EU target for the UK to recycle at least 50 per cent of waste generated by households by 2020}</b>
6. Minimise air, water, soil / ground, noise and light pollution and improve the quality of air, water and contaminated land	<p><b>Surface water quality</b></p> <p>The WFD classification of the waterbodies within the Borough can be found on the EA Catchment Data Explorer at:  <a href="http://environment.data.gov.uk/catchment-planning/">http://environment.data.gov.uk/catchment-planning/</a>  <a href="https://ea.sharefile.com/share?cmd=d&amp;id=s0faa355450243538#/view/s0faa355450243538?_k=ityjm5">https://ea.sharefile.com/share?cmd=d&amp;id=s0faa355450243538#/view/s0faa355450243538?_k=ityjm5</a>  <a href="http://maps.environment-agency.gov.uk/">http://maps.environment-agency.gov.uk/</a></p> <p>Biodiversity 2020: a strategy for England's wildlife and Ecosystem services. England Biodiversity Indicators Full 2017 Review  <a href="https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/635368/England_biodiversity_indicators_full_2017_rev.pdf">https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/635368/England_biodiversity_indicators_full_2017_rev.pdf</a></p>	<p>A summary of the Overall Waterbody Status is included here. More information can be found on the EA website at the source given.</p> <p>Cut (Ascot to Bull Brook confluence at Warfield) [through Winkfield and Warfield]  2009: moderate  2015: moderate  Objective 2027: good  Predicted 2021: moderate  Predicted 2027: good  Heavily modified</p> <p>Cut (Warfield to north Bracknell)  2009: moderate  2015: moderate  Objective 2027: moderate  Predicted: 2021: moderate  Predicted 2027: moderate</p> <p>Cut (Binfield to River Thames confluence) and Maidenhead</p>	<p>The main rivers in the Borough are The Cut (flowing through Warfield and Binfield areas and to the west of Bracknell town centre), Bull Brook (to the east of the town centre) and the River Blackwater (along the southern boundary of the borough); all form part of the Thames River Basin.</p> <p>The surface water bodies in the borough have not met the Water Framework Directive objective of 'good status' by 2015 (or 'good potential' status in heavily modified waterbodies) (around half of all EU waterbodies failed to meet this objective; only 8% of water bodies in the Thames river basin achieved it); two of the water bodies are predicted to achieve 'good status' by 2027. Three of the water bodies are heavily modified. The River Basin Management Plan provides means by which improvements may happen in the medium to long-term without the influence of the Local Plan.</p>

Sustainability Objective	Indicator and source	Data	Commentary / {Target}
		<p>Ditch 2009: poor 2015: moderate Objective 2027: moderate Predicted 2021: moderate Predicted 2027: moderate Cut at west Bracknell [to west of Bracknell town]: 2009: moderate 2015: moderate Objective 2027: good Predicted 2021: moderate Predicted 2027: good Heavily modified Bull Brook [to the east of Bracknell town]: 2009: moderate 2015: moderate Objective 2027: moderate Predicted 2021: moderate Predicted 2027: moderate Heavily modified</p> <p>Blackwater (Hawley to Whitewater confluence at Bramshill) [Sandhurst]: 2009: moderate 2015: moderate Objective 2027: moderate</p> <p>All these water bodies are within Nitrates Directive protected areas.</p> <p>The borough is in a Drinking</p>	<p>Reasons for not achieving 'good status' across the borough include: physical modification and urbanisation affecting invertebrates and fish migration; physical barriers to fish migration; sewage discharge affecting phosphate, ammonia, macrophytes and phytobenthos and invertebrates; agriculture and rural land management; surface water abstraction; and recreation.</p> <p>Overall in the UK, the number of waterbodies achieving high or good surface water status fell from 23% in 2010 to 20% in 2015.</p> <p>The current RBMP identified that, across the Thames River Basin as a whole, the River Thames is a key source of drinking water. The borough is in a 'Surface Water Safeguard Zone'. This is a non-statutory designation of areas identified 'at risk' where land use management and other activities can affect the quality of untreated water used for drinking.</p> <p><b>{Water Framework Directive: By 2015, all inland and coastal water to reach "good status"}</b></p>



Sustainability Objective	Indicator and source	Data	Commentary / {Target}
	<p><b>Groundwater</b></p> <p>The WFD classification of the waterbodies within the Borough can be found on the EA Catchment Data Explorer at:</p> <p><a href="http://environment.data.gov.uk/catchment-planning/">http://environment.data.gov.uk/catchment-planning/</a></p> <p><a href="https://ea.sharefile.com/share?cmd=d&amp;id=s0faa355450243538#/view/s0faa355450243538?_k=ityjm5">https://ea.sharefile.com/share?cmd=d&amp;id=s0faa355450243538#/view/s0faa355450243538?_k=ityjm5</a></p> <p><a href="http://maps.environment-agency.gov.uk/">http://maps.environment-agency.gov.uk/</a></p>	<p>Water Protected Area and a 'Surface Water Safeguard Zone' where land use is at risk of influencing the quality of water that is used for drinking water.</p> <p>A summary of the Overall Waterbody Status is included here. More information can be found on the EA website at the source given.</p> <p>Chopham Bagshot Beds (broadly located in the southeast of the borough) 2009: poor (quantitative) 2015: good Objective: good by 2015</p> <p>Farnborough Bagshot Beds (broadly located in the southwest of the borough) 2009: good 2015: good Objective: good by 2015</p> <p>Both groundwater bodies are within Drinking Water Directive protected areas.</p> <p>To the north of the borough, the area is designated as a groundwater Source Protection Zone 3.</p>	<p>The groundwater bodies are currently achieving 'good' overall status.</p> <p>The current RBMP identified that, across the Thames River Basin as a whole, groundwater is a key source of drinking water. The northern part of the borough is in a 'groundwater Source Protection Zone3' (water entering the ground in this area is presumed to reach a water abstraction).</p>

Sustainability Objective	Indicator and source	Data	Commentary / {Target}
	<p><b>Incidents of major and significant water, air or land pollution</b></p> <p>Environment Agency December 2017</p> <p><a href="https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/663672/Regulating_for_people_the_environment_and_growth_2016_summary.pdf">https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/663672/Regulating_for_people_the_environment_and_growth_2016_summary.pdf</a></p> <p>Pollution Incidents Data</p> <p><a href="http://maps.environment-agency.gov.uk/wiyby/wiybyController?topic=pollution&amp;ep=query&amp;lang=en&amp;x=488433.77083333326&amp;y=168432.26041666666&amp;scale=7&amp;layerGroups=5&amp;location=X:%20488,433.77;%20Y:%20168,432.26&amp;textonly=off&amp;latest=true">http://maps.environment-agency.gov.uk/wiyby/wiybyController?topic=pollution&amp;ep=query&amp;lang=en&amp;x=488433.77083333326&amp;y=168432.26041666666&amp;scale=7&amp;layerGroups=5&amp;location=X:%20488,433.77;%20Y:%20168,432.26&amp;textonly=off&amp;latest=true</a></p> <p>Bracknell Forest Contaminated Land</p> <p><a href="http://www.bracknell-forest.gov.uk/business-information/environmental-health/pollution/contaminated-land">http://www.bracknell-forest.gov.uk/business-information/environmental-health/pollution/contaminated-land</a></p>	<p>Two incidents of significant land pollution in 2009 and two significant incidents of water pollution in 2016</p> <p>No incidents of significant or major air pollution since 2002 and no major incidents of land or water or air pollution since 2001.</p>	
	<p><b>Contaminated land remediated</b> (where it currently presents a risk to human health and the environment)</p>	<p>Developed sites which have had remediation measures and are subject to monitoring.</p>	<p>For planning applications on land which is identified as contaminated, the land must be remediated to a standard that makes it suitable for the end use of</p>

Sustainability Objective	Indicator and source	Data	Commentary / {Target}
	<a href="http://www.bracknell-forest.gov.uk/business-information/environmental-health/pollution/contaminated-land">http://www.bracknell-forest.gov.uk/business-information/environmental-health/pollution/contaminated-land</a>		the site.
	<p><b>Air Quality in the Air Quality Management Areas (AQMAs)</b></p> <p>2016 Air Quality Annual Status Report, June 2016</p> <p><a href="https://www.bracknell-forest.gov.uk/sites/default/files/documents/2016-air-quality-annual-status-report.pdf">https://www.bracknell-forest.gov.uk/sites/default/files/documents/2016-air-quality-annual-status-report.pdf</a></p> <p>2015 Updating and Screening Assessment for Bracknell Forest Council, May 2015</p> <p><a href="https://www.bracknell-forest.gov.uk/sites/default/files/documents/2015-updating-and-screening-assessment.pdf">https://www.bracknell-forest.gov.uk/sites/default/files/documents/2015-updating-and-screening-assessment.pdf</a></p> <p>Bracknell Forest Air Quality Action Plan 2014</p> <p><a href="https://www.bracknell-forest.gov.uk/sites/default/files/documents/air-quality-action-plan-2014_0.pdf">https://www.bracknell-forest.gov.uk/sites/default/files/documents/air-quality-action-plan-2014_0.pdf</a></p> <p>Bracknell Forest Air Quality Progress Report 2014</p>	<p>2016: There are no new exceedences of nitrogen dioxide (NO<sub>2</sub>) outside of the two existing AQMAs at sites that represent relevant exposure. There are no exceedences of particulates (PM10) objectives at either of the monitoring sites.</p> <p>The AQMA's are in Bracknell (Bagshot Road and Downshire Way) (Addendum 5) and Crowthorne (Addendum 6).</p> <p><b>Annual mean NO<sub>2</sub>:</b> Air quality objective: 40µg/m<sup>3</sup></p> <p>Bracknell AQMA, roadside: 2015: 37 2014: 45.8 2013: 40.1 / 43.6 (monitoring location moved mid-year) 2012: 35.5 2011: 37.3</p> <p>Crowthorne AQMA, roadside 2015: up to 43.6 µg/m<sup>3</sup>, a decrease from 2014 levels</p>	<p>Under the Environment Act 1995 the Council has a duty to designate Air Quality Management Areas (AQMAs) where air pollution levels have gone above the nationally acceptable levels established by the national air quality objectives. The main air quality issues in Bracknell Forest (and nationally) are associated with emissions from road traffic. These emissions contribute to exceedences of air quality for the pollutant NO<sub>2</sub> and to a lesser extent to increased levels of particulate matter in the form of PM<sub>10</sub> and PM<sub>2.5</sub>. Bracknell Forest Council declared two AQMAs in 2011, the initial boundaries of which were amended in 2013 following further assessment undertaken in 2012. Monitoring results show that whilst pollutant concentrations are showing a slightly decreasing trend, this objective continues to be exceeded in the AQMAs despite local actions and improvements in vehicle emissions.</p> <p>All applications for development inside AQMAs should be supported by sufficient information to allow full consideration of their likely impact on</p>

Sustainability Objective	Indicator and source	Data	Commentary / {Target}
	<a href="https://files.bracknell-forest.gov.uk/sites/bracknell/documents/2014-air-quality-progress-report.pdf">https://files.bracknell-forest.gov.uk/sites/bracknell/documents/2014-air-quality-progress-report.pdf</a>	Urban background site (Foxhill School): 2015: 16.9 2014: 17.9 2013: 19.9 2012: 17.3 2011: 17.0  <b>Particulate Matter, PM<sub>10</sub>:</b> Annual mean concentration well below objective of 40 µg/m <sup>3</sup> . Levels consistent with previous years and show a slight decline over five years. Continuous daily monitoring of PM <sub>10</sub> in 2015 met the relevant objective, with levels similar to previous years data.	local air quality.
7. Ensure appropriate, efficient, reliable and careful use and supply of energy, water, minerals, food and other natural resources.	<b>Agricultural Land Classification (ALC)</b> of land affected by development  <a href="http://publications.naturalengland.org.uk/file/128043">http://publications.naturalengland.org.uk/file/128043</a>	Bracknell Forest: 2,400ha of land in use for agriculture [2000]. 1,846ha of land in use for agriculture [2010] (DEFRA).  No grade 1 agricultural land present; small pockets of grade 2 land in Popeswood, Bracknell town and Sandhurst. Remaining areas which have been classified are grades 3a, 3b and 4.  South East:	Most farmland is to the north of the borough where soils are neutral and clay. The area of farmland in the borough is declining.  Discourage development on the best and most versatile agricultural land (ALC 1, 2 and 3a).

Sustainability Objective	Indicator and source	Data	Commentary / {Target}
		12% Grade 1 and 2 12% Grade 4 and 5  England: 16% Grade 1 and 2 21% Grade 4 and 5	
	<p><b>Water consumption</b></p> <p>Water Stressed Area – Final Classification 2013</p> <p><a href="https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/244333/water-stressed-classification-2013.pdf">https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/244333/water-stressed-classification-2013.pdf</a></p> <p><a href="http://www.southeastwater.co.uk/">http://www.southeastwater.co.uk/</a></p> <p>[Water Resource Management Plan is expected in 2019]</p>	<p>South East England (including Bracknell Forest) is an area of serious water stress.</p> <p>The litres per head per day consumption (pcc) in the water resources area WRZ4 (which includes Bracknell Forest) for the last five years is:</p> <p>2010/11: 176            2011/12: 168            2012/13: 159            2013/14: 156            2014/15: 161</p> <p>More recent data is not currently available.</p>	<p>Water stress occurs when the demand for water exceeds the available amount during certain period or when poor quality restricts its use. Water stress causes deterioration in the quantity and quality of water resources.</p> <p>South East Water's Water Resource Management Plan 2014 identifies there is insufficient water to meet demand across their supply area for the period to 2040 and sets out demand management and water supply options that could meet the shortfall.</p> <p>Water statistics available are calculated on the basis of water resource zones (areas water companies use to plan their resources). The closest overlap for Bracknell Forest BC is WRZ4 in South East Water's area.</p> <p>In the future, innovative water efficiency and demand management measures, primarily through a customer metering programme and water efficiency education and</p>

Sustainability Objective	Indicator and source	Data	Commentary / {Target}
			awareness activities, are expected to achieve much lower customer demand for water than in 2015.
8. To increase energy efficiency and support the delivery of renewable and low carbon energy	<p><b>Installed capacity of sites generating electricity from renewable sources</b></p> <p>OFGEM E-Serve FIT Installations Statistical Report</p> <p><a href="https://www.renewablesandchp.ofgem.gov.uk/Public/ReportManager.aspx?ReportVisibility=1&amp;ReportCategory=0">https://www.renewablesandchp.ofgem.gov.uk/Public/ReportManager.aspx?ReportVisibility=1&amp;ReportCategory=0</a></p> <p><a href="https://www.ofgem.gov.uk/publications-and-updates/feed-tariff-installation-report-30-september-2017">https://www.ofgem.gov.uk/publications-and-updates/feed-tariff-installation-report-30-september-2017</a></p>	<p>Bracknell Forest Feed in Tariff (FIT) installations to 31/05/2016:</p> <p>1 Domestic micro CHP 817 Domestic photovoltaic 7 Commercial photovoltaic 1 Domestic wind turbine</p> <p>Total installed capacity 3.014MW (an increase from 2.235MW in 2014)</p> <p>From 2012 to date 1757.9 KW installed Capacity (all photovoltaic)</p>	<p>From the end of 2014 to mid 2016, there has been an increase of almost 0.8MW (35%) of FIT installations from total renewable sources in the borough. The growth rate of this sector is anticipated to slow following changes to the funding arrangements.</p>
	<p><b>Energy efficiency</b></p> <p><a href="https://www.bracknell-forest.gov.uk/sites/default/files/documents/home-energy-efficiency-report.pdf">https://www.bracknell-forest.gov.uk/sites/default/files/documents/home-energy-efficiency-report.pdf</a></p> <p>CO2 emissions within the scope of the Local Authority (as amended by 2015 data release)</p> <p><a href="https://www.gov.uk/government/statistics/uk-local-authority-and-regional">https://www.gov.uk/government/statistics/uk-local-authority-and-regional-</a></p>	<p>2015 domestic emissions performance:</p> <p>Bracknell Forest: 1.52t/CO<sub>2</sub> per capita SE England: 1.65 t/CO<sub>2</sub> per capita England: 1.60t/CO<sub>2</sub> per capita</p> <p>Households in fuel poverty on the Low Income High cost Indicator:</p> <p>Bracknell Forest: 5.1% SE England: 8.1% England: 10.6%</p>	<p>Home energy consumption is responsible for over a quarter of all UK emissions of carbon dioxide.</p> <p>The monitoring is carried out according to The Home Energy Conservation Act (HECA) 1995. The authority is required to produce a two yearly report setting out the energy conservation measures that the authority considers practicable, cost-effective and likely to result in significant improvement in the energy efficiency of residential accommodation</p>

Sustainability Objective	Indicator and source	Data	Commentary / {Target}
	<a href="http://www.carbon-dioxide-emissions-national-statistics-2005-2015">carbon-dioxide-emissions-national-statistics-2005-2015</a>	<p>Between January 2012 and February 2017, the number of homes with an Energy rating under 50 was reduced from 3,320 to 1,447 - a 57% reduction.</p> <p>See Addendum 7 - Standard Assessment Procedure (SAP) Ratings of homes in Bracknell Forest</p>	<p>in its area.</p> <p>BFC objective in its Equality Scheme "All of Us":  <b>{To reduce the number of homes with an Energy rating under 50 from a January 2012 baseline of 3,320 by 2.5% p.a.}</b></p>
<p>9. Facilitate sustainable economic growth and regeneration that provides employment opportunities for everyone and supports a successful, competitive, and balanced local economy that meets the needs of the area</p>	<p><b>Proportion of people of working age in employment</b></p> <p>ONS Labour Market Profile  <a href="https://www.nomisweb.co.uk/reports/">https://www.nomisweb.co.uk/reports/</a></p> <p>Economic Profile Bracknell Forest 2014  <a href="http://www.bracknell-forest.gov.uk/economic-indicators-april-2014.pdf">http://www.bracknell-forest.gov.uk/economic-indicators-april-2014.pdf</a></p>	<p>BF Economically active %:</p> <p>2006/07: 83.8  2007/08: 86.7  2008/09: 86.3  2009/10: 83.9  2010/11: 84.9  2011/12: 82.3  2012/13: 84.0  2013/14: 84.9  2015/16: 86.3</p> <p>SE: 80.6 [2015/16]  GB: 77.8 [2015/16]</p> <p>BF In employment %:</p> <p>2006/07: 81.3  2007/08: 83.1  2008/09: 83.0  2009/10: 79.2  2010/11: 81.1</p>	<p>% is for those aged 16 and over. % is a proportion of economically active</p> <p>Where figures cover two years, they are for April to March the following year.</p>

Sustainability Objective	Indicator and source	Data	Commentary / {Target}
		2011/12: 78.9 2012/13: 79.9 2013/14: 81.6 2015/16: 84.3  SE: 77.2 [2015/16] GB: 73.7 [2015/16]  BF Employees %:  2006/07: 72.8 2007/08: 74.1 2008/09: 74.4 2009/10: 70.5 2010/11: 73.1 2011/12: 70.6 2012/13: 70.9 2013/14: 73.0 2015/16: 74.7  SE: 65.3 [2015/16] GB: 63.2 [2015/16]  BF Self Employed %:  2006/07: 8.1 2007/08: 8.2 2008/09: 8.6 2009/10: 8.4 2010/11: 8.0 2011/12: 8.1 2012/13: 8.9 2013/14: 8.4 2015/16: 9.1	



Sustainability Objective	Indicator and source	Data	Commentary / {Target}
		SE: 11.6 [2015/16] UK: 10.2 [2015/16]  BF Unemployed %:  2006/07: 3.5 2007/08: 3.4 2008/09: 3.8 2009/10: 5.7 2010/11: 4.8 2011/12: 5.0 2012/13: 4.6 2013/14: 4.4 2015/16: 3.1  SE: 4.1 [2015/6] GB: 5.1 [2015/6]	
	<b>Change in VAT registered business stock</b>  Economic Profile Bracknell Forest 2014  <a href="http://www.bracknell-forest.gov.uk/economic-indicators-april-2014.pdf">http://www.bracknell-forest.gov.uk/economic-indicators-april-2014.pdf</a>	Growth in business stock 1998 – 2012:  Bracknell Forest: 55.5% GB: 57.03%	Bracknell Forest has seen a moderate growth in business stock between 1998 -2012 (55.5%). By comparison, in Great Britain the average is 57.03%.  The new business formation rate in Bracknell Forest is high, with the area ranking in the top 40% of districts nationally. In 2012, 11.14% of all businesses registered for VAT compared with 12.02% in Berkshire and 11.47% nationally. The 24 month business survival rate in Bracknell Forest is average by national standards, with the district ranking in

Sustainability Objective	Indicator and source	Data	Commentary / {Target}
			the middle 20% of districts nationally. Of all of the VAT registered businesses in 2007, 73.96% were still trading in 2011.
	<p><b>GVA per job (per head)</b></p> <p>Economic Profile Bracknell Forest 2014</p> <p><a href="http://www.bracknell-forest.gov.uk/economic-indicators-april-2014.pdf">http://www.bracknell-forest.gov.uk/economic-indicators-april-2014.pdf</a></p>	<p>GVA per job (per head) 2012:</p> <p>Bracknell Forest: £69,010 Berkshire: £66,175 South East: £53,781 National average: £49,670</p>	<p>Gross Value added (GVA) per job in Bracknell Forest is very high, with the area ranking in the top 20% of districts nationally</p> <p>The share of national GVA in Bracknell Forest is high by national standards, with the area ranking in the top 40% of districts nationally. In 2012 it accounted for 0.3% of all GVA in Great Britain.</p>
	<p><b>Births and deaths of new enterprises and active enterprises</b></p> <p>Local Government Association</p> <p><a href="https://lginform.local.gov.uk/reports/lga-standard?mod-metric=37">https://lginform.local.gov.uk/reports/lga-standard?mod-metric=37</a></p> <p><a href="https://www.ons.gov.uk/businessindustryandtrade/changetobusiness/businessbirthsdeathsandsurvivalrates/adhocs/006382businessdemographycountsofbirthsdeathsandactiveenterprisesfor2015">https://www.ons.gov.uk/businessindustryandtrade/changetobusiness/businessbirthsdeathsandsurvivalrates/adhocs/006382businessdemographycountsofbirthsdeathsandactiveenterprisesfor2015</a></p>	<p>Bracknell Forest:</p> <p>Births:</p> <p>2009: 515 2010: 480 2011: 540 2012: 510 2013: 605 2014: 645 2015: 595</p> <p>Deaths:</p> <p>2009: 540 2010: 415 2011: 485 2012: 445 2013: 450</p>	<p>Across the UK, 414000 were born in 2015, the highest recorded since comparable records began in 2000. The number of businesses that ceased to trade ('business deaths') across the UK between 2014 and 201, increased from 9.7 to 11.6%.</p> <p>The number of active businesses in the borough remains steady.</p> <p>The number of active businesses in the future is likely to continue to be influenced significantly by national and global economic trends; the decision to leave the European Union is also likely to have an influence.</p>

Sustainability Objective	Indicator and source	Data	Commentary / {Target}
		2014: 465 2015: 420  Active: 2009: 4,505 2010: 4,525 2011: 4,610 2012: 4,580 2013: 4,670 2014: 4,845 2015: 4,550	
	<p><b>Firm size and Industry Groups</b></p> <p>The Reading Diamond Local Economic Assessment (2010)</p> <p>UK Business; activity, size and location: 2017</p> <p><a href="https://www.ons.gov.uk/businessindustryandtrade/business/activitysizeandlocation/bulletins/ukbusinessactivitysizeandlocation/2017">https://www.ons.gov.uk/businessindustryandtrade/business/activitysizeandlocation/bulletins/ukbusinessactivitysizeandlocation/2017</a></p>	<p>See existing defined employment areas and retail centres on the Policies Map (July 2013)</p> <p><a href="http://www.bracknell-forest.gov.uk/developmentplan">http://www.bracknell-forest.gov.uk/developmentplan</a></p>	<p>Bracknell has particularly high percentages of firms in the two largest sized-firm bands relative to both England and the South East. One disadvantage of having a relatively large proportion of large-sized firms is that the area is made more vulnerable to individual establishments leaving.</p> <p>Bracknell has relatively low levels of employment in manufacturing and high levels in information and communication relative to the South East and England.</p> <p>Professional, scientific and technical activities is another important sector for Bracknell and has very high employment relative to other Berkshire Unitary authorities.</p> <p>Education and construction has relatively low employment for</p>

Sustainability Objective	Indicator and source	Data	Commentary / {Target}
			Bracknell.
<p>10. Develop opportunities for everyone to access a good education and to acquire the skills and knowledge to find work and support the sustainable growth of the local economy.</p>	<p><b>Proportion of adults with poor literacy and numeracy skills</b></p> <p>Local Government Association</p> <p><a href="https://lginform.local.gov.uk/reports/lga-standard?mod-metric=98&amp;mod-area=E92000001&amp;mod-group=AllRegions_England&amp;mod-type=namedComparisonGroup">https://lginform.local.gov.uk/reports/lga-standard?mod-metric=98&amp;mod-area=E92000001&amp;mod-group=AllRegions_England&amp;mod-type=namedComparisonGroup</a></p> <p><a href="https://literacytrust.org.uk/information/what-is-literacy/">https://literacytrust.org.uk/information/what-is-literacy/</a></p>	<p>Residents aged 16 - 64No qualifications 2016:</p> <p>Bracknell Forest: 3.1% South East: 5.4% England: 7.8%</p> <p>Latest available statistics for adult literacy levels in England are 2011. 14.9% of adults in England lack basic literacy skills.</p>	<p>Bracknell Forest is performing better than the South East and England.</p>
	<p><b>% achieving 5+ A*-C GCSEs (or equivalent) including English and maths GCSEs</b></p> <p><a href="http://www.education.gov.uk/">http://www.education.gov.uk/</a></p> <p><a href="https://www.gov.uk/government/statistics/gcse-and-equivalent-results-2016-to-2017-provisional">https://www.gov.uk/government/statistics/gcse-and-equivalent-results-2016-to-2017-provisional</a></p>	<p>2010: 56.9% 2011: 59.7% 2012: 61.4% 2013: 63.4% 2015: 58.2%</p> <p>England, all state-funded schools 2015: 57.1%</p> <p>New grading criteria released. Percentage gaining a 9-5 pass in English and Maths in 2017</p> <p>Bracknell Forest: 42.7%</p> <p>South East: 45.4%</p> <p>England: 39.1%</p>	<p>Appears to be fluctuating. Although new methods of grading should improve interpretation of results going forward.</p>

Sustainability Objective	Indicator and source	Data	Commentary / {Target}
		State funded sector: 42.4%	
	<p><b>Qualifications NVQ4 and above</b></p> <p>Local Government Association</p> <p>Proportion of population ages 16-64 qualified to at least Level 4 or higher</p> <p><a href="https://lginform.local.gov.uk/reports/lga-standard?mod-metric=37">https://lginform.local.gov.uk/reports/lga-standard?mod-metric=37</a></p>	<p>Bracknell Forest %:</p> <p>2012: 33.1 2013: 36.8 2014: 38.1 2015: 38.3 2016: 39.2</p> <p>South East %:</p> <p>2012: 36.8 2013: 38.2 2014: 39.1 2015: 39.8 2016: 41.4</p> <p>England:</p> <p>2012: 34.1 2013: 34.9 2014: 35.7 2015: 36.8 2016: 37.9</p>	<p>NVQ 4 equivalent and above: e.g. HND, Degree and Higher Degree level qualifications or equivalent</p> <p>% is a proportion of resident population of area aged 16-64</p> <p>Qualification levels in the borough are typically slightly lower than the average value for the South East, and higher than the national average.</p>
11. To meet local housing needs by ensuring that everyone has the opportunity to live in a high quality, well designed and affordable home	<p><b>Number of dwellings</b></p> <p>BFC Planning statistics</p> <p><a href="https://www.gov.uk/government/statistical-data-sets/live-tables-on-dwelling-stock-including-vacants">https://www.gov.uk/government/statistical-data-sets/live-tables-on-dwelling-stock-including-vacants</a></p>	<p>As at April 2015:</p> <p>Local Authority: 80 Private Registered Provider: 7,990 Other Public Sector: 370 Private Sector: 39,850 Total: 48,290</p>	

Sustainability Objective	Indicator and source	Data	Commentary / {Target}
		Total: March 2016: 48,617 April 2015: 48,281 April 2014: 47,910 April 2013: 47,600 April 2012: 47,200 April 2011: 46,950 April 2010: 46,610	
	<b>Number of housing completions (net)</b>  BFC Planning statistics  <a href="https://www.bracknell-forest.gov.uk/planning-and-building-control/planning/planning-policy/monitoring-and-background-information/housing-monitoring">https://www.bracknell-forest.gov.uk/planning-and-building-control/planning/planning-policy/monitoring-and-background-information/housing-monitoring</a>	Annual net completions:  [2006/07] 131 [2007/08] 501 [2008/09] 467 [2009/10] 325 [2010/11] 410 [2011/12] 264 [2012/13] 390 [2013/14] 314 [2014/15] 376 [2015/16] 336 [2016/2017] 437	The Berkshire Strategic Housing Market Assessment (SHMA) 2016 showed that 635 new homes are needed each year in Bracknell Forest.  The SHMA represents the most up to date figure of housing need for the Borough and is being used as the starting point in formulating the future housing target in the emerging Comprehensive Local Plan (2013 - 2036) <sup>2</sup> . It is also being used for the purposes of calculating the HLS, instead of the housing requirement set out in the adopted Core Strategy.  <b>{Meet the housing completion targets in the BFC Core Strategy: 11,139 [2006/26]}</b>  [Target to be updated once BFLP is adopted]
	<b>Number of affordable housing</b>	Annual net completions:	The SHMA demonstrates the need for

Sustainability Objective	Indicator and source	Data	Commentary / {Target}
	<p><b>completions (net)</b></p> <p>BFC Planning statistics</p> <p><a href="https://www.bracknell-forest.gov.uk/sites/default/files/documents/planning-commitments-for-housing.pdf">https://www.bracknell-forest.gov.uk/sites/default/files/documents/planning-commitments-for-housing.pdf</a></p> <p><a href="http://consult.bracknell-forest.gov.uk/file/3976882">http://consult.bracknell-forest.gov.uk/file/3976882</a></p>	<p>[2006/07] 29 [2007/08] 192  [2008/09] 197 [2009/10] 152  [2010/11] 113 [2011/12] 49  [2012/13] 66 [2013/14] 115  [2014/15] 118 [2015/16] 32  [2016/17] 55</p>	<p>around 227 additional affordable homes each year (over and above an assumed 100 affordable homes provided per year) to address the backlog of housing need and the likely needs of newly arising households. This has not been achieved to date.</p> <p>Core Strategy target:</p> <p><b>{Affordable housing to at least the Borough's adopted standards to be secured in 100% of permissions where the thresholds in those standards are exceeded}</b></p>
	<p><b>Ratio of house prices v earnings</b></p> <p>Local Government Association</p> <p>Housing affordability ratio 1997- 2016</p> <p><a href="https://lginform.local.gov.uk/reports/lgastandard?mod-metric=75">https://lginform.local.gov.uk/reports/lgastandard?mod-metric=75</a></p>	<p>Bracknell Forest / England</p> <p>2012: 8.19 / 6.58  2013: 8.33 / 6.57  2014: 9.17/6.91  2015: 10.10/7.11  2016: 11.77/7.16</p>	<p>Ratio in Bracknell Forest has grown at a faster rate than the rest of England showing a decrease in affordability in the Borough.</p>
	<p><b>Households on the Housing Waiting List</b></p> <p>Planning statistics BFC and Communities and Local Government (via <a href="http://www.gov.uk">www.gov.uk</a>)</p>	<p>Bracknell Forest:</p> <p>2006: 4,076  2007: 4,067  2008: 4,122  2009: 4,175  2010: 2,851  2011: 3,478  2012: 3,962</p>	<p>The decrease in households from 2009 to 2010 was due to a review of the Housing Allocation Policy following the implementation of the Localism Act 2011.</p>

Sustainability Objective	Indicator and source	Data	Commentary / {Target}
	<p>Local Government Association</p> <p>Total Households on the waiting list at 1<sup>st</sup> April</p> <p><a href="https://lginform.local.gov.uk/reports/lga-standard?mod-metric=105">https://lginform.local.gov.uk/reports/lga-standard?mod-metric=105</a></p>	<p>2013: 2,706 2014: 2,069 2015: 2,282 2016: 2,260</p> <p>BFC: (5.7% of all households) [2016]</p> <p>Other Berkshire authorities [2016]: Reading: 5088 (9.2% of all households) Slough: 2045 (4.5% of all households) Wokingham: 1527 (3.1% of all households) Windsor &amp; Maidenhead: 359 (0.08% of all households) West Berkshire: 2065 (4.4% of all households)</p>	
	<p><b>Housing Quality</b></p> <p>(Building for Life Assessments)</p> <p>Annual Monitoring Report: Housing 2015-16</p> <p><a href="http://www.bracknell-forest.gov.uk/sites/default/files/documents/housing-authority-monitoring-report.pdf">http://www.bracknell-forest.gov.uk/sites/default/files/documents/housing-authority-monitoring-report.pdf</a></p>	<p>99% of the development delivered in the Borough has been recorded as being of high quality, and well designed. This is considered positive and is very close to the target. The amber point resulted from consideration of parking provision at Enid Wood House. However, this building is in a sustainable Town Centre location with access to public</p>	<p>The BfL scheme is considered to be a way of assessing "high quality" as prescribed in the Core Strategy target and assisting in demonstrating performance within a national context. Achieving a standard of "green" under the BfL scheme is therefore considered to demonstrate "high quality".</p> <p>The 12 criteria/questions reflect a vision of what new housing developments should be i.e attractive,</p>



Sustainability Objective	Indicator and source	Data	Commentary / {Target}
		transport and parking in the vicinity.	<p>functional and sustainable places to live. 'BfL12' is based on the NPPF and the Government's commitment to build more homes, better homes and involve local communities in planning. 3.64</p> <p>The criteria are focused towards informing and guiding development professionals at the pre-application and application stage, using a simple traffic light system of green, amber and red, to determine whether designs are: good enough to proceed (green); further amendments are needed (amber) or, issues are of such concern that the scheme should not proceed (red).</p> <p><b>{Core Strategy Target The target of 100% of development delivered in the Borough being of high quality and well designed.}</b></p>
	<p><b>Net additional pitches (Gypsy and Travellers)</b></p> <p>Bracknell Forest GTAA 2017</p> <p><a href="http://consult.bracknell-forest.gov.uk/file/4751048">http://consult.bracknell-forest.gov.uk/file/4751048</a></p>	<p><b>Gypsy and Traveller Pitches</b></p> <p>In 2017 there were 13 private authorised pitches and 13 Council owned authorised pitches. There were also three unauthorised pitches totalling 29.</p> <p>Travelling Showpeople</p> <p>In 2017 there were 7 private authorised pitches.</p>	<p>The GTAA shows a 5 year authorised pitch shortfall from 2016/2017 to 2020/2021 of 9 pitches. Over the plan period 2014 to 2026 there is a net need for 14 pitches.</p>

Sustainability Objective	Indicator and source	Data	Commentary / {Target}
12. To protect and enhance human health and wellbeing	<b>Overview of Health</b> Public Health England Bracknell Forest Health Profile 2017  <a href="http://fingertipsreports.phe.org.uk/health-profiles/2017/e06000036.pdf">http://fingertipsreports.phe.org.uk/health-profiles/2017/e06000036.pdf</a>	See Addendum 8b for a copy of the 2017 Health Profile for the borough.	
	<b>Population</b>  <a href="https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration">https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration</a>	Bracknell Forest: Mid-year population estimates trend:  2006: 109,900 2007: 110,700 2008: 111,500 2009: 111,900 2010: 112,900 2011: 113,696 2012: 115,058 2013: 116,567 2014: 118,025 2015: 118,982 2016: 119,400  2036: 139,300 (ONS projection)  2016: South East: 9,026,300 Great Britain: 63.8 million	There was a 3.7% growth in population in Bracknell Forest between 2001 and 2011 (ONS Census data).  UK population is projected to increase by 9.7 million over the next 25 years to reach 74.3 million in mid-2039. Assumed net migration accounts for 51% of the projected increase, with natural increase (more births than deaths) accounting for the remaining 49% of growth (ONS, 2015). The decision to leave the European Union may influence the future population level (either increasing or decreasing it).
	<b>Location of Health Facilities</b>	See Addendum 8b	
	<b>Proportion of population who</b>	Bracknell Forest:	The health of the borough is generally

Sustainability Objective	Indicator and source	Data	Commentary / {Target}
	<p><b>consider their health to be good or very good</b></p> <p>Self-reported measure of people's overall health and wellbeing Office for National Statistics (ONS) Nomis database.</p>	<p>2011: 86%</p> <p>2008:  Wokingham: 83.6%  West Berkshire: 82.6%  Bracknell Forest: 82.2%  Windsor &amp; Maidenhead: 81.8%  Reading: 81.4%  Slough: 75.6%</p>	<p>good. At the Census 2011 the proportion of people considering their health to be 'good' or 'very good' was 86%, higher than in England (81.4%).</p>
	<p><b>Early mortality from cardiovascular disease and cancer</b>  (standardised rates per 100,000 population aged under 75)</p> <p>Public Health England Bracknell Forest Health Profile 2017</p> <p><a href="http://fingertipsreports.phe.org.uk/health-profiles/2017/e06000036.pdf">http://fingertipsreports.phe.org.uk/health-profiles/2017/e06000036.pdf</a></p>	<p>Bracknell Forest / England</p> <p>Circulatory disease:  2006 – 2008: 62.9 / 74.8  2007 – 2009: 59 / 70.5  2008 – 2010: 53.2 / 67.3  2009 – 2011: 47 / 60.9  2010 – 2012: 68 / 81.1</p> <p>Cardiovascular:  2015: 67 / 78.2</p> <p>Cancer:  2006 – 2008: 105 / 114  2007 – 2009: 104 / 112.1  2008 – 2010: 101.3 / 110.1  2009 – 2011: 109 / 108.1  2010 – 2012: 141 / 146  2015: 130.7 / 144.4</p>	<p>Circulatory disease:  Consistently better than England average between 2006 – 2012. Current trend shows a general reduction in death rates in the Borough over the period, although an increase in the period 2010 – 2012.</p> <p>Cancer:  Better than England average in the two yearly periods between 2006 – 2010 and 2010 – 2012. In the period from 2009 – 2011 BFC figures were just above England average.</p>
	<p><b>Life expectancy at birth</b></p> <p>Public Health England Bracknell Forest Health Profile 2017</p>	<p>Males: BFC / England  2010 - 2012: 80.8 / 79.2 years  2015: 81.3 / 79.4</p>	<p>Life expectancy in Bracknell Forest is slightly higher than national levels.</p>

Sustainability Objective	Indicator and source	Data	Commentary / {Target}
	<a href="http://fingertipsreports.phe.org.uk/health-profiles/2017/e06000036.pdf">http://fingertipsreports.phe.org.uk/health-profiles/2017/e06000036.pdf</a>	Females: BFC / England [2010 - 2012] 84 / 83 years 2015: 84.2 / 83.1	
	<p><b>Obesity in Adults</b></p> <p>Public Health England Bracknell Forest Health Profile 2017</p> <p><a href="http://fingertipsreports.phe.org.uk/health-profiles/2017/e06000036.pdf">http://fingertipsreports.phe.org.uk/health-profiles/2017/e06000036.pdf</a></p> <p>[original data from Active People Survey 2012]</p>	<p>Approximately one fifth (20.4%) of adults in BFC are obese.</p> <p>Approximately 26% of adults in England are obese</p> <p>Obesity levels in year 6 Children (2015/2016)</p> <p>England 19.8% Bracknell Fores 15.4%</p>	<p>BFC obesity levels are slightly below those in England as a whole.</p>
	<p><b>Road safety</b></p> <p>Road casualties killed or seriously injured.</p> <p>Department for Transport - Police STATS19 system</p> <p>Public Health England Bracknell Forest Health Profile 2017</p> <p><a href="http://fingertipsreports.phe.org.uk/health-profiles/2017/e06000036.pdf">http://fingertipsreports.phe.org.uk/health-profiles/2017/e06000036.pdf</a></p> <p>Local Government Association</p> <p>Percentage reduction in numbers killed or seriously injured in road</p>	<p>Bracknell Forest</p> <p>2006: 62 people 2007: 36 people 2008: 21 people 2009: 23 people 2010: 25 people 2011: 30 people 2012: 29 people 2013: 28 people 2015: 29 people</p>	<p>From beginning of 2014 to end of 2016 there was a 15.6% reduction in numbers killed or seriously injured in road traffic accidents.</p>

Sustainability Objective	Indicator and source	Data	Commentary / {Target}
	traffic accidents (all ages)  <a href="https://lginform.local.gov.uk/reports/lgastandard?mod-metric=124">https://lginform.local.gov.uk/reports/lgastandard?mod-metric=124</a>		
13. To reduce poverty and social exclusion	<b>Number of Households in Deprivation Dimensions by Ward</b>	See Addendum 9	
	<b>Children living in poverty (under 16 years)</b>  Bracknell Forest Council Child Health Profile  <a href="http://fingertipsreports.phe.org.uk/health-profiles/2017/e06000036.pdf">http://fingertipsreports.phe.org.uk/health-profiles/2017/e06000036.pdf</a>  Proportion of children in low income families aged 0-19  <a href="https://lginform.local.gov.uk/reports/lga-standard?mod-metric=3159">https://lginform.local.gov.uk/reports/lga-standard?mod-metric=3159</a>	%, BFC / England 2007: 10.9 / 22.4 2008: 10.4 / 20.6 2009: 12.2 / 21.9 2010: 12.4 / 21.1 2011: 11.9 / 20.6 2012: 10.8 / 19.2 2014: 10.8 / 20.1  SE %: 2010: 15.5 2011: 15.1 2012: 13.6 2013: 13.2 2014: 14.4	This indicator measures the % of children aged 16 or under living in families receiving means-tested benefits & low income.  2014 numbers are based on children 0-19 in low income families  The level of child poverty in Bracknell Forest is lower than the regional and national average.
	<b>Percentage of population of working age claiming key benefits</b>  Job seekers allowance  <a href="https://www.nomisweb.co.uk/reports/lmp/la/1946157279/report.aspx">https://www.nomisweb.co.uk/reports/lmp/la/1946157279/report.aspx</a>	Bracknell Forest / SE / GB (%)  May 2006: 1.1 / 1.5 / 2.3 May 2007: 0.8 / 1.3 / 2.1 May 2008: 0.9 / 1.2 / 2.0 May 2009: 2.3 / 2.7 / 3.7 May 2010: 2.2 / 2.4 / 3.4	Consistently lower than the South East and Great Britain figures. Higher levels in Bracknell Forest between 2009 and 2013 likely due to recession. General UK trend shows reduction in numbers claiming Job Seekers Allowance. This is likely to fluctuate with the natural

Sustainability Objective	Indicator and source	Data	Commentary / {Target}
		May 2011: 2.1 / 2.3 / 3.5 May 2012: 2.0 / 2.5 / 3.7 May 2013: 1.9 / 2.2 / 3.5 May 2014: 1.1 / 1.5 / 2.4 Nov 2015: 0.7 / 0.9 / 1.5 Nov 2016: 0.5 / 0.7 / 1.1	economic cycle.
	<p><b>Percentage of households in fuel poverty</b></p> <p>Fuel poverty data measured as low income high costs</p> <p>Percentage of Households in Fuel Poverty</p> <p><a href="https://lginform.local.gov.uk/reports/lga-standard?mod-metric=2131">https://lginform.local.gov.uk/reports/lga-standard?mod-metric=2131</a></p>	<p>Proportion of households fuel poor (%):</p> <p>Bracknell Forest:</p> 2010: 7.3% 2011: 5.0% 2012: 4.9% 2013: 5.6% 2014: 5.8% 2015: 6.9% <p>South East:</p> 2010: 11.5% 2011: 8.2% 2012: 7.8% 2013: 8.1% 2014: unknown 2015: 7.8% <p>England:</p> 2013: 10.6% 2014: unknown 2015: 11.4%	Appears to be improving and lower than both the regional and national levels.
	<p><b>Index of Multiple Deprivation</b></p> <p>Proportion of population who live in areas that rank within the most deprived 20% of</p>	<p>Bracknell Forest 2015 (2010):</p> <p>Average score: 10.5 (9.54)            Rank of average score: 287</p>	Bracknell Forest in terms of deprivation is ranked 287 out of 326 local authorities, where a ranking of 1 is the most deprived (based on the 2015

Sustainability Objective	Indicator and source	Data	Commentary / {Target}
	areas in the country <a href="https://www.gov.uk/government/statistics/english-indices-of-deprivation-2015">https://www.gov.uk/government/statistics/english-indices-of-deprivation-2015</a>	(296) Rank of Local Concentration: 293 (292) Rank of Income Scale: 254 (264) Rank of Employment scale: 251 (259)	Indices of Multiple Deprivation). This means Bracknell Forest as an area is in the least deprived quintile nationally.  Areas of higher deprivation vary by domain, but consistently appear in and around Bracknell town centre.
14. To reduce and prevent crime and the fear of crime	<b>Level of domestic burglaries, violent offences and vehicle crimes</b>  Thames Valley Police  BFC Community Safety Manager  <a href="http://www.thamesvalley.police.uk/your-area/berks-brack-woki-figs">http://www.thamesvalley.police.uk/your-area/berks-brack-woki-figs</a>  Local Government Association  <a href="https://lginform.local.gov.uk/">https://lginform.local.gov.uk/</a>	Bracknell Forest, all crime (excluding fraud) 2011/12: 5,745 2012/13: 5,052 2013/14: 4,859 2014/15: 4,921 2015/16: 5,094 2016/17: 5,178  Bracknell Forest - crimes per 1,000 households:  Burglary, dwelling 2011/12: 4.25 2012/13: 4.53 2013/14: 3.4 2014/15: 2.92 2015/16: 2.51 2016/17: 1.29  Violence against the Person 2011/12: 9.07 2012/13: 8.07 2013/14: 7.92 2014/15: 9.27 2015/16: 9.62 2016/17: 11.29	In 2016/17, the overall crime rate in Bracknell Forest was lower than average for the Thames Valley area. Nationally, overall crime statistics show that crime is falling (per capita). Bracknell is, in general, following this trend.

Sustainability Objective	Indicator and source	Data	Commentary / {Target}
		Vehicle Crime 2011/12: 3.96 2012/13: 4.20 2013/14: 4.99 2014/15: 3.11 2015/16: 3.89 2016/17: 3.48	
	<b>Fear of crime</b>  Fear of Crime Survey 2012 For Bracknell Forest Council 18 May 2012	The majority of respondents said that they felt 'Safe' 'outside during the day', both 'in your local area' (93%) and 'in Bracknell town centre' (82%).  Respondents also tended to feel 'Safe' when 'outside in your local area after dark' (63%) but responses were more polarised when considering how safe they felt 'outside in Bracknell town centre after dark', with a just over a quarter indicating that they felt 'Safe' (27%), but a slightly greater proportion indicated that they felt 'Unsafe' (33%).  See Addendum 10	
15. To create and sustain vibrant, locally distinctive and socially cohesive communities	<b>Percentage of people satisfied with their local area as a place to live</b>  Bracknell Forest Residents Survey	2017 Bracknell Forest Very or fairly satisfied : 2012 = 85%	No significant difference in the proportion of respondents indicating that they feel satisfied with their local area was recorded in 2017 compared



Sustainability Objective	Indicator and source	Data	Commentary / {Target}
	2017  <a href="http://www.bracknell-forest.gov.uk/sites/default/files/documents/bfc-residents-survey-2017.pdf">http://www.bracknell-forest.gov.uk/sites/default/files/documents/bfc-residents-survey-2017.pdf</a>	2014 = 87% 2017 = 90%	to 2014 (90% vs. 87%).  In Bracknell Forest the percentage of people satisfied with their local area as a place to live appears to be high.
	<p><b>Percentage of people who feel their local area is a place where people from different backgrounds get on well together</b></p> <p>Bracknell Forest Residents Survey 2017</p> <p><a href="http://www.bracknell-forest.gov.uk/sites/default/files/documents/bfc-residents-survey-2017.pdf">http://www.bracknell-forest.gov.uk/sites/default/files/documents/bfc-residents-survey-2017.pdf</a></p>	<p>In 2017, 81% of all Bracknell Forest respondents agreed that people from different backgrounds in their local area got on well together ('definitely agree' or 'tend to agree').</p> <p>2014: 76% 2012: 62%</p>	<p>In the 2006/7 BVPI Survey and 2008 Place Survey 82% of respondents indicated that people from different backgrounds get on well together in their local area. This increased significantly to 87% in 2012, and has increased again to 94% in 2014 and to 96% in 2017 (using the Place Survey recalculated figures)</p>
16. To provide accessible essential services, facilities and infrastructure	<p><b>Access to key services</b></p> <p>Amount of new development within 30 minutes public transport time of a GP, a hospital, a primary school, a secondary school, areas of employment and retail centre(s).</p> <p>Bracknell Forest Transport Accessibility Assessment 2010</p> <p><a href="http://consult.bracknell-forest.gov.uk/file/2042398">http://consult.bracknell-forest.gov.uk/file/2042398</a></p> <p>New developments and wards map</p>	<p>Bracknell Forest 2011: Nearly all housing completions in 2011 were located within 30 minutes of key services by walking and public transport.</p> <p>See Addendum 11 for accessibility statistics.</p> <p>See existing defined retail centres on the Policies Map (July 2013)</p> <p><a href="http://www.bracknell-forest.gov.uk/developmentplan">http://www.bracknell-forest.gov.uk/developmentplan</a></p>	<p>Notable improvements have been seen since 2008/09 in access to employment, GP surgeries and secondary schools. Access to hospitals has seen a decline from 79% in 2008/09 to 33% in 2010/11 – due mostly to a significant number of housing completions at Jennett's Park on the edge of Bracknell.</p> <p><b>{% of new development within 30 minutes public transport access:</b></p> <p><b>Employment area: 99%</b> <b>Local centres: 97%</b></p>

Sustainability Objective	Indicator and source	Data	Commentary / {Target}
	<p>2014</p> <p><a href="http://www.bracknell-forest.gov.uk/sites/default/files/documents/developments-and-wards-map.pdf">http://www.bracknell-forest.gov.uk/sites/default/files/documents/developments-and-wards-map.pdf</a></p>		<p><b>GP: 99%</b>  <b>Primary Schools: 93%</b>  <b>Secondary Schools: 96%</b>  <b>Hospitals: 62%</b></p>
	<p><b>Access to open space, sports or leisure facilities</b> (Proportion of population in walking distance)</p> <p>{Draft Bracknell Forest Play, Open Space and Sports Study 2017}</p> <p><a href="https://www.bracknell-forest.gov.uk/comprehensive-local-plan/evidence-base">https://www.bracknell-forest.gov.uk/comprehensive-local-plan/evidence-base</a></p>	<p>44% within 2 minutes walk  58% within 4 minutes walk  66% within 6 minutes walk  71% within 8 minutes walk  76% within 10 minutes walk  89% within 20 minutes walk  94% within 30 minutes walk</p> <p>See Addendum 12 for Location of Culture, Leisure and Recreation</p> <p>See BFC Study of Open Space, Sports, Recreational and Leisure Facilities (PPG17) Final Report (October 2006) for types and location of Public Open Space.</p> <p>See existing Public Rights of Way on the Policies Map (July 2013) <a href="http://www.bracknell-forest.gov.uk/developmentplan">http://www.bracknell-forest.gov.uk/developmentplan</a></p>	<p>The Borough has a range of highly accessible open space, leisure and recreational facilities.</p> <p>In the 2017 Residents Survey, Respondents were asked to indicate the three things they liked best about living in the Borough, there were no answer prompts. The most frequently mentioned aspect of the borough related to access to green spaces (parks, open spaces and the countryside)</p> <p><b>{Protect and establish public open space for recreation, play, sport, health, biodiversity, heritage and climate change mitigation and adaptation that is appropriate to need; strategically located; and adaptable to future requirements}</b></p>
<p>17. To improve travel choice and accessibility, reduce the need for travel by car and shorten the</p>	<p><b>Travel to Work</b></p> <p>2011 Census</p>	<p>Outflow workers from Bracknell Forest = 31,002</p> <p>Inflow workers to Bracknell</p>	<p>LTP3 Local Objectives</p> <p>1. Reduce delays associated with traffic congestion and improve</p>

Sustainability Objective	Indicator and source	Data	Commentary / {Target}
length and duration of journeys	<p><a href="https://www.nomisweb.co.uk/reports/lmp/la/1946157279/printable.aspx">https://www.nomisweb.co.uk/reports/lmp/la/1946157279/printable.aspx</a></p> <p>Travel in Bracknell Report 2017</p> <p><a href="https://files.bracknell-forest.gov.uk/sites/bracknell/documents/travel-in-bracknell-report-2017.pdf">https://files.bracknell-forest.gov.uk/sites/bracknell/documents/travel-in-bracknell-report-2017.pdf</a></p>	<p>Forest = 28,503</p> <p>People who live and work in Bracknell Forest = 119,001 (2016)</p> <p>Workplace population (age 16 to 64) = 77,900 (2016)</p> <p>Total jobs in Bracknell Forest = 71,000 (2016)</p> <p>Between 2015/16 – 2016/17:            Rail use has increased by 2.5%            Bus use has decreased by 7.4%            Walking has increased by 0.2%            Cycling has increased by 8.8%            Traffic has increased by 1.5%</p>	<p>reliability of journey times</p> <ol style="list-style-type: none"> <li>2. Maintain and improve, where feasible, the local transport network</li> <li>3. Secure necessary transport infrastructure and services to support sustainable development.</li> <li>4. Encourage and promote accessibility by sustainable modes of transport</li> </ol>
	<p><b>Method of Travel to Work</b></p> <p>2011 Census</p>	<p>Bracknell Forest residents (all categories = 62,184)</p> <p>Work mainly at or from home: 6,931 (11.15%)</p> <p>Train, underground, metro, light rail or tram 2,973 (4.78%)</p> <p>Bus, minibus or coach 1,211 (1.95%)</p> <p>Driving a car or van 41,260</p>	<p>In Bracknell Forest 66% (the majority) of working residents travel to work by car or van.</p>

Sustainability Objective	Indicator and source	Data	Commentary / {Target}
		(66.35%)  Passenger in a car or van 2,818 (4.53%)  Bicycle 1,369 (2.20%)  On foot 4,623 (7.43%)  Other 999 (1.61%)	
	<b>Mode of Travel to School</b>  School Census January 2015  <a href="https://www.gov.uk/government/statistics/schools-pupils-and-their-characteristics-january-2015">https://www.gov.uk/government/statistics/schools-pupils-and-their-characteristics-january-2015</a>	Bracknell Forest 2015:  Walk 63% Cycle 4% Car / Van 26% Car share 3% Taxi 0% Bus 3% Train 2% Other 0%	The results of the census show walking and cycling levels are largely unchanged over the last couple of years, while the percentage of journeys by car continues to decline, reflected in modal shift towards bus use in secondary schools.
	<b>Daily Traffic Flow at all monitoring sites in Bracknell Forest</b>  Travel in Bracknell Report 2017  <a href="https://files.bracknell-forest.gov.uk/sites/bracknell/documents/travel-in-bracknell-report-2017.pdf">https://files.bracknell-forest.gov.uk/sites/bracknell/documents/travel-in-bracknell-report-2017.pdf</a>	Traffic has increased by 1.5% since 2015/16  Local traffic monitoring indicates: <ul style="list-style-type: none"> <li>• 0.3% increase in the year to 2015</li> <li>• 1.3% increase since 2010</li> <li>• 5.9% decrease since 2001</li> <li>• Reduced peak flows</li> </ul>	Although traffic is 5.9% lower than the 2001 baseline year, the recent growth reflects the national trend of marginal growth after several years of decline in road traffic, mainly due to the recession.  There have been long term declines across all cordon areas during peak morning flow, however between 2014 and 2015 all cordon areas saw increases.

Sustainability Objective	Indicator and source	Data	Commentary / {Target}
		DfT statistics, 2014 indicate: <ul style="list-style-type: none"> <li>• 2% increase in the year to 2014</li> </ul>	Overall in Bracknell, off-peak traffic has decreased by 0.7% since 2001. However, between 2014 and 2015 it has increased by 2.2%,
	<p><b>Pedestrian and Cycle Flows at all monitoring sites in Bracknell Forest</b></p> <p>Travel in Bracknell Report 2016</p> <p><a href="https://files.bracknell-forest.gov.uk/sites/bracknell/documents/travel-in-bracknell-report-2016.pdf">https://files.bracknell-forest.gov.uk/sites/bracknell/documents/travel-in-bracknell-report-2016.pdf</a></p>	<p><b>% change in pedestrians from baseline year (2001)</b></p> <p>2006: 27.10%            2007: 28.23%            2008: 26.37%            2009: 42.85%            2010: 0.90%            2011: 6.90%            2012: 0.40%            2013: 34.18%            2014: 8.35%            2015: 37.25%            2016: 40%            2017: 40%</p> <p><b>% change in cyclists from baseline year (2001)</b></p> <p>2006: 38.32%            2007: 63.54%            2008: 33.19%            2009: 43.51%            2010: 37.82%            2011: 60.32%            2012: 11.06%            2013: 20.21%            2014: 7.35%            2015: 26.95%            2016: 10%</p>	<p>Long term, pedestrian numbers increased 40% between 2001 and 2017; short term there was an increase of 0.2%% from 2016 to 2017.. The number of children walking is increased between 2016 and 2017 and the levels have fluctuated over the last 5 years. steadily</p> <p>Long term cyclist numbers increased almost 16.9% between 2001 and 2017; short term there was an increase of 8.8% from 2016 to 2017.</p> <p>The weather is thought to play a role in annual fluctuations in the numbers of pedestrians and cyclists recorded.</p>

Sustainability Objective	Indicator and source	Data	Commentary / {Target}
	<p><b>Rail</b></p> <p>Travel in Bracknell Report 2017</p> <p><a href="https://files.bracknell-forest.gov.uk/sites/bracknell/documents/travel-in-bracknell-report-2017.pdf">https://files.bracknell-forest.gov.uk/sites/bracknell/documents/travel-in-bracknell-report-2017.pdf</a></p>	<p>2017: 27%</p> <p>Total annual passenger movement at BF stations:            2004/05: 2.58 million            2009/10: 2.76 million            2012/12: 3.03 million            2013/14 3.22 million            2014/15: 3.36 million            2015/16: 3.44 million</p> <p>About 69% of these passengers use Bracknell Station; 17% Martins Heron; 9% Crowthorne; and 5% Sandhurst.</p>	<p>There are two main rail lines in the borough, and four stations: Reading to London Waterloo (Bracknell Station, Martin Heron's Station) Reading to Guildford and Gatwick Airport (Crowthorne Station and Sandhurst Station).</p> <p>Total passenger movements at the stations were almost 35% higher in 2015/16 compared to the 2004/05 baseline.</p>
	<p><b>Bus patronage</b></p> <p>Travel in Bracknell Report 2017</p> <p><a href="https://files.bracknell-forest.gov.uk/sites/bracknell/documents/travel-in-bracknell-report-2017.pdf">https://files.bracknell-forest.gov.uk/sites/bracknell/documents/travel-in-bracknell-report-2017.pdf</a></p>	<p><b>% change in bus patronage in comparison to previous year</b></p> <p>2006/07: 9.19%            2007/08: 0.21%            2008/09: 4.10%            2009/10: -5.19%            2010/11: -4.44%            2011/12: 2.68%            2012/13: -5.13%            2013/14: 1.89%            2014/15: 2.45%            2015/16: -2.1%            2016/17: -7.4%</p> <p>(1.54 million bus passenger journeys starting in the Borough)</p>	<p>The total number of bus passenger journeys starting in the Borough decrease from 2015/16 to 2016/17. This is the largest decrease between years since baseline of 2004/05. Bbus patronage is relatively level with peaks and troughs over time; however in 2016/17 buses recorded as departing on time dropped 8% to 87% .</p> <p>Lower patronage and levels of use can be attributed to roadworks and delays associated with the Town Centre redevelopment.</p>
	<p><b>Proportion of completed non-</b></p>	<p>Bracknell Forest:</p>	<p>Adherence to parking standards</p>

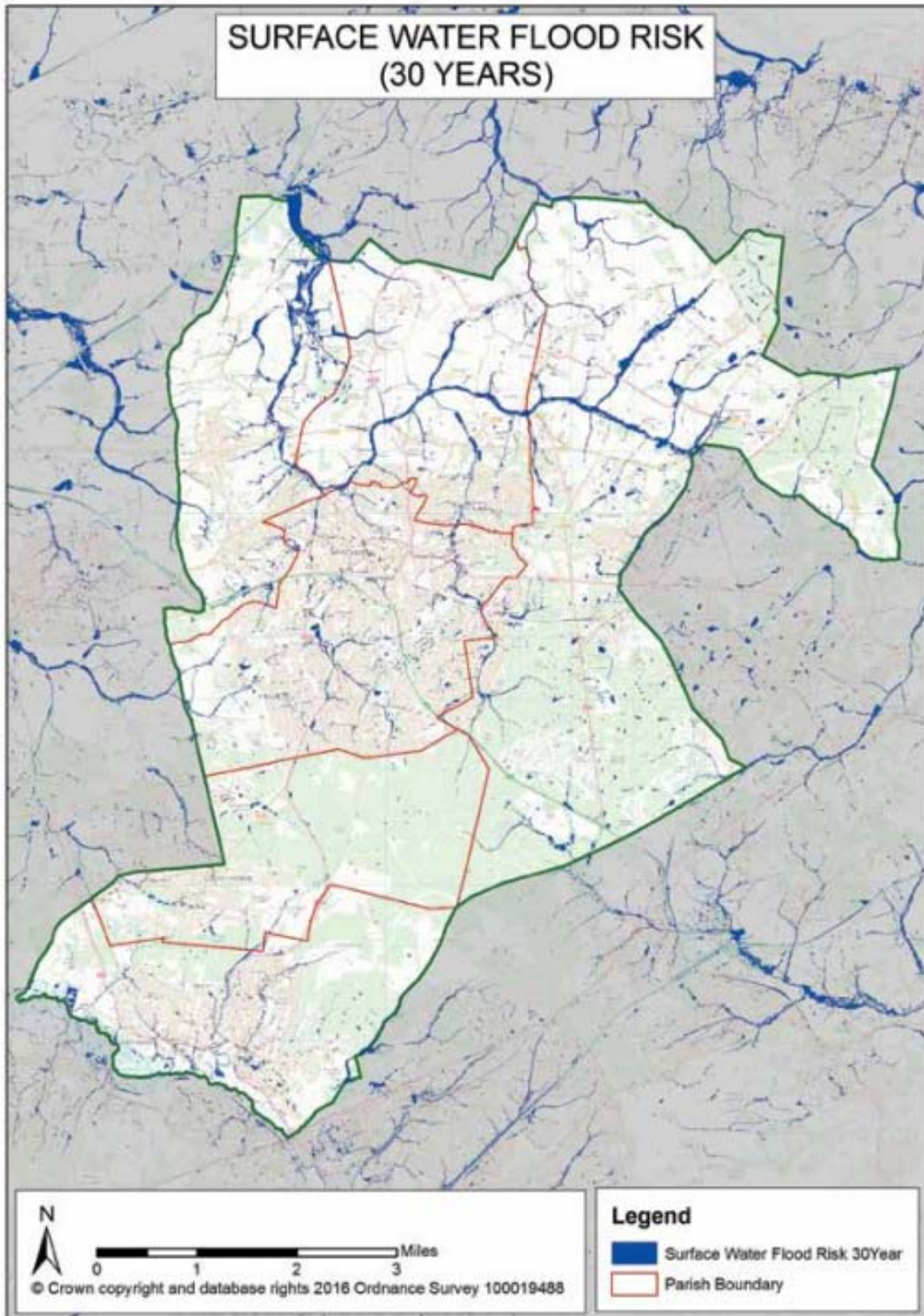
Sustainability Objective	Indicator and source	Data	Commentary / {Target}
	<p><b>residential development complying with or lower than policy car parking standards</b></p> <p>Planning statistics BFC</p>	<p>2010/11: 100% 2011/12: 80% 2014/15: 100%</p>	<p>continues to perform well. In 2016, a new Parking Standards Supplementary Planning Document was approved which introduced new standards.</p> <p>The Core Strategy target:</p> <p><b>{100% completed non-residential development within use class orders A, B and D being compliant with car-parking standards}</b></p>
<p>18. To encourage sustainable development 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><b>Development on previously developed land (PDL)</b></p> <p>BFC Annual Monitoring Report</p> <p><a href="http://www.bracknell-forest.gov.uk/sites/default/files/documents/housing-authority-monitoring-report.pdf">http://www.bracknell-forest.gov.uk/sites/default/files/documents/housing-authority-monitoring-report.pdf</a></p>	<p>Gross dwelling completions on PDL:</p> <p>[2006/07] 98% [2007/08] 71% [2008/09] 68% [2009/10] 40% [2010/11] 44% [2011/12] 31% [2012/13] 53% [2013/14] 28% [2014/15] 62% [2015/16] 77%</p> <p>Gross employment completions on PDL:</p> <p>2010/11: 100% 2011/12: 100% 2012/13: 100% 2013/14: 100%</p>	<p>Most recently, the target of 60% of new and converted homes on PDL has been met. Going forward, the SALP allocated a number of PDL sites (over 2000 homes); and it is estimated that 25% of new dwelling on urban extensions will be on PDL. PDL will also increase as prior approval applications (for change of use of office to residential) are being implemented.</p> <p><b>{Core Strategy Indicator COI 2b: Percentage of new and converted dwellings on PDL. Target is 60%}</b></p>

Sustainability Objective	Indicator and source	Data	Commentary / {Target}
		See Addendum 13 Location of Greenbelt and Settlements	
	<p><b>Derelict land and empty properties</b></p> <p>Local Government Association Vacant Dwellings as a percentage of dwellings in the area</p> <p><a href="https://lginform.local.gov.uk/reports/lga-standard?mod-metric=26&amp;mod-period=5&amp;mod-area=E06000036&amp;mod-group=AllUnitaryLalnCountry_England&amp;mod-type=namedComparisonGroup">https://lginform.local.gov.uk/reports/lga-standard?mod-metric=26&amp;mod-period=5&amp;mod-area=E06000036&amp;mod-group=AllUnitaryLalnCountry_England&amp;mod-type=namedComparisonGroup</a></p>	<p>Vacant dwellings 2016 (BFC / England):</p> <p>2011/12: 2% / 3.2% 2012/13: 1.9% / 2.9% 2013/14: 1.7% / 2.8% 2014/15: 2.2% / 2.7% 2015/16: 1.9% / 2.6%</p>	<p>In 2016 in Bracknell Forest, there were 930 vacant dwellings, compared with a National figure of 65,530.</p>
	<p><b>Extent to which development proposals are informed by tools to promote good design</b></p> <p>e.g. design guidance such as Supplementary Planning Documents and Master Plans</p>	<p>Warfield SPD, 2012 Amen Corner SPD, 2012Streetscene SPD, 2011 Character Areas Assessments SPD, 2010 Design SPD, 2017 Parking Standards SPD, 2016 Designing for Accessibility, 2006 Planning Obligations, 2015 Sustainable Resource Management SPD 2008 Thames Basin Heaths SPA SPD, 2012 {Thames Basin Heaths SPA SPD, 2018}</p>	<p>Several of the larger developments are currently guided by Master Plans.</p>



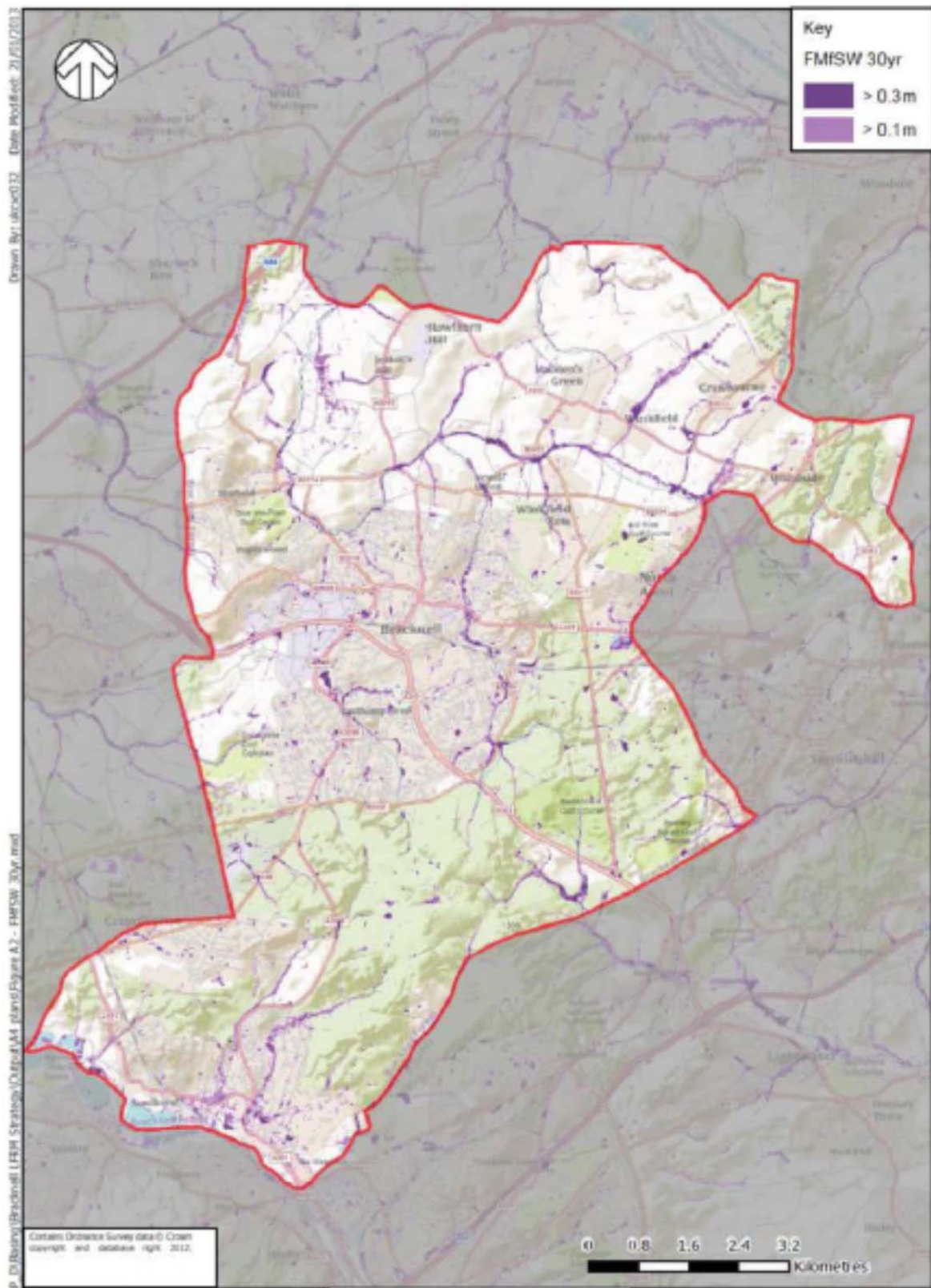
Addendum 1a – Surface Water Flood Risk, 1 in 30 year

Bracknell Forest Council Local Flood Risk Management Strategy 2017 - 2020

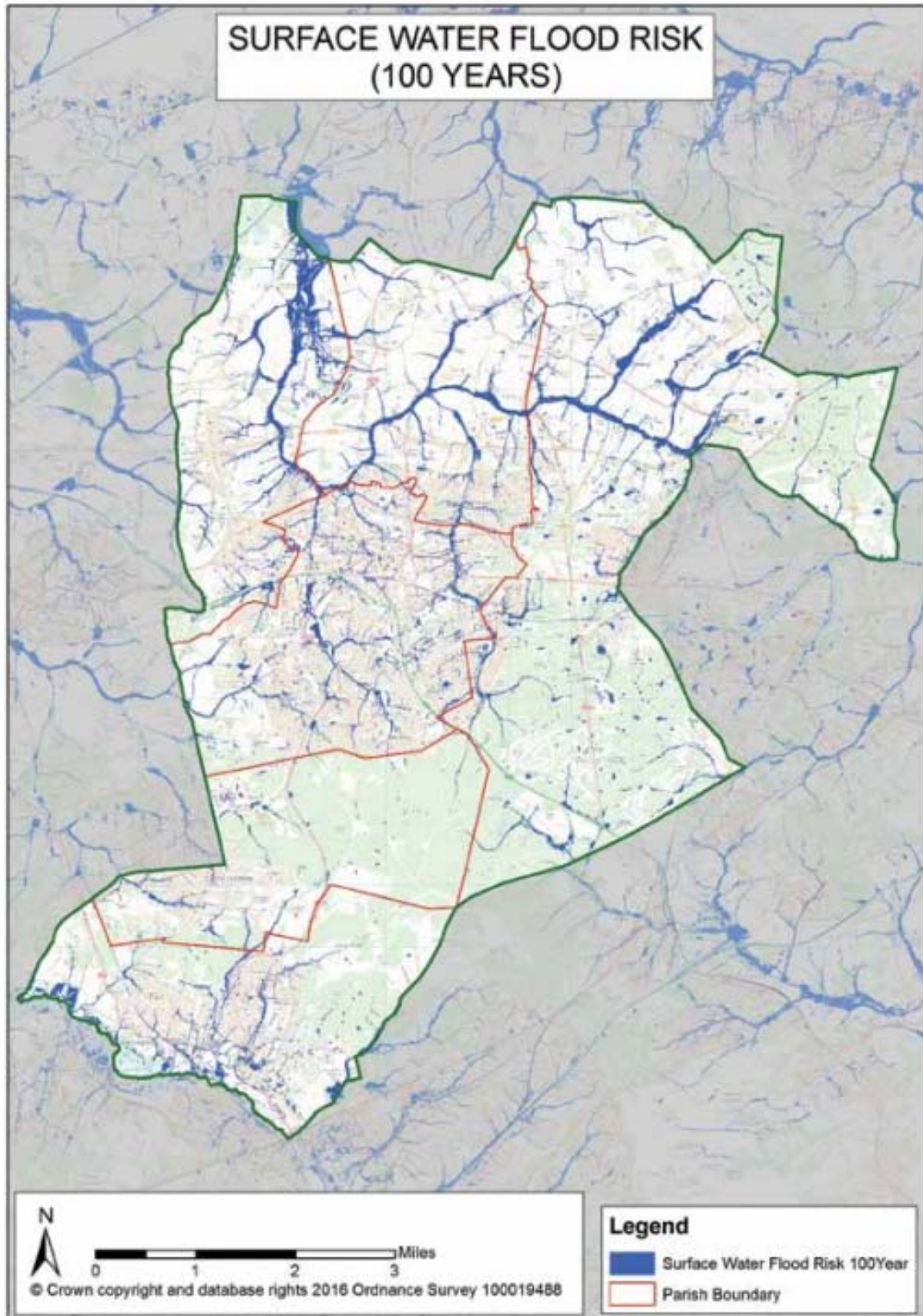


# Surface Water Flood Risk, 1 in 30 year

## Bracknell Forest Council Local Flood Risk Management Strategy 2013 - 2016



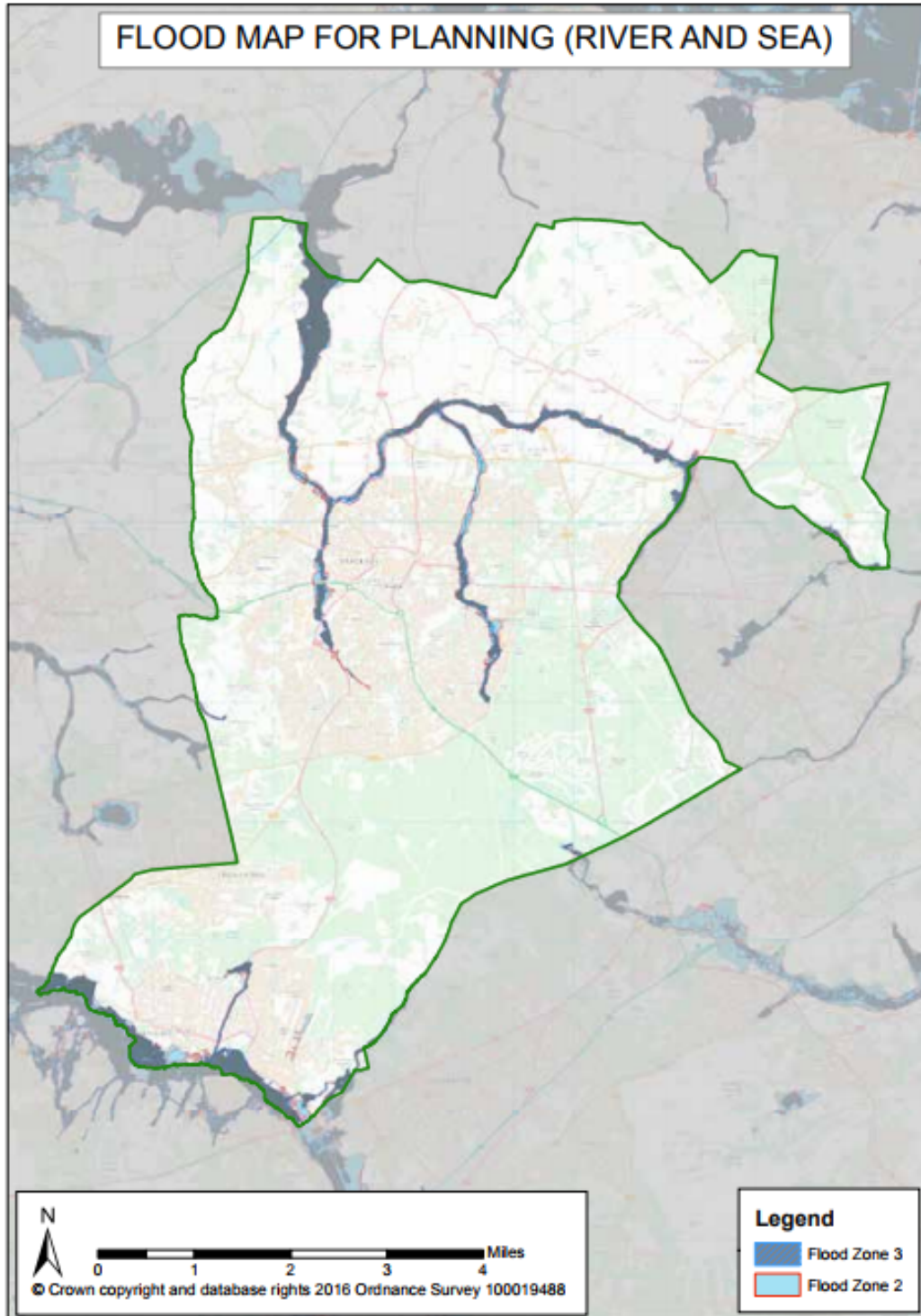
**Addendum 1b – Surface Water Flood Risk, 1 in 100 year (taken from Bracknell Forest Council Local Flood Risk Management Strategy 2017 – 2020)**



**Addendum 1c – Fluvial Flood Risk (taken from Bracknell Forest Council Local Flood Risk Management Strategy 2017 – 2020)**

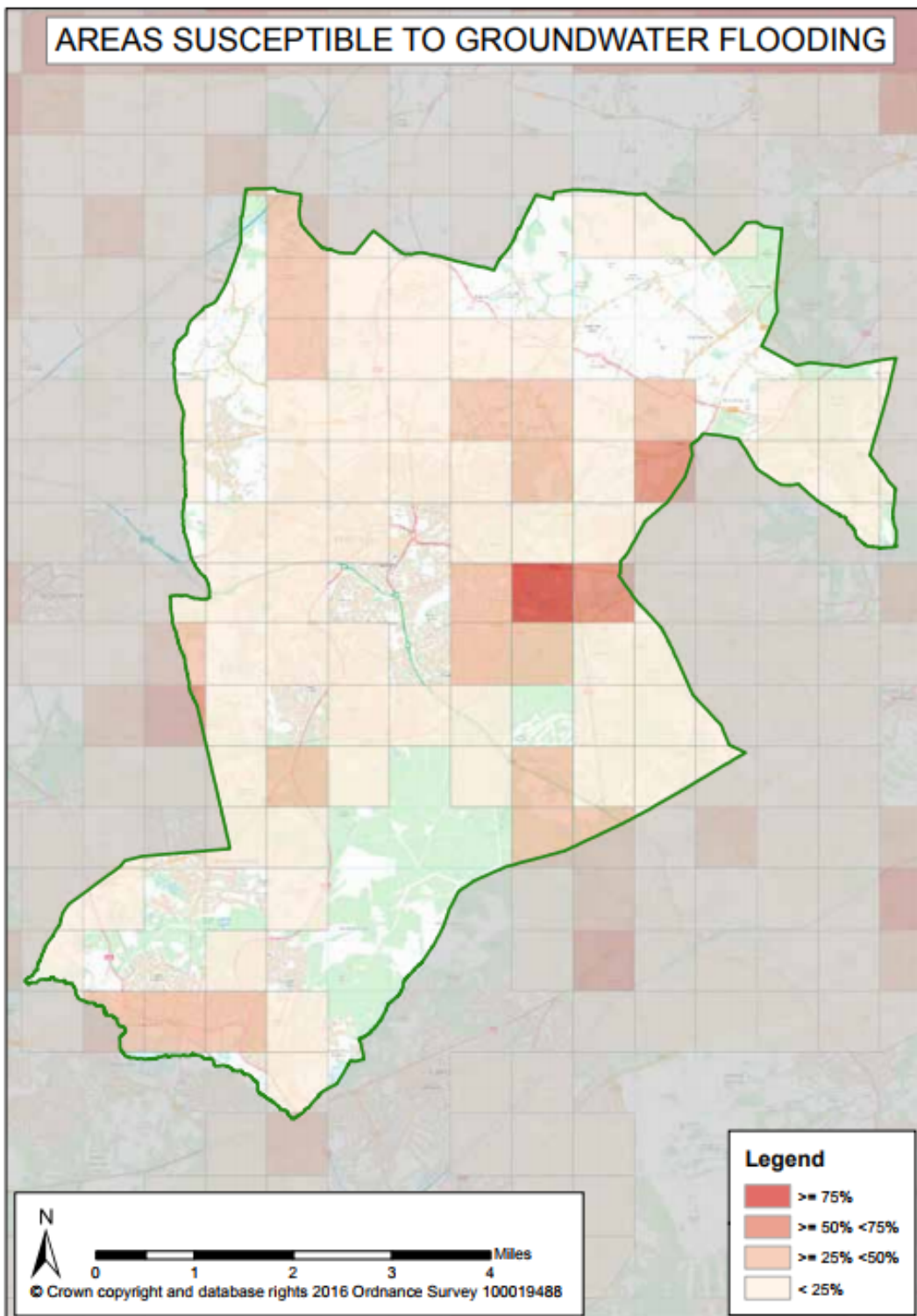
Flood Zone 2 – area could be flooded from a river with up to 0.1% (1 in 1000) chance of occurring each year

Flood Zone 3 – area could be flooded from a river with a 1% (1 in 100) or greater chance of happening each year

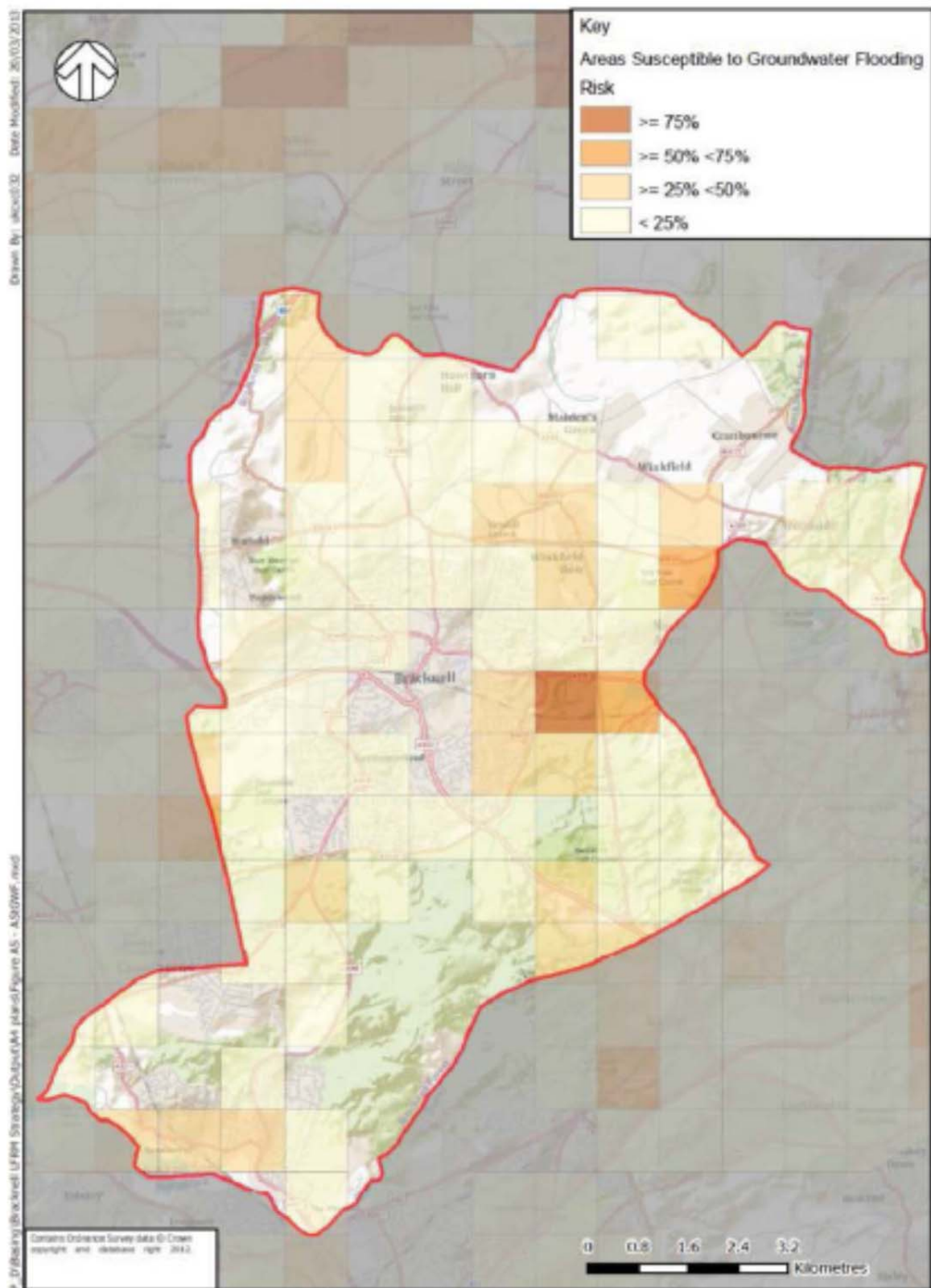


Addendum 1d – Areas Susceptible to Groundwater Flooding

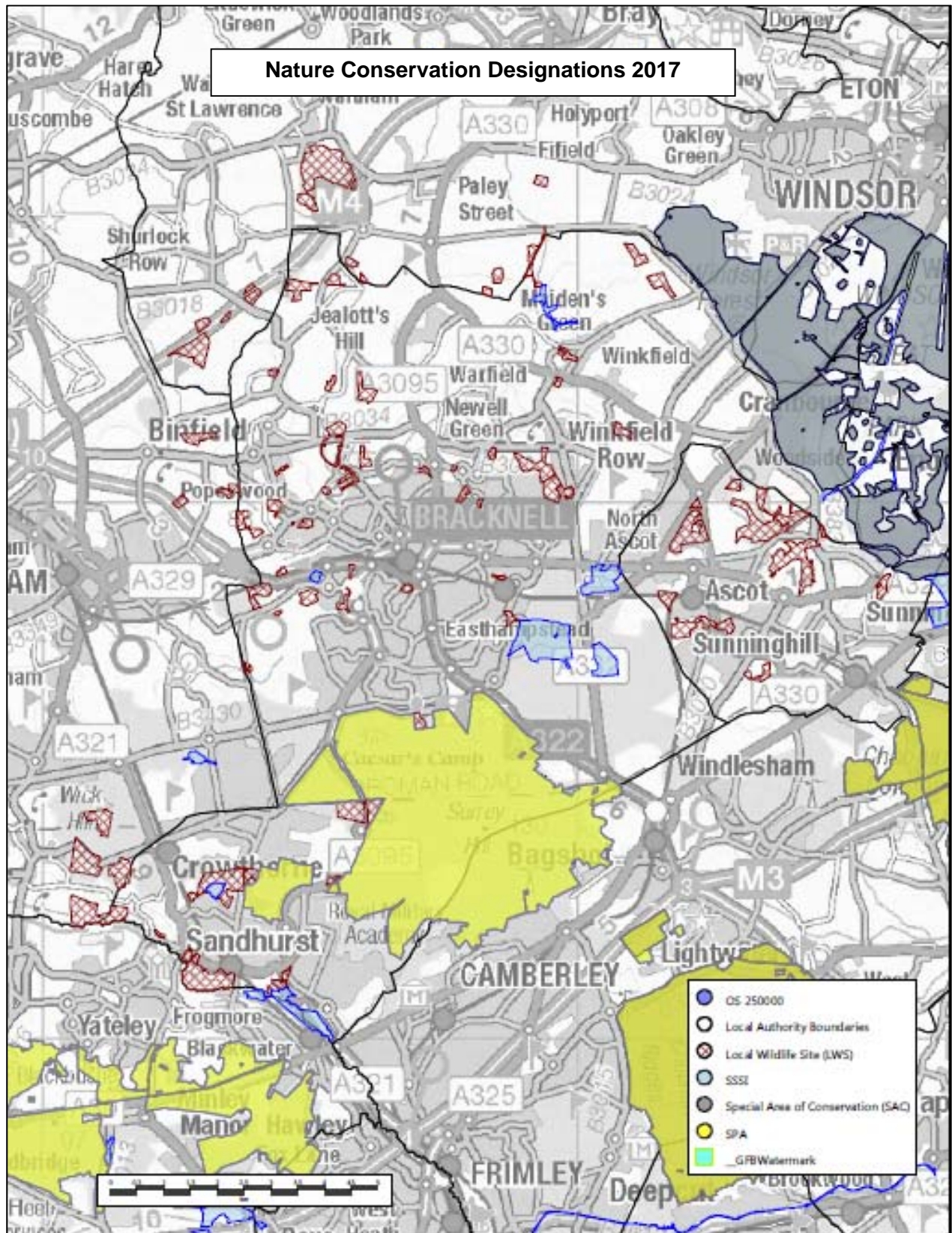
Bracknell Forest Council Local Flood Risk Management Strategy 2017 - 2020



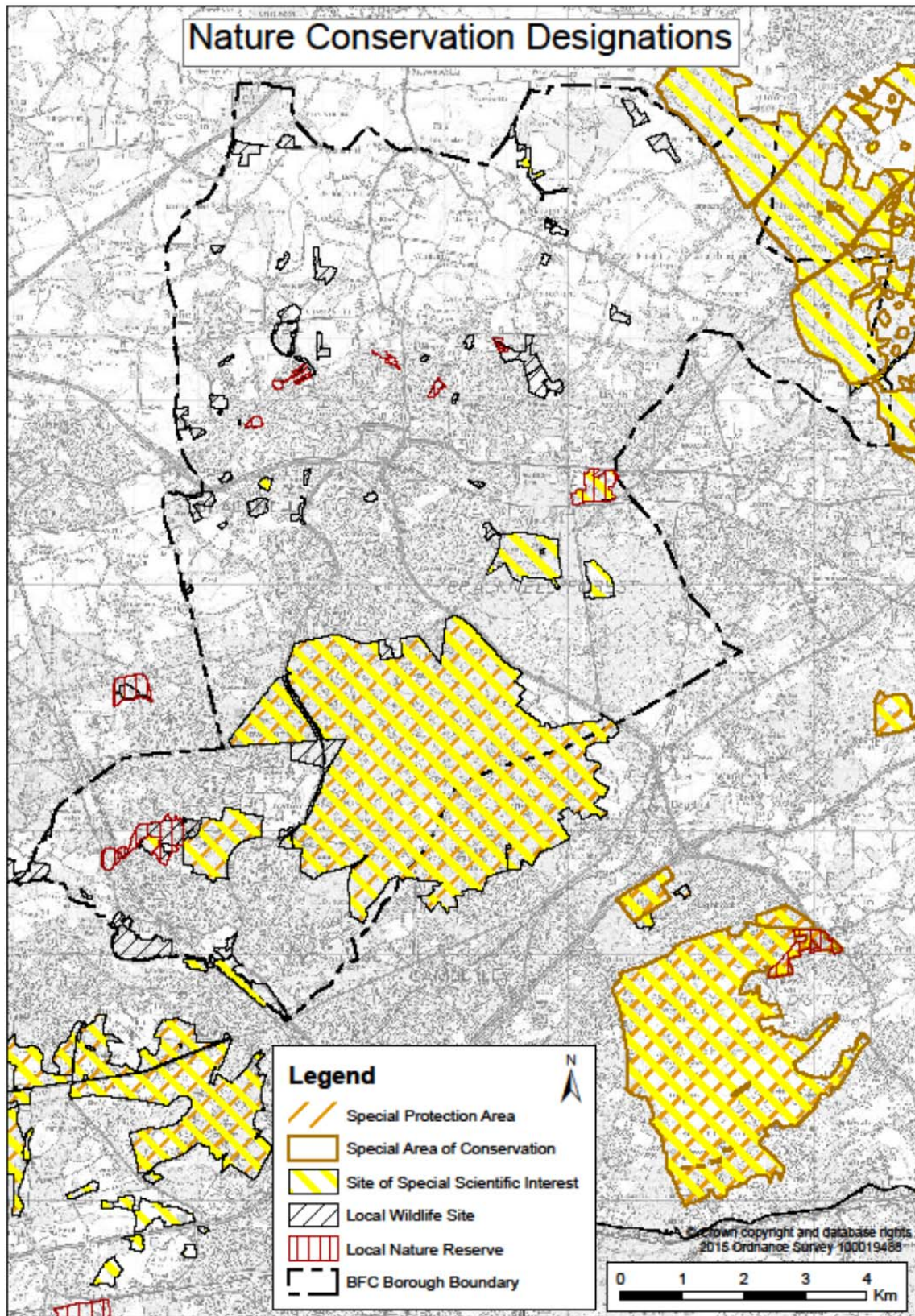
# Bracknell Forest Council Local Flood Risk Management Strategy 2013 - 2016



Addendum 2 – Location of Nature Conservation Designations



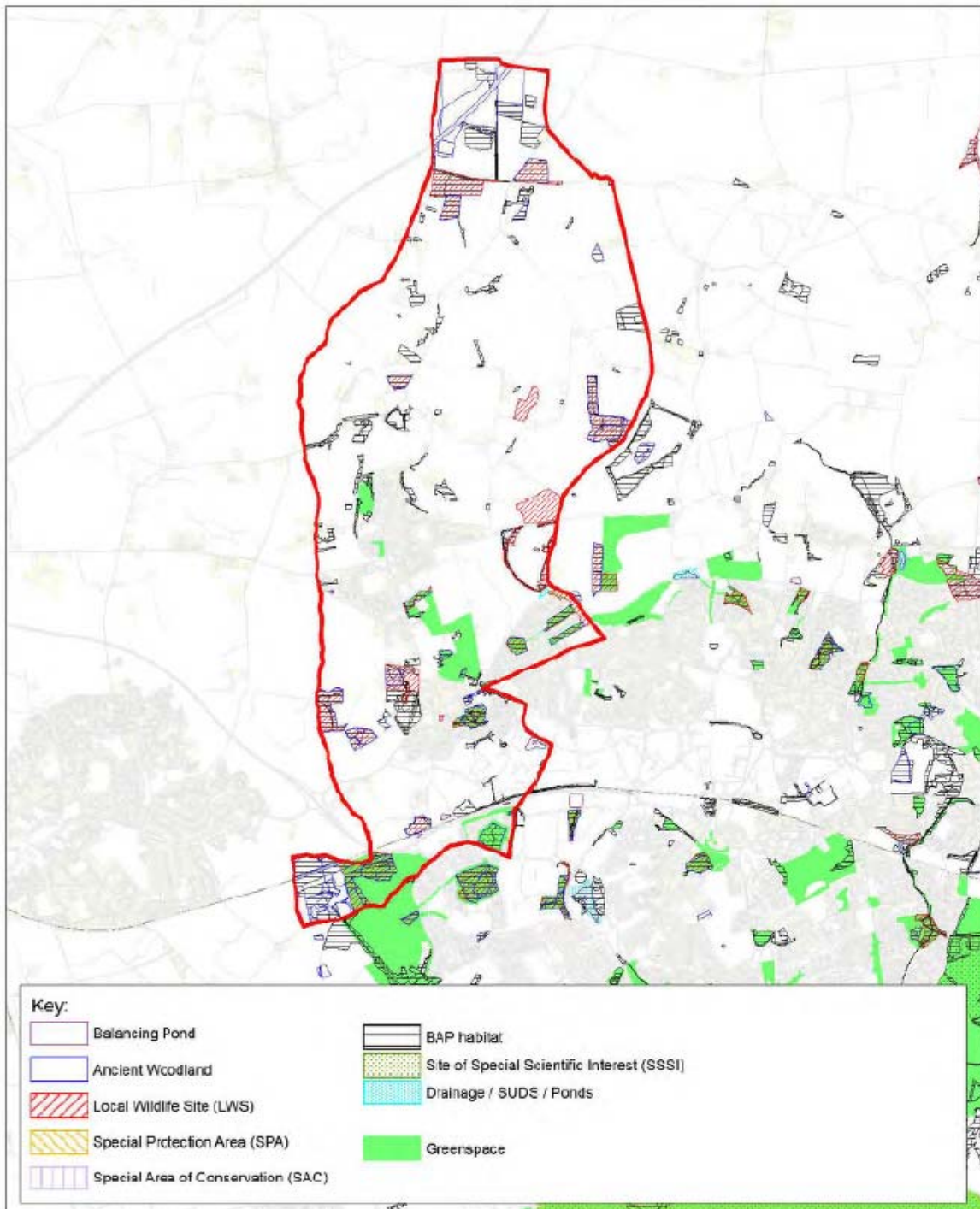
# Nature Conservation Designations 2015



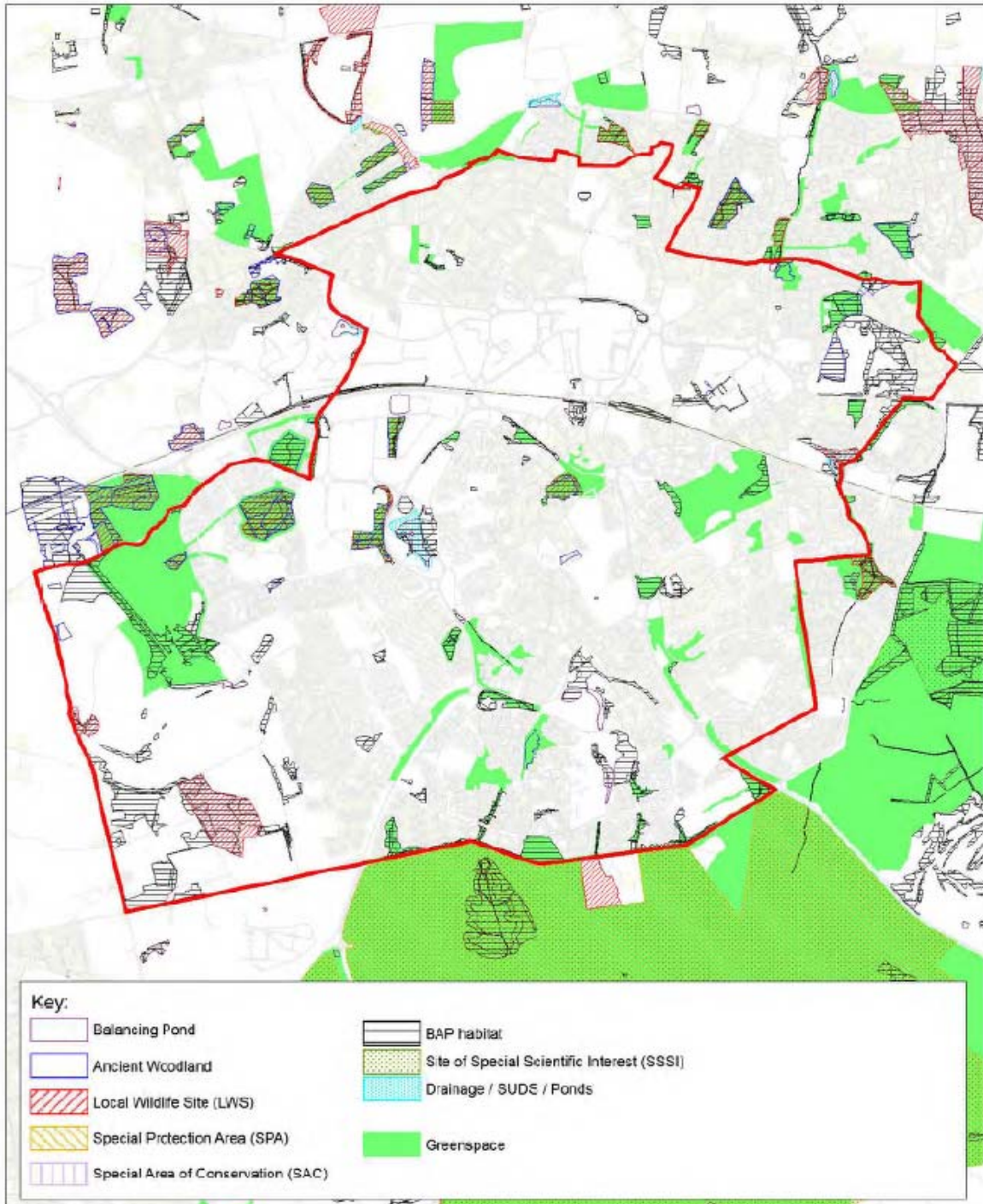


## Addendum 2 - Priority Habitats and Nature Designations by Parish

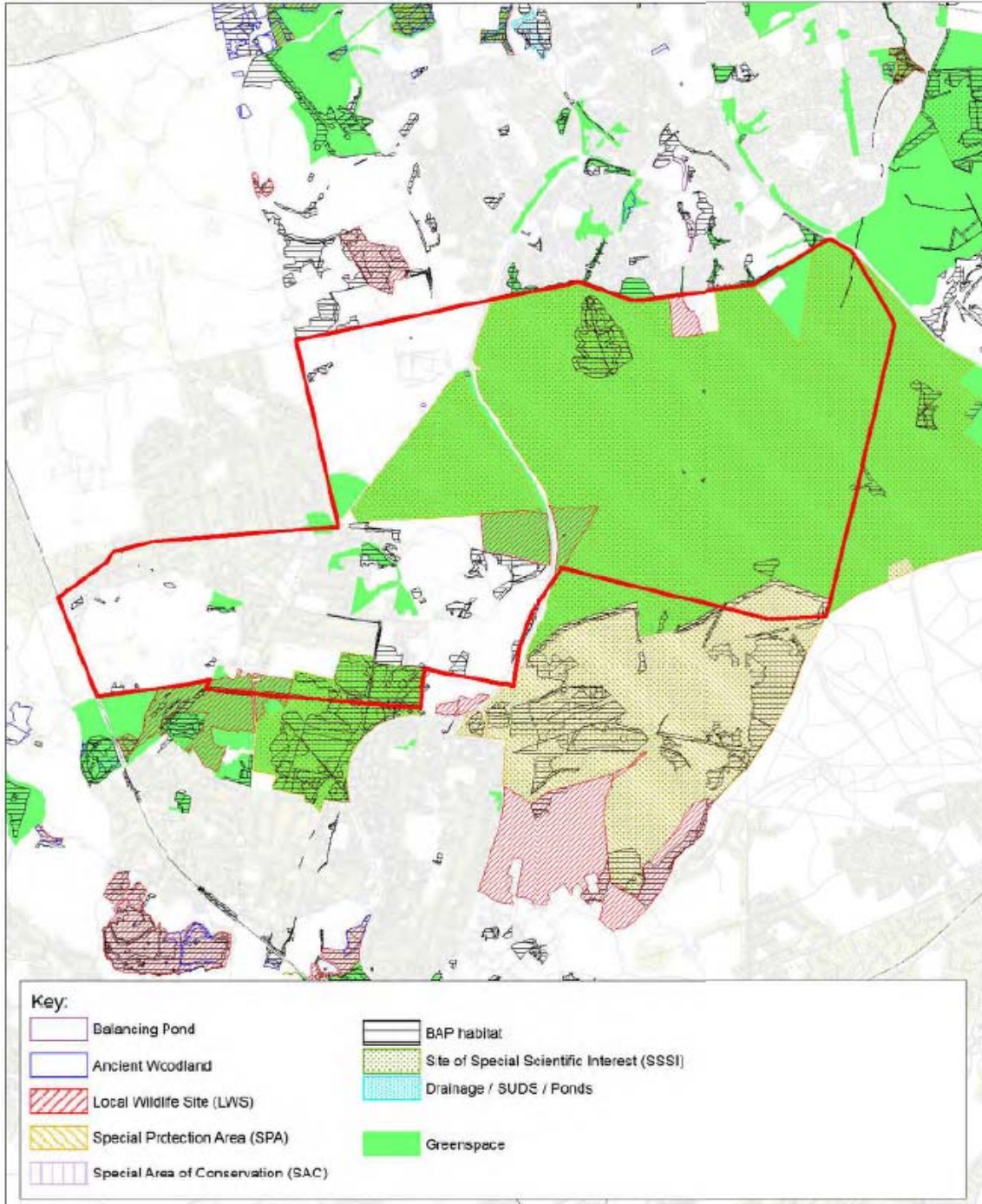
### Binfield Parish GI Function: Habitats and ecological network



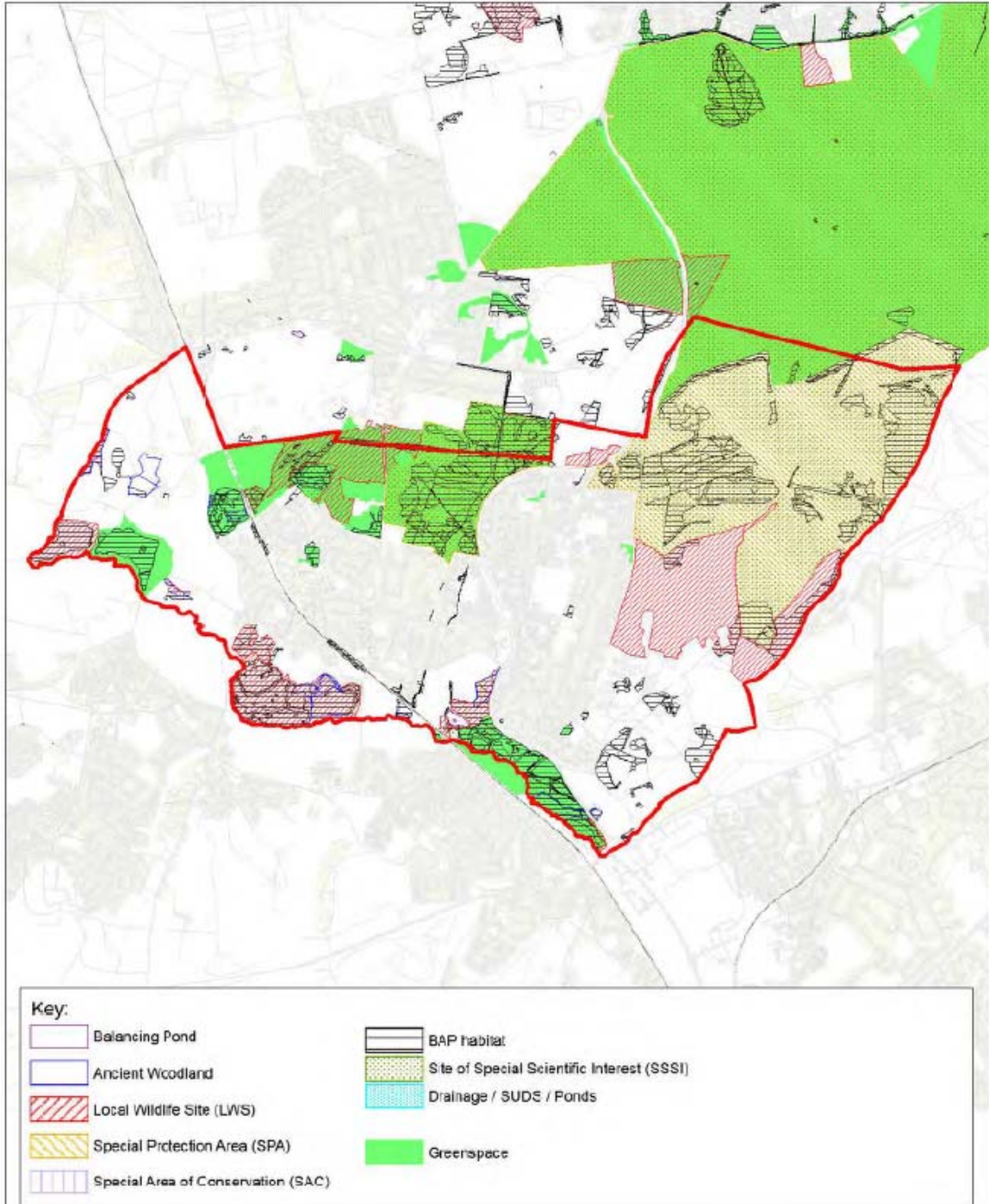
**Bracknell Parish**  
**GI Function: Habitats and ecological network**



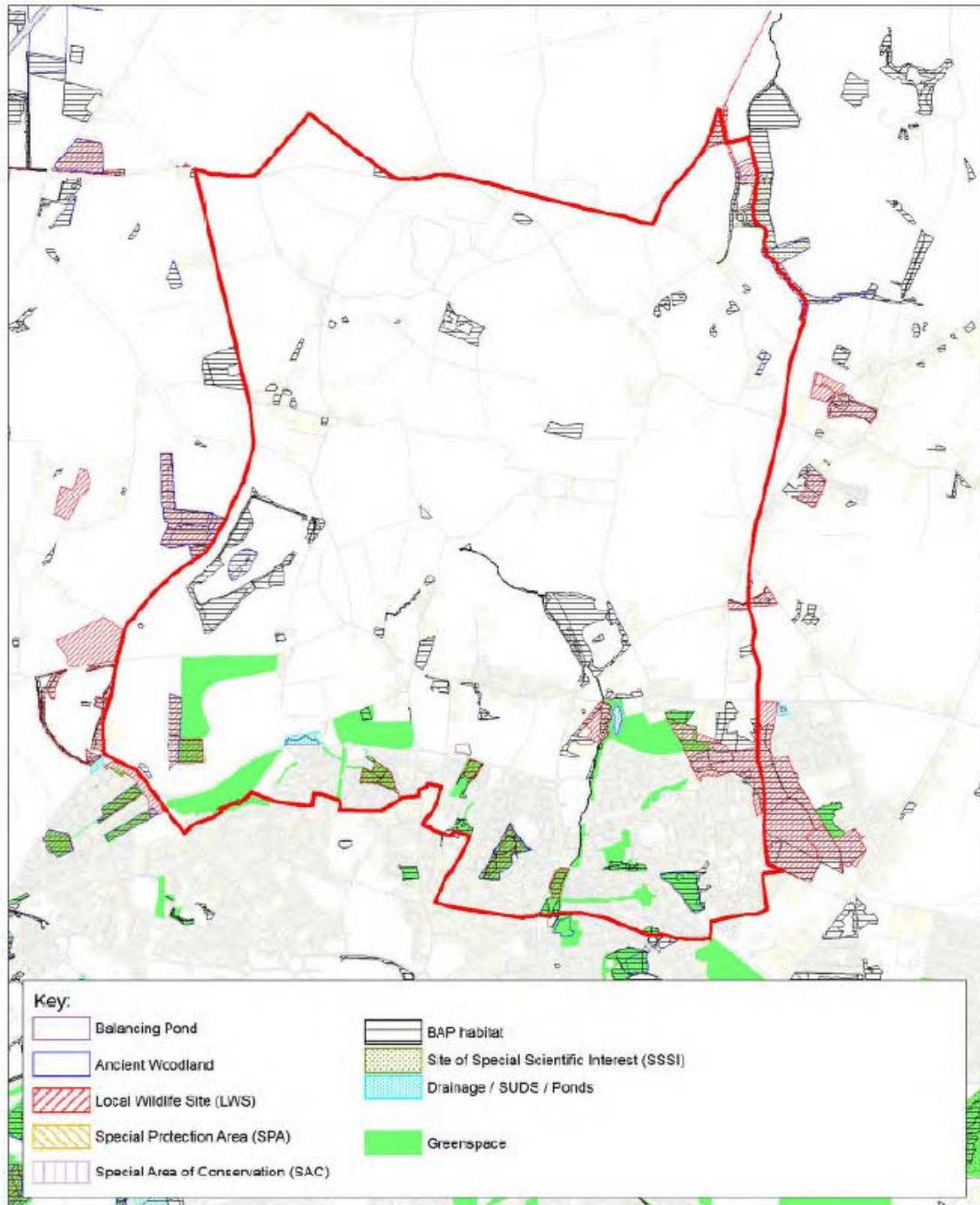
**Crowthorne Parish**  
**GI Function: Habitats and ecological network**



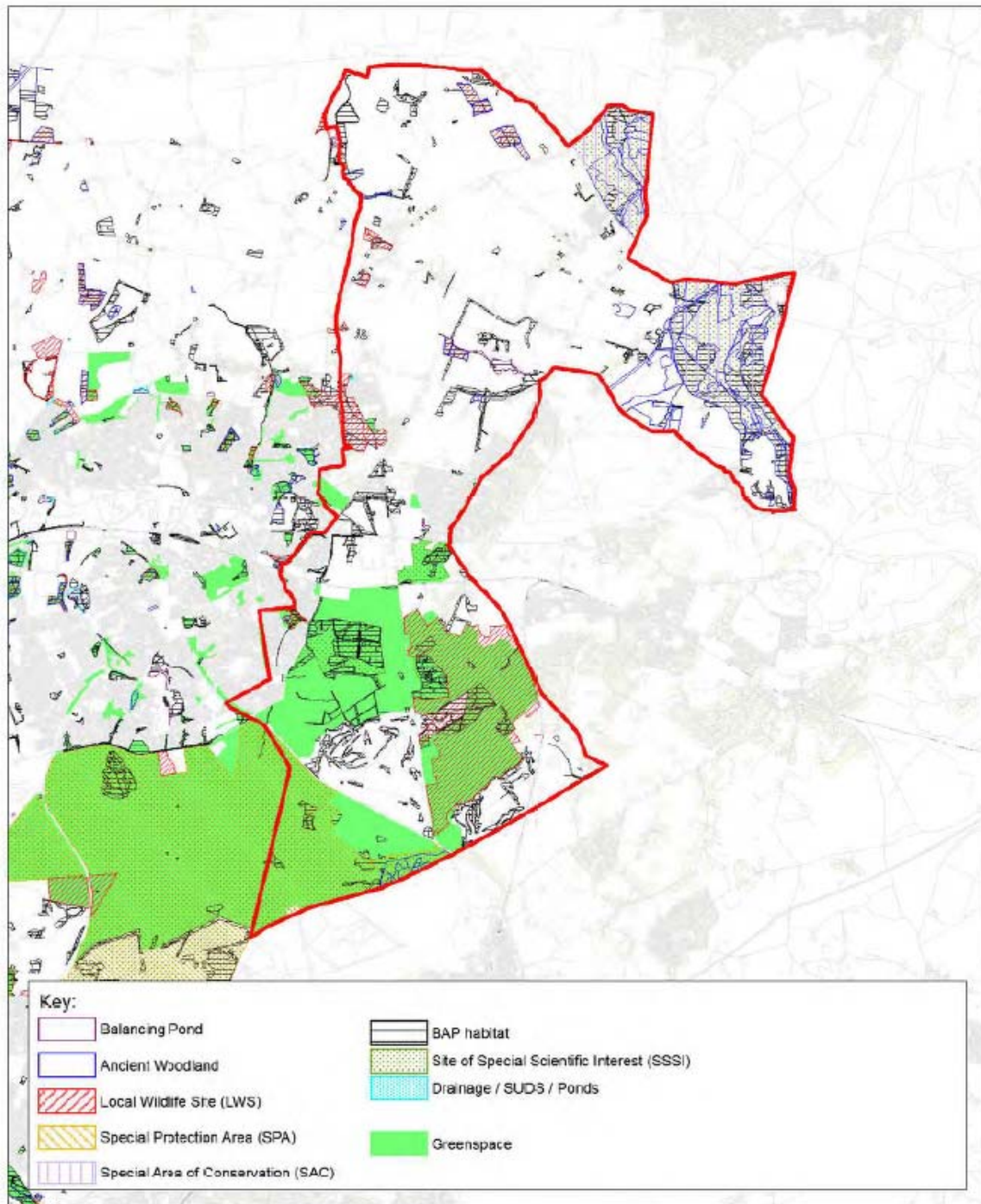
**Sandhurst Parish**  
**GI Function: Habitats and ecological network**



Warfield Parish  
GI Function: Habitats and ecological network



**Winkfield Parish**  
**GI Function: Habitats and ecological network**



### Addendum 3 - Wildlife Designations their Condition

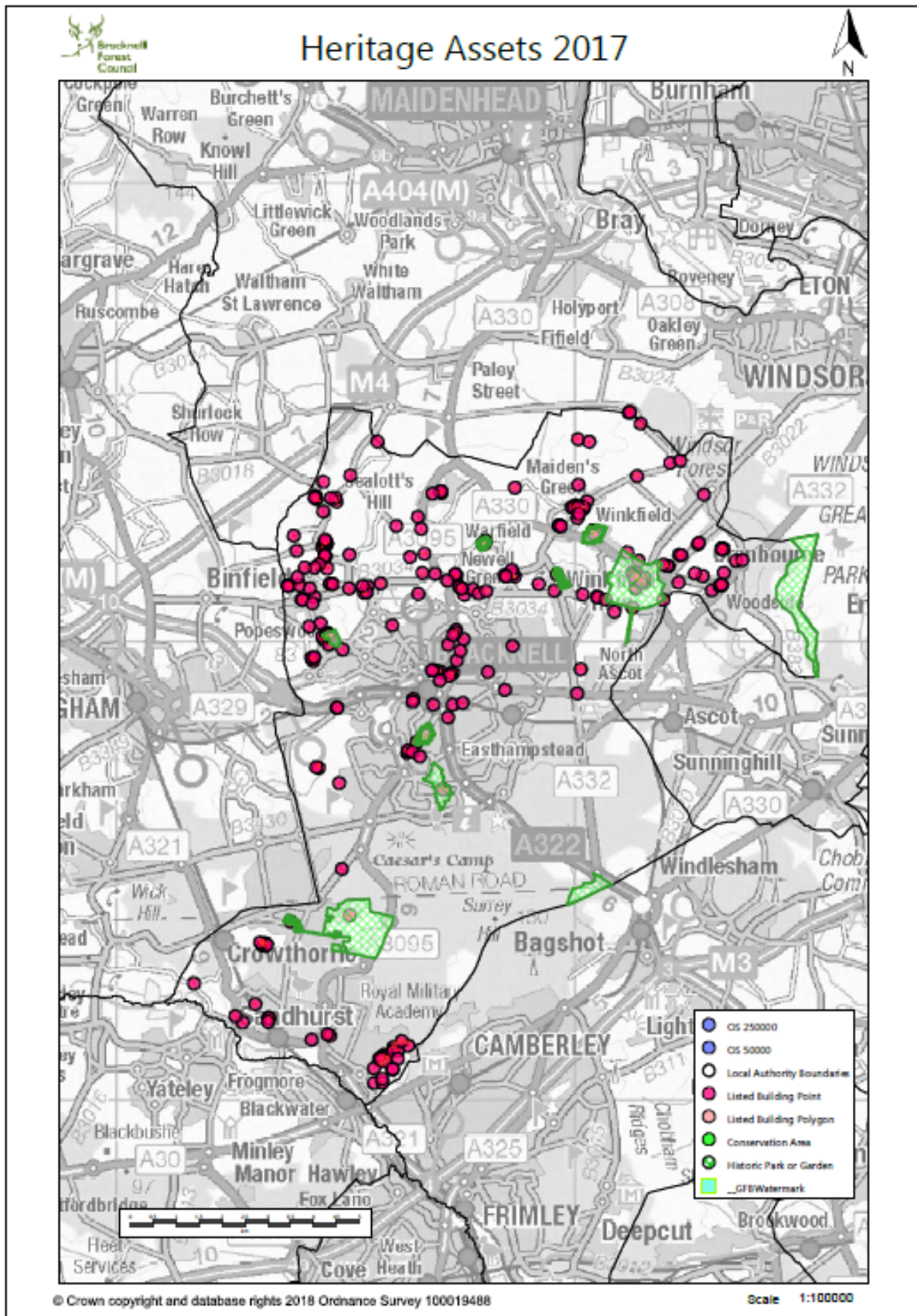
Designation	Site	Description	Condition
<b>SSSI and SPA</b>	Thames Basin Heaths - Sandhurst to Owlsmoor Bogs & Heaths	SU843628. Part BFBC and BBOWT owned land between Crowthorne and Sandhurst. 85.81 ha. Known as Wildmoor Heath.	October 2014: 100% unfavourable recovering  May 2016: 100% unfavourable recovering
	Thames Basin Heaths - Broadmoor to Bagshot Woods & Heaths	SU877644. Consists of Crown Estate, Forestry Commission and MOD land to the south of Bracknell. Annex 1 qualifying species present – Dartford warbler, woodlark and nightjar. 1,696.33 ha	September 2011: 65.61% favourable 34.39% unfavourable recovering  October 2014: 65.61% favourable 34.39% unfavourable recovering  May 2016: 65.61% favourable 34.39% unfavourable recovering
<b>SSSI and SAC</b>	Windsor Forest and Great Park	SU 929740. Sections of the wider Windsor Forest within Bracknell Forest at High Standinghill Woods and South Forest. Annex 1 habitat primary reason for site designation. Old acidophilous oak woods with Quercus robur. Annex 2 species primary reason for site designation - Violet click beetle. 1778.85 ha.	October 2010: 46.45% favourable 53.55% unfavourable recovering  October 2014: 51.85% favourable 48.15% unfavourable recovering  May 2016: 51.84% favourable 48.16% unfavourable recovering
<b>SSSI</b>	Englemere Pond	SU904685. 25.96 ha, dwarf shrub heath lowland and 7.54 ha, standing open water and canals	October 2014: 100% unfavourable recovering  May 2016: 100% unfavourable recovering
<b>SSSI</b>	Swinley Park and Brick Pits	SU896673. 88.97 ha. Ancient broadleaf trees, standing open water and canals (clay pits). Crown Estate.	2010: 100% unfavourable recovering  October 2014: 77.25% favourable 22.75% unfavourable recovering  May 2016: 77.25% favourable 22.75% unfavourable recovering
<b>SSSI</b>	Wykery Copse	SU850686. 3.15 ha, Broadleaved, mixed and yew woodland - lowland	January 2010: 100% favourable  October 2014:

Designation	Site	Description	Condition
			100% favourable May 2016: 100% favourable
<b>SSSI</b>	Wellington College Bog	SU832627. 6.24 ha. Dwarf shrub heath lowland	2010: 100% unfavourable recovering October 2014: 100% unfavourable recovering May 2016: 100% unfavourable recovering
<b>SSSI</b>	Blackwater Valley (Shepherd's Meadows)	SU847605. 33.92 ha. Unimproved alluvial meadows, swamp and wet valley alderwood	2010: Units 1, 2, 4 and 5 favourable Unit 3 unfavourable declining October 2014: 100% favourable May 2016: 100% favourable
<b>SSSI</b>	Chawridge Bourne	SU894736. 9.29 ha. Neutral grassland – lowland	2010: Unit 1 and 2 Unfavourable recovering Unit 3 favourable October 2014: 64.84% favourable 35.16% unfavourable recovering May 2016: 64.86% favourable 35.14% unfavourable recovering
<b>Local Wildlife Sites</b>	Various	316 ha	

See <https://designatedsites.naturalengland.org.uk/>



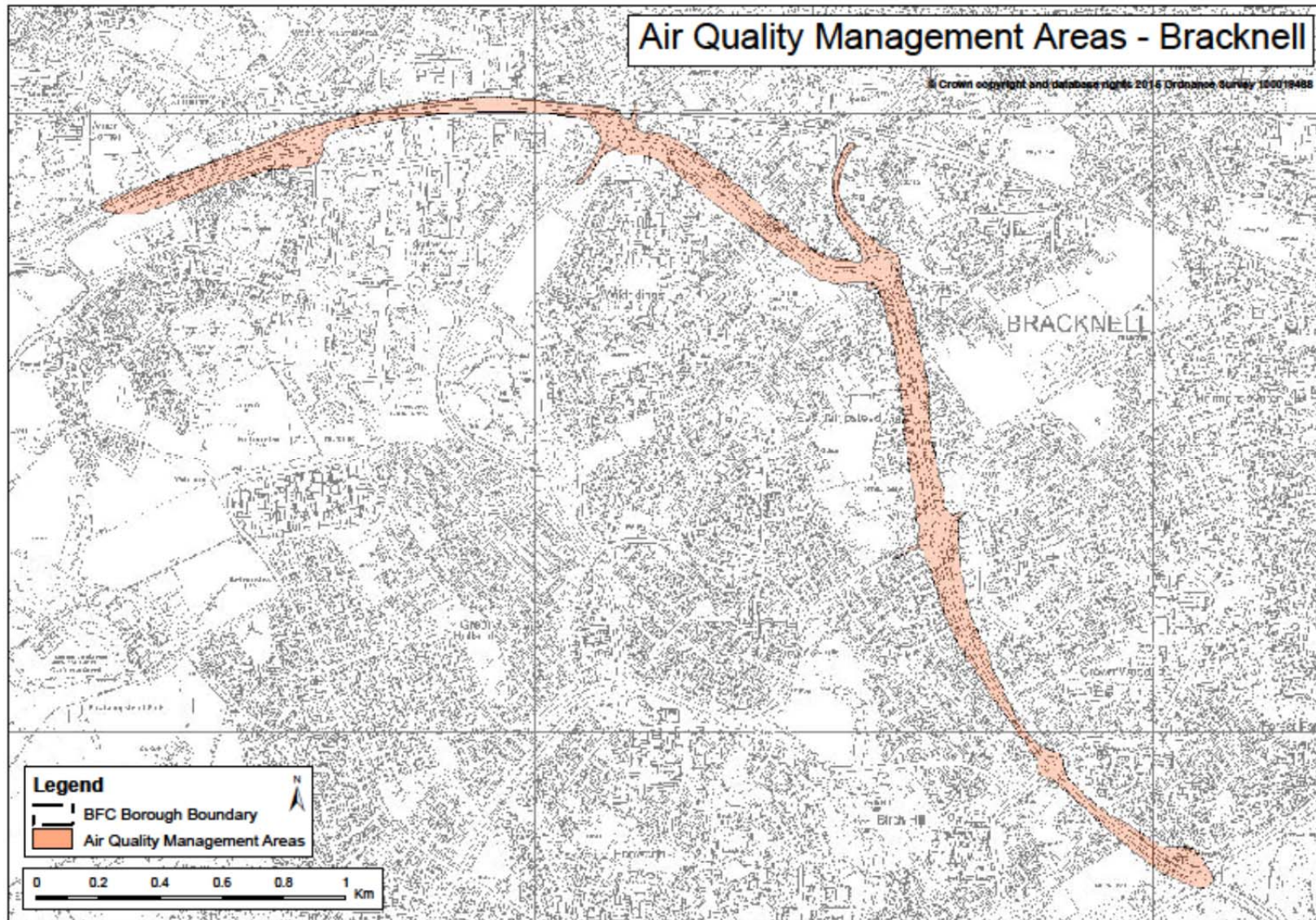
Addendum 4 - Heritage Assets



# Addendum 5 - Air Quality Management Area Bracknell

(Unchanged from 2012)

594



Addendum 6 - Air Quality Management Area Crowthorne

(Unchanged from 2012)



## Addendum 7 - Standard Assessment Procedure (SAP) Ratings

The Standard Assessment Procedure (SAP) is the methodology used by the Government to assess and compare the energy and environmental performance of dwellings.

	January 2010		January 2015	
	Average SAP	No of dwellings	Average SAP	No of dwellings
All dwellings	62	31505	64	35,836
Privately Owned	60	23089	63	26,698
Privately rented	58	383	64	636
Bracknell Forest Council Owned	61	31	61	29
Housing Association	69	2104	70	2226

Not all dwellings recorded.  
Source BFC – Elmhurst Software

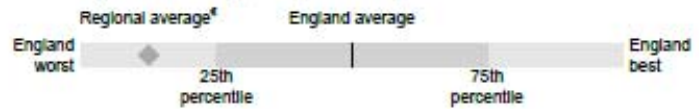
N.B. The 2010 figures do not include the former BFC owned properties that were transferred to Bracknell Forest Homes (approx. 6,000).

## Addendum 8a – Bracknell Forest Health Profile 2017, Public Health England

### Health summary for Bracknell Forest

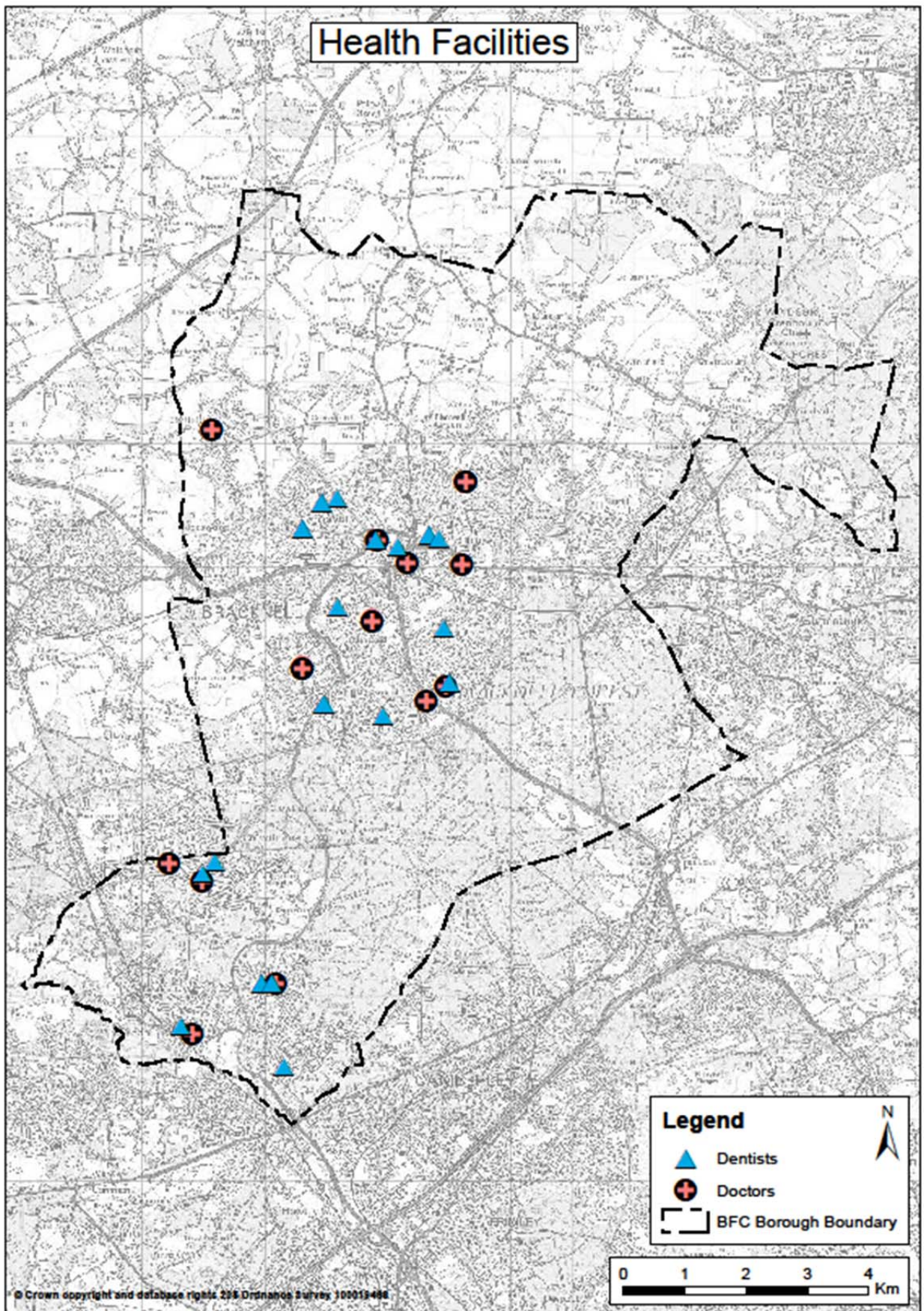
The chart below shows how the health of people in this area compares with the rest of England. This area's result for each indicator is shown as a circle. The average rate for England is shown by the black line, which is always at the centre of the chart. The range of results for all local areas in England is shown as a grey bar. A red circle means that this area is significantly worse than England for that indicator; however, a green circle may still indicate an important public health problem.

- Significantly worse than England average
- Not significantly different from England average
- Significantly better than England average
- Not compared



Domain	Indicator	Period	Local count	Local value	Eng value	Eng worst	England range	Eng best
Our communities	1 Deprivation score (IMD 2015)	2015	n/a	10.5	21.8	42.0		5.0
	2 Children in low income families (under 16s)	2014	2,420	10.8	20.1	39.2		6.6
	3 Statutory homelessness	2015/16	14	0.3	0.9			
	4 GCSEs achieved	2015/16	643	55.9	57.8	44.8		78.7
	5 Violent crime (violence offences)	2015/16	1,139	9.7	17.2	36.7		4.5
	6 Long term unemployment	2016	92	1.2 <sup>‡20</sup>	3.7 <sup>‡20</sup>	13.8		0.4
Children's and young people's health	7 Smoking status at time of delivery	2015/16	85	6.3	10.6 <sup>§1</sup>	26.0		1.8
	8 Breastfeeding initiation	2014/15	1,156	82.2	74.3	47.2		92.9
	9 Obese children (Year 6)	2015/16	188	15.4	19.8	28.5		9.4
	10 Admission episodes for alcohol-specific conditions (under 18s)†	2013/14 - 15/16	11	13.2	37.4	121.3		10.5
	11 Under 18 conceptions	2015	17	7.4	20.8	43.8		5.4
Adults' health and lifestyle	12 Smoking prevalence in adults	2016	n/a	16.1	15.5	25.7		4.9
	13 Percentage of physically active adults	2015	n/a	63.8	57.0	44.8		69.8
	14 Excess weight in adults	2013 - 15	n/a	62.6	64.8	76.2		46.5
	15 Cancer diagnosed at early stage	2015	221	53.9	52.4	39.0		63.1
Disease and poor health	16 Hospital stays for self-harm†	2015/16	249	206.7	196.5	635.3		55.7
	17 Hospital stays for alcohol-related harm†	2015/16	509	473.5	647	1,163		374
	18 Recorded diabetes	2014/15	5,000	5.3	6.4	9.2		3.3
	19 Incidence of TB	2013 - 15	27	7.6	12.0	85.6		0.0
	20 New sexually transmitted infections (STI)	2016	419	527.5	795	3,288		223
	21 Hip fractures in people aged 65 and over†	2015/16	99	631.5	589	820		312
Life expectancy and causes of death	22 Life expectancy at birth (Male)	2013 - 15	n/a	81.3	79.5	74.3		83.4
	23 Life expectancy at birth (Female)	2013 - 15	n/a	85.1	83.1	79.4		86.7
	24 Infant mortality	2013 - 15	10	2.2	3.9	8.2		0.8
	25 Killed and seriously injured on roads	2013 - 15	90	25.4	38.5	103.7		10.4
	26 Suicide rate	2013 - 15	25	8.1	10.1	17.4		5.6
	27 Smoking related deaths	2013 - 15	409	271.5	283.5			
	28 Under 75 mortality rate: cardiovascular	2013 - 15	157	62.9	74.6	137.6		43.1
	29 Under 75 mortality rate: cancer	2013 - 15	304	121.2	138.8	194.8		96.6
	30 Excess winter deaths	Aug 2012 - Jul 2015	75	10.9	19.6	36.0		6.9

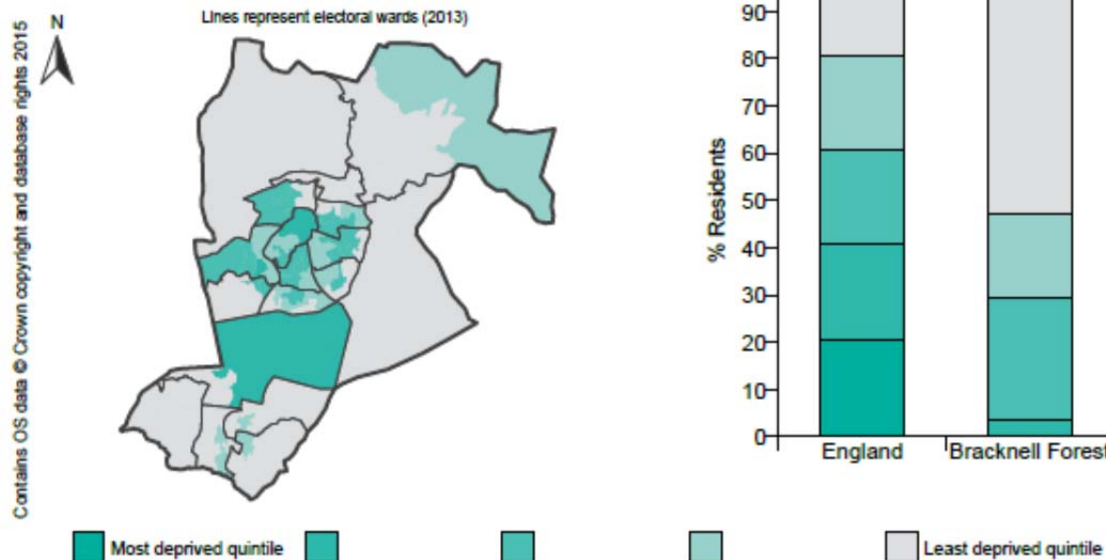
Addendum 8b - Location of Health Facilities



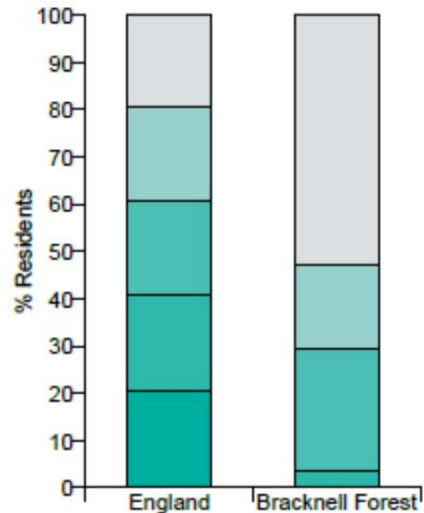
## Addendum 9 – Deprivation

This chart shows the level and distribution of deprivation, compared to the national view.  
Source: Bracknell Forest Health Profile 2015, Public health England.

The map shows differences in deprivation in this area based on national comparisons, using quintiles (fifths) of the Index of Multiple Deprivation 2010, shown by lower super output area. The darkest coloured areas are some of the most deprived neighbourhoods in England.



This chart shows the percentage of the population who live in areas at each level of deprivation.



## Number of Households (HH) in Deprivation Dimensions by Ward

This table provides information that classifies households by deprivation dimension, for England and Wales, as at census day 27th March 2011. The dimensions of deprivation used to classify households are indicators based on the four selected household characteristics:

- Employment (any member of a household not a full-time student is either unemployed or long-term sick)
- Education (no person in the household has at least level 2 education, and no person aged 16-18 is a full-time student)
- Health and disability (any person in the household has general health 'bad or very bad' or has a long term health problem), and
- Housing (Household's accommodation is ether overcrowded, with an occupancy rating -1 or less, or is in a shared dwelling, or has no central heating).

A household is classified as being deprived in none, or one to four of these dimensions in any combination.

Census 2011 - Number of Households (HH) in Deprivation Dimensions by Ward (QS119EW)								
	All HHs	HH Not Deprived in Any Dimension	HH Deprived in 1 Dimension	HH Deprived in 2 Dimensions	HH Deprived in 3 Dimensions	HH Deprived in 4 Dimensions	% not deprived in any dimension	% in at least one deprivation dimension
Warfield Harvest Ride	3112	2200	724	160	28	0	70.7%	29.3%
Binfield with Warfield	3534	2244	902	333	51	4	63.5%	36.5%
Little Sandhurst and Wellington	2006	1247	540	199	18	2	62.2%	37.8%
Owlsmoor	1997	1168	578	213	36	2	58.5%	41.5%
Ascot	2228	1296	628	279	23	2	58.2%	41.8%
Central Sandhurst	2124	1200	618	250	51	5	56.5%	43.5%
Crowthorne	2095	1168	626	254	43	4	55.8%	44.2%
College Town	2055	1127	636	258	33	1	54.8%	45.2%
Crown Wood	3381	1829	1002	430	109	11	54.1%	45.9%
Winkfield and Cranbourne	2155	1075	715	318	41	6	49.9%	50.1%
Harmans Water	3420	1687	1059	517	137	20	49.3%	50.7%
Great Hollands North	2188	1076	714	323	71	4	49.2%	50.8%
Hanworth	3476	1678	1130	549	102	17	48.3%	51.7%
Great Hollands South	1910	922	669	265	49	5	48.3%	51.7%
Old Bracknell	2402	1122	773	397	95	15	46.7%	53.3%
Bullbrook	2531	1106	842	475	102	6	43.7%	56.3%
Priestwood and Garth	3191	1348	1073	621	132	17	42.2%	57.8%
Wildridings and Central	2073	832	682	413	123	23	40.1%	59.9%
<i>Source: Office for National Statistics</i>								



## Addendum 10 – Fear of Crime

In Bracknell Forest Residents Survey 2012 residents were asked how safe they feel in a number of different locations.

**Table 2 How Safe or Unsafe do you feel in the following places?**

Location	5 – very safe	4	3	2	1 – very unsafe
Outside in your local area during the day	77%	16%	4%	2%	1%
Outside in Bracknell Town Centre during the day	56%	26%	13%	3%	2%
Outside in your local area after dark	25%	38%	24%	10%	4%
Outside in Bracknell Town Centre after dark	7%	20%	40%	20%	14%

### Comparison with the Bracknell Forest Council Place Survey 2008

Two of these questions were asked in a similar way on the Place Survey in 2008. On that occasion, almost half said they felt 'Safe' 'when outside in your local area after dark' (49%) compared to 63% in the BFC Fear of Crime Survey 2012. This suggests some improvement in perceptions of safety in the local area after dark has occurred. Additionally, in the Place Survey nearly nine-out-of-ten said they felt 'Safe' 'when outside in your local area during the day' (88%), on par with the figure recorded in 2012.

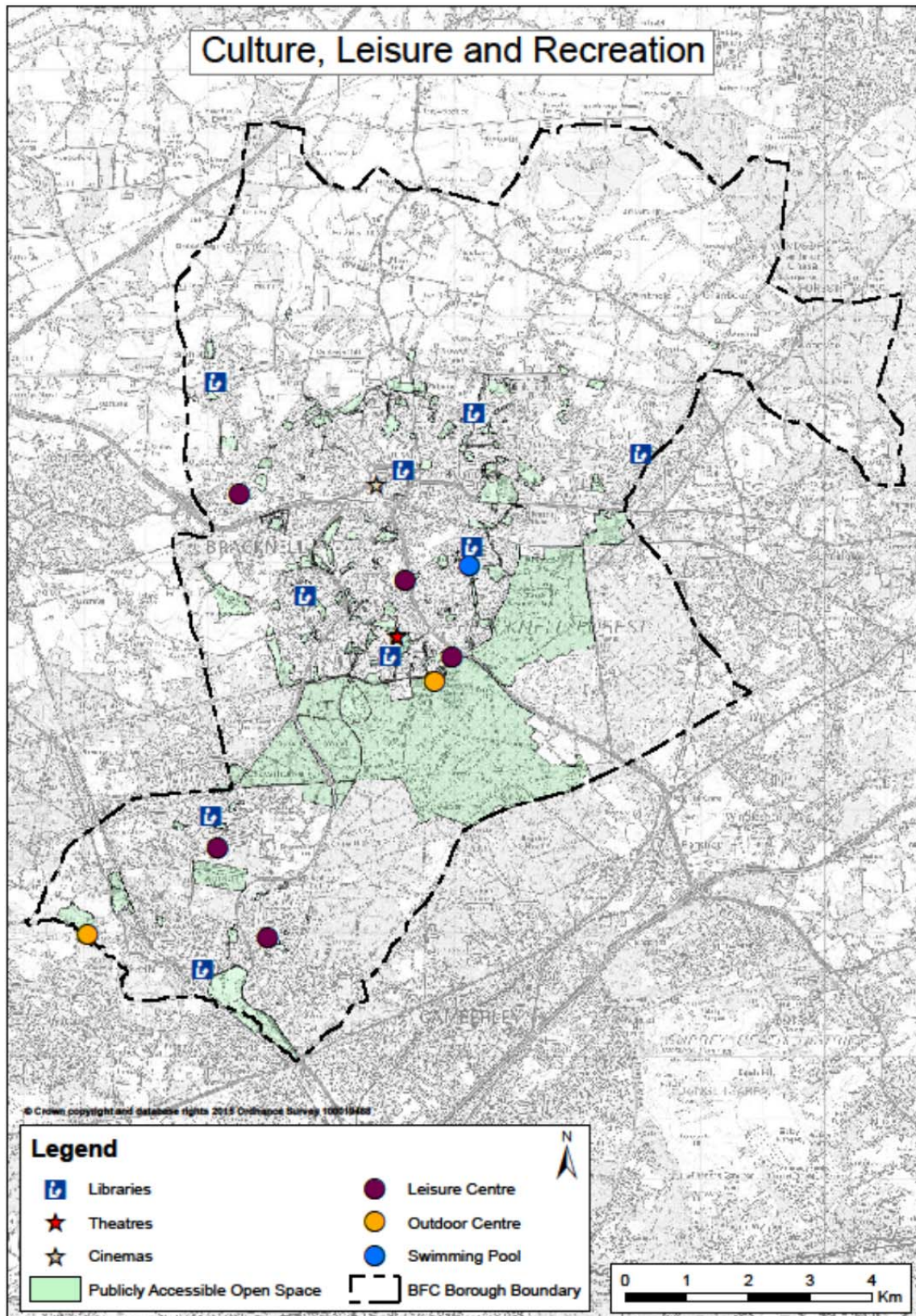
**Addendum 11 - Population within 30 and 60 minutes of a public transport service to a particular destination**

<b>Destination</b>	<b>Population within 30 minutes</b>	<b>Population within 60 minutes</b>
Colleges 0730-0900	68%	100%
Colleges 1700-1830	69%	100%
Dentists 0700-2300	99%	100%
Employment 0700-2300	99%	100%
GPs 0700-2300	99%	100%
Hospitals 0700-2300	51%	100%
Local Centres 0700-2300	99%	100%
Primary Schools 0730-0900	99%	100%
Primary Schools 1530-1700	100%	100%
Secondary Schools 0730-0900	97%	100%
Secondary Schools 1530-1700	98%	100%
Supermarkets 0700-2300	99%	100%

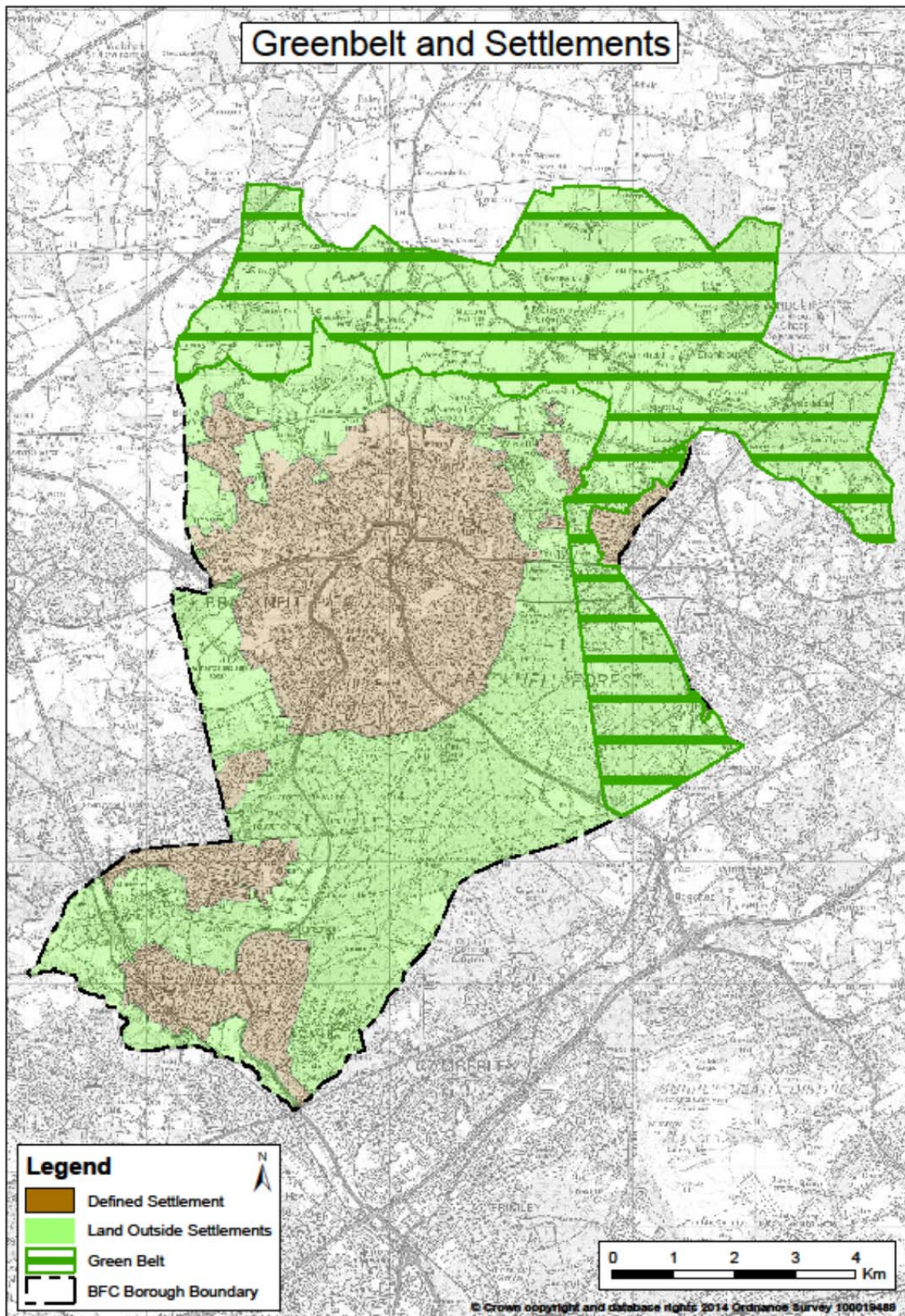
It should be noted that this data pre-dates the Site Allocations Local Plan (July 2013).

*Source: ITP Accessibility Maps and Data (January 2010)*

## Addendum 12 – Location of Culture, Leisure and Recreation



### Addendum 13 – Location of Greenbelt and Settlements



# **Bracknell Forest Council**

## **Draft Sustainability Appraisal (SA)** **(Incorporating Strategic Environmental Assessment)** of the Draft Bracknell Forest Local Plan

### **Appendix 3 – Detailed SA Framework**

**January 2018**

Bracknell Forest Council  
[www.bracknell-forest.gov.uk](http://www.bracknell-forest.gov.uk)

This appendix sets out the detailed SA Framework. It builds on the SA Framework (set out in Table 3 of the main report) which was developed at the Scoping Stage and was subject to consultation. As the BFLP considers both policies and sites, how the SA Objectives and subsequent questions apply, varies through the assessment. This detailed framework provides further information on the appraisal against each SA Objective to increase transparency, clarity and consistency across the appraisal. The appraisal is an iterative process, with further detailed evidence being taken into account as the options are refined. The SA framework forms one part of the overall assessment of sites during the development of the BFLP. The overall BFLP site selection methodology is available within Figure 2 of the SA Report; which also summarised the evidence that has been used.

<b>SA Objective</b>		<i>Taken from Scoping Report [link] which was agreed with statutory consultees.</i>					
<b>Question:</b>		Applicable to:		SHELAA sites	BFLP policy	BFLP sites	<b>Specific Indicator</b>
<i>Questions to be asked in relation to the Objective. Taken from Scoping Report which was agreed with statutory consultees.</i>		<i>Not all questions will be applicable to all stages e.g. some questions are not dependent on location or are not known at a high level.</i>			<ul style="list-style-type: none"> <li><i>These indicators will be used for future monitoring.</i></li> <li><i>Taken from Scoping Report which was agreed with statutory consultees.</i></li> </ul>		
<b>SHELAA Sites</b>							
<b>Corresponding factor(s) in the SHELAA site survey pro-forma</b>		<i>Taken from SHELAA pro-forma</i>					
<b>Source of information</b>	✓✓ (3)	✓ (2)	0 (0) Imp (-1) ✓* (-1)	* (-2)	** (-3)	? (0)	
<i>Information used to assess SHELAA sites. This is typically high level information, such as designations; although some assessments are subjective.</i>	<i>Criteria used to appraise each site.</i>						
<b>BFLP Site Selection*</b>							
<b>Additional source of information</b>	✓✓ (3)	✓ (2)	0 (0) Imp (-1) ✓* (-1)	* (-2)	** (-3)	? (0)	
<i>Additional, more detailed, evidence used.</i>	<i>Criteria used to appraise each site.</i>						

\* The assessment takes into account the feasibility and applicability of potential avoidance and mitigation measures. Where this results in design requirements, avoidance or mitigation for sites, these requirements are set out in the site proformas within the Background Paper. Note this approach differs from that taken within the HRA.

**Key**

Scoring	Explanation
✓✓	Significant positive effect on the SA objective
✓	Positive effect on the SA objective
0	Neutral
Imp ✓*	Depends on implementation Positive and negative effects on the SA objective
*	Negative effect on the SA objective
**	Significant negative effect on the SA objective
?	Effect unknown

SA Objective	SA1 Mitigate climate change To address the causes of climate change through reducing emissions of greenhouse gases					
Question:	Applicable to:			Specific Indicator		
	SHELAA sites	BFLP policy	BFLP sites			
<ul style="list-style-type: none"> <li>Will it minimise the emission of greenhouse gases through the development process?</li> <li>Will it minimise the emission of greenhouse gases directly from the end use?</li> <li>Will it minimise the emission of greenhouse gases from transport to and from the development?</li> <li>Will it minimise the emission of greenhouse gases from any other source?</li> </ul>	✓	✓	✓			<ul style="list-style-type: none"> <li>Carbon dioxide emissions</li> </ul>
<b>SHELAA Sites</b>						
<b>Corresponding factor(s) in the SHELAA site survey pro-forma</b>	<u>Suitability criteria:</u> Proximity to the strategic road network Proximity to public transport Proximity to day to day facilities					
<b>Source of information</b>	✓✓ (3)	✓ (2)	0 (0) Imp (-1) ✓* (-1)	* (-2)	** (-3)	? (0)
Subjective assessment based on site visits, review of maps and assessments under SA16 Services and SA17 Travel	Very well located in relation to existing sustainable transport infrastructure and services.	Well located in relation to existing sustainable transport infrastructure and services.	✓* Moderately located in relation to existing sustainable transport infrastructure and services.	Poorly located in relation to existing sustainable transport infrastructure and services.	Very poorly located in relation to existing sustainable transport infrastructure and services.	Effect unknown
<b>BFLP Site Selection</b>						
<b>Additional source of</b>	✓✓	✓	0 (0)	*	**	?

information	(3)	(2)	Imp (-1) ✓ x (-1)	(-2)	(-3)	(0)																		
<p>Residential Accessibility Assessment * using Accession mapping (travel access and time mapping software that considers both the public highway and public transport) *</p> <p>GIS</p> <p>*Sites not included within this appraisal (Green Belt sites), have been assessed in line with the above SHELAA criteria, or by applying a common sense approach in line with the results for similar neighbouring sites</p>	<p>The sites are appraised against this objective using the Residential Accessibility assessment prepared by Bracknell Forest's Transport Team. The full methodology is available in the Accessibility Assessment; sites were scored from -2 to +2 against each of the following 14 indicators:</p> <ul style="list-style-type: none"> <li>• Access to Town Centre</li> <li>• Access to External Centres</li> <li>• Access to Education</li> <li>• Access to Health</li> <li>• Access to Employment</li> <li>• Congestion Hotspots</li> <li>• Road Improvements</li> <li>• Cycling and Pedestrian Provision</li> <li>• Access by Foot to Local Centres</li> <li>• Physical Barriers</li> <li>• Public Transport Access to Town Centre</li> <li>• Potential for Public Transport Improvements</li> <li>• Proximity to Rail Stations</li> <li>• Proximity to Long Distance Bus Routes</li> </ul> <p>The maximum score available was 28 and the minimum was -28. Scores were then translated into SA appraisal as per the table below.</p>																							
	<table border="1"> <thead> <tr> <th>Total Score from Residential Accessibility Assessment</th> <th>SA Appraisal</th> <th>Explanation</th> </tr> </thead> <tbody> <tr> <td>from 28 to 18</td> <td>✓✓</td> <td>Significant positive effect on the SA objective</td> </tr> <tr> <td>from 17 to 7</td> <td>✓</td> <td>Positive effect on the SA objective</td> </tr> <tr> <td>from 6 to -6</td> <td>✓ x or Imp or Neutral</td> <td>Positive and Negative effects/ depends on Implementation/ Neutral</td> </tr> <tr> <td>from -7 to -17</td> <td>x</td> <td>Negative effect on the SA objective</td> </tr> <tr> <td>from -18 to -28</td> <td>xx</td> <td>Significant negative effect on the SA objective</td> </tr> </tbody> </table>		Total Score from Residential Accessibility Assessment	SA Appraisal	Explanation	from 28 to 18	✓✓	Significant positive effect on the SA objective	from 17 to 7	✓	Positive effect on the SA objective	from 6 to -6	✓ x or Imp or Neutral	Positive and Negative effects/ depends on Implementation/ Neutral	from -7 to -17	x	Negative effect on the SA objective	from -18 to -28	xx	Significant negative effect on the SA objective				
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from -18 to -28	xx	Significant negative effect on the SA objective																						



SA Objective	SA2 Climate adaptation Adapt to climate change by preparing for extreme weather events, including avoiding and managing the risk of flooding, heat wave, drought and storm damage					
Question:	Applicable to:	SHELAA sites	BFLP policy	BFLP sites	Specific Indicator	
<ul style="list-style-type: none"> <li>Will it reduce the vulnerability to flooding?</li> <li>Will it reduce the risks to people as a result of flooding?</li> <li>Will it avoid development within areas of medium and high flood risk?</li> <li>Will it reduce the risk of flooding from surface water?</li> <li>Will it improve water flows by, for example, introducing more permeable surfaces, reducing building footprints, reducing barriers?</li> <li>Will it increase the use of Sustainable Drainage Systems (SUDs) within developments</li> <li>Will it increase shading and ventilation?</li> <li>Will it reduce the risk of drought by harvesting rainwater or reusing waste water?</li> <li>Will it reduce the risk to people and property resulting from storms?</li> <li>Will it reduce the risk to people and property resulting from wildfires?</li> <li>Will it improve the independence of residents or business in terms of energy or resources?</li> </ul>		✓	✓	✓	<ul style="list-style-type: none"> <li>Extent of flood zones</li> <li>Areas at risk of fluvial flooding</li> <li>Areas at risk of surface water flooding<sup>1</sup></li> <li>Areas at risk of groundwater flooding<sup>1</sup></li> <li>New development with sustainable drainage installed</li> </ul>	
<b>SHELAA Sites</b>						
<b>Corresponding factor(s) in the SHELAA site survey pro-forma</b>		<u>Exclusion criteria:</u> Sites wholly within functional flood plains (Flood Zone 3B)				
		<u>Suitability criteria:</u> Flooding (Zone 1, 2, 3a or 3b)				
<b>Source of information</b>	✓✓ (3)	✓ (2)	0 (0) Imp (-1) ✓* (-1)	* (-2)	** (-3)	? (0)
Environment Agency mapping flood zones 2 and 3 (GIS) (i.e. fluvial flooding)	Not applicable	Not applicable	0 – site is wholly within flood zone 1.  Imp - a small part of the site is within flood zones 2, 3a and 3b where it would be feasible to avoid	A medium to large part of the site is within flood zones 2, 3a and 3b where it may be technically feasible to mitigate the risk.	The developable area is within flood zones 2, 3a and 3b.  [Also refer to exclusion criteria above]	Effect unknown

<sup>1</sup> The extent of areas at risk of groundwater flooding will only be updated and assessed periodically, typically within revision to the Strategic Flood Risk Assessment.

			development in that area.			
<b>BFLP Site Selection</b>						
Additional source of information	✓✓ (3)	✓ (2)	0 (0) Imp (-1) ✓* (-1)	* (-2)	** (-3)	? (0)
	SFRA (2017) (considers fluvial, surface water, historic and groundwater flooding; and presence of water courses)  Level 2 SFRA's  Sequential Test  Exception Test  Site Flood Risk Assessments	Not applicable.	Not applicable.	0 – sites with low risk of flooding from all sources (i.e. which pass the Sequential Test, see SFRA for detailed criteria).  Imp - sites where there is a flood risk that can be managed through a sequential approach (i.e. part of the site is within flood zones 2, 3a and 3b; at risk of surface water flooding; groundwater flooding; historic flooding; and/or have a water course present where it would be feasible to avoid development in that area, see SFRA for detailed criteria). N.B. this assumes developable area is reduced to accommodate flood risk.	Sites where a large part of the site is within flood zones 2, 3a and 3b; at risk of surface water flooding; groundwater flooding*; historic flooding; and/or have a water course present where it may be technically feasible to mitigate the risk  *Includes sites at risk of groundwater flooding (0.025-0.5m across approx 75% or more of the site) awaiting Level 2 SFRA results.	Sites where the developable area is within flood zones 2, 3a and 3b; at risk of surface water flooding; groundwater flooding; historic flooding; and/or have a water course present. This includes sites where surface water flooding coincides with groundwater emergence.

SA Objective	SA3 Biodiversity To conserve and enhance the diversity of wildlife, habitats and geology					
Question:	Applicable to:	SHELAA sites	BFLP policy	BFLP sites	Specific Indicator	
<ul style="list-style-type: none"> <li>Will it address any adverse effects on the integrity of the Thames Basin Heaths Special Protection Area?</li> <li>Will it protect and enhance designated sites and habitats of nature conservation value?</li> <li>Will it facilitate the movement of wildlife along corridors or between habitats?</li> <li>Will it avoid damage to areas of geological interests?</li> </ul>		✓	✓	✓	<ul style="list-style-type: none"> <li>Wildlife designations</li> <li>Condition of designated sites (SPA, SAC, SSSI, LWS)</li> <li>UK priority habitat resource in Bracknell Forest</li> <li>Change in numbers of UK priority species in Bracknell Forest</li> <li>Population of wild birds</li> </ul>	
<b>SHELAA Sites</b>						
<b>Corresponding factor(s) in the SHELAA site survey pro-forma</b>	<u>Exclusion criteria:</u> Sites which lie wholly within Sites of Special Scientific Interest Sites which lie within the Thames Basin Heaths Special Protection Area Sites which lie within 400m of the Thames Basin Heaths Special Protection Area (C3 residential uses will be excluded, and other uses will be considered on a case by case basis depending on nature of the use proposed and impacts upon the SPA) Sites which lie within Special Areas of Conservation Sites which lie wholly within Ancient Woodlands <u>Suitability criteria:</u> National and local ecological designations Trees on site Tree Preservation Orders					
<b>Source of information</b>	✓✓ (3)	✓ (2)	0 (0) Imp (-1) ✓* (-1)	* (-2)	** (-3)	? (0)
GIS (e.g. SPA, SAC, SSSI, Ancient Woodland, LWS, LNR, BOA, TPO, area TPO, geological sites)	Not applicable	Not applicable	0 – no negative impact on biodiversity / geological interests.  Imp – effect is dependent on how measures are implemented (e.g. within buffer of ancient woodland, isolated Tree Preservation Orders on site that could be protected)	Site contains features of biodiversity / geological interest of local importance (e.g. LNR, LWS, BOAs, TPOs, area TPOs) which cannot be avoided.	Site contains features of biodiversity / geological interest of more than local importance (e.g. SSSI, SAC, SPA, Ancient Woodland) which cannot be avoided.  [Also refer to exclusion criteria above]	Effect unknown

<b>BFLP Site Selection</b>						
<b>Additional source of information</b>	<b>✓✓ (3)</b>	<b>✓ (2)</b>	<b>0 (0) Imp (-1) ✓* (-1)</b>	<b>* (-2)</b>	<b>** (-3)</b>	<b>? (0)</b>
<p>GIS (e.g. Heathland extent, heathland potential, veteran trees, local geological sites)</p> <p>Phase 1 habitat surveys (John Wenman Associates, 2017)<sup>2</sup></p> <p>Habitat Regulation Assessment (BFC, 2017)</p> <p>Green Infrastructure Review (TVERC, 2017)</p>	<p>No negative impact on biodiversity connectivity/interests AND likely to be able to deliver enhancement of biodiversity to deliver wider than local benefits. Enhancement measures are considered feasible.</p> <p>No direct impact to geological interest.</p>	<p>No negative impact on biodiversity connectivity/interests AND likely to be able to deliver enhancement of biodiversity to deliver local benefits to enhance the status of biodiversity. Enhancement measures are considered feasible.</p> <p>No direct impact to geological interest.</p>	<p>0 – limited negative impact on biodiversity connectivity/interest or geological interests.</p> <p>Imp - impacts to biodiversity connectivity/interests or geological interests are likely to be able to be mitigated, however depends on implementation.</p>	<p>Overall negative impact on biodiversity interests and connectivity of local importance (e.g. LNR, LWS, BOAs, protected species, priority habitats, TPOs, area TPOs, veteran trees, heathland extent, heathland potential). Potential mitigation is likely to be feasible to reduce impact on local biodiversity.</p> <p>Overall negative impact on biodiversity interests of more than local importance where mitigation is likely to be feasible.</p> <p>Impact to geological interest<sup>3</sup>.</p>	<p>Overall, significant negative impact on biodiversity interests and connectivity of more than local importance (e.g. SSSI, SAC, SPA, Ancient Woodland).</p> <p>Potential mitigation is likely to be not feasible / disproportionately costly / unlikely to deliver the necessary improvements.</p>	<p>Effect unknown</p>

<sup>2</sup> Phase 1 habitat surveys were carried out for sites outside of the Green Belt. Sites within the town centre that are previously developed land were not surveyed (unless significant areas of vegetation were present) due to their lower ecological potential. For sites without ecological surveys, professional judgement was used to make the assessment.

<sup>3</sup> None of the SHELAA sites contain, or are in the vicinity of the three local geological sites within the borough.

SA Objective	SA4 Landscape & historic To protect and enhance the Borough's characteristic landscape and its historic environment in urban and rural areas					
Question:	Applicable to:	SHELAA sites	BFLP policy	BFLP sites	Specific Indicator	
<ul style="list-style-type: none"> <li>Will it increase the significance of any heritage assets and their settings?</li> <li>Will it enhance heritage assets and their settings?</li> <li>Will it result in new development that would make the most of the opportunities provided by heritage assets?</li> <li>Will it minimise any adverse effect on views of an important landscape or townscape, both from short distances and from further afield?</li> <li>Will it result in or contribute towards the creation of a new high-quality landscape?</li> </ul>		<ul style="list-style-type: none"> <li>✓</li> <li>✓</li> </ul>	<ul style="list-style-type: none"> <li>✓</li> <li>✓</li> <li>✓</li> </ul>	<ul style="list-style-type: none"> <li>✓</li> <li>✓</li> <li>✓</li> <li>✓</li> </ul>	<ul style="list-style-type: none"> <li>Number of designated heritage assets</li> <li>Number and proportion of designated heritage assets at risk</li> <li>% of conservation areas in Bracknell Forest with an up-to-date character appraisal</li> <li>Key character areas identified in the landscape character assessment</li> </ul>	
SHELAA Sites						
Corresponding factor(s) in the SHELAA site survey pro-forma	<u>Suitability criteria:</u> Historic landscape designations Presence of historic buildings Archaeological or geological interest Conservation Areas					
Source of information	✓✓ (3)	✓ (2)	0 (0) Imp (-1) ✓* (-1)	* (-2)	** (-3)	? (0)
<b>SA4a Landscape:</b> GIS (Character Areas, river corridors (current policy XXX), TPOs, LCAs) Greenfield sites			0 - No effect on landscape interests  Imp – effect on landscape will vary with implementation (e.g. level changes across site).	Overall negative effect on landscape interests of local importance (e.g. river corridors, TPOs, LCAs, greenfield site outside of the greenbelt or PDL in greenbelt or smaller scale greenfield sites in the greenbelt adjacent to existing settlement). Or Professional judgement shows landscape is likely to be a key constraint.	Overall, significant negative effect on landscape interests of more than local importance (e.g. greenfield site in the greenbelt some distance from, or out likely to be out of scale with, existing settlement, or erodes a gap)	

<p><b>SA4b Historic environment:</b> GIS (Scheduled Ancient Monuments, Conservation Areas, Listed Buildings, Historic Parks and Gardens)</p> <p>Landscape Character Assessment (2015) and Landscape Recommendations Report (2015)</p>			<p>0 – No effect on known heritage assets</p> <p>Imp – Heritage asset within the vicinity of the site (not directly adjacent to the site) may be affected by development.</p>	<p>Overall negative effect on historic interests of local importance (e.g. Locally Listed Building, Conservation Area, Historic Parks and Gardens). Including sites in the directly adjacent to historic features which may affect their setting. Including archaeological sites and their setting.</p>	<p>Overall, significant negative effect on historic interests of more than local importance (e.g. Scheduled Ancient Monument, Listed Building). Including sites directly adjacent to such features which may affect their setting.</p>	
<b>BFLP Site Selection</b>						
<p><b>Additional source of information</b></p>	<p>✓✓ (3)</p>	<p>✓ (2)</p>	<p>0 (0) Imp (-1) ✓* (-1)</p>	<p>* (-2)</p>	<p>** (-3)</p>	<p>? (0)</p>
<p><b>SA4a Landscape:</b> Landscape Sensitivity Appraisal of Potential Housing and Employment Sites in Bracknell Forest Borough (2017)*</p> <p>Historic Landscape Character (reviewed 2017)</p> <p>Archaeological site assessment (HER reviewed 2017)</p> <p>*Sites not included within this appraisal, have been assessed in line with the above SHELAA criteria, or by</p>			<p>0 – Site rated 'low' in Landscape Sensitivity Report 'The character, function and value of the landscape or characteristics of the site have a low susceptibility to being changed as a result of introducing the development type, or impacts can be easily mitigated.'</p> <p>✓* - Site rated 'low-medium' within Landscape Sensitivity Report (see report for full details of assessment criteria): Low-medium – 'The character, function</p>	<p>Site rated 'medium' within Landscape Sensitivity Report (see report for full details of assessment criteria):</p> <p>Medium - 'The character, function and value of the landscape or characteristics of the site are moderately susceptible to being changed as a result of introducing the development type, or impacts may be mitigated to a degree'.</p>	<p>Site rated 'High' or 'Medium-High' within Landscape Sensitivity Report (see report for full details of assessment criteria):</p> <p>High – 'The character, function and value of the landscape or characteristics of the site are highly susceptible to being changed as a result of introducing the development type, and cannot be mitigated'.</p> <p>Medium-High – 'The character, function and value of the</p>	

<p>applying a common sense approach in line with the results for similar neighbouring sites.</p>			<p>and value of the landscape or characteristics of the site are low-moderately susceptible to being changed as a result of introducing the development type, or impacts may be mitigated'.</p>		<p>landscape or characteristics of the site are moderate-highly susceptible to being changed as a result of introducing the development type, and cannot easily be mitigated.'</p>	
<p><b>SA4b Historic environment:</b></p> <p>Archaeological site assessments, Berkshire Archaeology 2017</p> <p>Bracknell Forest Historic Environment Assessment of SHELAA Sites (unpublished draft)</p>	<p>No negative impact on historic interests and measures to enhance historic interests to deliver wider than local benefits.</p> <p>Opportunity for new uses in historic buildings and the enhancement of heritage assets which are currently 'at risk'.</p>	<p>No negative impact on historic interests and measures to enhance current historic interests to deliver local benefits which will enhance the status of local historic interests.</p> <p>Opportunity for new uses in old buildings and the enhancement of heritage assets.</p>	<p>No impact on historic interests; or impacts can be mitigated.</p>	<p>Overall negative impact on historic interests that are of more than local importance (e.g. Locally Listed Building, Conservation Area, Historic Parks and Gardens). Including sites in the vicinity of historic features which may effect their setting.</p>	<p>Overall significant negative impact on historic interests and historic features that are of more than local importance (e.g. Scheduled Ancient Monument, Listed Building). Including sites directly adjacent to such features which may effect their setting.</p>	





SA Objective	SA6 Pollution Minimise air, water, soil / ground, noise and light pollution and improve the quality of air, water and contaminated land					
Question:	Applicable to:	SHELAA sites	BFLP policy	BFLP sites	Specific Indicator	
<ul style="list-style-type: none"> <li>Will it maintain or improve water quality?</li> <li>Will it avoid air, surface water, groundwater pollution?</li> <li>Will it avoid soil pollution?</li> <li>Would it enable the remediation of contaminated land?</li> <li>Will it maintain and enhance the quality of the Borough's soils?</li> <li>Will it avoid noise pollution?</li> </ul>		✓	✓	✓	<ul style="list-style-type: none"> <li>Chemical and biological river water quality</li> <li>Incidents of major and significant water pollution</li> <li>Air quality in the Air Quality Management Areas (AQMA's)</li> <li>Contaminated land remediated</li> </ul>	
<b>SHELAA Sites</b>						
<b>Corresponding factor(s) in the SHELAA site survey pro-forma</b>	<u>Suitability criteria:</u> Ground conditions Contamination Landfill site/proximity to a Landfill site Noise and pollution Impact on neighbouring properties					
<b>Source of information</b>	✓✓ (3)	✓ (2)	0 (0) Imp (-1) ✓* (-1)	* (-2)	** (-3)	? (0)
Air Quality Management Areas (AQMA)  Landfill records (Environment Agency and BFC)  Contaminated land (through discussion with Environmental Health)  Proximity to noise and odour sources (based on review of surrounding land uses)			0 No air quality, water quality, contaminated land, noise or odour issues identified (based on high level desk based research only).  ✓* – some positive, some negatives effects on air quality, water quality, contaminated land, noise or odour issues.	Landfill within 250m of site.  Site is within proximity of an AQMA.  Site is within proximity of a significant noise or odour source (based on review of surrounding land uses).  Site is known or suspected to be contaminated; or possibly contaminated from previous use (localised).	Landfill on site.  Site within AQMA.  Site is known or suspected to be contaminated; or possibly contaminated from previous use (large scale).	Effect unknown

<b>BFLP Site Selection</b>						
<b>Additional source of information</b>	✓✓ (3)	✓ (2)	0 (0) Imp (-1) ✓* (-1)	* (-2)	** (-3)	? (0)
<p><b>SA6a Air, Soil, Noise</b> Air Quality Management Area Reports?</p> <p>GIS (general mapping, landfill records, groundwater source protection zone)</p>			<p>0 No air quality, water quality, contaminated land, noise or odour issues identified at this stage.</p> <p>Imp – effect on air quality, water quality (including source protection zones), contaminated land, noise or odour issues will depend on implementation (e.g. in river corridor).</p> <p>✓* – potential noise and air quality issues from proximity to A road/motorway or railway.</p>	<p>Landfill within 250m of site.</p> <p>Commuting offsite may impact an area with existing air quality concern (e.g. within a designated AQMA or where air quality monitoring results suggest further traffic may lead to designation of an AQMA).</p> <p>Site is known or suspected to be contaminated (localised), remediation considered unlikely/unfeasible.</p>	<p>Landfill on site.</p> <p>Commuting offsite is likely to impact an area with existing air quality concern (e.g. within a designated AQMA or where air quality monitoring results suggest further traffic may lead to designation of an AQMA).</p> <p>Site is known or suspected to be contaminated (large scale), remediation considered unlikely/unfeasible.</p>	Effect unknown
<p><b>SA6b Wastewater</b> Air Quality Management Area Reports?</p> <p>Water Cycle Study: Phase 1 Scoping Report (JBA, Draft Report, June 2017)</p>	<p>Opportunity to enhance water environment within development and help achieve WFD objectives as part of a wider scheme.</p>	<p>Opportunity to enhance water environment within development.</p> <p>WwTW flow capacity green – capacity available to serve the proposed growth.</p> <p>Odour screening green – unlikely to be impacted by odour from WwTW.</p>		<p>WwTW flow capacity amber – upgrades required but no significant constraints.</p> <p>Odour screening amber – odour impact assessment required.</p>	<p>WwTW flow capacity red – upgrades required, major constraints.</p> <p>Odour screening red – site within area of confirmed WwTW odour issues.</p>	Effect unknown

SA Objective	SA7 Resource use Ensure appropriate, efficient, reliable and careful use and supply of energy, water, minerals, food and other natural resources. [energy issues considered in SA8 below to prevent double counting]					
Question:	Applicable to:	SHELAA sites	BFLP policy	BFLP sites	Specific Indicator	
<ul style="list-style-type: none"> <li>Will it result in the efficient use of energy, water, minerals, food and other natural resources</li> <li>Will it reduce water consumption?</li> <li>Will it contribute to increased supply of energy, water, minerals, food and other natural resources?</li> <li>If so, will that increased supply be appropriate in terms of environmental, social and economic effects?</li> <li>Will it result in greater independence or reliability in terms of supply of energy, water, minerals, food and other natural resources?</li> <li>Will it retain the Borough's best and most versatile agricultural land?</li> </ul>		✓	✓	✓	<ul style="list-style-type: none"> <li>Agricultural land quality</li> <li>Water consumption</li> </ul>	
<b>SHELAA Sites</b>						
<b>Corresponding factor(s) in the SHELAA site survey pro-forma</b>		<u>Suitability criteria:</u> Agricultural Land grading (Grade 1, 2 or 3a) Minerals				
<b>Source of information</b>	✓✓ (3)	✓ (2)	0 (0) Imp (-1) ✓* (-1)	* (-2)	** (-3)	? (0)
Agricultural land classification <sup>4</sup>  Waste and Minerals Plan/Sand and Gravel (superficial) BGS data <sup>5</sup>			0 Overall neutral impact on natural resources including Best and Most Versatile Agricultural Land, mineral deposits and aquifers. Includes areas, classified by the ALC system as grade 3b, 4		Overall significant loss of natural resources of more than local importance (e.g. mineral resources, Best and Most Versatile Agricultural Land – ALC grading Grade 1, 2 or 3a).	Effect unknown

<sup>4</sup> Natural England Technical Information Note TIN049 states 'The ALC system is used by Natural England and others to give advice to planning authorities, developers and the public if development is proposed on agricultural land or other greenfield sites that could potentially grow crops.' As such the ALC shall only be considered for agricultural land or other greenfield sites that could potentially grow crops. The view has been taken that sites currently in mainly residential, forestry or parkland use (for example) would not be used to grow crops.

<sup>5</sup> Minerals are not considered for PDL sites currently in mainly residential, forestry or parkland use or in build up areas. Where located within a landfill sites, minerals are assumed to have already been extracted.

			and 5, ungraded, urban etc.			
<b>BFLP Site Selection</b>						
<b>Additional source of information</b>	✓✓ (3)	✓ (2)	0 (0) Imp (-1) ✓* (-1)	* (-2)	** (-3)	? (0)
<b>SA7a Other Resources</b> Groundwater Source Protection Zone (GIS)  Waste and Minerals Plan/Sand and Gravel (superficial) BGS data <sup>6</sup>  [Energy considered within SA8]			0 Overall neutral impact on natural resources including Best and Most Versatile Agricultural Land, mineral deposits and aquifers. Includes areas, classified by the ALC system as grade 3b, 4 and 5, ungraded, urban etc.	Overall negative impact on natural resources:  Within Groundwater Source Protection Zone.  Overall limited loss natural resources of more than local importance (e.g. mineral resources, Best and Most Versatile Agricultural Land – ALC grade 3 <sup>7</sup> ).	Overall significant loss natural resources of more than local importance (e.g. mineral resources, Best and Most Versatile Agricultural Land – ALC grading Grade 1, 2 or 3a).	Effect unknown
<b>SA7b Water Supply</b> Water Cycle Study: Phase 1 Scoping Report (JBA, Draft Report, June 2017).		Water resource green – WRMP can meet supply demand.  Water supply green – capacity available to serve proposed growth.		Water resources amber – insufficient evidence that increased demand can be met.  Water supply amber – infrastructure or treatment work upgrades required but no significant constraint.	Water resources red – additional water resources may be required.  Water supply red – infrastructure or treatment work upgrades required, major constraint identified.	Effect unknown

<sup>6</sup> Minerals are not considered for PDL sites currently in mainly residential, forestry or parkland use or in built up areas. Where located within a landfill sites, minerals are assumed to have already been extracted.

<sup>7</sup> ALC grade 3 is subdivided into 3a (better quality) and 3b (poorer quality). However availability of this information is very limited, as such grade 3 is appraised as between the higher and lower grades within this assessment.

<b>SA Objective</b>	<b>SA8 Energy</b> To increase energy efficiency and support the delivery of renewable and low carbon energy					
<b>Question:</b>	Applicable to:			<b>Specific Indicator</b>		
	SHELAA sites	BFLP policy	BFLP sites			
<ul style="list-style-type: none"> <li>Will it lead to an increase in energy efficiency?</li> <li>Will it result in the provision of any renewable energy or low carbon energy generation?</li> <li>Will it result in the use of a higher proportion of renewable or low carbon energy?</li> </ul>		✓		✓		<ul style="list-style-type: none"> <li>Installed capacity of sites generating electricity and / or heat from renewable sources</li> <li>Domestic emissions</li> </ul>
<b>SHELAA Sites</b>						
<b>Corresponding factor(s) in the SHELAA site survey pro-forma</b>	None (not applicable at early stage of location assessment)					
<b>Source of information</b>	✓✓ (3)	✓ (2)	0 (0) Imp (-1) ✓* (-1)	* (-2)	** (-3)	? (0)
N/A	N/A	N/A	N/A	N/A	N/A	N/A
<b>BFLP Site Selection</b>						
<b>Additional source of information</b>	✓✓ (3)	✓ (2)	0 (0) Imp (-1) ✓* (-1)	* (-2)	** (-3)	? (0)
N/A to differentiate between sites	N/A	N/A	N/A	N/A	N/A	N/A

SA Objective		SA9 Economy & employment Facilitate sustainable economic growth and regeneration that provides employment opportunities for everyone and supports a successful, competitive, and balanced local economy that meets the needs of the area				
Question:		Applicable to:	SHELAA sites	BFLP policy	BFLP sites	Specific Indicator
<ul style="list-style-type: none"> <li>Will it result in increased local jobs which meet the needs of Bracknell Forest?</li> <li>Will it result in additional economic activity in Bracknell Forest?</li> <li>Will it lead to economic regeneration in areas where this is needed?</li> <li>Will it result in added value to the economy?</li> <li>Will any additional economic activity be of a type and scale that can be supported by the existing infrastructure (including housing supply) and workforce of Bracknell?</li> <li>If not, will the economic activity contribute to measures that mitigate its impact on the existing infrastructure and workforce?</li> <li>Will it actively contribute to a balance of activity in the area, in terms of type and scale, or would it instead result in an over-specialisation of the economy that is vulnerable to economic fluctuations?</li> <li>Will it support the urban economy?</li> <li>Will it support the rural economy?</li> <li>Will it result in a diverse retail offer?</li> <li>Will it result in the flexibility to accommodate needs not necessarily anticipated and allow a rapid response to changes in economic circumstances?</li> </ul>			✓ ✓ ✓	✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓	✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓	<ul style="list-style-type: none"> <li>Proportion of people of working age in employment</li> <li>Change in VAT registered business stock</li> <li>GVA per job (per head)</li> <li>Births and deaths of new enterprises and active enterprises</li> <li>Firm size and Industry Groups</li> </ul>
SHELAA Sites						
Corresponding factor(s) in the SHELAA site survey pro-forma		<u>Proposed use:</u> Nature of use  <u>Site Description:</u> Current use				
Source of information	✓✓ (3)	✓ (2)	0 (0) Imp (-1) ✓* (-1)	* (-2)	** (-3)	? (0)
Current land use and proposed land use	Sites identified as having a potentially large net gain for the economy and employment	Sites are identified as having a potential net gain for the economy and employment (e.g. includes a neighbourhood centre or care home)	0 no direct loss or gain for the economy or employment in terms of longer term land use (i.e. not taking into effect any construction)	Sites are identified as having a potential net loss for the economy and employment	Sites are identified as having a potentially large net loss for the economy and employment	Effect unknown

			<p>Imp effect will depend on implementation (e.g. development will result in loss of current economic /employment uses however other economic/employment uses proposed; or more than one land use proposed)</p> <p>✓ * loss of potential economic/employment (e.g. loss of vacant commercial or education building)</p>			
<b>BFLP Site Selection</b>						
<b>Additional source of information</b>	✓✓ (3)	✓ (2)	0 (0) Imp (-1) ✓ * (-1)	* (-2)	** (-3)	? (0)
Current land use and proposed land use <sup>8</sup>	Sites identified as having a potentially large net gain for the economy and employment	Sites are identified as having a potential net gain for the economy and employment (e.g. includes a neighbourhood centre <sup>9</sup> or care home)	<p>0 no direct loss or gain for the economy or employment in terms of longer term land use (i.e. not taking into effect any construction)</p> <p>Imp effect will depend on implementation (e.g. development will result in loss of</p>	Sites are identified as having a potential net loss for the economy and employment	Sites are identified as having a potentially large net loss for the economy and employment; or loss of land included within an Article 4.	Effect unknown

<sup>8</sup> The FEMA report identifies the functional economic market area; the EDNA report assess the land/floorspace required for economic development uses; and the Retail and Leisure Study identifies the retail and main town centre requirements to 2036. The ability of the CLP to meet these needs will be considered as a strategic matter in the CLP. On a site by site basis, the potential loss or gain of economic and employment land uses is relevant and as such has been considered for each site. The scoring method takes no account of loss of jobs within agriculture as it is not always apparent if land is used for economic agricultural production.

<sup>9</sup> In line with the SHELAA methodology, a neighbourhood centre is assumed to be required for site yielding 700+ dwellings

			<p>current economic /employment uses however other economic/employment uses proposed; or more than one land use proposed)</p> <p>✓ * loss of potential economic/employment (e.g. loss of vacant commercial or education building)</p>			
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SA Objective		SA11 Housing need To meet local housing needs by ensuring that everyone has the opportunity to live in a high quality, well designed and affordable home				
Question:		Applicable to:	SHELAA sites	BFLP policy	BFLP sites	Specific Indicator
<ul style="list-style-type: none"> <li>Will it increase the supply and / or quality of housing?</li> <li>Will it increase the supply and / or quality of affordable housing?</li> <li>Will it make the housing stock more responsive to the needs of the area i.e. for specific groups such as the elderly and disabled, gypsies and travellers and travelling showpeople?</li> <li>Will it encourage development at an appropriate density, standard, size and mix?</li> <li>Will it lead to a decrease in hazardous homes?</li> <li>Will it lead to a good Home Quality Mark rating?</li> </ul>			✓	✓	✓	<ul style="list-style-type: none"> <li>Net dwellings completed per annum</li> <li>Net affordable dwellings completed per annum</li> <li>Ratio of house prices v earnings</li> <li>Households on the Housing Register</li> <li>Hazardous homes</li> <li>Net additional pitches (Gypsy and Travellers)</li> <li>Dwelling types and sizes</li> <li>Percentage of new dwellings completed at various densities</li> <li>Housing Quality (Building for Life Assessments)</li> <li>Home Quality Mark ratings</li> </ul>
<b>SHELAA Sites</b>						
Corresponding factor(s) in the SHELAA site survey pro-forma		<u>Proposed use:</u> Nature of use  <u>Site Description:</u> Current use				
Source of information	✓✓ (3)	✓ (2)	0 (0) Imp (-1) ✓* (-1)	* (-2)	** (-3)	? (0)
SHELAA	Sites identified as providing 1ha and above for all types of housing; or high density town centre sites. Assumes provision of affordable dwellings.	Sites identified as having a potential net gain of five or more dwellings (or over 0.4ha for residential institutions). Sites over 15 net dwellings assumed to provide affordable homes.	0 Limited, or no overall effect on housing number or affordable housing	Sites identified as having a potential net loss of five or more dwellings (or over 0.4ha for residential institutions).	Sites identified as losing 1ha and above of land for all types of housing.	Effect unknown
<b>BFLP Site Selection</b>						
Additional source of	✓✓	✓	0 (0)	*	**	?

information	(3)	(2)	Imp (-1) ✓ x (-1)	(-2)	(-3)	(0)
BFLP site proformas	Sites identified as having a potential net gain of 25 more dwellings (or over 0.4ha for residential institutions). Assumes provision of affordable dwellings and dwellings of an appropriate density, standard, type and mix.	Sites identified as having a potential net gain of five or more dwellings (or over 0.4ha for residential institutions). Assumes provision of affordable dwellings for sites over 15 net dwellings and of an appropriate density, standard, type and mix.	0 Limited, or no overall effect on housing number or affordable housing	Sites identified as having a potential net loss of five or more dwellings (or over 0.4ha for residential institutions).	Sites identified as losing 1ha and above of land for all types of housing.	Effect unknown

<b>SA Objective</b>		<b>SA12 Health</b> To protect and enhance human health and well-being				
<b>Question:</b>		Applicable to:	SHELAA sites	BFLP policy	BFLP sites	<b>Specific Indicator</b>
<ul style="list-style-type: none"> <li>Will it support appropriate health infrastructure?</li> <li>Will it result in good access to health facilities for everyone?</li> <li>Will it reduce contributors to poor physical health, for example poor air quality?</li> <li>Will it reduce contributors to poor mental health, for example noise and disturbance?</li> <li>Will it contribute to reducing obesity?</li> <li>Will it reduce potential exposure to accident or injury?</li> </ul>				✓	✓	<ul style="list-style-type: none"> <li>Open Space accessibility</li> <li>Proximity to Public Rights of Way</li> <li>Access to Leisure facilities</li> <li>Noise</li> <li>Congestion Hotspots</li> </ul>
		✓	✓	✓	✓	
		✓	✓	✓	✓	
				✓	✓	
				✓	✓	
<b>SHELAA Sites</b>						
<b>Corresponding factor(s) in the SHELAA site survey pro-forma</b>		<b>Suitability criteria:</b> Noise and pollution (e.g. proximity to AQMA as a contributor to poor physical health)				
<b>Source of information</b>	✓✓ (3)	✓ (2)	0 (0) Imp (-1) ✓* (-1)	* (-2)	** (-3)	? (0)
GIS (AQMA)	Site has the potential to deliver significant health and well being benefits available to site residents and others (e.g. improved health facilities, open space (OSPV and SANG) more than 5ha).	Site has the potential to deliver health and well being benefits available to site residents (e.g. improved health facilities, publically accessible open space (OSPV and SANG) less than 5ha).	Imp – site has the potential to deliver health and well being benefits residents (e.g. improved health facilities, publically accessible open space), although it is not clear at this stage if it is achievable.	Overall negative impact on health and well being (e.g. will result in loss of a portion of recreational open space).	Overall significant negative impact on health and well being (e.g. will result in loss of a recreational open space or loss of an existing health facility).	Effect unknown
<b>BFLP Site Selection</b>						
<b>Additional source of information</b>	✓✓ (3)	✓ (2)	0 (0) Imp (-1) ✓* (-1)	* (-2)	** (-3)	? (0)
GIS	A desktop exercise was used to score sites against the five indicators below. Data on the access and proximity of sites to Open Spaces, Public Rights of Way and Leisure facilities was taken from the Green Infrastructure Review and data on congestion hotspots and noise levels were from the Residential Accessibility Assessment					
Indices of Multiple Deprivation [2015]						
Green Infrastructure Review (TVERC, 2017)	<ul style="list-style-type: none"> <li>Open Space accessibility</li> <li>Public Rights of Way</li> <li>Leisure facilities (publicly accessible)</li> </ul>					

Residential Accessibility Assessment, using Accession mapping (travel access and time mapping software that considers both the public highway and public transport)	<ul style="list-style-type: none"><li>• Noise</li></ul> Congestion Hotspots
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SA Objective	SA15 Community To create and sustain vibrant, locally distinctive and socially cohesive communities					
Question:	Applicable to:	SHELAA sites	BFLP policy	BFLP sites	Specific Indicator	
<ul style="list-style-type: none"> <li>Will it result in good access to formal and informal community meeting spaces for everyone?</li> <li>Will it enhance community cohesion?</li> <li>Will it enhance the vitality of rural communities?</li> <li>Will it support urban communities?</li> </ul>			✓	✓	<ul style="list-style-type: none"> <li>Percentage of people satisfied with their local area as a place to live</li> <li>Percentage of people who feel their local area is a place where people from different backgrounds get on well together</li> </ul>	
<b>SHELAA Sites</b>						
<b>Corresponding factor(s) in the SHELAA site survey pro-forma</b>		Not applicable at this early stage of assessment				
<b>Source of information</b>	✓✓ (3)	✓ (2)	0 (0) Imp (-1) ✓* (-1)	* (-2)	** (-3)	? (0)
Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
<b>BFLP Site Selection</b>						
<b>Additional source of information</b>	✓✓ (3)	✓ (2)	0 (0) Imp (-1) ✓* (-1)	* (-2)	** (-3)	? (0)
Community facilities (such as community meeting spaces, green infrastructure access network, recreation facilities) based on GIS (existing facilities) and planned facilities that have some certainty of coming forward.  POSS study  Transport assessment  Green Infrastructure Review (TVERC, 2017)	The site is likely to deliver a range of community facilities that will benefit both new and existing residents.	The site is likely to deliver sufficient community facilities.	0 – There are likely to be existing adequate community facilities which will be accessed by the development.	There are inadequate existing community facilities which will be accessed by the development. Sufficient additional facilities are not likely to be delivered through the development.	The development will result in loss of existing community facilities, or place significant increased pressure on existing facilities.	Effect unknown



SA Objective	SA16 Services To provide accessible essential services, facilities and infrastructure					
Question:	Applicable to:			Specific Indicator		
	SHELAA sites	BFLP policy	BFLP sites			
<ul style="list-style-type: none"> <li>Will it result in good access to essential services and facilities for everyone?</li> <li>Will it result in good access to cultural, leisure and recreational facilities for everyone?</li> <li>Will it result in good access to a diverse retail offer?</li> </ul>		✓		✓		<ul style="list-style-type: none"> <li>Access to key services</li> <li>Access to open space, sports or leisure facilities</li> </ul>
<b>SHELAA Sites</b>						
<b>Corresponding factor(s) in the SHELAA site survey pro-forma</b>						
Source of information	✓✓ (3)	✓ (2)	0 (0) Imp (-1) ✓* (-1)	* (-2)	** (-3)	? (0)
Subjective assessment based on site visits and review of maps, takes no account of capacity of existing services to accommodate development	Well located to existing settlement with good existing services (e.g. Bracknell, Crowthorne). Larger sites may also generate the need for provision of additional services.	Close to existing settlement with some existing services (e.g. Binfield, Cranbourne); or relatively close to a larger settlement with more services. Larger sites may also generate the need for provision of additional services.	Imp - Larger sites may generate the need for provision of additional services	Close to small existing settlement with limited existing services (e.g. Brockhill) OR relatively close to a settlement with some existing services (e.g. Binfield) OR some distance from existing settlement with services, however size of development likely to generate the need for provision of additional services	Some distance from existing settlement with services (e.g. rural areas)	
<b>BFLP Site Selection</b>						
Additional source of information	✓✓ (3)	✓ (2)	0 (0) Imp (-1) ✓* (-1)	* (-2)	** (-3)	? (0)
Residential Accessibility Assessment * using Accession mapping (travel access and time	The sites are appraised against this objective using the Residential Accessibility assessment prepared by Bracknell Forest's Transport Team. The full methodology is available in the assessment; sites were scored from -2 to +2 against each of the following five indicators: Access to Town Centre, Access to External Centres, Access to Education, Access to Health and Access to Employment. The maximum score available was 10 and the minimum was -10. Scores were then translated into SA appraisal as per the table below.					

mapping software that considers both the public highway and public transport) * GIS *Sites not included within this appraisal, (Green Belt sites) have been assessed in line with the above SHELAA criteria, or by applying a common sense approach in line with the results for similar neighbouring sites.		<b>Total score from Residential Accessibility Assessment</b>	<b>SA Appraisal</b>	<b>Explanation</b>	
		from + 7 to +10	✓✓	Significant positive effect on the SA objective	
		from +3 to +6	✓	Positive effect on the SA objective	
		from -2 to + 2	✓ * or Imp or 0	Positive and Negative effects/ depends on Implementation/ Neutral	
		from -6 to -3	*	Negative effect on the SA objective	
		from -10 to -7	**	Significant negative effect on the SA objective	
			?	Effect unknown	

<b>SA Objective</b>		<b>SA17 Travel</b> To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys				
<b>Question:</b>		Applicable to:	SHELAA sites	BFLP policy	BFLP sites	<b>Specific Indicator</b>
<ul style="list-style-type: none"> <li>Will it result in reduced distances between homes, jobs and services to reduce the need to travel?</li> <li>Will it result in a reduction in journeys by car?</li> <li>Will it result in an increase in journeys by foot or cycle?</li> <li>Will it result in an increase in journeys by public transport?</li> <li>Will it improve the quality of parking in the town centres?</li> <li>Will it identify sites to develop infrastructure to widen transport choice?</li> <li>Will it comply with local car park standards?</li> <li>Will it support the expansion of electronic communications networks?</li> </ul>			✓	✓	✓	<ul style="list-style-type: none"> <li>Travel to work</li> <li>Mode of travel to school and work</li> <li>Traffic flows</li> <li>Pedestrian and cycle flows</li> <li>Bus patronage</li> <li>Proportion of completed non-residential development complying with or lower than policy car parking standards</li> </ul>
<b>SHELAA Sites</b>						
<b>Corresponding factor(s) in the SHELAA site survey pro-forma</b>		<u>Suitability criteria:</u> Proximity to the Strategic road network Proximity to public transport Proximity to day to day facilities				
<b>Source of information</b>	✓✓ (3)	✓ (2)	0 (0) Imp (-1) ✓* (-1)	* (-2)	** (-3)	? (0)
Subjective assessment based on site visits and review of maps, takes no account of capacity of travel networks to accommodate development	Travel to/from site offers significant potential for walking, cycling or use of public transport.	Travel to/from site offers good potential for walking, cycling or use of public transport.	✓* Travel to/from site offers potential for walking or cycling to local facilities, but would be dependent on car use for wider travel OR some public transport links available for wider travel however location may not promote walking or cycling locally	Travel to/from site is likely to be largely dependent on car use.	Travel to/from site is likely to be heavily dependent on car use.	

<b>BFLP Site Selection</b>																											
<b>Additional source of information</b>	✓✓ (3)	✓ (2)	0 (0) Imp (-1) ✓x (-1)	x (-2)	xx (-3)	? (0)																					
<p>Residential Accessibility Assessment* using Accession mapping (travel access and time mapping software that considers both the public highway and public transport)</p> <p>*Sites not included within this appraisal, have been assessed in line with the above SHELAA criteria, or by applying a common sense approach in line with the results for similar neighbouring sites.</p>	<p>SA appraisal for BFLP derived from the total scores for travel related indicators in the Residential Accessibility Assessment. Each site is given a score between -2 and +2 against the following indicators; Congestion Hotspots, Road Improvements, Cycling and Pedestrian Provision, Access by Foot to Local Centres, Physical Barriers, Public Transport Access to Town Centre, Potential for Public Transport Improvements, Proximity to Rail Stations and Proximity to Long Distance Bus Routes.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 30%;">Total score from Residential Accessibility Assessment</th> <th style="width: 30%;">SA Appraisal</th> <th style="width: 40%;">Explanation</th> </tr> </thead> <tbody> <tr> <td style="background-color: #00b050; color: white;">from +18 to +12</td> <td style="background-color: #00b050; color: white;">✓✓</td> <td>Significant positive effect on the SA objective</td> </tr> <tr> <td style="background-color: #92d050;">from +11 to +5</td> <td style="background-color: #92d050;">✓</td> <td>Positive effect on the SA objective</td> </tr> <tr> <td style="background-color: #ffff00;">from +4 to -4</td> <td style="background-color: #ffff00;">✓x or Imp or 0</td> <td>Positive and Negative effects/ depends on Implementation/ Neutral</td> </tr> <tr> <td style="background-color: #ffcc00;">from -5 to -11</td> <td style="background-color: #ffcc00;">x</td> <td>Negative effect on the SA objective</td> </tr> <tr> <td style="background-color: #cc0000; color: white;">from -12 to -18</td> <td style="background-color: #cc0000; color: white;">xx</td> <td>Significant negative effect on the SA objective</td> </tr> <tr> <td style="background-color: #cccccc;">?</td> <td style="background-color: #cccccc;">?</td> <td>Effect unknown</td> </tr> </tbody> </table>						Total score from Residential Accessibility Assessment	SA Appraisal	Explanation	from +18 to +12	✓✓	Significant positive effect on the SA objective	from +11 to +5	✓	Positive effect on the SA objective	from +4 to -4	✓x or Imp or 0	Positive and Negative effects/ depends on Implementation/ Neutral	from -5 to -11	x	Negative effect on the SA objective	from -12 to -18	xx	Significant negative effect on the SA objective	?	?	Effect unknown
Total score from Residential Accessibility Assessment	SA Appraisal	Explanation																									
from +18 to +12	✓✓	Significant positive effect on the SA objective																									
from +11 to +5	✓	Positive effect on the SA objective																									
from +4 to -4	✓x or Imp or 0	Positive and Negative effects/ depends on Implementation/ Neutral																									
from -5 to -11	x	Negative effect on the SA objective																									
from -12 to -18	xx	Significant negative effect on the SA objective																									
?	?	Effect unknown																									

SA Objective	SA18 Land use To encourage sustainable development by improving efficiency in land use, design and layout. This includes making best use of previously developed land in meeting future development needs					
Question:	Applicable to:	SHELAA sites	BFLP policy	BFLP sites	Specific Indicator	
<ul style="list-style-type: none"> <li>Will it maximise the efficiency of use of previously-developed land?</li> <li>Will it avoid displacing any other activities onto undeveloped land?</li> <li>Will it result in a development that is well-designed and is appropriate to the character of the area?</li> <li>Will it be consistent with existing Masterplans and Planning Briefs?</li> <li>Will it result in areas that are well-maintained and kept free of litter and vandalism?</li> <li>Will it result in or contribute towards the creation of a new high-quality townscape?</li> <li>Will it ensure that occupiers of buildings and spaces have sufficient natural light and appropriate levels of privacy?</li> <li>Will it ensure that public spaces are sufficiently well lit?</li> <li>Will it maintain tranquil areas?</li> </ul>		<ul style="list-style-type: none"> <li>✓</li> <li>✓</li> <li>✓</li> <li>✓</li> <li>✓</li> <li>✓</li> <li>✓</li> <li>✓</li> </ul>	<ul style="list-style-type: none"> <li>✓</li> <li>✓</li> <li>✓</li> <li>✓</li> <li>✓</li> <li>✓</li> <li>✓</li> <li>✓</li> </ul>	<ul style="list-style-type: none"> <li>✓</li> <li>✓</li> <li>✓</li> <li>✓</li> <li>✓</li> <li>✓</li> <li>✓</li> <li>✓</li> </ul>	<ul style="list-style-type: none"> <li>Gross dwelling completions on PDL</li> <li>Vacant dwellings</li> <li>Extent to which development proposals are informed by tools to promote good design</li> </ul>	
<b>SHELAA Sites</b>						
<b>Corresponding factor(s) in the SHELAA site survey pro-forma</b>		<u>Suitability criteria:</u> Is the site greenfield? Is the site located within the defined settlement? Is the site located within the countryside? Is the site located within the Green Belt? If outside of a defined settlement, is the site adjacent to an existing settlement? Current use Surrounding uses				
<b>Source of information</b>	✓✓ (3)	✓ (2)	0 (0) Imp (-1) ✓* (-1)	* (-2)	** (-3)	? (0)
GIS mapping	PDL within defined settlement boundary.	PDL within countryside.  Greenfield within settlement.	✓* Greenfield site within countryside adjacent to existing settlement.	Greenfield site within countryside not adjacent to existing settlement.  PDL within Green Belt.	Surrounding land uses are sensitive and incompatible.  Greenfield within Green Belt.	Effect unknown

<b>BFLP Site Selection</b>						
Additional source of information	✓✓ (3)	✓ (2)	0 (0) Imp (-1) ✓* (-1)	* (-2)	** (-3)	? (0)
	SHELAA (BFC, 2017)  Green Belt Review (Amec Foster Wheeler, 2016)	PDL <sup>10</sup> within defined settlement boundary.	PDL within countryside.  Greenfield within settlement.	✓* Greenfield site within countryside adjacent to existing settlement.	Greenfield site within countryside not adjacent to existing settlement.  PDL within Green Belt where the Green Belt contributes to the purposes of the Green Belt.	Surrounding land uses are sensitive and incompatible.  Greenfield within Green Belt where the Green Belt contributes to the purposes of the Green Belt.

<sup>10</sup> In line with the SHELAA, where a site comprises PDL and greenfield the majority designation (i.e. whichever classification is greater) will be taken to be the main classification for the site.

# **Bracknell Forest Council**

**Draft Sustainability Appraisal (SA)**  
**(Incorporating Strategic Environmental Assessment)**  
of the  
Draft Bracknell Forest Local Plan

**Appendix 4 – Sustainability  
Appraisal of Vision and  
Objectives**

**January 2018**

Bracknell Forest Council  
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This appendix sets out the SA of the BFLP Vision and Objectives. The SA Objectives were used as the basis of the appraisal. The following symbols show the compatibility with the SA Objectives:

- ✓ Compatible
- ? Uncertain
- ✗ Incompatible

### BFLP Vision

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	SA Objective	Appraisal of BFLP Vision	Response to proposed change
1	To address the causes of climate change through reducing emissions of greenhouse gases	Original score: ✗ Score after amendments: ✓ Following the Issues and Options version, the BFLP Vision now includes seeking to prevent and mitigate environmental impacts, including the causes of climate change. It includes for well planned new development, including infrastructure improvements in the right locations. The addition of 'well located development' and 'sustainable transport systems' would improve the Vision; although these are supported by BFLP Objectives D and H respectively.	Changes accepted. 'well located new development' has been added. 'roads' has been replaced with 'sustainable transport systems'.
2	Adapt to climate change by preparing for extreme weather events, including avoiding and managing the risk of flooding, heat wave, drought and storm damage.	✓ The BFLP Vision includes mitigating environmental impacts of flooding and harmful effects of climate change.	N/A
3	To conserve and enhance the diversity of wildlife, habitats and geology	Original score: ✓/? Score after amendments: ✓ The BFLP Vision refers to designated areas such as the Thames Basin Heaths; and preventing and mitigating	Changes accepted. 'an attractive and sustainable environment' was added at the end of the first sentence. Wording revised to: 'Development will have



	SA Objective	Appraisal of BFLP Vision	Response to proposed change
		environmental impacts. It could be improved by making it clear that all biodiversity (rather than just designated areas) is considered; this is however supported by BFLP Objective B. The addition of 'an attractive and sustainable environment' at the end of the first sentence would improve the Vision.	sought to <u>protect and enhance the valued, national and local natural and historic assets</u> ; and to <u>prevent and mitigate environmental impacts including to biodiversity</u> , to heritage assets, pollution, flooding and other important resources.'
4	To protect and enhance the Borough's characteristic landscape and its historic environment in urban and rural areas	Original score: ✓/? Score after amendments: ✓  Following the Issues and Options version, the BFLP Vision now includes respecting the distinctive and varied mix of forested and open landscapes; and locally and nationally important heritage assets and their settings.  Whilst drafting the PO version, greater detail on the historic environment was initially added (more so than for other, equally important, aspects of the environment). Some of this could be dealt with in the Objectives and subsequent policy to maintain a balance between the different features and a consistent level of detail across all aspects in the Objectives. This is supported by BFLP Objective B.	Change accepted.  Wording revised to: 'Development will have sought to <u>protect and enhance the valued, national and local natural and historic assets</u> ; and to <u>prevent and mitigate environmental impacts including to biodiversity</u> , to <u>heritage assets</u> , pollution, flooding and other important resources.'
5	To address the waste hierarchy by: minimising waste as a priority, reuse, then by recycling, composting or energy recovery	✓  The BFLP Vision includes for infrastructure improvements and support for preventing and mitigating environmental impacts. The addition of 'an attractive and sustainable environment' at the end of the first sentence would improve the Vision. The BFLP will be supported by the Minerals and Waste Plan which is currently being revised.	Change accepted.  'an attractive and sustainable environment' was added at the end of the first sentence.
6	Minimise air, water, soil / ground, noise and light pollution and improve the quality of air, water and contaminated land	Original score: ✓/? Score after amendments: ✓  The BFLP Vision includes preventing and mitigating environmental impacts including pollution. It could be	Changes accepted.  Wording revised to: 'Development will have sought to protect and <u>enhance the valued, national and local natural and historic assets</u> ; and to <u>prevent and mitigate environmental</u>

	SA Objective	Appraisal of BFLP Vision	Response to proposed change
		improved by making reference to improving the quality of Bracknell's environment. The addition of 'an attractive and sustainable environment' at the end of the first sentence would help to cover this.	impacts including to biodiversity, to heritage assets, <u>pollution</u> , flooding and other important resources.'  'an attractive and sustainable environment' was added at the end of the first sentence.  The addition of 'well located new development' also aids the reduction of pollution.
7	Ensure appropriate, efficient, reliable and careful use and supply of energy, water, minerals, food and other natural resources.	Original score: ? Score after amendments: ✓  These matters are not explicitly covered by the BFLP Vision which would be improved by the addition of 'an attractive and sustainable environment' within the opening sentence; and reference to 'resource use'.	Changes accepted.  Wording revised to: 'Development will have sought to protect and enhance the valued, national and local natural and historic assets; and to <u>prevent and mitigate environmental impacts including to biodiversity, to heritage assets, pollution, flooding and other important resources.</u> '  'an attractive and sustainable environment' was added at the end of the first sentence.  The addition of 'well new located' development also aids the efficient use of resources.
8	To increase energy efficiency and support the delivery of renewable and low carbon energy	✓  Following the Issues and Options version, the BFLP Vision now includes seeking to prevent and mitigate environmental impacts, including the causes of climate change.	N/A
9	Facilitate sustainable economic growth and regeneration that provides employment opportunities for everyone and supports a successful, competitive, and balanced local economy that meets the needs of the area.	✓  The BFLP Vision includes for business needs and a thriving economy.	N/A

	SA Objective	Appraisal of BFLP Vision	Response to proposed change
10	Develop opportunities for everyone to access a good education and to acquire the skills and knowledge to find work and support the sustainable growth of the local economy.	✓ The BFLP Vision includes the provision of infrastructure, including schools.	N/A
11	To meet local housing needs by ensuring that everyone has the opportunity to live in a high quality, well designed and affordable home	✓ The BFLP Vision now includes provision of housing needed, seeking to ensure choice and affordability across all tenures.	N/A
12	To protect and enhance human health and wellbeing	Original score: ✓/? Score after amendments: ✓ The BFLP Vision includes protecting and enhancing quality of life for all; preventing and mitigating environmental impacts including pollution; provision of infrastructure including health facilities and green spaces. The Vision could be improved by referring to the protection and enhancement of the natural environment; and the addition of 'an attractive and sustainable environment' at the end of the first sentence.	Changes accepted. Wording revised to: 'Development will have sought to <u>protect and enhance</u> the valued, national and local <u>natural</u> and historic <u>assets</u> ; and to <u>prevent and mitigate environmental impacts including to</u> biodiversity, to heritage assets, <u>pollution</u> , flooding and other important resources.'  'an attractive and sustainable environment' was added at the end of the first sentence.
13	To reduce poverty and social exclusion	✓ The BFLP Vision includes protecting and enhancing quality of life for all; housing choice and affordability; and meeting local needs. This is supported by the BFLP Objective F.	N/A
14	To reduce and prevent crime and the fear of crime	✓ The BFLP Vision does not explicitly deal with crime; however it is supported in the BFLP Objective F.	N/A
15	To create and sustain vibrant, locally distinctive and socially cohesive	✓ The BFLP Vision includes distinct and diverse	N/A

	SA Objective	Appraisal of BFLP Vision	Response to proposed change
	communities	communities, meeting local needs and protection of community facilities. This is supported by the BFLP Objective F.	
16	To provide accessible essential services, facilities and infrastructure.	✓ The BFLP Vision includes infrastructure improvements, including schools, health facilities, green spaces and other infrastructure. Local level planning is supported, as is the protection of existing community facilities.	N/A
17	To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys	Original score: ✘/? Score after amendments: ✓ The BFLP Vision includes would be improved by replacing 'roads' with 'sustainable transport system' and including 'well located development' to enable access to services and facilities, however this is supported by BFLP Objectives D and H.	Changes accepted. 'roads' has been replaced with 'sustainable transport systems'. 'well located new development' has been added.
18	To encourage sustainable development by improving efficiency in land use, design and layout. This includes making best use of previously developed land in meeting future development needs.	✓ The BFLP Vision supports well planned new development and includes brownfield land. The addition of 'well located development' would improve the Vision; however this is supported by BFLP Objective D.	Changes accepted. 'well located new development' has been added.

#### Summary:

The BFLP Vision provides a high level vision for the future of the borough; it is supported by more detailed Objectives. Several edits were recommended to the Vision to ensure that all areas of sustainability are covered and to reflect the approach being taken; all these edits have been incorporated.

## BFLP Objectives

	SA Objective	Appraisal of BFLP Objective	Response to proposed change
1	To address the causes of climate change through reducing emissions of greenhouse gases	<p>✓ - per capita                      ✗ - borough wide</p> <p>The Objectives support addressing the causes of climate change by locating development well (now included in Objective D); and promoting a sustainable transport system (Objective H); these objectives support reducing emissions per person. However growth per se may bring about increased total emission for the borough; the BFLP Objectives support the mitigation of these impacts and are considered appropriate.</p> <p>The following amendments are suggested:</p> <ul style="list-style-type: none"> <li>Objective D – include ‘and reducing the need to travel’.</li> <li>Objective G – include ‘and reducing carbon emissions’. Amendment is suggested to this objective as it feeds into the policy for sustainable construction.</li> </ul>	<p>Objective D – ‘reducing the need to travel’ was considered integral to the meaning of the existing text and as such was not incorporated. However, Objective H has now been amended to include ‘provides choices about the need to travel’. Overall, change incorporated.</p> <p>Objective G – change rejected - the NPPF currently restricts the ability of planning policies to influence carbon emissions through design; and the causes of climate change are included in Objective D.</p>
2	Adapt to climate change by preparing for extreme weather events, including avoiding and managing the risk of flooding, heat wave, drought and storm damage.	<p>✓</p> <p>The BFLP Objectives support adapting to climate change, including flooding (Objective D).</p> <p>The Issues and Options version did not specifically support green infrastructure (which aids climate adaptation); following discussion this has now been added to Objective I.</p>	Objective I – change accepted - green infrastructure now specifically supported.
3	To conserve and enhance the diversity of wildlife, habitats and geology	<p>✓</p> <p>BFLP Objective B supports the protection, enhancement and management of areas of nature conservation/ecological value as appropriate to their significance.</p> <p>The Issues and Options version did not specifically support green infrastructure (which aids ecological networks);</p>	Objective I – change accepted - green infrastructure now specifically supported.

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	SA Objective	Appraisal of BFLP Objective	Response to proposed change
		following discussion this has now been added to Objective I.	
4	To protect and enhance the Borough's characteristic landscape and its historic environment in urban and rural areas	<p>✓</p> <p>BFLP Objective B supports, at high level, the protection, enhancement and management of valued countryside, open spaces and historic environment. The objective is considered appropriate, providing further details are contained within specific policies.</p> <p>The following amendments are suggested:</p> <ul style="list-style-type: none"> <li>• Objective B – include 'landscapes'</li> </ul>	Objective B – change accepted - 'landscapes' added.
5	To address the waste hierarchy by: minimising waste as a priority, reuse, then by recycling, composting or energy recovery	<p>✓ - per capita</p> <p>✗ - borough wide</p> <p>Infrastructure needs are considered (Objective I); the underpinning policy detail identifies that this includes waste infrastructure, although this isn't specifically noted in the objective.</p> <p>The quality of development is considered (Objective G); the underpinning policy detail refers to BREEAM which includes waste criteria, although this isn't specifically noted in the objective. This may reduce waste per capita; however the overall growth may lead to an increase in total waste borough wide.</p> <p>A separate Waste and Minerals Plan is being produced.</p>	Change rejected. Preference for keeping Objective I, Infrastructure, generic to ensure that it covers all types of infrastructure.
6	Minimise air, water, soil / ground, noise and light pollution and improve the quality of air, water and contaminated land	<p>✓ - per capita</p> <p>✗ - borough wide</p> <p>BFLP Objective B commits to protect, enhance and manage the water environment. This is supported by an environmental protection policy covering noise, odours, light, air quality, land stability, land contamination and as such is considered</p>	Objective B amended – now includes 'water, air and soil environments'. Noise and light levels have not been specifically added as it was felt that these issues are covered within the broader sense of natural environment; and specific elements of the environment are provided under this by example only.

	SA Objective	Appraisal of BFLP Objective	Response to proposed change
		appropriate. The following amendments are suggested: <ul style="list-style-type: none"> <li>Objective B – include ‘air quality, soil/ground quality, noise and light levels’</li> </ul>	
7	Ensure appropriate, efficient, reliable and careful use and supply of energy, water, minerals, food and other natural resources.	✓ - per capita ✗ - borough wide BFLP Objective I ensures that infrastructure needs are assessed, planned for and delivered at the right time.	N/A
8	To increase energy efficiency and support the delivery of renewable and low carbon energy	✓ BFLP Objective D supports development needs being met sustainably, including addressing the effects of climate change. This is supported by a renewable energy policy.	N/A
9	Facilitate sustainable economic growth and regeneration that provides employment opportunities for everyone and supports a successful, competitive, and balanced local economy that meets the needs of the area.	✓ BFLP Objective C supports economic growth and resilience.	N/A
10	Develop opportunities for everyone to access a good education and to acquire the skills and knowledge to find work and support the sustainable growth of the local economy.	✓ BFLP Objective I relates to infrastructure, however specific reference is not made to education within the objective or supporting policy. Whilst schools are included in the BFLP Vision and schools are being considered within the IDP, education is not specifically included in the objectives. The following amendments are suggested: <ul style="list-style-type: none"> <li>Consider listing the types of infrastructure within the</li> </ul>	Change rejected. Preference for keeping Objective I, Infrastructure, generic to ensure that it covers all types of infrastructure.

	SA Objective	Appraisal of BFLP Objective	Response to proposed change
		scope of BFLP Objective I	
11	To meet local housing needs by ensuring that everyone has the opportunity to live in a high quality, well designed and affordable home	✓ BFLP Objective D supports allocating land for development, including affordable housing.	N/A
12	To protect and enhance human health and wellbeing	✓ BFLP Objective F supports improving health and wellbeing for all. Minimising pollution is identified directly (Objective D), with support for contaminated land in the underlying policy. Good design to aid health and well being is supported by the policy underlying Objective G.	N/A
13	To reduce poverty and social exclusion	✓ BFLP Objective F supports strong communities where quality of life for all will be protected and where possible enhanced, with access to facilities for all.	N/A
14	To reduce and prevent crime and the fear of crime	✓ BFLP Objective F includes minimising crime and the fear of crime.	N/A
15	To create and sustain vibrant, locally distinctive and socially cohesive communities	✓ BFLP Objective F supports strong communities where the identities of existing settlements are maintained. BFLP Objective G supports maintaining and contributing to local character, distinctiveness and attractive environment.	N/A
16	To provide accessible essential services, facilities and infrastructure.	✓ The objectives support well located land for development (Objective D), a sustainable transport system to access services and facilities (Objective H), and infrastructure	N/A



	SA Objective	Appraisal of BFLP Objective	Response to proposed change
		(Objective I).	
17	To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys	✓ The objectives support well located land for development to reduce the need to travel (Objective D); and a sustainable transport system to access services and facilities.	N/A
18	To encourage sustainable development by improving efficiency in land use, design and layout. This includes making best use of previously developed land in meeting future development needs.	✓ The objectives support well located land for development (Objective D); and achieving high quality development (Objective G). Making the best use of previously developed land will be dealt with in the spatial strategy for the Borough and through the site allocation process.	N/A

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Summary:

The BFLP Objectives provide, at a high level, the objectives for the BFLP. These have been found to be in general conformity with the SA Objectives, in some instances, it has been necessary to review the subsequent (more detailed) policies to confirm the scope of the Objectives. Several amendments were recommended to the Objectives to provide clarity and to ensure that all areas of sustainability were covered. Some of these have been incorporated into the Objectives; for others, it was not felt necessary or appropriate.

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# **Bracknell Forest Council**

## **Draft Sustainability Appraisal (SA)** **(Incorporating Strategic Environmental Assessment)** of the

Draft Bracknell Forest Local Plan

### **Appendix 5 – SA of Strategic Policies**

**January 2018**

Bracknell Forest Council

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This appendix sets out the SA of Development Management policies. The SA Objectives were used as the basis of the appraisal. The following symbols show the compatibility with the SA Objectives:

✓ Positive
✓× Positive / negative
× Negative
0 Neutral
? Uncertain

### LP1 Sustainable Development Principles

The Sustainable Development Principles policy sets out the sustainable development principles that apply to development proposals.

Alternatives considered (identified within I&O and consulted on):

1. No sustainable development principles. Each policy in the BFLP would be based upon national policy not specific borough conditions.

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
652	1 To address the causes of climate change through reducing emissions of greenhouse gases	✓ The Sustainable Development Principles supports developments that minimise the use of natural resources and located so as to reduce the need to travel. This is developed further within other LP policies; and the NPPF in the event of a 'no policy' position.  <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough wide <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	0 The policy is consistent with the NPPF. In the event of a 'no policy' position, there would be neutral effect as paragraph 14 of the NPPF would apply.  <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough wide <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	N/A
	2 Adapt to climate change by preparing for extreme weather events, including avoiding and managing the risk of flooding,	✓ The Sustainable Development Principles supports developments that respond to climate change and support green	0 The policy is consistent with the NPPF. In the event of a 'no policy' position, there would be	N/A

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
	heat wave, drought and storm damage.	<p>infrastructure. This is developed further within other LP policies; and the NPPF in the event of a 'no policy' position.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>neutral effect as paragraph 14 of the NPPF would apply.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	
3	To conserve and enhance the diversity of wildlife, habitats and geology	<p>✓</p> <p>The Sustainable Development Principles supports developments that protect and enhance the natural environment, including green infrastructure. This is developed further within other LP policies; and the NPPF in the event of a 'no policy' position.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>0</p> <p>The policy is consistent with the NPPF. In the event of a 'no policy' position, there would be neutral effect as paragraph 14 of the NPPF would apply.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	N/A
4	To protect and enhance the Borough's characteristic landscape and its historic environment in urban and rural areas	<p>✓</p> <p>The Sustainable Development Principles supports developments that create a high quality built environment that enhances and maintains local character and landscapes; and protect and enhance heritage assets together with their settings. This is developed further within other LP policies; and the NPPF in the event of a 'no policy' position.</p>	<p>0</p> <p>The policy is consistent with the NPPF. In the event of a 'no policy' position, there would be neutral effect as paragraph 14 of the NPPF would apply.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b></p>	N/A

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
		<b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	Permanent <b>Term:</b> Short, medium and long term	
5	To address the waste hierarchy by: minimising waste as a priority, reuse, then by recycling, composting or energy recovery	0 Waste is not currently covered within the policy. Suggest the following edit: v) minimise the use of natural resources, <u>address the waste hierarchy</u> and respond to climate change;	0 The policy is consistent with the NPPF. In the event of a 'no policy' position, there would be neutral effect as paragraph 14 of the NPPF would apply.  <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough wide <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	✓ Text amended
6	Minimise air, water, soil / ground, noise and light pollution and improve the quality of air, water and contaminated land	✓ The Sustainable Development Principles supports developments that make efficient use of land/buildings; protect and enhance the natural environment; and minimise the use of natural resources. This is developed further within other LP policies; and the NPPF in the event of a 'no policy' position.  <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	0 The policy is consistent with the NPPF. In the event of a 'no policy' position, there would be neutral effect as paragraph 14 of the NPPF would apply.  <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough wide <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	N/A

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
7	Ensure appropriate, efficient, reliable and careful use and supply of energy, water, minerals, food and other natural resources.	<p>✓</p> <p>The Sustainable Development Principles supports developments that minimise the use of natural resources; and protect and enhance the natural environment. This is developed further within other LP policies; and the NPPF in the event of a 'no policy' position.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>0</p> <p>The policy is consistent with the NPPF. In the event of a 'no policy' position, there would be neutral effect as paragraph 14 of the NPPF would apply.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	N/A
8	To increase energy efficiency and support the delivery of renewable and low carbon energy	<p>✓</p> <p>The Sustainable Development Principles supports developments that minimise the use of natural resources. This is developed further within other LP policies; and the NPPF in the event of a 'no policy' position.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>0</p> <p>The policy is consistent with the NPPF. In the event of a 'no policy' position, there would be neutral effect as paragraph 14 of the NPPF would apply.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	N/A
9	Facilitate sustainable economic growth and regeneration that provides employment opportunities for everyone and supports a successful, competitive, and balanced local	<p>✓</p> <p>The Sustainable Development Principles supports developments that provide suitable land/buildings to help meet development needs. This is developed</p>	<p>0</p> <p>The policy is consistent with the NPPF. In the event of a 'no policy' position, there would be neutral effect as paragraph 14 of</p>	N/A

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
	economy that meets the needs of the area.	further within other LP policies; and the NPPF in the event of a 'no policy' position.  <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	the NPPF would apply.  <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough wide <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	
10	Develop opportunities for everyone to access a good education and to acquire the skills and knowledge to find work and support the sustainable growth of the local economy.	✓  The Sustainable Development Principles supports developments that provide suitable land/buildings to help meet development needs; and include essential infrastructure, services and facilities required. This is developed further within other LP policies; and the NPPF in the event of a 'no policy' position.  <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	0  The policy is consistent with the NPPF. In the event of a 'no policy' position, there would be neutral effect as paragraph 14 of the NPPF would apply.  <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough wide <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	N/A
11	To meet local housing needs by ensuring that everyone has the opportunity to live in a high quality, well designed and affordable home	✓  The Sustainable Development Principles supports developments that provide suitable land/buildings to help meet development. This is developed further within other LP policies; and the NPPF in the event of a 'no policy' position.  <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough	0  The policy is consistent with the NPPF. In the event of a 'no policy' position, there would be neutral effect as paragraph 14 of the NPPF would apply.  <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough wide	N/A



	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
		<b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	<b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	
12	To protect and enhance human health and wellbeing	✓ The Sustainable Development Principles supports developments that promote healthy lifestyles and maximise health and wellbeing; and include essential infrastructure, services and facilities required, including green infrastructure. This is developed further within other LP policies; and the NPPF in the event of a 'no policy' position.  <b>Likelihood of effect:</b> Possible <b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	0 The policy is consistent with the NPPF. In the event of a 'no policy' position, there would be neutral effect as paragraph 14 of the NPPF would apply.  <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough wide <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	N/A
13	To reduce poverty and social exclusion	✓ The Sustainable Development Principles supports developments that are located so as to reduce the need to travel; create a high quality built environment; include essential infrastructure, services and facilities. These measures collectively, along with other requirements of the LP, are likely to reduce poverty and social exclusion; and the NPPF in the event of a 'no policy' position.  <b>Likelihood of effect:</b> Possible <b>Spatial scale:</b> Borough	0 The policy is consistent with the NPPF. In the event of a 'no policy' position, there would be neutral effect as paragraph 14 of the NPPF would apply.  <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough wide <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	N/A

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
		<b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term		
14	To reduce and prevent crime and the fear of crime	0 Crime is not currently covered by the policy. Suggest the following edit:  iii) create a high quality built environment that enhances and maintains local character and landscapes, <u>and reduce and prevent crime;</u>	0	✓ Text amended
15	To create and sustain vibrant, locally distinctive and socially cohesive communities	✓ The Sustainable Development Principles supports developments that are located so as to reduce the need to travel; create a high quality built environment that enhances and maintains local character; include essential infrastructure, services and facilities. These measures collectively, along with other requirements of the LP, are likely to create and sustain vibrant and locally distinctive and socially cohesive communities; and the NPPF in the event of a 'no policy' position.  <b>Likelihood of effect:</b> Possible <b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	0 The policy is consistent with the NPPF. In the event of a 'no policy' position, there would be neutral effect as paragraph 14 of the NPPF would apply.  <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough wide <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	N/A
16	To provide accessible essential services, facilities and infrastructure.	✓ The Sustainable Development Principles supports developments that are located so as to reduce the need to travel; and include essential infrastructure, services and	0 The policy is consistent with the NPPF. In the event of a 'no policy' position, there would be neutral effect as paragraph 14 of	N/A

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
		<p>facilities; and green infrastructure. This is developed further within other LP policies; and the NPPF in the event of a 'no policy' position.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>the NPPF would apply.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	
17	To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys	<p>✓</p> <p>The Sustainable Development Principles supports developments that are located so as to reduce the need to travel; and offer a choice of modes of travel with minimal reliance on the private car. This is developed further within other LP policies; and the NPPF in the event of a 'no policy' position.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>0</p> <p>The policy is consistent with the NPPF. In the event of a 'no policy' position, there would be neutral effect as paragraph 14 of the NPPF would apply.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	N/A
18	To encourage sustainable development 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> <p>The Sustainable Development Principles supports developments that make efficient use of land/buildings. This is developed further within other LP policies; and the NPPF in the event of a 'no policy' position.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent</p>	<p>0</p> <p>The policy is consistent with the NPPF. In the event of a 'no policy' position, there would be neutral effect as paragraph 14 of the NPPF would apply.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b></p>	

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
		<b>Term:</b> Short, medium and long term	Permanent <b>Term:</b> Short, medium and long term	

**Summary:**

The Sustainable Development Principles support the delivery of sustainable development to ensure all aspects of sustainable development are taken into account, in particular in the event of a 'no policy' position. These principles are developed further within other LP policies; and the NPPF in the event of a 'no policy' position.

## LP2 Provision of Housing and LP3 Sites Allocated for Residential/mixed use Development

Note: this assessment is based solely on the policy text – not on specific site allocations.

Alternatives considered (identified within I&O and consulted on):

1. No policy. Do not allocate sites; assess each application on a case by case basis, using national guidance.
2. Allocated sites for less dwellings than the identified need.

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	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative 1	Appraisal of No Policy Alternative 2	Response to proposed change /Recommendation
1	To address the causes of climate change through reducing emissions of greenhouse gases	<p>✓</p> <p>Through identifying and meeting the housing need in the borough the Council are then able to identify the most suitable locations for it, thus helping to reduce greenhouse gas emissions.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>✗</p> <p>The Council are not able to plan for sustainable developments if the housing number has not been identified and met. Applications will be dealt with in line with para 14 of the NPPF. Development is likely to be less sustainably located, increasing the emission of greenhouse gases.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>✓ ✗</p> <p>The Council are less able to plan for sustainable developments if the housing number has not been identified and met. Applications will be dealt with in line with para 14 of the NPPF. Development is likely to be less sustainably located, increasing the emission of greenhouse gases. This will apply to fewer developments than for alternative 1.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	N/A
2	Adapt to climate change by preparing for extreme weather	<p>✓</p> <p>Through identifying and</p>	<p>✗</p> <p>The Council are not</p>	<p>✓ ✗</p> <p>The Council are less able</p>	N/A

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative 1	Appraisal of No Policy Alternative 2	Response to proposed change /Recommendation
	events, including avoiding and managing the risk of flooding, heat wave, drought and storm damage.	meeting the housing need in the borough the Council are then able to identify the most suitable locations for it, taking into consideration flood risk. <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	able to plan for sustainable developments if the housing number has not been identified and met. Applications will be dealt with in line with para 14 of the NPPF. Development is likely to be less sustainably located, potentially at risk of flooding. <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	to plan for sustainable developments if the housing number has not been identified and met. Applications will be dealt with in line with para 14 of the NPPF. Development is likely to be less sustainably located, potentially at risk of flooding. This will apply to fewer developments than for alternative 1. <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	
3	To conserve and enhance the diversity of wildlife, habitats and geology	✓ Through identifying and meeting the housing need in the borough the Council are then able to identify the most suitable locations for it, taking into consideration wildlife, habitats and geology. <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent	✗ The Council are not able to plan for sustainable developments if the housing number has not been identified and met. Applications will be dealt with in line with para 14 of the NPPF. Development is likely to be less sustainably located, potentially to the detriment of wildlife,	✓ ✗ The Council are less able to plan for sustainable developments if the housing number has not been identified and met. Applications will be dealt with in line with para 14 of the NPPF. Development is likely to be less sustainably located, potentially to the detriment of wildlife, habitats and geology. This will apply to	N/A

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative 1	Appraisal of No Policy Alternative 2	Response to proposed change /Recommendation
		<b>Term:</b> Short, medium and long term	habitats and geology. <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	fewer developments than for alternative 1. <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	
4	To protect and enhance the Borough's characteristic landscape and its historic environment in urban and rural areas	✓ Through identifying and meeting the housing need in the borough the Council are then able to identify suitable locations for it, taking into consideration landscape and the historic environment. <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	✗ The Council are not able to plan for sustainable developments if the housing number has not been identified and met. Applications will be dealt with in line with para 14 of the NPPF. Development is likely to be less sustainably located, potentially to the detriment of landscape and the historic environment. <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	✓ ✗ The Council are less able to plan for sustainable developments if the housing number has not been identified and met. Applications will be dealt with in line with para 14 of the NPPF. Development is likely to be less sustainably located, potentially to the detriment of landscape and the historic environment. This will apply to fewer developments than for alternative 1. <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	N/A

	<b>SA Objective</b>	<b>Appraisal of Policy</b>	<b>Appraisal of No Policy Alternative 1</b>	<b>Appraisal of No Policy Alternative 2</b>	<b>Response to proposed change /Recommendation</b>
5	To address the waste hierarchy by: minimising waste as a priority, reuse, then by recycling, composting or energy recovery	0	0	0	N/A
6	Minimise air, water, soil / ground, noise and light pollution and improve the quality of air, water and contaminated land	0	0	0	N/A
7	Ensure appropriate, efficient, reliable and careful use and supply of energy, water, minerals, food and other natural resources.	0	0	0	N/A
8	To increase energy efficiency and support the delivery of renewable and low carbon energy	0	0	0	N/A
9	Facilitate sustainable economic growth and regeneration that provides employment opportunities for everyone and supports	0	0	0	N/A



	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative 1	Appraisal of No Policy Alternative 2	Response to proposed change /Recommendation
	a successful, competitive, and balanced local economy that meets the needs of the area.				
10	Develop opportunities for everyone to access a good education and to acquire the skills and knowledge to find work and support the sustainable growth of the local economy.	<p>✓</p> <p>Through identifying and meeting the housing need in the borough the Council are then able to identify suitable locations for it, to ensure sustainable communities are developed.</p> <p><b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term</p>	<p>✗</p> <p>The Council are not able to plan for sustainable developments if the housing number has not been identified and met. Applications will be dealt with in line with para 14 of the NPPF. Strategic planning of education facilities is not possible.</p> <p><b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term</p>	<p>✓ ✗</p> <p>The Council are less able to plan for sustainable developments if the housing number has not been identified and met. Applications will be dealt with in line with para 14 of the NPPF. Strategic planning of education facilities is not possible for all developments. This will be less significant than for alternative 1.</p> <p><b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term</p>	N/A
11	To meet local housing needs by ensuring that everyone has the opportunity to live in a high quality, well designed and	<p>✓ ✗</p> <p>The policies set out the number of new homes required each year and meets the identified</p>	<p>✗</p> <p>Without the policies, the Council would have less control over housing numbers, and less able</p>	<p>✓ ✗</p> <p>Without the policy, the Council would have less control over housing numbers, and less able to</p>	N/A

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative 1	Appraisal of No Policy Alternative 2	Response to proposed change /Recommendation
	affordable home	<p>housing need for the borough, which is positive. The quality, design and affordable of these homes is addressed in other BFLP policies.</p> <p><b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term</p>	<p>to plan for the plan period. National guidance would be relied upon.</p> <p><b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term</p>	<p>plan for the plan period. National guidance would be relied upon. This will be less significant than for alternative 1.</p> <p><b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term</p>	
12	To protect and enhance human health and wellbeing	<p>✓</p> <p>The policy identifies the amount of housing required to meet the identified need. The provision of housing should have a positive effect on human health and wellbeing</p> <p><b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term</p>	<p>✗</p> <p>Reliance on national policy may not result in so many people being given the opportunity to live in their own home. Matters influencing health and wellbeing cannot be planned strategically.</p> <p><b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term</p>	<p>✓ ✗</p> <p>Reliance on national policy may not result in so many people being given the opportunity to live in their own home. Matters influencing health and wellbeing cannot be planned strategically for all developments. This will be less significant than for alternative 1.</p> <p><b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent</p>	N/A

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative 1	Appraisal of No Policy Alternative 2	Response to proposed change /Recommendation
				<b>Term:</b> Short, medium and long term	
13	To reduce poverty and social exclusion	<p>✓</p> <p>The provision of homes to meet the identified need in the borough should have a positive effect on reducing poverty and social exclusion.</p> <p><b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term</p>	<p>✗</p> <p>Reliance on national policy may not result in so many people being given the opportunity to live in their own home.</p> <p><b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term</p>	<p>✓ ✗</p> <p>Reliance on national policy may not result in so many people being given the opportunity to live in their own home. This will be less significant than for alternative 1.</p> <p><b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term</p>	N/A
14	To reduce and prevent crime and the fear of crime	0	0	0	N/A
15	To create and sustain vibrant, locally distinctive and socially cohesive communities	<p>✓</p> <p>Through identifying and meeting the housing need in the borough the Council are then able to identify suitable locations for it, to ensure sustainable communities are developed.</p> <p><b>Likelihood of effect:</b></p>	<p>✗</p> <p>The Council are not able to plan for sustainable developments if the housing number has not been identified and met. Applications will be dealt with in line with para 14 of the NPPF. Strategic planning of</p>	<p>✓ ✗</p> <p>The Council are less able to plan for sustainable developments if the housing number has not been identified and met. Applications will be dealt with in line with para 14 of the NPPF. Strategic planning of community facilities is not possible for</p>	N/A

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative 1	Appraisal of No Policy Alternative 2	Response to proposed change /Recommendation
		Likely <b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	community facilities is not possible. <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	all developments. This will be less significant than for alternative 1. <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	
16	To provide accessible essential services, facilities and infrastructure.	✓ Through identifying and meeting the housing need in the borough the Council are then able to identify suitable locations for it, to ensure sustainable communities are developed. <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough wide <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	✗ The Council are not able to plan for sustainable developments if the housing number has not been identified and met. Applications will be dealt with in line with para 14 of the NPPF. Strategic planning of services, facilities and infrastructure is not possible. <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	✓ ✗ The Council are less able to plan for sustainable developments if the housing number has not been identified and met. Applications will be dealt with in line with para 14 of the NPPF. Strategic planning of services, facilities and infrastructure is not possible for all developments. This will be less significant than for alternative 1. <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	N/A

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative 1	Appraisal of No Policy Alternative 2	Response to proposed change /Recommendation
17	To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys	<p>✓</p> <p>Through identifying and meeting the housing need in the borough the Council are then able to identify suitable locations for it, to ensure sustainable communities are developed.</p> <p><b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough wide <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term</p>	<p>✗</p> <p>The Council are not able to plan for sustainable developments if the housing number has not been identified and met. Applications will be dealt with in line with para 14 of the NPPF. Strategic planning of transport is not possible.</p> <p><b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term</p>	<p>✓ ✗</p> <p>The Council are less able to plan for sustainable developments if the housing number has not been identified and met. Applications will be dealt with in line with para 14 of the NPPF. Strategic planning of transport is not possible for all developments. This will be less significant than for alternative 1.</p> <p><b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term</p>	N/A
18	To encourage sustainable development 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> <p>Through identifying and meeting the housing need in the borough the Council are then able to identify suitable locations for it, to ensure sustainable communities are developed.</p> <p><b>Likelihood of effect:</b></p>	<p>✗</p> <p>The Council are not able to plan for sustainable developments if the housing number has not been identified and met. Applications will be dealt with in line with para 14 of the NPPF.</p>	<p>✓ ✗</p> <p>The Council are less able to plan for sustainable developments if the housing number has not been identified and met. Applications will be dealt with in line with para 14 of the NPPF. This will be less significant than for</p>	

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative 1	Appraisal of No Policy Alternative 2	Response to proposed change /Recommendation
		Likely <b>Spatial scale:</b> Borough wide <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	<b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	alternative 1. <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	

**Summary:**

The policy sets out the objectively assessed housing need for the borough over the plan period. This has positive effects on several of the SA Objectives, as the Council can plan for developing these homes in the most sustainable locations. Without the policy, reliance on national policy is likely to result in the Council being less able to create truly sustainable developments: housing opportunities will arise in an ad hoc manner.

## LP9 Strategic and Local Infrastructure

Alternatives considered (identified within I&O and consulted on):

1. No policy. Assess each application on a case by case basis, using national guidance (and other policies within the Local Plan).

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
1	To address the causes of climate change through reducing emissions of greenhouse gases.	? Refer to discussion below. <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	✓ x Covered by alternative policies. Local policy includes for refusal if unsustainable. <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	N/A
2	Adapt to climate change by preparing for extreme weather events, including avoiding and managing the risk of flooding, heat wave, drought and storm damage.	? Refer to discussion below. <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	✓ x Covered by alternative policies. Local policy includes for refusal if unsustainable. <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	N/A
3	To conserve and enhance the diversity of wildlife, habitats and geology.	? Refer to discussion below. <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	✓ x Covered by alternative policies. Local policy includes for refusal if unsustainable. <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	N/A
4	To protect and enhance the Borough's characteristic	? Refer to discussion below. <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	✓ x Covered by alternative policies.	N/A

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	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
	landscape and its historic environment in urban and rural areas.	Refer to discussion below. <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	Local policy includes for refusal if unsustainable. <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	
5	To address the waste hierarchy by: minimising waste as a priority, reuse, then by recycling, composting or energy recovery.	? Refer to discussion below. <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	✓ x Covered by alternative policies. Local policy includes for refusal if unsustainable. <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	N/A
6	Minimise air, water, soil / ground, noise and light pollution and improve the quality of air, water and contaminated land.	? Refer to discussion below. <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	✓ x Covered by alternative policies. Local policy includes for refusal if unsustainable. <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	N/A
7	Ensure appropriate, efficient, reliable and careful use and supply of energy, water, minerals, food and other natural resources.	? Refer to discussion below. <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	✓ x Covered by alternative policies. Local policy includes for refusal if unsustainable. <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	N/A



	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
8	To increase energy efficiency and support the delivery of renewable and low carbon energy.	? Refer to discussion below. <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	✓ x Covered by alternative policies. Local policy includes for refusal if unsustainable. <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	N/A
9	Facilitate sustainable economic growth and regeneration that provides employment opportunities for everyone and supports a successful, competitive, and balanced local economy that meets the needs of the area.	? Refer to discussion below. <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	✓ x Covered by alternative policies. Local policy includes for refusal if unsustainable. <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	N/A
10	Develop opportunities for everyone to access a good education and to acquire the skills and knowledge to find work and support the sustainable growth of the local economy.	? Refer to discussion below. <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	✓ x Covered by alternative policies. Local policy includes for refusal if unsustainable. <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	N/A
11	To meet local housing needs by ensuring that everyone has the opportunity to live in a high quality, well designed and affordable home.	? Refer to discussion below. <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent	✓ x Covered by alternative policies. Local policy includes for refusal if unsustainable. <b>Likelihood of effect:</b> Likely	N/A

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
		<b>Term:</b> Short, medium and long term	<b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	
12	To protect and enhance human health and wellbeing.	? Refer to discussion below. <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	✓ x Covered by alternative policies. Local policy includes for refusal if unsustainable. <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	N/A
13	To reduce poverty and social exclusion.	? Refer to discussion below. <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	✓ x Covered by alternative policies. Local policy includes for refusal if unsustainable. <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	N/A
14	To reduce and prevent crime and the fear of crime.	? Refer to discussion below. <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	✓ x Covered by alternative policies. Local policy includes for refusal if unsustainable. <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	N/A
15	To create and sustain vibrant, locally distinctive and socially cohesive communities.	? Refer to discussion below.	✓ x Covered by alternative policies. Local policy includes for refusal if	N/A

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
		<b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	unsustainable.  <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	
16	To provide accessible essential services, facilities and infrastructure.	?  Refer to discussion below. <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	✓ x  Covered by alternative policies. Local policy includes for refusal if unsustainable.  <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	N/A
17	To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.	?  Refer to discussion below. <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	✓ x  Covered by alternative policies. Local policy includes for refusal if unsustainable.  <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	N/A
18	To encourage sustainable development by improving efficiency in land use, design and layout. This includes making best use of previously developed land in meeting future development needs.	?  Refer to discussion below. <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	✓ x  Covered by alternative policies. Local policy includes for refusal if unsustainable.  <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	

## **Summary:**

This policy at this stage has been difficult to assess. From an SA perspective it does not yet include sufficient detail by which its effect on sustainability can be assessed. Whilst the policy requires development proposals to mitigate impacts on existing infrastructure (which is positive), national policy and guidance allows for viability assessment. This undermines other policies within the plan, not all of which include viability as a constraint to delivery. Whilst other development plan policies are relied on, many of which are more detailed and relate to specific issues, the assessment remains uncertain across all areas of sustainability.

However the policy includes the ability to 'refuse planning permission if the development proposal would be unsustainable without the required infrastructure following consideration of alternative funding sources'. This improves the position when compared to reliance only on national policy.

Amendments to the policy are not currently proposed due to the national policy and guidance relating to viability assessments.

**Draft Sustainability Appraisal (SA)**  
**(Incorporating Strategic Environmental Assessment)**  
of the  
Draft Bracknell Forest Local Plan

**Appendix 6 – SA of Development  
Management Policies**

**January 2018**

Bracknell Forest Council

[www.bracknell-forest.gov.uk](http://www.bracknell-forest.gov.uk)

This appendix sets out the SA of Development Management policies. The SA Objectives were used as the basis of the appraisal. The following symbols show the compatibility with the SA Objectives:

✓ Positive
✓ x Positive / negative
x Negative
0 Neutral
? Uncertain

### LP10 Presumption in Favour of Sustainable Development

The Presumption in Favour of Sustainable Development policy sets out the presumption in line with paragraph 14 of the NPPF.

Alternatives considered (identified within I&O and consulted on):

1. No sustainable development principles. Each policy in the BFLP would be based upon national policy not specific borough conditions.

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
678	1 To address the causes of climate change through reducing emissions of greenhouse gases	<p>x</p> <p>In the event of a 'no policy' position, applications will be granted unless 'Any adverse impacts of granting permission could significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole'. In this event, greenhouse gas emissions are unlikely to be considered to 'outweigh the benefits' of development.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>x</p> <p>The policy is consistent with the NPPF, hence similar effect.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	N/A
	2 Adapt to climate change by preparing for extreme weather	<p>✓ x</p> <p>In the event of a 'no policy' position, the</p>	<p>✓ x</p> <p>The policy is consistent with the</p>	N/A

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
	events, including avoiding and managing the risk of flooding, heat wave, drought and storm damage.	<p>presumption does not apply where there is a risk of flooding. This is positive for sites directly affected, however may not lead to appropriate land management to reduce flood risk elsewhere.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>NPPF, hence similar effect.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	
3	To conserve and enhance the diversity of wildlife, habitats and geology	<p>✓ x</p> <p>In the event of a 'no policy' position, the presumption does not apply to SACs, SPAs, or SSSIs. This is positive for such sites; however other locations may not demonstrate 'Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole'.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>✓ x</p> <p>The policy is consistent with the NPPF, hence similar effect.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	N/A
4	To protect and enhance the Borough's characteristic landscape and its historic environment in urban and rural areas	<p>✓ x</p> <p>In the event of a 'no policy' position, the presumption does not apply to designated heritage assets. This is positive for such sites; however other locations may not demonstrate 'Any adverse impacts of granting permission would significantly and</p>	<p>✓ x</p> <p>The policy is consistent with the NPPF, hence similar effect.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent</p>	N/A

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
		demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole'.  <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	<b>Term:</b> Short, medium and long term	
5	To address the waste hierarchy by: minimising waste as a priority, reuse, then by recycling, composting or energy recovery	0	0	N/A
6	Minimise air, water, soil / ground, noise and light pollution and improve the quality of air, water and contaminated land	x  In the event of a 'no policy' position, applications will be granted unless 'Any adverse impacts of granting permission could significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole'. In this event, pollution may not be considered to 'outweigh the benefits' of development.  <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough wide <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	x  The policy is consistent with the NPPF, hence similar effect.  <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough wide <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	N/A
7	Ensure appropriate, efficient, reliable and careful use and supply of energy, water, minerals, food and other natural resources.	x  In the event of a 'no policy' position, applications will be granted unless 'Any adverse impacts of granting permission	x  The policy is consistent with the NPPF, hence similar effect.  <b>Likelihood of effect:</b> Likely	N/A



	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
		<p>could significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole'. In this event, resource use is unlikely to be considered to 'outweigh the benefits' of development.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p><b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	
8	To increase energy efficiency and support the delivery of renewable and low carbon energy	<p>x</p> <p>In the event of a 'no policy' position, applications will be granted unless 'Any adverse impacts of granting permission could significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole'. In this event, energy is unlikely to be considered to 'outweigh the benefits' of development.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>x</p> <p>The policy is consistent with the NPPF, hence similar effect.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	N/A
9	Facilitate sustainable economic growth and regeneration that provides employment opportunities for everyone and supports a successful, competitive, and balanced local economy that meets the needs of	<p>✓</p> <p>The presumption is likely to favour economic development (that may otherwise not be found suitable).</p> <p><b>Likelihood of effect:</b> Likely</p>	<p>✓</p> <p>The policy is consistent with the NPPF, hence similar effect.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide</p>	N/A

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
	the area.	<b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	<b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	
10	Develop opportunities for everyone to access a good education and to acquire the skills and knowledge to find work and support the sustainable growth of the local economy.	0	0	N/A
11	To meet local housing needs by ensuring that everyone has the opportunity to live in a high quality, well designed and affordable home	✓ The presumption is likely to favour housing development (that may otherwise not be found suitable). <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	✓ The policy is consistent with the NPPF, hence similar effect. <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough wide <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	N/A
12	To protect and enhance human health and wellbeing	✓ x In the event of a 'no policy' position, applications will be granted unless 'Any adverse impacts of granting permission could significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole'. Whilst development with direct effect on human health is unlikely to be granted, measures that promote a healthy lifestyle are unlikely to be given as much weight in	✓ x The policy is consistent with the NPPF, hence similar effect. <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough wide <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	N/A

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
		<p>decision making.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>		
13	To reduce poverty and social exclusion	0	0	N/A
14	To reduce and prevent crime and the fear of crime	0	0	N/A
15	To create and sustain vibrant, locally distinctive and socially cohesive communities	<p>x</p> <p>In the event of a 'no policy' position, applications will be granted unless 'Any adverse impacts of granting permission could significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole'. In this event, creating and sustaining vibrant communities may not be considered to 'outweigh the benefits' of development.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>x</p> <p>The policy is consistent with the NPPF, hence similar effect.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	N/A
16	To provide accessible essential services, facilities and infrastructure.	<p>✓ x</p> <p>In the event of a 'no policy' position, applications will be granted unless 'Any adverse impacts of granting permission could significantly and demonstrably</p>	<p>✓ x</p> <p>The policy is consistent with the NPPF, hence similar effect.</p> <p><b>Likelihood of effect:</b> Likely</p>	N/A

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
		<p>outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole'. Access to services, facilities and infrastructure may not be considered to 'outweigh the benefits' of development.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p><b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	
17	To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys	<p>✓ x</p> <p>In the event of a 'no policy' position, applications will be granted unless 'Any adverse impacts of granting permission could significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole'. Travel choice, accessibility and reducing the need to travel may not be considered to 'outweigh the benefits' of development.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>✓ x</p> <p>The policy is consistent with the NPPF, hence similar effect.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	N/A
18	To encourage sustainable development by improving efficiency in land use, design and layout. This includes making best use of previously developed land in meeting future development	<p>✓ x</p> <p>In the event of a 'no policy' position, applications will be granted unless 'Any adverse impacts of granting permission could significantly and demonstrably outweigh the benefits, when assessed</p>	<p>✓ x</p> <p>The policy is consistent with the NPPF, hence similar effect.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide</p>	N/A

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
	needs.	<p>against the policies in the National Planning Policy Framework taken as a whole'. Sustainable land use, design and layout may not be considered to 'outweigh the benefits' of development.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p><b>Temporary/permanent:</b>  Permanent  <b>Term:</b> Short, medium and long term</p>	

**Summary:**

The Presumption in Favour of Sustainable Development reflects the NPPF and is required to be included within the plan. The policy has particular effect in the event of a 'no policy' position (e.g. if housing need is deemed not be met in the short term). This strand of national policy results in less certain, potentially negative, effects locally. The supporting text for the policy states that 'The economic, environmental and social benefits for Bracknell Forest will be maximised taking into account the principles set out in Policy LP1 and the more detailed policies and guidance which amplify them including any related Supplementary Planning Documents and other material evidence'. This mitigates the effect of national policy as far as is considered possible.

## LP11 Protection of Countryside

During the drafting of this policy, it has moved from being of a strategic nature, through to a development management focus.

Alternatives considered (identified within I&O and consulted on):

1. No policy. Assess each application on a case by case basis, using national guidance.

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
1	To address the causes of climate change through reducing emissions of greenhouse gases	0	0	N/A
2	Adapt to climate change by preparing for extreme weather events, including avoiding and managing the risk of flooding, heat wave, drought and storm damage.	0	0	N/A
3	To conserve and enhance the diversity of wildlife, habitats and geology	✓ Likely secondary positive effect through protection of the countryside. <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Countryside and adjoining areas <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	0	N/A
4	To protect and enhance the Borough's characteristic landscape and its historic environment in urban and rural areas	✓ The policy will protect areas of countryside for their intrinsic character and beauty. Development proposals will be permitted in certain circumstances only (e.g. large scale housing development is not permitted outside of the Local Plan allocation process where settlement boundaries area reviewed	✓ x Whist the NPPF requires the intrinsic character and beauty of the countryside to be protected, development management guidance is not provided to guide proposals in the countryside. <b>Likelihood of effect:</b> Likely	N/A

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
		<p>and redefined to provide strong and defensible boundaries).</p> <p>Enhancement is not mentioned, however this is covered in the Landscape Character and Strategic Gaps policy.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Countryside and adjoining areas  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p><b>Spatial scale:</b> Countryside and adjoining areas  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	
5	To address the waste hierarchy by: minimising waste as a priority, reuse, then by recycling, composting or energy recovery	0	0	N/A
6	Minimise air, water, soil / ground, noise and light pollution and improve the quality of air, water and contaminated land	<p>✓</p> <p>Potential positive effect by preventing of light pollution through protection of the countryside.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Countryside and adjoining areas  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	0	N/A
7	Ensure appropriate, efficient, reliable and careful use and supply of energy, water, minerals, food and other natural resources.	0	0	N/A
8	To increase energy efficiency and	0	0	N/A

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
	support the delivery of renewable and low carbon energy			
9	Facilitate sustainable economic growth and regeneration that provides employment opportunities for everyone and supports a successful, competitive, and balanced local economy that meets the needs of the area.	<p>✓</p> <p>The policy will support agriculture, forestry and other rural established businesses.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>✓ x</p> <p>Where a genuine business need exists, the policy follows national policy. The proposed policy provides more detail about what is permitted.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	N/A
10	Develop opportunities for everyone to access a good education and to acquire the skills and knowledge to find work and support the sustainable growth of the local economy.	<p>✓</p> <p>The policy will support agriculture, forestry and other rural established businesses.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>✓ x</p> <p>The policy expands on the national policy in relation to settlement boundaries, identifying how it is to be applied locally.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	N/A
11	To meet local housing needs by ensuring that everyone has the opportunity to live in a high quality, well designed and affordable home	<p>✓ x</p> <p>Whilst the policy limits development within the countryside for the majority of people, it also supports local housing need for rural workers. However the Local Plan process has allocated sufficient land to meet</p>	<p>✓ x</p> <p>The policy expands on the national policy in relation to settlement boundaries, identifying how it is to be applied locally.</p>	<p>✓</p> <p>Response: The Local Plan has allocated sufficient land to meet development needs. This policy seeks to protect areas of countryside from</p>



	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
		<p>development needs.</p> <p><u>Recommendation:</u></p> <p>Ensure that the policy is not overly restrictive in preventing new development.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Countryside  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Countryside  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	inappropriate development for their own sake.
12	To protect and enhance human health and wellbeing	<p>✓</p> <p>The policy supports the maintenance of defined settlement boundaries which will protect open areas, in turn which can benefit human health.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Countryside and adjoining area  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>✓ x</p> <p>The policy expands on the national policy in relation to settlement boundaries, identifying how it is to be applied locally.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Countryside and adjoining areas  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	N/A
13	To reduce poverty and social exclusion	0	0	N/A
14	To reduce and prevent crime and the fear of crime	0	0	N/A
15	To create and sustain vibrant, locally distinctive and socially cohesive communities	<p>✓</p> <p>The policy will help to maintain individual settlements, and keep their distinctive</p>	<p>✓ x</p> <p>The policy expands on the national policy in relation to settlement boundaries, identifying</p>	N/A

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
		<p>characteristics.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>how it is to be applied locally.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	
16	To provide accessible essential services, facilities and infrastructure.	<p>✓</p> <p>The policy protects the countryside from development unless it meets specific requirements. This will keep development mainly focussed in new and existing settlement areas where supporting infrastructure is typically available.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>✓ x</p> <p>The policy expands on the national policy in relation to settlement boundaries, identifying how it is to be applied locally.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	N/A
17	To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys	<p>✓</p> <p>The restriction of development outside defined settlement boundaries focusses development to other areas where travel choice and accessibility is typically greater.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>✓ x</p> <p>The policy expands on the national policy in relation to settlement boundaries, identifying how it is to be applied locally.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long</p>	N/A

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
			term	
18	To encourage sustainable development 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> <p>The restriction of development outside defined settlement boundaries focusses development to other areas, improving the efficiency in land use, including the use of previously developed land. The policy provides further local detail as to the replacement of buildings and re-use of buildings.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>✓ x</p> <p>The policy expands on the national policy in relation to settlement boundaries, identifying how it is to be applied locally.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	N/A

### Summary:

The policy expands on the national policy in relation to the protection of settlement boundaries, identifying how it is to be applied locally. As such, the effect of the alternative 'no policy' approach would be more potentially negative. The policy seeks to protect defined settlement boundaries which will protect the areas of green space in the Borough, whilst maintaining development in areas where supporting infrastructure is already provided or can be provided. It should be noted that this policy may restrict delivery of housing in the Borough, however the Local Plan process has allocated sufficient land to meet development needs.

## LP12 Landscape Character and Strategic Gaps

Alternatives considered (identified within I&O and consulted on):

2. No policy. Assess each application on a case by case basis, using national guidance.

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
1	To address the causes of climate change through reducing emissions of greenhouse gases	0	0	N/A
2	Adapt to climate change by preparing for extreme weather events, including avoiding and managing the risk of flooding, heat wave, drought and storm damage.	0	0	N/A
3	To conserve and enhance the diversity of wildlife, habitats and geology	✓ Likely secondary positive effect through protection of the countryside. <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough wide <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	0	N/A
4	To protect and enhance the Borough's characteristic landscape and its historic environment in urban and rural areas	✓ x The policy applies to land in both the countryside and the Green Belt. It requires development proposals to protect and enhance the intrinsic value and quality of the landscape character area within which it is situated, including the setting of settlements.  Within strategic gaps, whilst development is not wholly prevented, it is limited to	x The NPPF requires the protection and enhancement of valued landscapes, which is more limited in scope. No protection is offered for strategic gaps. <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough wide <b>Temporary/permanent:</b> Permanent	✓ Planning response: 1. Agreed, policy scope extended: <i>'The policy also applies to the settlement where conspicuous from these countryside or Green Belt areas where proposals may harm countryside or Green Belt</i>

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
		<p>maintain the gap function and an acceptable physical and visual separation of settlements, including with those outside the borough.</p> <p>Comments:</p> <ol style="list-style-type: none"> <li>1. Introductory text limits the application of this policy to the countryside and Green Belt only. This offers no policy requirements for the effect of developments within the settlement on the surrounding landscape character. This may apply particularly to developments within settlements that that are: edge of settlement developments; for very tall buildings that could potentially have a visual effect across a broad area; and to elevated sites.</li> <li>2. Clause (iv) add in '<u>prevent, reduce and</u>'</li> <li>3. Within the supporting text, add in a requirement to consider the cumulative effect of developments within strategic gaps: 'Development proposals in strategic gaps should demonstrate how the Landscape Character Assessment has been taken into consideration and that valued landscape functions relating to the separation of settlements will not be compromised, <u>including on a cumulative basis.</u>'</li> <li>4. Would it be appropriate to add in a further paragraph on how</li> </ol>	<p><b>Term:</b> Short, medium and long term</p>	<p><i>landscape character. This may be proposals at the edge of settlements, elevated sites, tall buildings for example</i> .</p> <ol style="list-style-type: none"> <li>2. Suggested text added.</li> <li>3. Suggested text added.</li> <li>4. Given we don't have any submitted neighbourhood plans with local gaps, at this stage we do not need to add any text. Further, if NPs do add these, they would need to be in conformity with the local plan and clearly defined/ explained in order to meet the basic conditions; and the NP would form part of the development plan once made.</li> </ol>

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
		<p>landscape gaps identified within Neighbourhood Plans will be taken into account? Is it appropriate to do this if Neighbourhood Plans could effectively identify them anywhere over the plan period?</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>		
5	To address the waste hierarchy by: minimising waste as a priority, reuse, then by recycling, composting or energy recovery	0	0	N/A
6	Minimise air, water, soil / ground, noise and light pollution and improve the quality of air, water and contaminated land	0	0	N/A
7	Ensure appropriate, efficient, reliable and careful use and supply of energy, water, minerals, food and other natural resources.	0	0	N/A
8	To increase energy efficiency and support the delivery of renewable and low carbon energy	0	0	N/A
9	Facilitate sustainable economic growth and regeneration that provides employment opportunities for everyone and	<p>✓ x</p> <p>Protection and enhancement of landscape character and strategic gaps has the</p>	<p>✓ x</p> <p>Where a genuine business need exists, the policy follows national</p>	N/A

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
	supports a successful, competitive, and balanced local economy that meets the needs of the area.	potential to conflict with economic growth, regeneration and economy. These details are covered in more detail in other policy areas.  <b>Likelihood of effect:</b> Possible <b>Spatial scale:</b> Borough wide <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	policy. The proposed policy provides more detail about what is permitted.  <b>Likelihood of effect:</b> Possible <b>Spatial scale:</b> Borough wide <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	
10	Develop opportunities for everyone to access a good education and to acquire the skills and knowledge to find work and support the sustainable growth of the local economy.	✓ x  Protection and enhancement of landscape character and strategic gaps has the potential to conflict with education.  <b>Likelihood of effect:</b> Possible <b>Spatial scale:</b> Borough wide <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	✓ x  The policy expands on the national policy in relation to landscape character and strategic gaps, identifying how it is to be applied locally.  <b>Likelihood of effect:</b> Possible <b>Spatial scale:</b> Borough wide <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	N/A
11	To meet local housing needs by ensuring that everyone has the opportunity to live in a high quality, well designed and affordable home	✓ x  The policy controls development in relation to the landscape character and strategic gaps. This may restrict the delivery of new housing, however offers the potential to maintain the quality of the areas surrounding existing and new housing.  <u>Recommendation:</u> Ensure that the policy is not overly	✓ x  The policy expands on the national policy in relation to landscape character and strategic gaps, identifying how it is to be applied locally.  <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough wide <b>Temporary/permanent:</b> Permanent	✓  Response: The Local Plan has allocated sufficient land to meet development needs. This policy seeks to protect the identity of settlements and to ensure that any development is appropriate to the character of the landscape.

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
		restrictive in preventing new development. <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough wide <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	<b>Term:</b> Short, medium and long term	
12	To protect and enhance human health and wellbeing	✓ The policy supports the maintenance of defined settlement boundaries which will protect open areas, in turn which can benefit human health. <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough wide <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	✓ x The national policy offers less protection to open areas, which can benefit human health. <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough wide <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	N/A
13	To reduce poverty and social exclusion	0	0	N/A
14	To reduce and prevent crime and the fear of crime	0	0	N/A
15	To create and sustain vibrant, locally distinctive and socially cohesive communities	✓ The strategic gaps will help to maintain individual settlements, and keep their distinctive characteristics. <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough wide <b>Temporary/permanent:</b> Permanent	✓ x The national policy offers less protection to the maintenance of individual settlements and their distinctive characteristics. <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough wide <b>Temporary/permanent:</b>	N/A



	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
		<b>Term:</b> Short, medium and long term	Permanent <b>Term:</b> Short, medium and long term	
16	To provide accessible essential services, facilities and infrastructure.	✓ The policy controls development in relation to the landscape character and strategic gaps. This will help to keep development mainly focussed in new and existing settlement areas where supporting infrastructure is typically available. <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough wide <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	✓ x The policy expands on the national policy in relation to landscape character and strategic gaps, identifying how it is to be applied locally. <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough wide <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	N/A
17	To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys	✓ The policy controls development in relation to the landscape character and strategic gaps. This will help to keep development mainly focussed in new and existing settlement areas where travel choice and accessibility is typically greater. <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough wide <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	✓ x The policy expands on the national policy in relation to landscape character and strategic gaps, identifying how it is to be applied locally. <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough wide <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	N/A
18	To encourage sustainable development by improving	✓	✓ x	N/A

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
	<p>efficiency in land use, design and layout. This includes making best use of previously developed land in meeting future development needs.</p>	<p>The policy controls development in relation to the landscape character and strategic gaps. This will help to keep development mainly focussed in new and existing settlement areas, improving the efficiency in land use, including the use of previously developed land.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>The policy expands on the national policy in relation to landscape character and strategic gaps, identifying how it is to be applied locally.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	

**Summary:**

The policy expands on the national policy in relation to the protection and enhancement of landscape character, including the setting of settlements. It introduces strategic gaps and supports development within them only where it would not adversely affect the gap's function and not unacceptably reduce the separation of settlements. This protection would not exist if national policy was relied on. It should be noted that this policy may restrict delivery of housing in the Borough, however the Local Plan process has allocated sufficient land to meet development needs.

### LP13 Rural Workers Dwellings and LP14 Occupancy Conditions

Alternatives considered (identified within I&O and consulted on):

3. No policy. Assess each application on a case by case basis, using national guidance.

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	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
1	To address the causes of climate change through reducing emissions of greenhouse gases	<p>✓</p> <p>The policies support the protection of rural areas, providing the opportunity for local food production and reduced food miles.</p> <p><b>Likelihood of effect:</b> Possible  <b>Spatial scale:</b> Rural areas  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>✓</p> <p>National policy also supports the protection of rural areas, providing the opportunity for local food production and reduced food miles.</p> <p><b>Likelihood of effect:</b> Possible  <b>Spatial scale:</b> Rural areas  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	N/A
2	Adapt to climate change by preparing for extreme weather events, including avoiding and managing the risk of flooding, heat wave, drought and storm damage.	<p>✓</p> <p>The policies support the protection of rural areas as undeveloped land, aiding adaptation to climate change by providing a cooling effect to urban areas, flood protection and water catchment (through natural landscapes absorbing water) and carbon storage (by plants and soils).</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Rural areas  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>×</p> <p>The policy expands on the national policy in relation to rural workers, identifying how it is to be applied locally. Without this local detail, many more applications for rural workers dwellings would be made, with a negative effect.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Rural areas  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	N/A
3	To conserve and enhance the diversity of wildlife, habitats	<p>✓</p> <p>The policies limit development in rural areas,</p>	<p>×</p> <p>The policy expands on the national</p>	N/A

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
	and geology	indirectly preventing the loss of wildlife, habitats and geological features. <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Rural areas <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	policy in relation to rural workers, identifying how it is to be applied locally. Without this local detail, many more applications for rural workers dwellings would be made, with a negative effect. <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Rural areas <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	
4	To protect and enhance the Borough's characteristic landscape and its historic environment in urban and rural areas	✓ The policies limit development in rural areas, thus protecting the characteristic landscape of the Borough. <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Rural areas <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	x The policy expands on the national policy in relation to rural workers, identifying how it is to be applied locally. Without this local detail, many more applications for rural workers dwellings would be made, with a negative effect. <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Rural areas <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	N/A
5	To address the waste hierarchy by: minimising waste as a priority, reuse, then by recycling, composting or energy recovery	0	0	N/A

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
6	Minimise air, water, soil / ground, noise and light pollution and improve the quality of air, water and contaminated land	0	0	N/A
7	Ensure appropriate, efficient, reliable and careful use and supply of energy, water, minerals, food and other natural resources.	0	0	N/A
8	To increase energy efficiency and support the delivery of renewable and low carbon energy	0	0	N/A
9	Facilitate sustainable economic growth and regeneration that provides employment opportunities for everyone and supports a successful, competitive, and balanced local economy that meets the needs of the area.	<p>✓</p> <p>The policies support genuine rural businesses which can demonstrate accommodation needs on-site or in the immediate vicinity.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Rural areas  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>✓</p> <p>Where a genuine business need exists, the policy follows national policy; as such there would be no change in effect.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Rural areas  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	N/A
10	Develop opportunities for everyone to access a good education and to acquire the skills and knowledge to find work and support the	0	0	N/A

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
	sustainable growth of the local economy.			
11	To meet local housing needs by ensuring that everyone has the opportunity to live in a high quality, well designed and affordable home	<p>✓ x</p> <p>Whilst the policies limit development within rural areas for the majority of people, it also supports local housing need for rural workers and the Local Plan process has allocated sufficient land to meet development needs.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Rural areas  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>✓ x</p> <p>The policy expands on the national policy in relation to rural workers, identifying how it is to be applied locally. Without this local detail, many more applications for rural workers dwellings would be made, increasing the supply of housing.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Rural areas  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	N/A
12	To protect and enhance human health and wellbeing	<p>✓</p> <p>The policies support the maintenance of rural areas as open areas, offering the potential for tranquillity, recreation etc which can enhance human health and wellbeing.</p> <p><b>Likelihood of effect:</b> Possible  <b>Spatial scale:</b> Rural areas and surrounding areas  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>x</p> <p>The policy expands on the national policy in relation to rural workers, identifying how it is to be applied locally. Without this local detail, many more applications for rural workers dwellings would be made, with a negative effect to the wider population.</p> <p><b>Likelihood of effect:</b> Possible  <b>Spatial scale:</b> Rural areas and surrounding areas  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long</p>	N/A

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
			term	
13	To reduce poverty and social exclusion	0	0	N/A
14	To reduce and prevent crime and the fear of crime	0	0	N/A
15	To create and sustain vibrant, locally distinctive and socially cohesive communities	0	0	N/A
16	To provide accessible essential services, facilities and infrastructure.	<p>✓</p> <p>The limitation of development in rural areas focusses development to other areas where essential services, facilities and infrastructure is typically provided.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>×</p> <p>The policy expands on the national policy in relation to rural workers, identifying how it is to be applied locally. Without this local detail, many more applications for rural workers dwellings would be made. Given these would be likely to be small in scale, they are unlikely to be accompanied by improvements to services, facilities and infrastructure – a negative effect.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	N/A
17	To improve travel choice and accessibility, reduce the need for travel by car and shorten	<p>✓</p> <p>The limitation of development in rural areas focusses development to other areas where travel choice and</p>	<p>×</p> <p>The policy expands on the national policy in relation to rural workers,</p>	N/A

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
	the length and duration of journeys	<p>accessibility is typically greater.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>identifying how it is to be applied locally. Without this local detail, many more applications for rural workers dwellings would be made. Given these would be likely to be small in scale, they are unlikely to be accompanied by improvements to travel choice and accessibility – a negative effect.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	
18	To encourage sustainable development 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> <p>The limitation of development in rural areas focusses development to other areas, improving the efficiency in land use, including the use of previously developed land. The policy provides further local detail as to the replacement of buildings and re-use of buildings.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p> <p>Suggested amendments:</p> <ol style="list-style-type: none"> <li>1. Clarify where the policy applies (countryside, Green Belt).</li> <li>2. Clarify/define terms used in document e.g. rural workers, agricultural, forestry, equestrian, horticultural are used</li> </ol>	<p>×</p> <p>The policy expands on the national policy in relation to rural workers, identifying how it is to be applied locally. Without this local detail, many more applications for rural workers dwellings would be made, with a negative effect.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>Policy amended:</p> <ol style="list-style-type: none"> <li>1. Completed.</li> <li>2. The term 'rural worker' is used consistently throughout</li> <li>3. 'recently' has now been defined in the supporting text.</li> <li>4. Policy now states that evidence required for criteria (i) to (vii)</li> </ol>



	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
		interchangeably. 3. Consider defining 'recently' disposed of within the supporting text. 4. Clarify which tests evidence are required for.		

**Summary:**

The policies expand on the national policy in relation to rural workers, identifying how it is to be applied locally. Without this local detail, many more applications for rural workers dwellings would be made. As such, the effect of the alternative 'no policy' approach would be more potentially negative. The policies offers strong positive effects in relation to climate adaptation, wildlife and habitats, landscape, economy and employment, human health and wellbeing, accessible services, travel choice and land use. In line with national policy, these significant benefits are to the detriment of the ability to meet housing need; however the Local Plan process has allocated sufficient land to meet development needs.

## LP14 Occupancy Conditions

Alternatives considered (identified within I&O and consulted on):

### 4. No policy. Assess each application on a case by case basis, using national guidance.

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
1	To address the causes of climate change through reducing emissions of greenhouse gases	<p>✓</p> <p>The policies support the protection of rural areas, providing the opportunity for local food production and reduced food miles.</p> <p><b>Likelihood of effect:</b> Possible  <b>Spatial scale:</b> Rural areas  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>✓</p> <p>National policy also supports the protection of rural areas, providing the opportunity for local food production and reduced food miles.</p> <p><b>Likelihood of effect:</b> Possible  <b>Spatial scale:</b> Rural areas  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	N/A
2	Adapt to climate change by preparing for extreme weather events, including avoiding and managing the risk of flooding, heat wave, drought and storm damage.	<p>✓</p> <p>The policies support the protection of rural areas as undeveloped land, aiding adaptation to climate change by providing a cooling effect to urban areas, flood protection and water catchment (through natural landscapes absorbing water) and carbon storage (by plants and soils).</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Rural areas  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>×</p> <p>The policy expands on the national policy in relation to rural workers, identifying how it is to be applied locally. Without this local detail, many more applications for rural workers dwellings would be made, with a negative effect.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Rural areas  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	N/A
3	To conserve and enhance the diversity of wildlife, habitats and geology	<p>✓</p> <p>The policies limit development in rural areas, indirectly preventing the loss of wildlife, habitats and</p>	<p>×</p> <p>The policy expands on the national policy in relation to rural workers,</p>	N/A

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
		<p>geological features.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Rural areas  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>identifying how it is to be applied locally. Without this local detail, many more applications for rural workers dwellings would be made, with a negative effect.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Rural areas  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	
4	To protect and enhance the Borough's characteristic landscape and its historic environment in urban and rural areas	<p>✓</p> <p>The policies limit development in rural areas, thus protecting the characteristic landscape of the Borough.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Rural areas  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>x</p> <p>The policy expands on the national policy in relation to rural workers, identifying how it is to be applied locally. Without this local detail, many more applications for rural workers dwellings would be made, with a negative effect.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Rural areas  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	N/A
5	To address the waste hierarchy by: minimising waste as a priority, reuse, then by recycling, composting or energy recovery	0	0	N/A
6	Minimise air, water, soil / ground, noise and light	0	0	N/A

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
	pollution and improve the quality of air, water and contaminated land			
7	Ensure appropriate, efficient, reliable and careful use and supply of energy, water, minerals, food and other natural resources.	0	0	N/A
8	To increase energy efficiency and support the delivery of renewable and low carbon energy	0	0	N/A
9	Facilitate sustainable economic growth and regeneration that provides employment opportunities for everyone and supports a successful, competitive, and balanced local economy that meets the needs of the area.	<p>✓</p> <p>The policies support genuine rural businesses which can demonstrate accommodation needs on-site or in the immediate vicinity.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Rural areas  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>✓</p> <p>Where a genuine business need exists, the policy follows national policy; as such there would be no change in effect.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Rural areas  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	N/A
10	Develop opportunities for everyone to access a good education and to acquire the skills and knowledge to find work and support the sustainable growth of the local economy.	0	0	N/A

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
11	To meet local housing needs by ensuring that everyone has the opportunity to live in a high quality, well designed and affordable home	<p>✓ x</p> <p>Whilst the policies limit development within rural areas for the majority of people, it also supports local housing need for rural workers and the Local Plan process has allocated sufficient land to meet development needs.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Rural areas  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>✓ x</p> <p>The policy expands on the national policy in relation to rural workers, identifying how it is to be applied locally. Without this local detail, many more applications for rural workers dwellings would be made, increasing the supply of housing.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Rural areas  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	N/A
12	To protect and enhance human health and wellbeing	<p>✓</p> <p>The policies support the maintenance of rural areas as open areas, offering the potential for tranquillity, recreation etc which can enhance human health and wellbeing.</p> <p><b>Likelihood of effect:</b> Possible  <b>Spatial scale:</b> Rural areas and surrounding areas  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>x</p> <p>The policy expands on the national policy in relation to rural workers, identifying how it is to be applied locally. Without this local detail, many more applications for rural workers dwellings would be made, with a negative effect to the wider population.</p> <p><b>Likelihood of effect:</b> Possible  <b>Spatial scale:</b> Rural areas and surrounding areas  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	N/A

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
13	To reduce poverty and social exclusion	0	0	N/A
14	To reduce and prevent crime and the fear of crime	0	0	N/A
15	To create and sustain vibrant, locally distinctive and socially cohesive communities	0	0	N/A
16	To provide accessible essential services, facilities and infrastructure.	<p>✓</p> <p>The limitation of development in rural areas focusses development to other areas where essential services, facilities and infrastructure is typically provided.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>×</p> <p>The policy expands on the national policy in relation to rural workers, identifying how it is to be applied locally. Without this local detail, many more applications for rural workers dwellings would be made. Given these would be likely to be small in scale, they are unlikely to be accompanied by improvements to services, facilities and infrastructure – a negative effect.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	N/A
17	To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of	<p>✓</p> <p>The limitation of development in rural areas focusses development to other areas where travel choice and accessibility is typically greater.</p>	<p>×</p> <p>The policy expands on the national policy in relation to rural workers, identifying how it is to be applied</p>	N/A

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
	journeys	<p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>locally. Without this local detail, many more applications for rural workers dwellings would be made. Given these would be likely to be small in scale, they are unlikely to be accompanied by improvements to travel choice and accessibility – a negative effect.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	
18	To encourage sustainable development 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> <p>The limitation of development in rural areas focusses development to other areas, improving the efficiency in land use, including the use of previously developed land. The policy provides further local detail as to the replacement of buildings and re-use of buildings.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p> <p>Suggested amendments:</p> <ol style="list-style-type: none"> <li>5. Clarify where the policy applies (countryside, Green Belt).</li> <li>6. Clarify/define terms used in document e.g. rural workers, agricultural, forestry, equestrian, horticultural are used interchangeably.</li> </ol>	<p>×</p> <p>The policy expands on the national policy in relation to rural workers, identifying how it is to be applied locally. Without this local detail, many more applications for rural workers dwellings would be made, with a negative effect.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>Policy amended:</p> <ol style="list-style-type: none"> <li>5. Completed.</li> <li>6. The term 'rural worker' is used consistently throughout</li> <li>7. 'recently' has now been defined in the supporting text.</li> <li>8. Policy now states that evidence required for criteria (i) to (vii)</li> </ol>

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
		7. Consider defining 'recently' disposed of within the supporting text. 8. Clarify which tests evidence are required for.		

**Summary:**

The policies expand on the national policy in relation to rural workers, identifying how it is to be applied locally. Without this local detail, many more applications for rural workers dwellings would be made. As such, the effect of the alternative 'no policy' approach would be more potentially negative. The policies offers strong positive effects in relation to climate adaptation, wildlife and habitats, landscape, economy and employment, human health and wellbeing, accessible services, travel choice and land use. In line with national policy, these significant benefits are to the detriment of the ability to meet housing need; however the Local Plan process has allocated sufficient land to meet development needs.



## LP15 Equestrian Uses

Alternatives considered (identified within I&O and consulted on):

1. No policy. Assess each application on a case by case basis, using national guidance.

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
1	To address the causes of climate change through reducing emissions of greenhouse gases	<p>✓</p> <p>The policy prioritises use of existing buildings over new facilities, offering the potential for reduced emission of greenhouse gases through construction.</p> <p><b>Likelihood of effect:</b> Possible  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short</p>	<p>✓*</p> <p>Whilst re-use of buildings will reduce construction emissions, any new building is likely to be more energy efficient. Therefore the effect without this policy is uncertain.</p> <p><b>Likelihood of effect:</b> Possible  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short</p>	N/A
2	Adapt to climate change by preparing for extreme weather events, including avoiding and managing the risk of flooding, heat wave, drought and storm damage.	<p>✓</p> <p>The policy supports developments which are appropriate in terms of siting, whilst this isn't specific to issues such as flood risk, other policies within the plan will apply.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>✓</p> <p>Without the policy there are other policies in the BFLP which will protect these issues.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	N/A
3	To conserve and enhance the diversity of wildlife, habitats and	<p>✓</p> <p>The policy requires development not to</p>	<p>✓</p> <p>Without the policy there are other</p>	N/A

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
	geology	<p>cause harm to a site of nature conservation that cannot be satisfactorily mitigated; in addition other policies within the plan will apply.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>policies in the BFLP which will protect these issues.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	
4	To protect and enhance the Borough's characteristic landscape and its historic environment in urban and rural areas	<p>✓</p> <p>The policy requires development not to cause harm to landscape or historic value that cannot be satisfactorily mitigated; in addition other policies within the plan will apply.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>✓</p> <p>Without the policy there are other policies in the BFLP which will protect these issues.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	N/A
5	To address the waste hierarchy by: minimising waste as a priority, reuse, then by recycling, composting or energy recovery	0	0	N/A
6	Minimise air, water, soil / ground, noise and light pollution and improve the quality of air, water and contaminated land	<p>✓</p> <p>The policy requires development not to have a detrimental effect on the amenity of neighbouring properties or the local area through unacceptable activity, noise, smell, light pollution, overlooking, traffic or other general disturbance.</p> <p><b>Likelihood of effect:</b> Likely</p>	<p>✓</p> <p>Without the policy there are other policies in the BFLP which will protect these issues.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough  <b>Temporary/permanent:</b> Permanent</p>	N/A

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
		<b>Spatial scale:</b> Borough wide <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	<b>Term:</b> Short, medium and long term	
7	Ensure appropriate, efficient, reliable and careful use and supply of energy, water, minerals, food and other natural resources.	0	0	N/A
8	To increase energy efficiency and support the delivery of renewable and low carbon energy	0	0	N/A
9	Facilitate sustainable economic growth and regeneration that provides employment opportunities for everyone and supports a successful, competitive, and balanced local economy that meets the needs of the area.	✓ The policy supports equestrian uses within the countryside area which can be an important part of the rural economy. Support for commercial equestrian facilities within the green belt requires a robust business case to demonstrate very exceptional circumstances (in line with national policy). <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Countryside areas <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	✓ With no policy in place, the policy Green Belt will cover this issue. <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	N/A
10	Develop opportunities for everyone to access a good education and to acquire the skills and knowledge to find work and support the sustainable growth of the local economy.	✓ The policy supports equestrian uses which can indirectly provide access to education and skills. <b>Likelihood of effect:</b> Possible <b>Spatial scale:</b> Borough wide	✓ Without the policy there are other policies in the BFLP which will cover these issues. <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough	N/A

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
		<b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	<b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	
11	To meet local housing needs by ensuring that everyone has the opportunity to live in a high quality, well designed and affordable home	✓ The policy supports equine based development where it will not have a detrimental effect on neighbouring properties. <b>Likelihood of effect:</b> Possible <b>Spatial scale:</b> Borough wide <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	✓ Without the policy there are other policies in the BFLP which will protect these issues. <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	N/A
12	To protect and enhance human health and wellbeing	✓ The policy supports appropriate equine developments; recreational activities can enhance human health and wellbeing. <b>Likelihood of effect:</b> Possible <b>Spatial scale:</b> Borough wide <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	✓ Without the policy there are other policies in the BFLP which will protect these issues. <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	N/A
13	To reduce poverty and social exclusion	0	0	N/A
14	To reduce and prevent crime and the fear of crime	0	0	N/A

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
15	To create and sustain vibrant, locally distinctive and socially cohesive communities	<p>✓</p> <p>The policy supports appropriate equine developments which can help to create and sustain vibrant, locally distinctive and socially cohesive communities.</p> <p><b>Likelihood of effect:</b> Possible  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>✓</p> <p>Without the policy there are other policies in the BFLP which will protect these issues.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	N/A
16	To provide accessible essential services, facilities and infrastructure.	<p>✓</p> <p>The policy supports well located proposals which are well connected to the existing bridleway network.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>✗</p> <p>With no policy in place, the requirement for proposals to be well connected to the existing bridleway network would be omitted and proposals could be poorly located.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	N/A
17	To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys	<p>✓</p> <p>The policy supports proposals which will not have adverse effects on the road or highway safety of the area and are well connected to the existing bridleway network.</p>	<p>✓ ✗</p> <p>Without the policy there are other policies in the BFLP which will protect these issues, however, this policy will specifically ensure equestrian uses are situated in locations where access to busy</p>	N/A

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
		<b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough wide <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	roads by horses is not necessary. <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	
18	To encourage sustainable development by improving efficiency in land use, design and layout. This includes making best use of previously developed land in meeting future development needs.	✓ The policy supports the re-use of existing buildings, development of a size and scale for its intended use in relation to the associated fields and demonstration of adequate land within the overall site to support the proper care of the horses. <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough wide <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	✗ With no policy in place, the requirement for proposals to demonstrate that there is adequate land within the overall site to allow for the proper care of horses would be omitted. <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough wide <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	N/A

### Summary:

The inclusion of a policy specific to equestrian developments clarifies the policy position in relation to equestrian facilities, particularly in conjunction with the Green Belt policy. It allows specific requirements for the provision of adequate land within overall sites to allow proper care of horses, proposals being well located to the existing bridleway network, not having adverse effects on the road or highway safety of the area.

## LP16 Green Belt

Alternatives considered (identified within I&O and consulted on):

5. No policy. Assess each application on a case by case basis, using national guidance.

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendations
1	To address the causes of climate change through reducing emissions of greenhouse gases	<p>✓</p> <p>The policy supports the protection of the Green Belt, providing the opportunity for local food production and reduced food miles.</p> <p><b>Likelihood of effect:</b> Possible  <b>Spatial scale:</b> Green Belt and surrounding areas  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>✓</p> <p>National policy also supports the protection of the Green Belt, providing the opportunity for local food production and reduced food miles.</p> <p><b>Likelihood of effect:</b> Possible  <b>Spatial scale:</b> Green Belt and surrounding areas  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	N/A
2	Adapt to climate change by preparing for extreme weather events, including avoiding and managing the risk of flooding, heat wave, drought and storm damage.	<p>✓</p> <p>The policy supports the protection of the Green Belt as undeveloped land, aiding adaptation to climate change by providing a cooling effect to urban areas, flood protection and water catchment (through natural landscapes absorbing water) and carbon storage (by plants and soils). The large continuous nature of the Green Belt provides the opportunity for wildlife corridors across large areas, offering the potential for species migration in response to climate change. The effectiveness of the Green Belt in providing climate</p>	<p>✗</p> <p>The policy expands on the national policy in relation to the Green Belt, identifying how it is to be applied locally.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Green Belt and wider catchments  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	N/A

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendations
		<p>adaptation is partly dependent on other land management policies and measures.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Green Belt and wider catchments  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>		
3	To conserve and enhance the diversity of wildlife, habitats and geology	<p>✓</p> <p>The policy limits development in the Green Belt, indirectly preventing the loss of wildlife, habitats and geological features. The large continuous nature of the Green Belt provides excellent opportunities for a network of linked habitats.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Green Belt and surrounding areas  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>✗</p> <p>The policy expands on the national policy in relation to the Green Belt, identifying how it is to be applied locally.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Green Belt and surrounding areas  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	N/A
4	To protect and enhance the Borough's characteristic landscape and its historic environment in urban and rural areas	<p>✓</p> <p>The policy limits development in the Green Belt, thus protecting the characteristic landscape of the Borough. Where the policy deviates from national policy, it advocates replacement of a building where the alternative siting demonstrably improves the openness of the Green Belt.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Green Belt and surrounding area</p>	<p>✗</p> <p>The policy expands on the national policy in relation to the Green Belt, identifying how it is to be applied locally.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Green Belt and surrounding area  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	N/A



	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendations
		<b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	term	
5	To address the waste hierarchy by: minimising waste as a priority, reuse, then by recycling, composting or energy recovery	0	0	N/A
6	Minimise air, water, soil / ground, noise and light pollution and improve the quality of air, water and contaminated land	0	0	N/A
7	Ensure appropriate, efficient, reliable and careful use and supply of energy, water, minerals, food and other natural resources.	0	0	N/A
8	To increase energy efficiency and support the delivery of renewable and low carbon energy	0	0	N/A
9	Facilitate sustainable economic growth and regeneration that provides employment opportunities for everyone and supports a successful, competitive, and balanced local economy that meets the needs of the area.	<p>✓ x</p> <p>The policy limits economic growth within the Green Belt, in line with national policy. Any such development would need to provide evidence of 'very special circumstances'.</p> <p>Syngenta is dealt with in a separate policy.</p> <p><b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Green Belt <b>Temporary/permanent:</b> Permanent</p>	<p>x</p> <p>The policy expands on the national policy in relation to the Green Belt, identifying how it is to be applied locally.</p> <p><b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Rural areas <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term</p>	N/A

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendations
		<b>Term:</b> Short, medium and long term		
10	Develop opportunities for everyone to access a good education and to acquire the skills and knowledge to find work and support the sustainable growth of the local economy.	<p>✘</p> <p>The policy limits development within the Green Belt, in line with national policy. Any such development would need to provide evidence of 'very special circumstances'.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Local to Green Belt  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>✘</p> <p>The policy limits development within the Green Belt, in line with national policy. Any such development would need to provide evidence of 'very special circumstances'.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Local to Green Belt  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	N/A
11	To meet local housing needs by ensuring that everyone has the opportunity to live in a high quality, well designed and affordable home	<p>✘</p> <p>The policy limits development within the Green Belt, in line with national policy. Any such development would need to provide evidence of 'very special circumstances'. However the Local Plan process has allocated sufficient land to meet development needs.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>✘</p> <p>The policy expands on the national policy in relation to the Green Belt, identifying how it is to be applied locally.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	N/A
12	To protect and enhance human health and wellbeing	<p>✓</p> <p>The policy supports the maintenance of</p>	<p>✘</p> <p>The policy expands on the</p>	N/A

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendations
		<p>the Green Belt as open areas, offering the potential for tranquillity, recreation etc which can enhance human health and wellbeing.</p> <p><b>Likelihood of effect:</b> Possible  <b>Spatial scale:</b> Green Belt and surrounding areas  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>national policy in relation to the Green Belt, identifying how it is to be applied locally.</p> <p><b>Likelihood of effect:</b> Possible  <b>Spatial scale:</b> Green Belt and surrounding areas  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	
13	To reduce poverty and social exclusion	0	0	N/A
14	To reduce and prevent crime and the fear of crime	0	0	N/A
15	To create and sustain vibrant, locally distinctive and socially cohesive communities	<p>?</p> <p>Limitation of development in the Green Belt may restrain the development of community facilities; however may also allow existing communities to be retained.</p> <p><b>Likelihood of effect:</b> Possible  <b>Spatial scale:</b> Green Belt  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>?</p> <p>Limitation of development in the Green Belt may restrain the development of community facilities; however may also allow existing communities to be retained.</p> <p><b>Likelihood of effect:</b> Possible  <b>Spatial scale:</b> Green Belt  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	N/A
16	To provide accessible essential	✓	✓	N/A

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendations
	services, facilities and infrastructure.	<p>The limitation of development in the Green Belt focusses development to other areas where essential services, facilities and infrastructure is typically provided.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>The limitation of development in the Green Belt focusses development to other areas where essential services, facilities and infrastructure is typically provided.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	
17	To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys	<p>✓</p> <p>The limitation of development in the Green Belt focusses development to other areas where travel choice and accessibility is typically greater. National policy permits 'local transport infrastructure which can demonstrate a requirement for a Green Belt location', thus providing the ability to improve travel choice and accessibility and shorten the length and duration of journeys where the location can be justified.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>✓</p> <p>The limitation of development in the Green Belt focusses development to other areas where travel choice and accessibility is typically greater. National policy permits 'local transport infrastructure which can demonstrate a requirement for a Green Belt location', thus providing the ability to improve travel choice and accessibility and shorten the length and duration of journeys where the location can be justified.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	N/A

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendations
18	To encourage sustainable development 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> <p>The limitation of development in the Green Belt focusses development to other areas, improving the efficiency in land use, including the use of previously developed land. The policy provides further local detail as to the replacement of buildings and re-use of buildings. It also defines five villages in which limited infilling is permitted; this represent a reduction of three villages from the previous policy and a reduction in the types of development permitted within these villages, offering greater protection to the Green Belt.</p> <p>Suggested text changes:</p> <ol style="list-style-type: none"> <li>1. Amend wording of introduction to be clear that the policy applies in addition to the national policy.</li> <li>2. Clarify wording of introduction in relation to permitted development rights.</li> <li>3. Amend wording to clarify that 'development' rather than 'new buildings' will be considered inappropriate.</li> </ol> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>✓ x</p> <p>The limitation of development in the Green Belt focusses development to other areas, improving the efficiency in land use, including the use of previously developed land.</p> <p>However, the additional details provided in the policy regarding green belt villages is not provided in national policy.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<ol style="list-style-type: none"> <li>1. Change made.</li> <li>2. Change made.</li> <li>3. The terms 'new buildings' and 'developments' are used appropriately within the policy.</li> </ol>

**Summary:**

The policy follows and expands upon national policy in relation to local circumstances. As such, the effect of the alternative 'no policy' approach would be more uncertain and potentially negative. The policy offers strong positive effects in relation to climate adaptation, wildlife and habitats, landscape and historic, human health and wellbeing, accessible services, travel choice and land use. In line with national policy, these significant benefits are potentially to the detriment of future economic growth in the Green Belt and the ability to meet housing need; however the Local Plan process has allocated sufficient land to meet development needs.

## LP17 Developed Site in the Green Belt: Jealott's Hill International Research Centre

This policy was introduced at the Draft BFLP stage, it was not proposed at the Issues and Options stage.

Alternatives considered:

1. No policy. Assess each application on a case by case basis, using national guidance and policy LP16 Green Belt.

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendations
1	To address the causes of climate change through reducing emissions of greenhouse gases	<p>✓</p> <p>The policy supports the protection of the Green Belt, providing the opportunity for local food production and reduced food miles.</p> <p><b>Likelihood of effect:</b> Possible  <b>Spatial scale:</b> Green Belt and surrounding areas  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>✓</p> <p>National policy also supports the protection of the Green Belt, providing the opportunity for local food production and reduced food miles.</p> <p><b>Likelihood of effect:</b> Possible  <b>Spatial scale:</b> Green Belt and surrounding areas  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	N/A
2	Adapt to climate change by preparing for extreme weather events, including avoiding and managing the risk of flooding, heat wave, drought and storm damage.	<p>✓</p> <p>The policy supports the protection of the Green Belt as undeveloped land, aiding adaptation to climate change by providing a cooling effect to urban areas, flood protection and water catchment (through natural landscapes absorbing water) and carbon storage (by plants and soils). The large continuous nature of the Green Belt provides the opportunity for wildlife corridors across large areas, offering the potential for species migration in response to climate change. The effectiveness of</p>	<p>✗</p> <p>The policy expands on the national policy in relation to the Green Belt, identifying how it is to be applied locally.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Syngenta and wider catchments  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	N/A

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendations
		<p>the Green Belt in providing climate adaptation is partly dependent on other land management policies and measures.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Syngenta and wider catchments  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>		
3	To conserve and enhance the diversity of wildlife, habitats and geology	<p>✓</p> <p>The policy limits development in the Green Belt, indirectly preventing the loss of wildlife, habitats and geological features. The large continuous nature of the Green Belt provides excellent opportunities for a network of linked habitats.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Syngenta and surrounding areas  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>✗</p> <p>The policy expands on the national policy in relation to the Green Belt, identifying how it is to be applied locally.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Syngenta and surrounding areas  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	N/A
4	To protect and enhance the Borough's characteristic landscape and its historic environment in urban and rural areas	<p>✓ ✗</p> <p>The policy limits development in the Green Belt, thus protecting the characteristic landscape of the Borough. Where the policy deviates from national policy, it advocates replacement of a building where the alternative siting does not have a greater impact on the openness and undeveloped character of the Green Belt.</p> <p>Recommendation:  <i>Partial or complete redevelopment</i></p>	<p>✗</p> <p>The policy expands on the national policy in relation to the Green Belt, identifying how it is to be applied locally.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Syngenta and surrounding area  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long</p>	<p>✓</p> <p>Text amended to '<i>Partial or complete redevelopment proposals will be permitted provided that they would :</i></p> <ol style="list-style-type: none"> <li>i. <i>not lead to an over intensification of the site;</i></li> <li>and</li> <li>ii. <i>result in environmental improvement to the site'</i></li> </ol>



	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendations
		<p><i>proposals should also</i> – reconsider wording to strengthen policy.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Syngenta and surrounding area  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	term	
5	To address the waste hierarchy by: minimising waste as a priority, reuse, then by recycling, composting or energy recovery	0	0	N/A
6	Minimise air, water, soil / ground, noise and light pollution and improve the quality of air, water and contaminated land	0	0	N/A
7	Ensure appropriate, efficient, reliable and careful use and supply of energy, water, minerals, food and other natural resources.	0	0	N/A
8	To increase energy efficiency and support the delivery of renewable and low carbon energy	0	0	N/A
9	Facilitate sustainable economic growth and regeneration that provides employment opportunities for everyone and supports a successful, competitive, and balanced local economy that meets the needs of the area.	<p>✓</p> <p>The policy supports infilling and/or partial or complete redevelopment within the existing building envelope under certain conditions, along with partial or complete redevelopment proposals. It recognises that there may need to be redevelopment</p>	<p>×</p> <p>The policy expands on the national policy in relation to the Green Belt, identifying how it is to be applied locally.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide</p>	N/A

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendations
		<p>of the Jealott's Hill site to meet changing business needs which could give the opportunity for the maintenance or enhancement of employment.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p><b>Temporary/permanent:</b>  Permanent  <b>Term:</b> Short, medium and long term</p>	
10	Develop opportunities for everyone to access a good education and to acquire the skills and knowledge to find work and support the sustainable growth of the local economy.	<p>x</p> <p>The policy limits development within the Green Belt, in line with national policy. Any such development would need to provide evidence of 'very special circumstances'.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Local to Syngenta  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>x</p> <p>The policy limits development within the Green Belt, in line with national policy. Any such development would need to provide evidence of 'very special circumstances'.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Local to Syngenta  <b>Temporary/permanent:</b>  Permanent  <b>Term:</b> Short, medium and long term</p>	N/A
11	To meet local housing needs by ensuring that everyone has the opportunity to live in a high quality, well designed and affordable home	<p>x</p> <p>The policy limits development within the Green Belt, in line with national policy. Any such development would need to provide evidence of 'very special circumstances'. However the Local Plan process has allocated sufficient land to meet development needs.</p> <p><b>Likelihood of effect:</b> Likely</p>	<p>x</p> <p>The policy expands on the national policy in relation to the Green Belt, identifying how it is to be applied locally.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b>  Permanent</p>	N/A

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendations
		<b>Spatial scale:</b> Borough wide <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	<b>Term:</b> Short, medium and long term	
12	To protect and enhance human health and wellbeing	✓ The policy supports the maintenance of the Green Belt as open areas, offering the potential for tranquillity, recreation etc which can enhance human health and wellbeing. <b>Likelihood of effect:</b> Possible <b>Spatial scale:</b> Local to Syngenta <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	✖ The policy expands on the national policy in relation to the Green Belt, identifying how it is to be applied locally. <b>Likelihood of effect:</b> Possible <b>Spatial scale:</b> Local to Syngenta <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	N/A
13	To reduce poverty and social exclusion	0	0	N/A
14	To reduce and prevent crime and the fear of crime	0	0	N/A
15	To create and sustain vibrant, locally distinctive and socially cohesive communities	?/✓ Limitation of development in the Green Belt may restrain the development of community facilities; however may also allow existing communities to be retained.	? Limitation of development in the Green Belt may restrain the development of community facilities; however may also	N/A

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendations
		<p>✓</p> <p>The Syngenta site currently houses a community Landshare (allotment); this is not included within the mapped built envelope of the Jealott's Hill Research Centre and as such is protected by Green Belt policy. This is positive.</p> <p><b>Likelihood of effect:</b> Possible  <b>Spatial scale:</b> Local to Syngenta/Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> short, medium and long term</p>	<p>allow existing communities to be retained.</p> <p>National policy provides less clarity to the position of the community Landshare.</p> <p><b>Likelihood of effect:</b> Possible  <b>Spatial scale:</b> Local to Syngenta/Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	
16	To provide accessible essential services, facilities and infrastructure.	<p>✓</p> <p>The limitation of development in the Green Belt focusses development to other areas where essential services, facilities and infrastructure is typically provided.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>✓</p> <p>The limitation of development in the Green Belt focusses development to other areas where essential services, facilities and infrastructure is typically provided.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	N/A
17	To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys	<p>✓</p> <p>The limitation of development in the Green Belt focusses development to other areas where travel choice and accessibility is typically greater. National policy permits</p>	<p>✓</p> <p>The limitation of development in the Green Belt focusses development to other areas where travel choice and</p>	N/A

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendations
		<p>'local transport infrastructure which can demonstrate a requirement for a Green Belt location', thus providing the ability to improve travel choice and accessibility and shorted the length and duration of journeys where the location can be justified.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>accessibility is typically greater. National policy permits 'local transport infrastructure which can demonstrate a requirement for a Green Belt location', thus providing the ability to improve travel choice and accessibility and shorted the length and duration of journeys where the location can be justified.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	
18	<p>To encourage sustainable development 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>✓</p> <p>The limitation of development in the Green Belt focusses development to other areas, improving the efficiency in land use, including the use of previously developed land.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>✓ x</p> <p>The limitation of development in the Green Belt focusses development to other areas, improving the efficiency in land use, including the use of previously developed land.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	

**Summary:**

The policy follows and expands upon national and local Green Belt policy in relation to the Syngenta site in the Green Belt. As such, the effect of the alternative 'no policy' approach would be more uncertain and potentially negative. The policy offers clarity in relation to the Syngenta site, a key employment site. The policy supports infilling and/or partial or complete redevelopment within the existing building envelope under certain conditions, along with partial or complete redevelopment proposals. It recognises that there may need to be redevelopment of the Jealott's Hill site to meet changing business needs which could give the opportunity for environmental improvements to the site and the maintenance or enhancement of employment. Any proposals for development beyond the defined built envelope would need to be justified by very special circumstances. There are strong positive effects in relation to climate adaptation, wildlife and habitats, landscape and historic, economy and employment, human health and wellbeing, accessible services, travel choice and land use. In line with national policy, these significant benefits are potentially to the detriment of the ability to meet housing need; however the Local Plan process has allocated sufficient land to meet development needs.

## LP18 Design

Alternatives considered (identified within I&O and consulted on):

1. No policy. Assess each application on a case by case basis, using national guidance.

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
1	To address the causes of climate change through reducing emissions of greenhouse gases	<p>✓</p> <p>The policy supports the good design to promote energy efficiency, solar orientation and retention of existing ecology.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>✗</p> <p>Without a specific focus on both design and ecology the benefits may not be fully effective</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	N/A
2	Adapt to climate change by preparing for extreme weather events, including avoiding and managing the risk of flooding, heat wave, drought and storm damage.	<p>✓ ✗</p> <p>The policy promotes the retention of ecology, and provision for drainage and solar orientation.</p> <p>Lack of recognition of overheating in the policy, suggest including this.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>✗</p> <p>Without a need to focus on overheating, there is no national policy in this area. Wider design builds upon the NPPF</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>Planning response: The adopted Design SPD includes reference to sustainable construction and the Sustainable Resource SPD is in place. It is considered that overheating would be captured when looking at solar orientation and design i.e. the siting and design of buildings to make the best of the sun's energy and there will be a range of design solutions to help avoid overheating. It is likely that alternative approaches will be looked at in the revision to the existing SPD.</p> <p>SA response: The risk of</p>

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
				<p>overheating in homes is increasing and current methods of construction are having an effect on this. Whilst the resolution is in good design (e.g. solar orientation, materials used in construction, breathability, movement of hot air), it is considered that this is an important enough issue to be covered in the Design Policy, to ensure it actually happens.</p> <p>Conclusion: ✓ A specific reference to designing buildings to prevent overheating is now included in the Design Policy. This has positive effects on the SA Objective.</p>
3	To conserve and enhance the diversity of wildlife, habitats and geology	<p>✓ The policy promotes the prevention and enhancement of habitats and wildlife. <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough wide <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term</p>	<p>x The policy promotes the retention of existing ecology building on from the national policy. Without this, many existing areas may be removed and replaced with lower grade landscape. <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough wide <b>Temporary/permanent:</b></p>	N/A



	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
			Permanent <b>Term:</b> Short, medium and long term	
4	To protect and enhance the Borough's characteristic landscape and its historic environment in urban and rural areas	✓ The policy seeks to retain, enhance and develop local character.  <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough wide <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	x The policy expands national policy in relation to existing and new characteristics. Without this policy, development particularly in rural areas may not be in keeping with the local character and landscape.  <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough wide <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	N/A
5	To address the waste hierarchy by: minimising waste as a priority, reuse, then by recycling, composting or energy recovery	✓ The policy includes well designed facilities for the collection and recycling of materials. Alignment with the Sustainable Construction policy  <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough wide <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	x Without this policy, a lack of waste facilities can cause a visual impact and greater potential for inappropriate waste management through misuse.  <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough wide <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	N/A
6	Minimise air, water, soil / ground, noise and light pollution and improve the quality of air, water	✓ The policy seeks to manage the form and	x Builds upon the national policy.	N/A

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
	and contaminated land	scale of development to minimise light and noise pollution.  <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough wide <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	<b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough wide <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	
7	Ensure appropriate, efficient, reliable and careful use and supply of energy, water, minerals, food and other natural resources.	0	0	N/A
8	To increase energy efficiency and support the delivery of renewable and low carbon energy	✓  The policy supports good design and having regard to solar orientation, opportunities for energy efficiency and design to prevent over-heating.  <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough wide <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	×  Without a specific focus on solar orientation, opportunities for energy efficiency and design to prevent over-heating the benefits may not be fully effective.  <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough wide <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	N/A
9	Facilitate sustainable economic growth and regeneration that provides employment opportunities for everyone and supports a successful, competitive, and balanced local economy that meets the needs of the area.	0	0	N/A

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
10	Develop opportunities for everyone to access a good education and to acquire the skills and knowledge to find work and support the sustainable growth of the local economy.	0	0	N/A
11	To meet local housing needs by ensuring that everyone has the opportunity to live in a high quality, well designed and affordable home	<p>✓</p> <p>The principles of the policy support the delivery of high quality, well designed homes.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>✗</p> <p>Builds upon the national policy.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	N/A
12	To protect and enhance human health and wellbeing	<p>✓</p> <p>The policy promotes usable open space and amenity together with accessibility through and from the site.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>✗</p> <p>The policy expands on the national policy and its local application. Without this detail, development may not have regard to this area having a negative impact.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	N/A
13	To reduce poverty and social exclusion	<p>✓</p> <p>Good design has an ability to reduce poverty and social inclusion. The policy</p>	<p>✗</p> <p>The policy expands on the national policy and its local</p>	N/A

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
		<p>requires design not to prejudice the wider area and would link to wider policies in this area.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>application. Without this detail, development may not have regard to this area having a negative impact.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	
14	To reduce and prevent crime and the fear of crime	<p>✓</p> <p>The policy promotes the need for safe communities and preventative measures such as well lit spaces and natural surveillance.</p> <p>Suggestion:  Consider referring to guidance like Secured by Design to strengthen policy.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>✗</p> <p>The policy expands on the national policy and its local application. Without this detail, development may not have regard to this area having a negative impact.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>It was considered not appropriate to include a reference to a specific standard when designing out crime etc -- parts of Secured by Design conflict with good urban design. Whilst urban design promotes connectivity for walking; this conflicts with crime prevention as some connectivity provides escape routes for criminals. The best guidance is considered to be found in the NPPF and Bracknell Forest's own guidance.</p>
15	To create and sustain vibrant, locally distinctive and socially cohesive communities	<p>✓</p> <p>The policy promotes the need for safe communities and local character together with an integrated design and layout.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide</p>	<p>✗</p> <p>The policy expands on the national policy and its local application. Without this detail, development may not have regard to this area having a negative</p>	N/A

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
		<b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	impact. <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough wide <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	
16	To provide accessible essential services, facilities and infrastructure.	✓ The policy promotes accessibility of the space, interconnectivity with wider areas and will link to other policies in this area <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough wide <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	✗ The policy expands on the national policy and its local application. Without this detail, development may not have regard to this area having a negative impact. <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough wide <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	N/A
17	To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys	0	0	N/A
18	To encourage sustainable development by improving efficiency in land use, design and layout. This includes making best use of previously developed land in meeting future development needs.	✓ The policy prioritises efficient use of land, layout and form. Reference to previously developed land is not included. <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough wide	✗ The policy expands on the national policy and its local application. Without this detail, development may not have regard to this area having a negative impact.	

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
		<b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	<b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough wide <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	

**Summary:**

The policy expands on the national policy in relation to design, identifying how it is to be applied locally. Without this local detail, many poor quality applications would be submitted. As such, the effect of the alternative 'no policy' approach has more potential to be negative. The policy offers positive effects in relation to climate adaptation, wildlife and habitats, human health and wellbeing, social inclusion, crime prevention, social communities, travel choice and land use. Inclusion of a requirement to design buildings to prevent overheating is considered to be positive.

## LP19 Tall Buildings

The policy was not identified at Issues and Options stage; the need for the policy was in part the result of the SA process.

Alternatives considered (identified within I&O and consulted on):

1. No policy. Assess each application on a case by case basis, using national guidance.

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
1	To address the causes of climate change through reducing emissions of greenhouse gases	<p>✓</p> <p>The policy requires tall buildings to be sustainably located, which reduces the need to travel and increases choice of travel.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>✗</p> <p>Without a specific requirement, large developments could be poorly located.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	N/A
2	Adapt to climate change by preparing for extreme weather events, including avoiding and managing the risk of flooding, heat wave, drought and storm damage.	0	0	N/A
3	To conserve and enhance the diversity of wildlife, habitats and geology	0	0	N/A
4	To protect and enhance the Borough's characteristic landscape and its historic environment in urban and rural areas	<p>✓ ✗</p> <p>The policy considers the general amenity, the street scene, the surrounding scale and urban form, the longer strategic views to and from the wider area, and the visual</p>	<p>✗</p> <p>The policy expands national guidance in relation to landscape and townscape to ensure</p>	<p>✓</p> <p>Wording clarified to ensure borough wide application. Details of key views into Bracknell Town Centre are</p>

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
		<p>interest of the skyline in important views. These are key benefits of creating the policy. Supporting text confirms the erosion of the quality of the setting of historic features and assets will not be acceptable.</p> <p>Suggest: Clarify wording to ensure policy applies across the borough, not just in the Bracknell town centre.</p> <p><b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough wide <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term</p>	<p>application to tall buildings.</p> <p><b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough wide <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term</p>	<p>included in the supporting text. This is positive and provides guidance for assessments.</p>
5	To address the waste hierarchy by: minimising waste as a priority, reuse, then by recycling, composting or energy recovery	0	0	N/A
6	Minimise air, water, soil / ground, noise and light pollution and improve the quality of air, water and contaminated land	<p>x✓</p> <p>These topics are covered within other Local Plan policies. Light pollution is covered in the Pollution and Hazards policy; however the potential for light pollution from tall buildings (contributing to sky glow) is not specifically covered.</p> <p>Recommend addressing the potential for light pollution from tall buildings within the Local Plan.</p> <p><b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough wide <b>Temporary/permanent:</b> Permanent</p>	<p>x</p> <p>The policy expands national guidance in relation to light pollution from tall buildings; without the policy, the effects would be potentially more negative.</p> <p><b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough wide <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term</p>	<p>✓</p> <p>Recommendation accepted. Text added to the supporting text requiring the submission of a lighting strategy with an aim of reducing light spill from tall buildings.</p>



	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
		<b>Term:</b> Short, medium and long term		
7	Ensure appropriate, efficient, reliable and careful use and supply of energy, water, minerals, food and other natural resources.	0	0	N/A
8	To increase energy efficiency and support the delivery of renewable and low carbon energy	0	0	N/A
9	Facilitate sustainable economic growth and regeneration that provides employment opportunities for everyone and supports a successful, competitive, and balanced local economy that meets the needs of the area.	0	0	N/A
10	Develop opportunities for everyone to access a good education and to acquire the skills and knowledge to find work and support the sustainable growth of the local economy.	0	0	N/A
11	To meet local housing needs by ensuring that everyone has the opportunity to live in a high quality, well designed and affordable home	✓ A small proportion of the homes allocated for development within the plan, are likely to be tall buildings. The policy sets out requirements for these buildings, to ensure the appropriateness of the location and help deliver high quality, well designed and	✗ The policy expands national guidance in relation to tall buildings. Whilst other policies within the plan will cover these issues to an extent, there would be a lack of specific measures for	N/A

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
		<p>affordable homes. Supporting text sets out adaptability, suitability and quality requirements for dwellings,</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>tall buildings.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	
12	To protect and enhance human health and wellbeing	<p>✓</p> <p>The policy requires amenity space and good design, which aid human health and wellbeing.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>✗</p> <p>The policy expands on the national guidance and its local application. Without this detail, development may not consider amenity space, having a negative impact.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	N/A
13	To reduce poverty and social exclusion	<p>✓</p> <p>Good design has an ability to reduce poverty and social inclusion.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>✗</p> <p>The policy expands on the national guidance and its local application resulting in less certain effects.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	N/A

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
14	To reduce and prevent crime and the fear of crime	<p>✓</p> <p>The policy promotes highly visible and legible entrances and activity within the streetscene; these help reduce crime and the fear of crime.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>✘</p> <p>The policy expands on the national guidance and its local application. Without this detail, development may not consider this aspect, potentially having a negative impact.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	N/A
15	To create and sustain vibrant, locally distinctive and socially cohesive communities	<p>✓</p> <p>Locating tall buildings sustainably, and the provision of amenity space increase the potential to create and sustain cohesive communities.</p> <p><b>Likelihood of effect:</b> Possible  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>✘</p> <p>The policy expands on the national guidance and its local application. Without this detail, development may not rconsider this aspect, potentially having a negative impact.</p> <p><b>Likelihood of effect:</b> Possible  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	N/A
16	To provide accessible essential services, facilities and infrastructure.	<p>✓</p> <p>The policy requires tall buildings to be located sustainably; hence services facilities and infrastructure are likely to be available.</p>	<p>✘</p> <p>The policy expands on the national guidance and its local application. Without this detail, development may not be located</p>	N/A

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
		<p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>sustainably, reducing the accessibility and availability of services, facilities and infrastructure.</p> <p><b>Likelihood of effect:</b> Possible  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	
17	To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys	<p>✓</p> <p>The policy requires tall buildings to be located sustainably; typically this will ensure travel choice, reduced travel need.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>×</p> <p>The policy expands on the national guidance and its local application. Without this detail, development may not be located sustainably, reducing travel choice and increasing travel need.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	N/A
18	To encourage sustainable development 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> <p>Tall buildings provide efficient use of land. The policy considers design requirements for tall buildings. Locating them sustainably can lead to making use of previously developed land.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide</p>	<p>×</p> <p>The policy expands on the national guidance and its local application. Without this detail, the effect is potentially negative.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent</p>	N/A

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
		<b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	<b>Term:</b> Short, medium and long term	

**Summary:**

The policy expands on the national guidance in relation to tall buildings. Given the likely number of high rise buildings (and dwellings) coming forward, the addition of this policy is considered positive. The policy supports sustainably located, well designed, tall buildings that take into account the wider landscape, as well as the local townscape and street scene. Without this local detail, many poor quality applications would be submitted. As such, the effect of the alternative 'no policy' approach has more potential to be negative.

## LP20 Internal Residential Space Standards

Alternatives considered (identified within I&O and consulted on):

1. No policy. Assess each application on a case by case basis, using national guidance.

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
1	To address the causes of climate change through reducing emissions of greenhouse gases	0	0	N/A
2	Adapt to climate change by preparing for extreme weather events, including avoiding and managing the risk of flooding, heat wave, drought and storm damage.	0	0	N/A
3	To conserve and enhance the diversity of wildlife, habitats and geology	0	0	N/A
4	To protect and enhance the Borough's characteristic landscape and its historic environment in urban and rural areas	0	0	N/A
5	To address the waste hierarchy by: minimising waste as a priority, reuse, then by recycling, composting or energy recovery	0	0	N/A
6	Minimise air, water, soil / ground, noise and light pollution and improve the quality of air, water and contaminated land	0	0	N/A

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
7	Ensure appropriate, efficient, reliable and careful use and supply of energy, water, minerals, food and other natural resources.	0	0	N/A
8	To increase energy efficiency and support the delivery of renewable and low carbon energy	0	0	N/A
9	Facilitate sustainable economic growth and regeneration that provides employment opportunities for everyone and supports a successful, competitive, and balanced local economy that meets the needs of the area.	0	0	N/A
10	Develop opportunities for everyone to access a good education and to acquire the skills and knowledge to find work and support the sustainable growth of the local economy.	0	0	N/A
11	To meet local housing needs by ensuring that everyone has the opportunity to live in a high quality, well designed and affordable home	<p>✓ x</p> <p>The policy applies minimum space standards which may affect the number of dwellings that can be provided within a development site. However, a reduced number of dwellings may result in a positive effect occurring on the quality of dwellings constructed.</p> <p><b>Likelihood of effect:</b> Likely</p>	<p>x</p> <p>The local policy is required to implement the Governments technical standard. Without the local policy, the minimum standards could not be enforced.</p>	N/A

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
		<b>Spatial scale:</b> Borough wide <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term		
12	To protect and enhance human health and wellbeing	✓ The policy provides minimum living standards, incorporating storage, which will have a positive impact upon wellbeing. <b>Likelihood of effect:</b> Possible <b>Spatial scale:</b> borough wide <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	* The local policy is required to implement the Governments technical standard. Without the local policy, the minimum standards could not be enforced.	N/A
13	To reduce poverty and social exclusion	0	0	N/A
14	To reduce and prevent crime and the fear of crime	0	0	N/A
15	To create and sustain vibrant, locally distinctive and socially cohesive communities	0	0	N/A
16	To provide accessible essential services, facilities and infrastructure.	0	0	N/A
17	To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys	0	0	N/A



	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
18	To encourage sustainable development by improving efficiency in land use, design and layout. This includes making best use of previously developed land in meeting future development needs.	<p>✓ x</p> <p>Minimum internal space standards will have the impact of potentially reducing the number of dwellings that can be provided, but will improve the quality of the dwelling for occupants. Overall there is a net benefit.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>x</p> <p>The local policy is required to implement the Governments technical standard. Without the local policy, the minimum standards could not be enforced.</p>	N/A

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**Summary:**

In order to implement the Government’s technical standards a Local Plan policy must be in place. This policy is supported by local evidence on the size of recent developments, the views of residents and has been tested through the BFLP Viability Study.

## LP21 Protection of Existing Housing Stock

Alternatives considered (identified within I&O and consulted on):

1. No policy. Assess each application on a case by case basis, using national guidance.

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
1	To address the causes of climate change through reducing emissions of greenhouse gases	0	0	N/A
2	Adapt to climate change by preparing for extreme weather events, including avoiding and managing the risk of flooding, heat wave, drought and storm damage.	0	0	N/A
3	To conserve and enhance the diversity of wildlife, habitats and geology	0	0	N/A
4	To protect and enhance the Borough's characteristic landscape and its historic environment in urban and rural areas	<p>✓</p> <p>The policy has a positive effect on the historic environment as it allows a change of use from residential where it is the only viable way of maintaining the asset.</p> <p><b>Likelihood of effect:</b> Possible  <b>Spatial scale:</b> Heritage Assets  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>✓ x</p> <p>Without the policy the existing housing stock would not be protected and it would be easier to change the use of a heritage asset. The policy is more positive as it includes protecting heritage assets.</p> <p><b>Likelihood of effect:</b> Possible  <b>Spatial scale:</b> Heritage Assets  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	N/A

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
5	To address the waste hierarchy by: minimising waste as a priority, reuse, then by recycling, composting or energy recovery	0	0	N/A
6	Minimise air, water, soil / ground, noise and light pollution and improve the quality of air, water and contaminated land	0	0	N/A
7	Ensure appropriate, efficient, reliable and careful use and supply of energy, water, minerals, food and other natural resources.	0	0	N/A
8	To increase energy efficiency and support the delivery of renewable and low carbon energy	0	0	N/A
9	Facilitate sustainable economic growth and regeneration that provides employment opportunities for everyone and supports a successful, competitive, and balanced local economy that meets the needs of the area.	<p>✓ x</p> <p>Although the policy prevents the loss of existing housing and could be considered quite restrictive to the economy and regeneration, the criteria include exceptions including delivering overriding public benefits that outweigh the loss of housing. Therefore, in certain cases a change of use could be successfully promoted.</p> <p><b>Likelihood of effect:</b> Possible  <b>Spatial scale:</b> Borough  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>✓ x</p> <p>Without the policy it is possible that more housing may be changed to alternative uses which could benefit the local economy, however, if the demand for housing in the Borough is not met then this is not meeting the needs of the area.</p> <p><b>Likelihood of effect:</b> Possible  <b>Spatial scale:</b> Borough  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	N/A

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
10	Develop opportunities for everyone to access a good education and to acquire the skills and knowledge to find work and support the sustainable growth of the local economy.	0	0	N/A
11	To meet local housing needs by ensuring that everyone has the opportunity to live in a high quality, well designed and affordable home	<p>✓ x</p> <p>Whilst the policy protects existing housing from being redeveloped, it is not possible to specify that all existing housing is high quality, well designed and affordable.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>x</p> <p>Without the policy the existing housing stock is not protected, which may lead to applications for change of use. In the long term, this may have a cumulative negative effect on being able to meet housing targets.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	N/A
12	To protect and enhance human health and wellbeing	<p>✓</p> <p>The policy aims to ensure that existing housing is not lost unnecessarily, helping to protect the home of existing residents.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>x</p> <p>Without the policy it would be easier for existing housing (some of which may be occupied) to be changed to a different use or be redeveloped, not necessarily for a net gain in housing.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough  <b>Temporary/permanent:</b></p>	N/A

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
			Permanent <b>Term:</b> Short, medium and long term	
13	To reduce poverty and social exclusion	✓ This policy will help protect the homes people may already live in from being redeveloped. <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	x Without this policy it is more likely that people may need to find alternative accommodation if permission is granted for a non-residential use. <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	N/A
14	To reduce and prevent crime and the fear of crime	0		N/A
15	To create and sustain vibrant, locally distinctive and socially cohesive communities	✓ Protecting the homes that people live in is important, particularly where there is a lack of land to meet the housing need in the Borough. However, this policy does not preclude the opportunity to redevelop existing housing to provide new housing, potentially to create a new community. <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	x Without this policy it is more likely that applications to redevelop existing housing may be approved, which may not provide additional housing, and which may negatively affect community cohesion. <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	N/A

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
16	To provide accessible essential services, facilities and infrastructure.	0	0	N/A
17	To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys	0	0	N/A
18	To encourage sustainable development 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> <p>Protecting existing housing as there is a shortage of land to meet a growing need is positive. Where existing housing is redeveloped to provide additional housing, this is also considered to be positive.</p> <p>Consider:</p> <p>The 4<sup>th</sup> bullet point in the policy '<i>A change of residential use is the only <b>demonstrated</b> viable way of ensuring the protection of a heritage asset</i>' could be misinterpreted and lead to less protection for housing. Consider amending the wording to prevent an applicant only demonstrating the option they wish to promote.</p> <p><b>Likelihood of effect:</b> Possible  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>x</p> <p>Without this policy it is more likely that people may need to find alternative accommodation if permission is granted for a non-residential use.</p> <p><b>Likelihood of effect:</b> Possible  <b>Spatial scale:</b> Borough  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>✓</p> <p>Policy has been amended.</p>

**Summary:**

The policy aims to protect the existing housing stock in the Borough which has positive effects on several of the SA Objectives. In many cases it will protect homes from changing use or being redeveloped for alternative uses. The exceptions for this include redevelopment as part of a larger scheme with a greater number of dwellings, which can also

## LP22 Housing for Older People

Alternatives considered (identified within I&O and consulted on):

1. No policy. Assess each application on a case by case basis, using national guidance.

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
1	To address the causes of climate change through reducing emissions of greenhouse gases	<p>✓</p> <p>The policy requires sustainable location of specialist housing for older people.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>✗</p> <p>National policy doesn't require sustainable location of specialist housing for older people, so is more negative than with the policy in place.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	N/A
2	Adapt to climate change by preparing for extreme weather events, including avoiding and managing the risk of flooding, heat wave, drought and storm damage.	0	0	N/A
3	To conserve and enhance the diversity of wildlife, habitats and geology	0	0	N/A
4	To protect and enhance the Borough's characteristic landscape and its historic environment in urban and rural areas	<p>✓</p> <p>The policy requires no adverse impact on the character and appearance of the surrounding area.</p> <p><b>Likelihood of effect:</b> Likely</p>	<p>✓ ✗</p> <p>Whilst national policy covers this issue to an extent, the local policy provides further clarity.</p> <p><b>Likelihood of effect:</b> Likely</p>	N/A



	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
		<b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	<b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	
5	To address the waste hierarchy by: minimising waste as a priority, reuse, then by recycling, composting or energy recovery	0	0	N/A
6	Minimise air, water, soil / ground, noise and light pollution and improve the quality of air, water and contaminated land	0	0	N/A
7	Ensure appropriate, efficient, reliable and careful use and supply of energy, water, minerals, food and other natural resources.	0	0	N/A
8	To increase energy efficiency and support the delivery of renewable and low carbon energy	0	0	N/A
9	Facilitate sustainable economic growth and regeneration that provides employment opportunities for everyone and supports a successful, competitive, and balanced local economy that meets the needs of the area.	✓ The policy refers to housing for people aged 65 plus years. Some of these will still be working and therefore the ability to adapt homes and build new homes that meet the needs of older people in sustainable locations is positive. <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent	✗ The specific needs of the borough's increasing older population may not be met. <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	N/A

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
		<b>Term:</b> Short, medium and long term		
10	Develop opportunities for everyone to access a good education and to acquire the skills and knowledge to find work and support the sustainable growth of the local economy.	0	0	N/A
11	To meet local housing needs by ensuring that everyone has the opportunity to live in a high quality, well designed and affordable home	<p>✓ x</p> <p>The policy will help to deliver homes for the identified need of Older People in the borough which is positive. However, the methods by which this housing will be allocated is not clear.</p> <p>Recommendation:</p> <p>Consider setting a requirement for new housing developments to incorporate a percentage of homes suitable for Older People.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>x</p> <p>The needs of Older People in the borough may not be considered in new developments.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>✓</p> <p>Covered by Housing Mix policy</p>
12	To protect and enhance human health and wellbeing	<p>✓</p> <p>The policy supports the provision of housing for Older People which has a positive effect on protecting human health and wellbeing, providing the need in the borough is actually met, both in market and affordable terms.</p>	<p>x</p> <p>The needs of Older People in the borough may not be considered in new developments.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough  <b>Temporary/permanent:</b></p>	N/A

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
		<b>Likelihood of effect:</b> Possible <b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	Permanent <b>Term:</b> Short, medium and long term	
13	To reduce poverty and social exclusion	✓ x The policy has a positive effect on this SA Objective as it will help to ensure that Older People are not excluded. However, the methods by which this housing will be allocated is not clear. Recommendation: Consider setting a requirement for new housing developments to incorporate a percentage of homes suitable for Older People. <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	x Without the policy Older People are more likely to require additional care as their health requirements mean they are unable to live in their existing home. <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	✓ Covered by Housing Mix policy
14	To reduce and prevent crime and the fear of crime	0	0	N/A
15	To create and sustain vibrant, locally distinctive and socially cohesive communities	✓ x The effect on this SA Objective is positive if Older People accommodation is situated in areas with good linkages and infrastructure as set out in the policy. However, the methods by which this housing will be allocated is not clear. Recommendation:	x The needs of Older People may not be considered in developments, resulting in less social cohesion. <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough <b>Temporary/permanent:</b>	✓ Covered by Housing Mix policy

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
		<p>Consider setting a requirement for new housing developments to incorporate a percentage of homes suitable for Older People.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>Permanent  <b>Term:</b> Short, medium and long term</p>	
16	To provide accessible essential services, facilities and infrastructure.	0	0	N/A
17	To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys	<p>✓</p> <p>The policy requires sustainable location of specialist housing for older people with access to essential everyday services including transport, shops, community and health facilities or as part of a larger strategic allocation where the development would form part of a lifetime neighbourhood.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>×</p> <p>National policy doesn't require sustainable location of specialist housing for older people, so is more negative than with the policy in place.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	N/A
18	To encourage sustainable development by improving efficiency in land use, design and layout. This includes making best use of previously developed land in meeting future development	<p>✓ ×</p> <p>The effect on this SA Objective is positive if Older People accommodation is situated in areas with good linkages and infrastructure as set out in the policy. However, the methods by which this housing will be</p>	<p>×</p> <p>The needs of Older People may not be considered in developments.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough</p>	<p>✓</p> <p>Covered by Housing Mix policy</p>

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
	needs.	<p>allocated is not clear.</p> <p>Recommendation: Consider setting a requirement for new housing developments to incorporate a percentage of homes suitable for Older People.</p> <p><b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term</p>	<p><b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term</p>	

**Summary:**

The policy sets out the requirements for specialist housing for older people such as sheltered housing, extra care or registered care. Locational requirements are considered. The policy provides many positive effects when compared against the SA Objectives as the population of Older People is predicted to significantly increase during the plan period (by 90% over the next 20 years). Dwellings to meet the needs of older people and those with long term health and physical difficulties are outside the scope of this policy; they will be provided using the housing mix policy.

## LP23 Self Build and Custom Built Housing

Alternatives considered (identified within I&O and consulted on):

2. No policy. Assess each application on a case by case basis, using national guidance.

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
1	To address the causes of climate change through reducing emissions of greenhouse gases	0	0	N/A
2	Adapt to climate change by preparing for extreme weather events, including avoiding and managing the risk of flooding, heat wave, drought and storm damage.	0	0	N/A
3	To conserve and enhance the diversity of wildlife, habitats and geology	0	0	N/A
4	To protect and enhance the Borough's characteristic landscape and its historic environment in urban and rural areas	0	0	N/A
5	To address the waste hierarchy by: minimising waste as a priority, reuse, then by recycling, composting or energy recovery	0	0	N/A
6	Minimise air, water, soil / ground, noise and light pollution and improve the quality of air, water and contaminated land	0	0	N/A

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
7	Ensure appropriate, efficient, reliable and careful use and supply of energy, water, minerals, food and other natural resources.	0	0	N/A
8	To increase energy efficiency and support the delivery of renewable and low carbon energy	0	0	N/A
9	Facilitate sustainable economic growth and regeneration that provides employment opportunities for everyone and supports a successful, competitive, and balanced local economy that meets the needs of the area.	<p>✓</p> <p>Self build will more likely promote local jobs improving the local economy.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>✗</p> <p>Without the policy insufficient numbers of self build plots would become available having a negative impact on this area.</p>	N/A
10	Develop opportunities for everyone to access a good education and to acquire the skills and knowledge to find work and support the sustainable growth of the local economy.	0	0	N/A
11	To meet local housing needs by ensuring that everyone has the opportunity to live in a high quality, well designed and affordable home	<p>✓ ✗</p> <p>The policy promotes local housing to meet local needs. However, the policy does not provide any guidance on where development proposals should locate the dwelling plots.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide</p>	<p>✗</p> <p>The policy provides development plots for self build. Without this local policy, these plots would not be made available.</p>	<p>✓</p> <p>New bullet point included in policy stating that location of plots to be agreed with Council.</p> <p>If developers allocate unsuitable areas then they will not have satisfied the policy</p>

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
		<b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term  Suggested amendment: <ul style="list-style-type: none"> <li>Clarify where plots should be located so that developers do not allocate unsuitable plots which can later be developed by themselves if not used for self-build.</li> </ul>		requirement.
12	To protect and enhance human health and wellbeing	0	0	N/A
13	To reduce poverty and social exclusion	0	0	N/A
14	To reduce and prevent crime and the fear of crime	0	0	N/A
15	To create and sustain vibrant, locally distinctive and socially cohesive communities	✓ The policy promotes self build to support locally distinctive and self reliant communities.  <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough wide <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	× The policy provides development plots for self build. Without this local policy, these plots would not be made available.	N/A
16	To provide accessible essential services, facilities and infrastructure.	0	0	N/A
17	To improve travel choice and	0	0	N/A



	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
	accessibility, reduce the need for travel by car and shorten the length and duration of journeys			
18	To encourage sustainable development 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> <p>The policy promotes the effective use of land to provide a distinctive local environment.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>x</p> <p>The policy provides development plots for self build. Without this local policy, these plots would not be made available.</p>	N/A

### Summary:

The policy promotes the self-build and custom housebuilding, applied locally. Without this local policy, the required plots within developments would not be made available. As such, the effect of the alternative 'no policy' approach would be negative. The policy offers strong positive effects in relation to efficiency of land use, meeting local housing needs and sustaining locally cohesive communities.

## LP24 Affordable Housing

Alternatives considered (identified within I&O and consulted on):

3. No policy. Assess each application on a case by case basis, using national guidance.

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
1	To address the causes of climate change through reducing emissions of greenhouse gases	0	0	N/A
2	Adapt to climate change by preparing for extreme weather events, including avoiding and managing the risk of flooding, heat wave, drought and storm damage.	0	0	N/A
3	To conserve and enhance the diversity of wildlife, habitats and geology	0	0	N/A
4	To protect and enhance the Borough's characteristic landscape and its historic environment in urban and rural areas	0	0	N/A
5	To address the waste hierarchy by: minimising waste as a priority, reuse, then by recycling, composting or energy recovery	0	0	N/A
6	Minimise air, water, soil / ground, noise and light pollution and improve the quality of air, water and contaminated land	0	0	N/A

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
7	Ensure appropriate, efficient, reliable and careful use and supply of energy, water, minerals, food and other natural resources.	0	0	N/A
8	To increase energy efficiency and support the delivery of renewable and low carbon energy	0	0	N/A
9	Facilitate sustainable economic growth and regeneration that provides employment opportunities for everyone and supports a successful, competitive, and balanced local economy that meets the needs of the area.	<p>✓</p> <p>The policy supports sustainable, economic development since it provides for the delivery of a range of housing to meet local needs, creating stability enabling people to live and work in the Borough and contribute to the local economy.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>✘</p> <p>Without a policy which links to the objectively assessed need the level of affordable housing could be subject to challenge. As a consequence, it is likely that less affordable housing will be provided which would be of less benefit' to the borough.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	N/A
10	Develop opportunities for everyone to access a good education and to acquire the skills and knowledge to find work and support the sustainable growth of the local economy.	<p>✓</p> <p>The policy will provide homes and stability to people unable to currently afford to buy a market home. This will enable people living in the homes to access the education and other training services offered in the borough.</p> <p><b>Likelihood of effect:</b> Likely</p>	<p>✘</p> <p>Without the policy it would be not possible to ensure the wide choice of high quality homes, including affordable housing as required by the NPPF. This would be of less benefit to the borough as it is likely that less affordable</p>	N/A

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
		<b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	housing will be provided.  <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	
11	To meet local housing needs by ensuring that everyone has the opportunity to live in a high quality, well designed and affordable home	✓ x  This is one of the policies that are specifically aimed at meeting this SA Objective. The levels of affordable housing recommended would help provide much needed housing in the borough.  1. The wording of the actual policy seems very flexible. Suggest including priority to providing affordable housing on-site before considering accepting financial contributions. Space for housing in the borough is limited and it may therefore be more difficult to subsequently find alternative suitable sites resulting in a delay in the delivery of affordable housing. The supporting text states that viability testing and its independent review will be paid by the developer. Consider including this in the policy. Since the policy was originally reviewed the text has been amended. The policy now states that the 'Council will seek the provision of <b>up to</b> 35% of net new homes....'  2. Consider omitting 'up to' from the policy. There is flexibility in the latter part of the	x  Without a policy which links to the objectively assessed need the level of affordable housing could be subject to challenge. As a consequence, it is likely that less affordable housing will be provided which would be of less benefit' to the borough.  <b>Likelihood of effect:</b> Very Likely <b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	✓ x  1. The Council are currently reviewing their housing strategy, including looking at different delivery mechanisms. For example, they may want some commuted sums for delivery of housing on sites elsewhere. As such, this point is better dealt with in the SPD. The delivery of affordable housing will be further detailed in the new Housing Strategy and also a 'Housing Implementation' SPD. Delivery of AH will be tested as part of the whole plan viability which will include an assessment of the % threshold; the housing mix (including wheelchair accessible housing) and the implications of self build /

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
		<p>policy to reduce this, if 35% can be proven to be unviable.</p> <p><b>Likelihood of effect:</b> Very Likely  <b>Spatial scale:</b> Borough  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>		<p>custom build. If the developer wanted to depart from delivery of affordable housing then a full viability assessment / justification would be required.</p> <p>2. 'up to' has been deleted. Whilst improvements have been made to the policy; the need for viability testing of the whole plan, and the potential for viability assessment by Developers, results in the potential for less affordable housing being delivered. As such the assessment remains  ✓ x</p>
12	To protect and enhance human health and wellbeing	<p>✓ x</p> <p>The policy will provide much needed affordable housing in the borough which will benefit human health and wellbeing. The success of this policy when compared against the SA Objective will be dependent upon how much affordable housing is actually delivered as it is subject to viability testing.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>x</p> <p>Without the policy it is likely that less affordable housing will be delivered, which has a less positive effect on SA Objective 12.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>✓ x</p> <p>Refer to SA11, item 1 above.</p>
13	To reduce poverty and social	<p>✓ x</p>	<p>✓ x</p>	<p>✓ x</p>

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
	exclusion	<p>Delivery of much needed affordable housing will have a positive effect on reducing poverty and social inclusion. Where more affordable housing is delivered this is more positive. A reduced effect will be experienced where viability testing has reduced or removed the requirement to provide affordable housing. Social exclusion may still occur depending upon how the affordable housing is actually built. The Housing Mix policy covers this issue.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>Reliance on the NPPF is likely to result in less positive effects on this SA Objective, as less affordable housing may be delivered.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	Refer to SA11, item 1 above.
14	To reduce and prevent crime and the fear of crime	0	0	N/A
15	To create and sustain vibrant, locally distinctive and socially cohesive communities	<p>✓ x</p> <p>The success of this policy against the SA Objective will depend upon how this policy is actually implemented, and the amount of affordable housing that is actually delivered and in which areas.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough  <b>Temporary/permanent:</b> Permanent (Temporary for fear of crime)  <b>Term:</b> Short, medium and long term</p>	<p>✓ x</p> <p>Similar effects to the 'with policy option'.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough  <b>Temporary/permanent:</b> Permanent (Temporary for fear of crime)  <b>Term:</b> Short, medium and long term</p>	Refer to SA11, item 1 above.
16	To provide accessible essential services, facilities and infrastructure.	0	0	N/A

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
17	To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys	0	0	N/A
18	To encourage sustainable development by improving efficiency in land use, design and layout. This includes making best use of previously developed land in meeting future development needs.	<p>✓ x</p> <p>Delivery of much needed affordable housing will have a positive effect on encouraging sustainable development. Where more affordable housing is delivered this is more positive. A reduced effect will be experienced where viability testing has reduced or removed the requirement to provide affordable housing. Social exclusion may still occur depending upon how the affordable housing is actually built. The Housing Mix covers this issue.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>✓ x</p> <p>Without a policy which links to the objectively assessed need the level of affordable housing could be subject to challenge. As a consequence, it is likely that less affordable housing will be provided which would be of less benefit' to the borough.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>✓ x</p> <p>Refer to SA11, item 1 above.</p>

### Summary:

The policy sets out to meet to the need affordable housing in the borough during the plan period. This will provide a wide range of people who are currently unable to access housing in the borough to either rent or purchase their own home. This is very positive, providing the viability testing does not significantly reduce the amount actually delivered, or that developers end up paying financial sums for affordable housing to be provided elsewhere, which leads to a delay in delivery due to a shortage of suitable land. Whilst improvements have been made to the policy; the need for viability testing of the whole plan, and the potential for viability assessment by Developers, results in the potential for less affordable housing being delivered. As such the assessment remains ✓ x for this aspect of the policy.

## LP25 Housing Mix – Tenure, Size and Accessibility

Alternatives considered (identified within I&O and consulted on):

### 4. No policy. Assess each application on a case by case basis, using national guidance.

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
1	To address the causes of climate change through reducing emissions of greenhouse gases	0	0	N/A
2	Adapt to climate change by preparing for extreme weather events, including avoiding and managing the risk of flooding, heat wave, drought and storm damage.	0	0	N/A
3	To conserve and enhance the diversity of wildlife, habitats and geology	0	0	N/A
4	To protect and enhance the Borough's characteristic landscape and its historic environment in urban and rural areas	0	0	N/A
5	To address the waste hierarchy by: minimising waste as a priority, reuse, then by recycling, composting or energy recovery	0	0	N/A
6	Minimise air, water, soil / ground, noise and light pollution and improve the quality of air, water and contaminated land	0	0	N/A



	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
7	Ensure appropriate, efficient, reliable and careful use and supply of energy, water, minerals, food and other natural resources.	0	0	N/A
8	To increase energy efficiency and support the delivery of renewable and low carbon energy	0	0	N/A
9	Facilitate sustainable economic growth and regeneration that provides employment opportunities for everyone and supports a successful, competitive, and balanced local economy that meets the needs of the area.	<p>✓ x</p> <p>The policy should deliver the mix of housing as identified in the SHMA which is positive which in turn would provide opportunities for people living in both market and affordable housing to have stability in work. Flexibility is provided to help ensure that an individual site's specific opportunities and constraints can be taken into account.</p> <p>Suggest tightening wording of policy to help ensure delivery of required housing mix.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>x</p> <p>Without the housing mix fewer affordable homes may be constructed.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>✓</p> <p>Refer to response under SA11, item 1 below.</p>
10	Develop opportunities for everyone to access a good education and to acquire the skills and knowledge to find work and support the sustainable growth of the local economy.	<p>✓ x</p> <p>The policy should deliver the mix of housing as identified in the SHMA which is positive which in turn would provide opportunities for people living in both market and affordable housing to have stability in education and work. Flexibility is provided to help ensure that an individual site's</p>	<p>x</p> <p>Without the housing mix fewer affordable homes may be constructed.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough  <b>Temporary/permanent:</b> Permanent</p>	<p>✓</p> <p>Refer to response under SA11, item 1 below.</p>

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
		<p>specific opportunities and constraints can be taken into account.</p> <p>Suggest tightening wording of policy to help ensure delivery of required housing mix which will benefit the economy by providing much needed homes for teachers, nurses etc.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p><b>Term:</b> Short, medium and long term</p>	
11	<p>To meet local housing needs by ensuring that everyone has the opportunity to live in a high quality, well designed and affordable home</p>	<p>✓ x</p> <p>The policy should deliver the mix of housing as identified in the SHMA which is positive which in turn would provide opportunities for people living in both market and affordable housing to have stability in education and work. Flexibility is provided to help ensure that an individual site's specific opportunities and constraints can be taken into account. The policy allows variation from the policy through 'the most up to date evidence on local housing needs'; the evidence may be updated through the lifetime of the plan.</p> <p>Recommendations:</p> <ol style="list-style-type: none"> <li>1. Suggest tightening wording of policy to help ensure delivery of required housing mix.</li> <li>2. Include in the policy that mix for sheltered housing etc will be dealt with separately.</li> </ol>	<p>x</p> <p>Without the housing mix fewer affordable homes may be constructed.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>✓ x</p> <p>1. Tighten policy wording:  Planning response:  'and tenures' has been added into the policy. It now reads "<i>will be expected to provide a mix of dwellings and tenures</i>".  Further detail will be provided in the new Housing Strategy and also a 'wider housing SPD.</p> <p>SA response:  The text amendment is more positive.  The Housing Strategy, SPD documents and the viability assessment are not part of the policies currently being assessed; it is not possible to assess the effect of them</p>

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
		<p>3. Need to know percentage of homes provided in accordance with Part M(3) Category 3. Is this need based? If not, what is it based on?</p> <p>4. Will Part M cover accommodation for people with dementia who are younger than the 65 years limit in the Older Persons policy?</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>		<p>against the SA Objectives. Whilst this is not of significant concern for the overall housing mix, concern remains that viability assessment may limit the provision of dwellings suitable for wheelchair users.</p> <p>Affordable housing is considered within the SA of the Affordable Housing policy.</p> <p>2. The plan should be read as a whole, all applicable policies are not referred to throughout the document as this would be extensive.</p> <p>3. Text amended '<i>On developments of 20 or more dwellings, at least 5 % of dwellings will be constructed in accordance with the requirements of Part M(3) Category 3 - Wheelchair user dwellings of the Building Regulations 2010 (Approved Document 'M' – Access to and use of Buildings – dwellings 2015) and any subsequent updates.</i>' This is based on information on moderate severe disabilities for ages 18+ which demonstrate an existing need and a growing need going forward.</p>

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
				<p>4. The policy has been renamed 'Housing for Older People'; it uses general terms - it does not specify an age limit. Whilst the supporting text refers to data for those aged 65 and over, it does not impose this limit on the policy.</p> <p>Given the potential to provide fewer dwellings for wheelchair users through viability assessment, the assessment remains as ✓ x for this element (and ✓ for all other elements).</p>
12	To protect and enhance human health and wellbeing	<p>✓ x</p> <p>The policy should deliver the mix of housing as identified in the SHMA which is positive which in turn would benefit human health and wellbeing. Flexibility is provided to help ensure that an individual site's specific opportunities and constraints can be taken into account.</p> <p>Recommendation:</p> <ol style="list-style-type: none"> <li>1. Suggest tightening wording of policy to help ensure delivery of required housing mix.</li> <li>2. Need to know percentage of homes provided in accordance with Part M(3) Category 3. Is this need based?</li> </ol> <p><b>Likelihood of effect:</b> Likely</p>	<p>x</p> <p>Without the housing mix fewer affordable homes may be constructed.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>✓ x</p> <ol style="list-style-type: none"> <li>1. Refer to response under SA11, item 1 above. Given the potential to provide fewer dwellings for wheelchair users, the assessment remains as ✓ x for this element.</li> <li>2. Refer to response under SA11, item 3 above.</li> </ol>

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
		<b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term		
13	To reduce poverty and social exclusion	✓ x The policy should deliver the mix of housing as identified in the SHMA which is positive which in turn would provide the opportunities to reduce poverty and social exclusion. Flexibility is provided to help ensure that an individual site's specific opportunities and constraints can be taken into account. Suggest tightening wording of policy to help ensure delivery of required housing mix. <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	x Without the housing mix fewer affordable homes may be constructed. <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	✓ Refer to response under SA11, item 1 above.
14	To reduce and prevent crime and the fear of crime	0	0	N/A
15	To create and sustain vibrant, locally distinctive and socially cohesive communities	✓ x The policy should deliver the mix of housing as identified in the SHMA which is positive in creating vibrant and locally distinct communities. The degree by which the new communities are socially cohesive will partly depend upon how the affordable and market housing is set out in a scheme. Consider wording in policy to control how market and affordable housing is	x Without the housing mix fewer affordable homes may be constructed. <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	✓ x Consider wording in policy to control how market and affordable housing is integrated

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
		integrated. <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term		
16	To provide accessible essential services, facilities and infrastructure.	0	0	N/A
17	To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys	0	0	N/A
18	To encourage sustainable development by improving efficiency in land use, design and layout. This includes making best use of previously developed land in meeting future development needs.	✓ x The policy should deliver the mix of housing as identified in the SHMA which is positive in producing sustainable developments. Flexibility is provided to help ensure that an individual site's specific opportunities and constraints can be taken into account. Suggest tightening wording of policy to help ensure delivery of required housing mix. <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	x Without the housing mix fewer affordable homes may be constructed. <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	✓ Refer to response under SA11, item 1 above.

### Summary:

This policy sets out the need for a housing mix (tenure, size and accessibility) for new housing developments; the mix is set out in supporting text. The percentages are based on those from the SHMA and represent the identified need in the borough. Development of new housing to meet this need is positive,

and the flexibility provided by the final four bullet points within the policy could allow sites to be developed with a different housing mix where this makes a site viable. This can be a positive effect on several of the SA Objectives. Further detail will be provided in the new Housing Strategy and also a wider housing SPD, and tested through viability assessment. Since these documents are not part of the policies currently being assessed; it is not possible to assess the effect of them against the SA Objectives. Whilst this is not of significant concern for the overall housing mix, concern remains that viability assessment may limit the provision of dwellings suitable for wheelchair users. Given the potential to provide fewer dwellings for wheelchair users, the assessment remains as ✓✖ for this element (and ✓ for all other elements considered within SA11). Affordable housing is considered within the SA of the Affordable Housing policy. The integration of affordable and market housing on a site is not covered in this policy, however, this can affect social cohesion and therefore some of the SA Objectives. Increased positive effects may be achieved by covering this issue.

## LP26 Travelling Populations

Alternatives considered (identified within I&O and consulted on):

1. No policy. Assess each application on a case by case basis, using national guidance.

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
1	To address the causes of climate change through reducing emissions of greenhouse gases	0	0	N/A
2	Adapt to climate change by preparing for extreme weather events, including avoiding and managing the risk of flooding, heat wave, drought and storm damage.	? This policy and the flood risk policy do not directly refer to the applicability of flood risk to GTAA sites; as such the effect is uncertain. Recommend clarity is provided.	0	✓ Response: Text has been added to the supporting text of the Travelling Populations policy to include consideration to potential flood risk and use of SuDS. The supporting text to the Flood Risk policy has been amended to clarify that sites for travelling populations should not be located in areas of high flood risk. This is positive.
3	To conserve and enhance the diversity of wildlife, habitats and geology	✓ x The policy requires that any adverse impacts on the natural environment can be mitigated. This may not include 'enhancement' as required by SA Objective 3. However, the Biodiversity policy LP36 states that proposals should <b>enhance biodiversity by designing-in provisions for wildlife.</b> Consider including 'and enhancement sought' into (iii) so that other natural	✓ x The NPPF and other policies proposed in the BFLP are likely to offer similar protection to these assets as that in the current policy (Travelling Populations) <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough-wide <b>Temporary/permanent:</b> Temporary or permanent, depending upon specific effect	✓ Response: Agreed, 'and improvement sought' has been added to clause iii.



	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
		<p>environment issues are covered.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough-wide  <b>Temporary/permanent:</b> Temporary or permanent, depending upon specific effect  <b>Term:</b> Short, medium or long term</p>	<p><b>Term:</b> Short, medium or long term</p>	
4	To protect and enhance the Borough's characteristic landscape and its historic environment in urban and rural areas	<p>✓ x</p> <p>The policy requires that adverse impacts on historic assets and the natural environment be mitigated. This is different from enhancement as required by SA Objective 4.  Consider including 'and enhancement sought' into section (iii).</p> <p><b>Likelihood of effect:</b> Possible depending upon how this policy and LP35 (heritage) are implemented  <b>Spatial scale:</b> Local / Neighbourhood  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>✓ x</p> <p>Similar effects without the policy, as LP35 relating to heritage would be used.</p> <p><b>Likelihood of effect:</b> Possible depending on how LP35 (heritage) is implemented  <b>Spatial scale:</b> Local / Neighbourhood  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>✓</p> <p>Response: Agreed, 'and improvement sought' has been added to clause iii.</p>
5	To address the waste hierarchy by: minimising waste as a priority, reuse, then by recycling, composting or energy recovery	<p>✓ x</p> <p>By allocating specific areas for Gypsies and Travellers, and meeting their identified need this should reduce risk of unlawful occupation of land and waste creation often associated with it.  Consider including reference to waste collection facilities in (vi)</p> <p><b>Likelihood of effect:</b> Likely</p>	<p>x</p> <p>Sites would still need to be provided for Gypsies and Travellers, however, without specific allocations and a specific policy promoting this it may take longer to deliver, leaving a longer amount of time with an unmet need in the borough.</p> <p><b>Likelihood of effect:</b> Likely</p>	<p>✓</p> <p>Response: Agreed, 'and waste collection' has been added to clause vi.</p>

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
		<b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent/Temporary <b>Term:</b> Short, medium and long term	<b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent/Temporary <b>Term:</b> Short, medium and long term	
6	Minimise air, water, soil / ground, noise and light pollution and improve the quality of air, water and contaminated land	✓ x Section (iii) covers mitigating adverse effects on the natural environment. The Pollution and Hazards Policy covers minimising and reducing pollutants, and mitigating adverse effects. Improvement in quality of air, water and contaminated land is not specifically sought. Consider adding 'improvement sought' into the Pollution and Hazards policy and this Travelling Population. <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> In areas where Traveller pitches proposed <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	✓ Similar effects would occur without the policy as other BFLP policies specifically control these issues. These are LP43 and LP44. <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> In areas where Traveller pitches proposed <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	✓ Response: Agreed 'and improvement sought' has been added to clause iii of this policy and the Pollution and Hazards policy.
7	Ensure appropriate, efficient, reliable and careful use and supply of energy, water, minerals, food and other natural resources.	0	0	N/A
8	To increase energy efficiency and support the delivery of renewable and low carbon energy	0	0	N/A
9	Facilitate sustainable economic growth and regeneration that	✓	x	N/A

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
	provides employment opportunities for everyone and supports a successful, competitive, and balanced local economy that meets the needs of the area.	<p>The policy provides pitch provision for the identified need in Gypsy and Traveller accommodation. Once settled, these families should contribute to the local economy, particularly as the policy requires integration between travelling and settled communities.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Potentially borough-wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>Although accommodation for travelling communities will need to be provided, without the specific policy identifying potential areas and the policy text which requires integration between travelling and settled communities the potential positive effects from travelling communities inputting to the local economy may take longer to occur.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Potentially borough-wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	
10	Develop opportunities for everyone to access a good education and to acquire the skills and knowledge to find work and support the sustainable growth of the local economy.	<p>✓</p> <p>Policy provides pitch provision for the identified needs of Gypsy and Traveller populations. This will enable children of these families to access stable education, and also benefit adults who will benefit from various training schemes, apprenticeships and career development / job finding advice.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>✓ x</p> <p>Similar effects as with the Policy, except that the benefits of improved access to education and being able to contribute to the local economy may be delayed whilst the process of finding sites and getting them approved is undertaken.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Medium and long term</p>	N/A

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
11	To meet local housing needs by ensuring that everyone has the opportunity to live in a high quality, well designed and affordable home	<p>?</p> <p>This policy commits to meet the identified need for providing space for accommodation in the Gypsy and Traveller communities. However, 'the Council is still considering the results of the recent GTAA and strategy to be taken. Sites are not currently allocated to meet this need'.</p> <p>Recommendation:</p> <p>Clarify the strategy to be taken to meet need.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>✓ x</p> <p>Without the policy the accommodation need for travelling communities will still need to be met, however, it may take longer to go through the process of identifying suitable sites once the BFLP is completed.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>?</p> <p>Response: GTAA was only finalised in October 2017, at the time of preparing this version of the plan, the Council is still considering how to meet need. This may be through safeguarding authorised sites; extending existing sites; and engaging with adjoining Authorities regarding the need for transit accommodation.</p>
12	To protect and enhance human health and wellbeing	<p>✓</p> <p>Providing this policy is correctly applied the effect on this SA Objective will be positive as both the existing and new communities will be successfully integrated.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> New Traveller sites and surrounding areas  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>x</p> <p>Without the policy there may not be a requirement for new and existing communities to be successfully integrated.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> New Traveller sites and surrounding areas  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	N/A
13	To reduce poverty and social exclusion	<p>✓</p> <p>The policy will provide space to accommodate the identified need of</p>	<p>✓ x</p> <p>Without the policy there may not be a requirement for new and</p>	N/A

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
		<p>Gypsies and Travellers in the borough, and successfully integrate new and existing communities.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> New Traveller sites and surrounding areas  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>existing communities to be successfully integrated.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> New Traveller sites and surrounding areas  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	
14	To reduce and prevent crime and the fear of crime	<p>✓ x</p> <p>By providing land for the identified Gypsy and Traveller need in the borough (in particular a transit site), the risk of damage to private and council owned land through trespassing and illegal occupation of land should reduce. This is not currently provided within the policy but will be part of a strategic solution. This would particularly be the case if a Transit site was provided, but this will be part of a strategic solution. The policy also identifies the need to successfully integrate new and existing communities which should reduce the fear of crime.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Traveller settlements and surrounding areas  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>x</p> <p>Without the policy, the fear of crime between the Travelling Community and settled community may increase if the new communities are not successfully integrated into the area.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Traveller settlements and surrounding areas  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	N/A
15	To create and sustain vibrant, locally distinctive and socially cohesive communities	<p>✓</p> <p>Applications for Gypsy and Traveller sites will be determined in line with the policy,</p>	<p>x</p> <p>The need for Traveller accommodation in the borough</p>	N/A

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
		<p>thereby the potential to create a vibrant and locally distinctive community will exist. Providing this community is successfully integrated with existing settled communities it is likely to be socially cohesive.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Local  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>will still need to be met. Without the policy there is a higher risk that the existing settled community and Traveller community are not socially cohesive.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Local  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	
16	To provide accessible essential services, facilities and infrastructure.	<p>✓</p> <p>The policy requires good access to local services and safe access to sustainable transport options and the highway.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>✓</p> <p>Other policies in the BFLP (for example, the transport policies) require good access to local services and safe access to sustainable transport options and the highway in any new development.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	N/A
17	To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys	<p>✓</p> <p>Although the policy states that the pitches should have good access to local services and safe access to the highway, and sustainable transport options, it does not specifically improve travel choice. Careful</p>	<p>✓</p> <p>The Transport policies will address these issues.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b></p>	N/A

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
		<p>positioning of the sites will help to reduce need for car travel and shorten length of journeys. The Transport policies will address these issues.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>Permanent  <b>Term:</b> Short, medium and long term</p>	
18	To encourage sustainable development by improving efficiency in land use, design and layout. This includes making best use of previously developed land in meeting future development needs.	0	0	

### Summary:

This policy will help to meet the identified need for accommodation in the Travelling Community. When considered along with other relevant policies in the BFLP (for example, those relating to pollution, heritage and transport) the policy has generally positive effects on the Sustainability Objectives. The effects on the SA Objectives are more positive with the policy than without it. This is mainly related to the need to ensure new and existing communities are well-integrated.

**Economic Development policies: LP27 Employment Areas; LP28 Employment Development outside Employment Areas; LP29 Smaller Businesses**

Note: this assessment is based solely on the policy text – not on specific site allocations.

Alternatives considered (identified within I&O and consulted on):

1. No policy. Assess each application on a case by case basis, using national guidance.

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	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
1	To address the causes of climate change through reducing emissions of greenhouse gases	<p>✓</p> <p>On the whole, the suite of policies direct employment development towards defined employment areas and town centres where sustainable modes of transport are more likely to be available. Outside of these areas, BIDS uses within mixed use developments are supported. Large employment sites must demonstrate a sequential approach to location and transport implications. Preventing the loss of employment land to other uses, will support the maintenance of a local employment base.</p> <p>The causes of climate change from economic uses directly (rather than relating to their siting), is covered by the relevant DM policies.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>✘</p> <p>Without the policies, there would be less emphasis on suitably locating BIDS developments. National policy would be relied upon.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	N/A
2	Adapt to climate change by preparing for extreme weather events, including avoiding and managing the risk of flooding,	<p>0</p> <p>Covered by the relevant DM policies.</p>	0	N/A



	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
	heat wave, drought and storm damage.			
3	To conserve and enhance the diversity of wildlife, habitats and geology	0 Covered by the relevant DM policies.	0	N/A
4	To protect and enhance the Borough's characteristic landscape and its historic environment in urban and rural areas	0 Covered by the relevant DM policies.	0	N/A
5	To address the waste hierarchy by: minimising waste as a priority, reuse, then by recycling, composting or energy recovery	0 Covered by the relevant DM policies.	0	N/A
6	Minimise air, water, soil / ground, noise and light pollution and improve the quality of air, water and contaminated land	<p>✓</p> <p>Outside defined employment areas, business, industry, distribution and storage uses (BIDS) development will be supported where it does not have unacceptable adverse impacts on nearby residents, other businesses or other uses including impacts caused by transport movements, noise, fumes, hours of operation and lighting. Requirements for small businesses are limited to not resulting in unacceptable harm to highway safety or residential amenity.</p> <p>Whilst these requirements are relatively limited, further controls are in place through the relevant DM policies. As such the</p>	<p>×</p> <p>Under permitted development, the Council has much less control over the effects of developments.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
		<p>overall effect is considered positive.</p> <p>Recommend the following:</p> <ol style="list-style-type: none"> <li>LP28 - Recommend replacing the word 'fumes' with the wider ranging 'emissions'.</li> <li>LP29 - Small and start-up businesses could potentially be, for example, noisy or polluting. Recommend strengthening the requirements.</li> </ol> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>		<ol style="list-style-type: none"> <li>Change accepted.</li> <li>Change not considered necessary – outside of employment areas, policy LP28 will apply so there is no need to repeats its contents in LP29.</li> </ol>
7	Ensure appropriate, efficient, reliable and careful use and supply of energy, water, minerals, food and other natural resources.	<p>0</p> <p>Covered by the relevant DM policies.</p>	0	N/A
8	To increase energy efficiency and support the delivery of renewable and low carbon energy	<p>0</p> <p>Covered by the relevant DM policies.</p>	0	N/A
9	Facilitate sustainable economic growth and regeneration that provides employment opportunities for everyone and supports a successful, competitive, and balanced local economy that meets the needs of the area.	<p>✓</p> <p>Development (or conversion) within defined Employment Areas for non-BIDS uses is resisted through the policy (and Article 4 directions). Proposals for the loss of smaller business units will not normally be permitted.</p> <p>The policies support BIDS uses within defined Employment areas; BIDS uses outside of defined Employment Areas under certain circumstances; and smaller</p>	<p>✗</p> <p>Without the policies (and Article 4 Directions), permitted development rights would exist permitting the large scale conversion of offices and light industrial buildings to housing. The Council would be less able to plan for the plan period. National guidance would be relied upon.</p> <p><b>Likelihood of effect:</b> Likely</p>	<ol style="list-style-type: none"> <li>Whilst it would be possible to be more specific about the need for BIDS floorspace (based on the Central Berkshire EDNA), it would not assist policy formulation as evidence suggests a lack of market interest in providing for local needs within Bracknell Forest.</li> </ol>

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
		<p>businesses, including ancillary services. Recommend the following:</p> <ol style="list-style-type: none"> <li>1. Overall approach - The economic development policies do not identify the level of need within the borough. Can they/should they be identified?</li> <li>2. LP27/LP28 - Clarify terminology used to define employment areas to ensure policy applied across appropriate areas.</li> <li>3. LP29 - Recommend defining 'ancillary services' and reviewing requirements for them (as per the current policy).</li> </ol> <p><b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term</p>	<p><b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term</p>	<p>There is also far greater uncertainty over the forecasts (compared to housing need) due to changes in working styles, and the structure of businesses. The approach is therefore one of seeking to protect sites within defined employment areas (also supported through the Article 4 Direction), assess the scope to regenerate and intensify the use of defined employment areas and consider the scope for employment growth to be accommodated in larger employment centres in the Central Berkshire FEMA.</p> <ol style="list-style-type: none"> <li>2. Change complete.</li> <li>3. Change not considered appropriate – the wording of the policies provides flexibility to ensure that the changing needs of business and those that are starting up, can be accommodated in line with the NPPF. Furthermore para 22 of</li> </ol>

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
				the NPPF makes it clear that Planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose, having regard to market signals.
10	Develop opportunities for everyone to access a good education and to acquire the skills and knowledge to find work and support the sustainable growth of the local economy.	<p>✓ Employment developments outside of Employment Areas are supported where they support improvements to the education and skills and initiatives to use local labour.</p> <p><b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term</p>	0	
11	To meet local housing needs by ensuring that everyone has the opportunity to live in a high quality, well designed and affordable home	<p>✗ The policies (including support from the Article 4 Direction) will enable the Council to exercise a degree of control over the loss of existing BIDS sites to non BIDS uses including housing – limiting the number of dwellings.</p> <p>✓ This will enable the Council to deliver more sustainable neighbourhoods and help provide housing in more suitable environments where there is likely to be less tension between uses that are not</p>	<p>✓ Without the policies (and Article 4 Directions), permitted development rights would allow conversion of existing offices and light industrial buildings to housing – increasing the number of dwellings.</p> <p>✗ Under permitted development, the Council has much less control over the quality, design and affordability of dwellings; this has</p>	N/A

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
		<p>always compatible. This should have a positive effect on the design and quality of housing.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>negative effects.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	
12	To protect and enhance human health and wellbeing	<p>✓</p> <p>The policies (including support from the Article 4 Direction) will enable the Council to exercise a degree of control over the loss of existing BIDS sites to non BIDS uses, providing the opportunity to consider the quality and design of homes, potentially enhancing wellbeing of residents.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>✗</p> <p>Under permitted development, the Council has much less control over the quality and design of homes, potentially reducing wellbeing of residents.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	N/A
13	To reduce poverty and social exclusion	<p>✓</p> <p>The support for retaining and providing employment land uses to meet the identified need in the borough should have a positive effect through offering a range of employment opportunities and thereby helping to reduce poverty and social exclusion.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>✗</p> <p>Reliance on national policy is likely to result in loss of local employment opportunities.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	N/A

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
14	To reduce and prevent crime and the fear of crime	0	0	N/A
15	To create and sustain vibrant, locally distinctive and socially cohesive communities	<p>✓</p> <p>The policies support the development of suitably sited BIDS land uses, increasing the likelihood of creating and maintaining sustainable communities.</p> <p><b>Likelihood of effect:</b> Possible  <b>Spatial scale:</b> Borough  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	0	N/A
16	To provide accessible essential services, facilities and infrastructure.	<p>✓</p> <p>The policies support the delivery of the identified economic need in suitable locations, allowing more accurate planning for the provision of accessible services, facilities and infrastructure.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>x</p> <p>The Council are less able to accurately plan for sustainable developments if the economic development need has not been identified.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	N/A
17	To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys	<p>✓</p> <p>Through the identification of sites to help meet economic development needs in the borough the Council are then able to steer development to the most suitable locations for it, to ensure sustainable communities are developed.</p>	<p>x</p> <p>The Council are less able to accurately plan for sustainable developments if the economic development need has not been identified.</p> <p><b>Likelihood of effect:</b> Likely</p>	N/A

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
		<b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough wide <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	<b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	
18	To encourage sustainable development by improving efficiency in land use, design and layout. This includes making best use of previously developed land in meeting future development needs.	✓ Through the identification of sites to help meet economic development needs in the borough the Council are then able to steer development to the most suitable locations for it, to ensure sustainable communities are developed. <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough wide <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	✗ The Council are less able to accurately plan for sustainable developments if the economic development need has not been identified. <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	

### Summary:

This suite of policies sets out the approach to helping to meet the needs for BIDS uses in the borough over the plan period. This has positive effects on several of the SA Objectives, as the Council can plan for meeting the need within the defined employment areas, and outside of these where appropriate. The policy allows flexibility to meet need: there is a degree of uncertainty as to the market appetite for the need identified in the Central Berkshire EDNA and as such the policy does not specify the level of need. The policies protect against loss of existing BIDS uses to non BIDS uses including housing through permitted development rights.

## LP30 Bracknell Town Centre Policy

The policy was not proposed at the Issues and Options stage.

Alternatives considered (identified within I&O and consulted on):

1. No policy. Assess each application on a case by case basis, using national guidance.

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
1	To address the causes of climate change through reducing emissions of greenhouse gases	0 (Dealt with in other BFLP policies)	0	
2	Adapt to climate change by preparing for extreme weather events, including avoiding and managing the risk of flooding, heat wave, drought and storm damage.	0 (Dealt with in other BFLP policies)	0	N/A
3	To conserve and enhance the diversity of wildlife, habitats and geology	0 (Dealt with in other BFLP policies)	0	N/A
4	To protect and enhance the Borough's characteristic landscape and its historic environment in urban and rural areas	<p>✓</p> <p>The policy requires the creation of a high quality, distinctive environment; that retains and enhances the setting of buildings of historic importance.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Bracknell town centre, extending to wider area  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>✓</p> <p>Whilst these topics are covered within other parts of the plan, the policy is more specific in terms of the environment. As such the no policy alternative is less positive.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Bracknell town centre, extending to wider area  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	N/A



	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
5	To address the waste hierarchy by: minimising waste as a priority, reuse, then by recycling, composting or energy recovery	0 (Dealt with in other BFLP policies)	0	N/A
6	Minimise air, water, soil / ground, noise and light pollution and improve the quality of air, water and contaminated land	0 (Dealt with in other BFLP policies)	0	N/A
7	Ensure appropriate, efficient, reliable and careful use and supply of energy, water, minerals, food and other natural resources.	0 (Dealt with in other BFLP policies)	0	N/A
8	To increase energy efficiency and support the delivery of renewable and low carbon energy	0 (Dealt with in other BFLP policies)	0	N/A
9	Facilitate sustainable economic growth and regeneration that provides employment opportunities for everyone and supports a successful, competitive, and balanced local economy that meets the needs of the area.	✓ The policy supports and protects the recently regenerated town centre, and the regeneration of remaining areas, to help make it a thriving place for people in the Borough and surrounding areas. <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Bracknell town centre, extending to wider area <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	× Without this policy there is the potential for current economic land uses to be replaced. <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Bracknell town centre, extending to wider area <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	N/A
10	Develop opportunities for	0	0	N/A

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
	everyone to access a good education and to acquire the skills and knowledge to find work and support the sustainable growth of the local economy.			
11	To meet local housing needs by ensuring that everyone has the opportunity to live in a high quality, well designed and affordable home	<p>✓</p> <p>Whilst this policy potentially restricts housing being developed as a change of retail use in specific areas; it promotes housing as part of a mix of uses. Other policies will help to ensure the quality and mix of the homes.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Bracknell town centre  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>✓</p> <p>Without this policy there is the potential for more housing to be developed in retail areas.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Bracknell town centre  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	N/A
12	To protect and enhance human health and wellbeing	0	0	N/A
13	To reduce poverty and social exclusion	<p>✓</p> <p>The policy supports a thriving retail centre; mixed uses in the town centre; Bracknell's role as a transport hub for the Borough; provision of infrastructure including non-car modes of transport. These provide an opportunity to reduce social exclusion.</p> <p><b>Likelihood of effect:</b> Possible  <b>Spatial scale:</b> Bracknell town centre,</p>	<p>✘</p> <p>Without the policy, the retail centre is at greater risk of loss which can impact social exclusion.</p> <p><b>Likelihood of effect:</b> Possible  <b>Spatial scale:</b> Bracknell town centre, extending to wider area  <b>Temporary/permanent:</b> Permanent</p>	N/A

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
		extending to wider area <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	<b>Term:</b> Short, medium and long term	
14	To reduce and prevent crime and the fear of crime	✓ Policy supports the creation of a high quality well design environment and public realm that helps reduce crime and the fear of crime. <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Bracknell town centre, extending to wider area <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	✓ Crime and the fear of crime are also dealt with in the Design policy. <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Bracknell town centre, extending to wider area <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	N/A
15	To create and sustain vibrant, locally distinctive and socially cohesive communities	✓ The policy supports a diverse, vital, viable centre; a mix of uses; with necessary infrastructure. These all help support cohesive communities. <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	✗ Without the policy there would be less protection and direction for the town centre potentially affecting social cohesion. <b>Likelihood of effect:</b> Possible <b>Spatial scale:</b> Borough and wider areas <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	N/A
16	To provide accessible essential services, facilities and infrastructure.	✓ The policy supports a mix of uses; the town's role as a transport hub; and the provision of necessary infrastructure	✓ ✗ Without the policy there would be less protection for retail areas, leaving them more open to a	N/A

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
		<p>including non-car modes of transport.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough and wider area  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>change of use that may not benefit the local community, and may result in increased travelling.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough and wider areas  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	
17	To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys	<p>✓</p> <p>The policy supports a mix of uses; the town's role as a transport hub; and the provision of necessary infrastructure including non-car modes of transport. By protecting the Primary Shopping Area, retail frontages are more likely to remain active, supporting local people to meet their needs locally.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>✗</p> <p>Without the policy there would be less protection for retail areas, leaving them more open to a change of use that may not benefit the local community, and may result in increased travelling.</p> <p><b>Likelihood of effect:</b> Possible  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	N/A
18	To encourage sustainable development 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> <p>The recently regenerated town centre is protected within the policy; whilst supporting the regeneration of remaining areas of the town centre, including a mix of uses where they do not harm the Primary Shopping Area.</p>	<p>✗</p> <p>Without the policy there would be less protection for the regenerated town centre, leaving it more open to a change of use that may not benefit the local community, and may result in</p>	N/A

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
		<b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough wide <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	increased travelling. <b>Likelihood of effect:</b> Possible <b>Spatial scale:</b> Borough wide <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	

**Summary:**

The policy protects the recently regenerated Northern Retail Quarter of the town centre, whilst supporting regeneration of the remaining areas. It encourages a diversity of uses which contribute to making the centre vibrant.

## LP31 Out of Centre Development

Alternatives considered (identified within I&O and consulted on):

1. No policy. Assess each application on a case by case basis, using national guidance.

	SA Objective	Appraisal of policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
1	To address the causes of climate change through reducing emissions of greenhouse gases	0	0	N/A
2	Adapt to climate change by preparing for extreme weather events, including avoiding and managing the risk of flooding, heat wave, drought and storm damage.	0	0	N/A
3	To conserve and enhance the diversity of wildlife, habitats and geology	0	0	N/A
4	To protect and enhance the Borough's characteristic landscape and its historic environment in urban and rural areas	0	0	N/A
5	To address the waste hierarchy by: minimising waste as a priority, reuse, then by recycling, composting or energy recovery	0	0	N/A
6	Minimise air, water, soil / ground, noise and light pollution and improve the quality of air, water and contaminated land	0	0	N/A

	SA Objective	Appraisal of policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
7	Ensure appropriate, efficient, reliable and careful use and supply of energy, water, minerals, food and other natural resources.	0	0	N/A
8	To increase energy efficiency and support the delivery of renewable and low carbon energy	0	0	N/A
9	Facilitate sustainable economic growth and regeneration that provides employment opportunities for everyone and supports a successful, competitive, and balanced local economy that meets the needs of the area.	<p>✓</p> <p>The policy supports the new Lexicon retail scheme and other neighbourhood centres to help ensure that the Lexicon is given chance to establish.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough and surrounding areas  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>✘</p> <p>Without the policy the higher NPPF threshold for retail impact assessments to be carried out will be applied (2,500 sqm instead of 1,000 sqm). This will not offer such protection to the new Lexicon scheme and existing centres.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	N/A
10	Develop opportunities for everyone to access a good education and to acquire the skills and knowledge to find work and support the sustainable growth of the local economy.	0	0	N/A
11	To meet local housing needs by ensuring that everyone has the	0	0	N/A

	SA Objective	Appraisal of policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
	opportunity to live in a high quality, well designed and affordable home			
12	To protect and enhance human health and wellbeing	<p>✓</p> <p>The policy supports the existing town and neighbourhood centres, helping to ensure local retail needs can be met close to home, whilst supporting the redeveloped Lexicon scheme in Bracknell town centre.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>✓ x</p> <p>With the higher NPPF threshold it is possible that new or existing retail centres could be developed between 1,000 sqm and 2,500 sqm without requiring a retail impact assessment to be undertaken. Whilst this has the potential to offer residents a greater and more local retail offer, there is also the potential for any schemes to undermine the success of the Lexicon scheme which could have negative effects on health and wellbeing if the town centre becomes underused.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	N/A
13	To reduce poverty and social exclusion	<p>✓</p> <p>Thriving town and neighbourhood have the potential to help reduce poverty (provision of employment and services) and also provide areas all residents can benefit from.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide and</p>	<p>✓ x</p> <p>If the success of existing centres is compromised by new or enlarged schemes, the effect of which have not been thoroughly assessed, existing centres may struggle to survive and become</p>	N/A



	SA Objective	Appraisal of policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
		surrounding areas <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	less desirable and safe places. <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough wide <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	
14	To reduce and prevent crime and the fear of crime	✓ Thriving town and neighbourhood centres will help to reduce and prevent crime. <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough wide <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	× If high vacancy rates occur in town and neighbourhood centres due to newly competing centres, the risk and fear of crime may increase. <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough wide <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	N/A
15	To create and sustain vibrant, locally distinctive and socially cohesive communities	✓ Thriving town and neighbourhood centres will help to create locally distinctive and socially cohesive communities. <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough wide <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	× If high vacancy rates occur in town and neighbourhood centres due to newly competing centres, less vibrant and socially cohesive communities may be created. <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough wide <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	N/A

	SA Objective	Appraisal of policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
16	To provide accessible essential services, facilities and infrastructure.	<p>✓</p> <p>Thriving town and neighbourhood centres will provide accessible services for all the community and enable other facilities and infrastructure to be designed accordingly.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>✗</p> <p>If high vacancy rates occur in town and neighbourhood centres due to newly competing centres, local communities may have to travel further for services and other facilities.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	N/A
17	To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys	<p>✓</p> <p>Through concentrating retail development in identified areas, the necessary infrastructure can be designed accordingly. Larger retail schemes would need to have travel choice and accessibility considered at the planning stage.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>✗</p> <p>Without the policy, applications for retail schemes between 1,000 sqm and 2,500 sqm would still need to be accompanied by a transport assessment, however, if existing centres are consequently less viable, residents may end up travelling further to access services.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	N/A
18	To encourage sustainable development by improving efficiency in land use, design and	<p>✓</p> <p>The policy supports existing retail centre,</p>	<p>✗</p> <p>New retail development would</p>	N/A

	SA Objective	Appraisal of policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
	layout. This includes making best use of previously developed land in meeting future development needs.	and seeks to protect them, especially the newly redeveloped Lexicon.  <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough wide <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	require a retail assessment to be undertaken from 1,000 sqm instead of the higher NPPF 2,500 sqm. This should help to protect existing retail land uses which have been used in the West Berkshire Authorities Retail and Commercial Leisure Assessment 2016.  <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough wide <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	

**Summary:**

The policy reduces the threshold at which a retail assessment will be required from the national 2,500 sqm to 1,000 sqm. This is primarily to protect the newly redeveloped Lexicon scheme in Bracknell town centre, and enable it to become established. The Lexicon scheme has been assumed to be successful in the West Berkshire Authorities Retail and Commercial Leisure Assessment 2016, therefore this policy will help to ensure this happens, and new retail developments do not result in it becoming less viable. This policy not only has positive effects on the retail related SA Objective, but also those relating to sustainable development, crime, community cohesiveness and travel choice.

### LP32 Change of Use within Defined Retail Areas

Alternatives considered (identified within I&O and consulted on):

1. No policy. Assess each application on a case by case basis, using national guidance.

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
1	To address the causes of climate change through reducing emissions of greenhouse gases	0 (Dealt with in other BFLP policies)	0	
2	Adapt to climate change by preparing for extreme weather events, including avoiding and managing the risk of flooding, heat wave, drought and storm damage.	0 (Dealt with in other BFLP policies)	0	N/A
3	To conserve and enhance the diversity of wildlife, habitats and geology	0 (Dealt with in other BFLP policies)	0	N/A
4	To protect and enhance the Borough's characteristic landscape and its historic environment in urban and rural areas	0 (Dealt with in other BFLP policies)	0	N/A
5	To address the waste hierarchy by: minimising waste as a priority, reuse, then by recycling, composting or energy recovery	0 (Dealt with in other BFLP policies)	0	N/A
6	Minimise air, water, soil / ground, noise and light pollution and improve the quality of air, water and contaminated land	0 (Dealt with in other BFLP policies)	0	N/A

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
7	Ensure appropriate, efficient, reliable and careful use and supply of energy, water, minerals, food and other natural resources.	0 (Dealt with in other BFLP policies)	0	N/A
8	To increase energy efficiency and support the delivery of renewable and low carbon energy	0 (Dealt with in other BFLP policies)	0	N/A
9	Facilitate sustainable economic growth and regeneration that provides employment opportunities for everyone and supports a successful, competitive, and balanced local economy that meets the needs of the area.	✓ The policy supports and protects the recently regenerated town centre and other retail centres to help make them thriving places for people in the Borough and surrounding areas. <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough and wider areas <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	x Without this policy there is the potential for current economic land uses to be replaced. <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough, and wider areas <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	N/A
10	Develop opportunities for everyone to access a good education and to acquire the skills and knowledge to find work and support the sustainable growth of the local economy.	0	0	N/A
11	To meet local housing needs by ensuring that everyone has the opportunity to live in a high quality, well designed and affordable home	✓ Whilst this policy potentially restricts housing being developed as a change of retail use in specific areas; it promotes housing in vacant upper floors. Other	✓ Without this policy there is the potential for more housing to be developed in retail areas.	N/A

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
		<p>policies will help to ensure the quality and mix of the homes.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough and wider areas  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	
12	To protect and enhance human health and wellbeing	0	0	N/A
13	To reduce poverty and social exclusion	<p>✓</p> <p>The policy supports thriving retail centres across the borough; ensuring greater accessibility to the whole population, potentially reducing social exclusion.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Retail centres and surrounding areas  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>×</p> <p>Without the policy, the retail centres are at greater risk of loss which can impact social exclusion.</p> <p><b>Likelihood of effect:</b> Possible  <b>Spatial scale:</b> Retail centres and surrounding areas  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	N/A
14	To reduce and prevent crime and the fear of crime	0 (Dealt with in other BFLP policies)	0	N/A
15	To create and sustain vibrant, locally distinctive and socially cohesive communities	<p>✓</p> <p>By identifying Primary and Secondary Retail Frontages and specifying the criteria</p>	<p>×</p> <p>Without the policy there would be less protection for retail areas,</p>	N/A

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
		<p>to be used in assessing a proposed change of use, retail frontages are more likely to remain active, supporting local people to meet their needs locally, and help to sustain socially cohesive communities. Non-retail development can still be permitted where it meets the viability and feasibility requirements.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>leaving them more open to a change of use that may not benefit the local community, and may result in increased travelling.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough and wider areas  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	
16	To provide accessible essential services, facilities and infrastructure.	<p>✓</p> <p>By identifying Primary and Secondary Retail Frontages and specifying the criteria to be used in assessing a proposed change of use, retail frontages are more likely to remain active, supporting local people to meet their needs locally. Non-retail development can still be permitted where it meets the viability and feasibility requirements.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>✗</p> <p>Without the policy there would be less protection for retail areas, leaving them more open to a change of use that may not benefit the local community, and may result in increased travelling</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough and wider areas  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	N/A
17	To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys	<p>✓</p> <p>By identifying Primary and Secondary Retail Frontages and specifying the criteria to be used in assessing a proposed change of use, retail frontages are more likely to remain active, supporting local people to</p>	<p>✗</p> <p>Without the policy there would be less protection for retail areas, leaving them more open to a change of use that may not benefit the local community, and</p>	N/A

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
		<p>meet their needs locally. Non-retail development can still be permitted where it meets the viability and feasibility requirements.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>may result in increased travelling.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	
18	To encourage sustainable development 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> <p>By identifying Primary and Secondary Retail Frontages and specifying the criteria to be used in assessing a proposed change of use, retail frontages are more likely to remain active, supporting local people to meet their needs locally. Although this is more restrictive, non-retail development can still be permitted where it meets the viability and feasibility requirements.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>×</p> <p>Without the policy there would be less protection for retail areas, leaving them more open to a change of use that may not benefit the local community, and may result in increased travelling.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	N/A

### Summary:

The policy protects the various retail centres across the borough, including the regenerated Bracknell town centre, with the aim of retaining active frontages in specified areas. This has the benefit of retaining retail provision in local areas to help minimise the amount of travelling residents need to undertake to service their daily and longer term needs. Alternative uses can be permitted where viability and feasibility can be demonstrated, including lack of harm on existing retail area. It should be noted that existing permitted development rights could allow some of the uses in the retail areas to be changed without requiring planning permission, so the policy may not be able to be implemented exactly as intended.



## LP33 Advertisements and Shop Fronts

Alternatives considered (identified within I&O and consulted on):

1. No policy. Assess each application on a case by case basis, using national guidance.

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
1	To address the causes of climate change through reducing emissions of greenhouse gases	0	0	N/A
2	Adapt to climate change by preparing for extreme weather events, including avoiding and managing the risk of flooding, heat wave, drought and storm damage.	0	0	N/A
3	To conserve and enhance the diversity of wildlife, habitats and geology	0	0	N/A
4	To protect and enhance the Borough's characteristic landscape and its historic environment in urban and rural areas	<p>✓</p> <p>The policy requires advertisements to have no adverse impact on visual amenity and amenity of the historic environment; new shop fronts are permitted where important architectural or historic features on the existing building are restored and / or retained and not concealed.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>×</p> <p>The policy expands national policy.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	N/A
5	To address the waste hierarchy by: minimising waste as a priority,	0	0	N/A

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
	reuse, then by recycling, composting or energy recovery			
6	Minimise air, water, soil / ground, noise and light pollution and improve the quality of air, water and contaminated land	<p>✓</p> <p>The policy seeks to manage lighting from new or altered shop fronts; supporting text guides on illuminated advertisements.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>✗</p> <p>Builds upon the national policy.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	N/A
7	Ensure appropriate, efficient, reliable and careful use and supply of energy, water, minerals, food and other natural resources.	0	0	N/A
8	To increase energy efficiency and support the delivery of renewable and low carbon energy	0	0	N/A
9	Facilitate sustainable economic growth and regeneration that provides employment opportunities for everyone and supports a successful, competitive, and balanced local economy that meets the needs of the area.	0	0	N/A
10	Develop opportunities for everyone to access a good education and to acquire the skills and knowledge to find work and	0	0	N/A

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
	support the sustainable growth of the local economy.			
11	To meet local housing needs by ensuring that everyone has the opportunity to live in a high quality, well designed and affordable home	0	0	N/A
12	To protect and enhance human health and wellbeing	0	0	N/A
13	To reduce poverty and social exclusion	0	0	N/A
14	To reduce and prevent crime and the fear of crime	<p>✓</p> <p>The policy requires advertisements to have no adverse impact on public safety.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>✘</p> <p>The policy expands on the national policy.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	
15	To create and sustain vibrant, locally distinctive and socially cohesive communities	0	0	N/A
16	To provide accessible essential services, facilities and infrastructure.	0	0	N/A
17	To improve travel choice and	0	0	N/A

	<b>SA Objective</b>	<b>Appraisal of Policy</b>	<b>Appraisal of No Policy Alternative</b>	<b>Response to proposed change / Recommendation</b>
	accessibility, reduce the need for travel by car and shorten the length and duration of journeys			
18	To encourage sustainable development by improving efficiency in land use, design and layout. This includes making best use of previously developed land in meeting future development needs.	0	0	N/A

**Summary:**

The policy expands on the national policy in relation to advertisements and shop fronts. It includes consideration of the historic environment and lighting. As such, the effect of the alternative 'no policy' approach would be more potentially negative.

### LP34 Protection of Community Facilities and Services

Alternatives considered (identified within I&O and consulted on):

1. No policy. Assess each application on a case by case basis, using national guidance.

	<b>SA Objective</b>	<b>Appraisal of Policy</b>	<b>Appraisal of No Policy Alternative</b>	<b>Response to proposed change / Recommendation</b>
1	To address the causes of climate change through reducing emissions of greenhouse gases	0	0	N/A
2	Adapt to climate change by preparing for extreme weather events, including avoiding and managing the risk of flooding, heat wave, drought and storm damage.	0	0	N/A
3	To conserve and enhance the diversity of wildlife, habitats and geology	0	0	N/A
4	To protect and enhance the Borough's characteristic landscape and its historic environment in urban and rural areas	0	0	N/A
5	To address the waste hierarchy by: minimising waste as a priority, reuse, then by recycling, composting or energy recovery	0	0	N/A
6	Minimise air, water, soil / ground, noise and light pollution and improve the quality of air, water and contaminated land	0	0	N/A

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
7	Ensure appropriate, efficient, reliable and careful use and supply of energy, water, minerals, food and other natural resources.	0	0	N/A
8	To increase energy efficiency and support the delivery of renewable and low carbon energy	0	0	N/A
9	Facilitate sustainable economic growth and regeneration that provides employment opportunities for everyone and supports a successful, competitive, and balanced local economy that meets the needs of the area.	<p>✓</p> <p>Policy supports the retention, maintenance, improvement of existing facilities (including commercial facilities), and the provision of new facilities and services.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>✗</p> <p>National policy is less specific in its requirements, reducing the level of protection.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	N/A
10	Develop opportunities for everyone to access a good education and to acquire the skills and knowledge to find work and support the sustainable growth of the local economy.	<p>✓</p> <p>Policy supports the retention, maintenance and improvement of existing education and other facilities (such as community centres) which are often used for more informal or hands-on education and skills, as well as the provision of new facilities.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>✗</p> <p>National policy is less specific in its requirements, reducing the level of protection.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	N/A
11	To meet local housing needs by	0	0	N/A

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
	ensuring that everyone has the opportunity to live in a high quality, well designed and affordable home			
12	To protect and enhance human health and wellbeing	<p>✓</p> <p>Policy supports the retention, maintenance, improvement and provision of new healthcare facilities and chemists, as well as a wide range of facilities and services which support health and wellbeing.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>x</p> <p>National policy is less specific in its requirements, reducing the level of protection.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	N/A
13	To reduce poverty and social exclusion	<p>✓</p> <p>The protection of community facilities and services aids in preventing social exclusion.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>x</p> <p>National policy is less specific in its requirements, reducing the level of protection.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	N/A
14	To reduce and prevent crime and the fear of crime	0	0	N/A
15	To create and sustain vibrant, locally distinctive and socially	<p>✓</p> <p>The protection of community facilities and</p>	<p>x</p> <p>National policy is less specific in</p>	N/A

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
	cohesive communities	services aids in sustaining vibrant socially cohesive communities. <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	its requirements, reducing the level of protection. <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	
16	To provide accessible essential services, facilities and infrastructure.	✓ Policy supports the retention, maintenance, improvement and provision of new services and facilities. <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough wide <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	x National policy is less specific in its requirements, reducing the level of protection. <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	N/A
17	To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys	✓ The protection of services and facilities reduces the need to travel, which is positive. <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough wide <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	x National policy is less specific in its requirements, reducing the level of protection. <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	N/A
18	To encourage sustainable development by improving efficiency in land use, design and	0	0	N/A



	<b>SA Objective</b>	<b>Appraisal of Policy</b>	<b>Appraisal of No Policy Alternative</b>	<b>Response to proposed change / Recommendation</b>
	layout. This includes making best use of previously developed land in meeting future development needs.			

**Summary:**

This policy protects community facilities and services, requiring the retention and maintenance of existing facilities and services; the improvement of the quality and capacity of existing facilities and services; and the provision of new facilities and services. It covers a wide range of facilities and services. It scores positively against many of the SA objectives.

## LP35 Protection and Enhancement of the Historic Environment

Alternatives considered (identified within I&O and consulted on):

2. No policy. Assess each application on a case by case basis, using national guidance.

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
1	To address the causes of climate change through reducing emissions of greenhouse gases	0	0	N/A
2	Adapt to climate change by preparing for extreme weather events, including avoiding and managing the risk of flooding, heat wave, drought and storm damage.	0	0	N/A
3	To conserve and enhance the diversity of wildlife, habitats and geology	0	0	N/A
4	To protect and enhance the Borough's characteristic landscape and its historic environment in urban and rural areas	<p>✓ x</p> <p>The level of protection offered to non-designated heritage assets is significantly less than designated assets. Enhancement of such assets is only included for assets identified by the local planning authority (including local listing), and through the supporting text. The section of the policy for non-designated heritage assets does not support their enhancement. The SA Objective does not distinguish between significance of heritage asset.</p> <p>1. Consider re-wording the section on non-designated heritage assets to increase</p>	<p>✓</p> <p>Similar protection without the policy – NPPF covers protection of heritage.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial scale:</b> Heritage assets and their setting</p> <p><b>Temporary/permanent:</b> Permanent</p> <p><b>Term:</b> Short, medium and long term</p>	<p>✓</p> <p>1. Local listing does not afford any legal protection – buildings (excluding a dwelling house or building next to a dwelling house where prior approval would be required) can still be altered or demolished unless subject to a Building Preservation Notice (BPN). Listed building consent is not required for works to a locally listed building, and</p>

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
		<p>level of protection it affords them.</p> <p>2. The policy states:</p> <p><i>“Non-designated heritage assets and their settings including locally, regionally or nationally significant historic buildings, archaeological remains or historic landscapes will be protected from harm.”</i></p> <p>Consider whether possible to get nationally significant non-designated historic buildings.</p> <p>3. The policy states that ....”<i>unjustifiably harm the significance of non-designated heritage assets and/or settings will not normally be permitted.</i>”</p> <p>Consider removing word “unjustifiably”.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Heritage assets and their setting  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>		<p>permitted development rights continue to apply. As such it would not be effective to require enhancement specifically to non-designated heritage assets. Enhancement is required through other parts of the policy and supporting text.</p> <p>2. The policy has been amended to state “Non-designated heritage assets and their settings including buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions, will be protected from harm.”</p> <p>3. The wording in C. Non Designated Heritage Assets has been amended to read “Development proposals that harm the significance of non-designated heritage assets and/or their settings will not normally be permitted”. The policy no longer says “unjustifiably harm”. This is an improvement as increases the protection to non-designated heritage</p>

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
				assets.  The description of non-designated heritage assets is now clearer.
5	To address the waste hierarchy by: minimising waste as a priority, reuse, then by recycling, composting or energy recovery	0	0	N/A
6	Minimise air, water, soil / ground, noise and light pollution and improve the quality of air, water and contaminated land	0	0	N/A
7	Ensure appropriate, efficient, reliable and careful use and supply of energy, water, minerals, food and other natural resources.	0	0	N/A
8	To increase energy efficiency and support the delivery of renewable and low carbon energy	0	0	N/A
9	Facilitate sustainable economic growth and regeneration that provides employment opportunities for everyone and supports a successful, competitive, and balanced local economy that meets the needs of the area.	✓  Flexibility is provided in the policy for the potential for harm to non-heritage assets to be justified, usually where there is public interest. This can have positive effects on the SA Objective as economic growth and regeneration could be justified in areas where a degree of harm occurs to a heritage asset.  <b>Likelihood of effect:</b> Potential	✓  National policy requires consideration of the significance of the asset and the impact of a development proposal on the significance i.e. the more important the asset, the greater the weight to be attached to the conservation of the asset. The effect of the policy without the	N/A

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
		<p><b>Spatial scale:</b> Mainly in areas with non-designated Heritage assets  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>policy is similar to having the policy.  <b>Likelihood of effect:</b> Potential  <b>Spatial scale:</b> Mainly in areas with non-designated Heritage assets  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	
10	Develop opportunities for everyone to access a good education and to acquire the skills and knowledge to find work and support the sustainable growth of the local economy.	0	0	N/A
11	To meet local housing needs by ensuring that everyone has the opportunity to live in a high quality, well designed and affordable home	<p>✓  By reducing the protection afforded to non-designated heritage assets, it may be able to justify increased housing numbers, for example, which would have positive effects on this policy.  <b>Likelihood of effect:</b> Possible  <b>Spatial scale:</b> Borough  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>✓  Similar effects would be expected as national policy covers this issue too. National policy requires consideration of the significance of the asset and the impact of a development proposal on the significance i.e. the more important the asset, the greater the weight to be attached to the conservation of the asset. The effect of the policy without the policy is similar to having the policy.  <b>Likelihood of effect:</b> Possible  <b>Spatial scale:</b> Borough</p>	N/A

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
			<b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	
12	To protect and enhance human health and wellbeing	0	0	N/A
13	To reduce poverty and social exclusion	0	0	N/A
14	To reduce and prevent crime and the fear of crime	0	0	N/A
15	To create and sustain vibrant, locally distinctive and socially cohesive communities	0	0	N/A
16	To provide accessible essential services, facilities and infrastructure.	0	0	N/A
17	To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys	0	0	N/A
18	To encourage sustainable development by improving efficiency in land use, design and layout. This includes making best use of previously developed land in meeting future development needs.	✓ Potentially positive effects as although designated heritage assets are offered high protection, harm to non-designated heritage assets may be justified. This may be of benefit when designing sustainable developments in terms of land use, design and layout.	✓ Similar effects would be expected as national policy covers this issue. National policy requires consideration of the significance of the asset and the impact of a development proposal on the significance i.e. the more	

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
		<p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>important the asset, the greater the weight to be attached to the conservation of the asset. The effect of the policy without the policy is similar to having the policy</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	

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**Summary:**

The policy expands on the national policy in relation to heritage assets. Strong protection is provided to designated heritage assets. A lower level of protection is offered to non-designated heritage assets, however changes to such assets can fall outside of the planning system.

## LP36 Biodiversity

Alternatives considered (identified within I&O and consulted on):

3. No policy. Assess each application on a case by case basis, using national guidance.

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
1	To address the causes of climate change through reducing emissions of greenhouse gases	<p>✓</p> <p>The policy supports the protection and enhancement of biodiversity. Where this is areas of green space, it will absorb carbon dioxide, a greenhouse gas.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>✗</p> <p>National and international policy also supports the protection of biodiversity, however, this policy sets out more details about how this is to be achieved.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	N/A
2	Adapt to climate change by preparing for extreme weather events, including avoiding and managing the risk of flooding, heat wave, drought and storm damage.	<p>✓</p> <p>The policy supports the retention, protection and enhancement of biodiversity features, some of which will help manage the effects of extreme weather events in these areas, and also in the areas in close proximity.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>✗</p> <p>National and international policy also supports the protection of biodiversity, however, this policy sets out more details about how this is to be achieved. Where areas of green space are lost, there could be less areas available to absorb some of the effects of extreme weather events.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough  <b>Temporary/permanent:</b></p>	N/A



	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
			Permanent <b>Term:</b> Short, medium and long term	
3	To conserve and enhance the diversity of wildlife, habitats and geology	<p>✓ x</p> <p>The policy aims to conserve and enhance biodiversity features where possible.</p> <p>Consider the following amendments to increase positive effects:</p> <ol style="list-style-type: none"> <li>1) i) Add 'Provide an adequate level of <u>suitable</u> ecological survey information and assessment...'</li> <li>2) The current river corridor policy is not going to be deleted and not directly replaced. i) Add 'veteran trees, <u>watercourses</u>, protected species...'</li> <li>3) Add 'Development proposals on or affecting ecological features, non-designated sites or wildlife corridors (<u>including river corridors</u>) will only be permitted...'</li> <li>4) Add to the end of the Policy 'The Council will secure effective avoidance, mitigation and compensation through the imposition of planning conditions or planning obligations as appropriate, including monitoring for the effectiveness of these measures'.</li> <li>5) Amend supporting text as follows: Where the impact on the ecological feature cannot be avoided or</li> </ol>	<p>x</p> <p>The policy expands on the national policy in relation to the protection and enhancement of biodiversity.</p> <p><b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term</p>	<p>✓</p> <ol style="list-style-type: none"> <li>1) Agreed – the word 'suitable' was added to i).</li> <li>2) Agreed – the word 'watercourses' was added to i).</li> <li>3) Agreed – the words 'including river corridors' was added.</li> <li>4) Agreed – the words 'The Council will secure effective avoidance, mitigation and compensation through the imposition of planning conditions or planning obligations as appropriate, including monitoring for the effectiveness of these measures' were added.</li> <li>5) Agreed – Added to the supporting text 'Where the impact on the ecological feature cannot be avoided or sufficiently mitigated or there are residual adverse effects after mitigation, as a last resort, the level of impact to be compensated should be calculated using such a metric'.</li> <li>6) Agreed – amended supporting text as suggested.</li> <li>7) Agreed – added 'opportunities should be taken to link biodiversity across the wider landscape'.</li> <li>8) Not agreed – no changes made. Although the primary aim of SANGs are to divert visitors from the SPA, biodiversity</li> </ol>

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
		<p>sufficiently mitigated or there are residual adverse effects after mitigation, as a last resort, the level of impact to be compensated should be calculated using such a metric.</p> <p>6) Amend supporting text as follows: The Berkshire Biodiversity Strategy identifies priority areas of greatest opportunity.</p> <p>7) End of supporting text - BOAs have a role in linking of biodiversity across the wider landscape, so should the biodiversity network issues be stressed here?</p> <p>8) One of the consultees raised that SANGs should be for recreation only and not biodiversity enhancements. Need some clarity in the policy if the compensation can be delivered in SANGs. Does this vary with the type of habitat required? There is an argument that the two shouldn't be combined, or perhaps not where large amounts of compensation are required? Stringent monitoring would be required to see the effectiveness.</p> <p>9) In some instances, habitats are degraded or removed ahead of planning applications being submitted – add the following to address this issue 'Where the biodiversity of sites has been intentionally removed or degraded (including through neglect), the Council will view the biodiversity value of sites to be as it would likely to have been had the removal or</p>		<p>enhancements are carried out on sites that are to become SANG and these enhancements are managed over time with SANG contributions. Compensation measures could be carried out on existing SANGs if it was shown this was appropriate. SANGs are however well funded for 125 years of management – it might be that there is no opportunity for compensation to be delivered on SANGs – this would need to be established on a case by case basis. No policy amendments are needed at this stage.</p> <p>9) Agreed. Policy wording added and the following text has been added to the supporting text: 'Biodiversity that has been intentionally removed or degraded could include degradation of heathland by doing nothing (and not allowing access for surveys), removal of woodlands prior to submitting planning applications and situations where previous mitigation has not been effective. Areas of plantation that have existed for years on what was originally heathland may however be excluded'.</p> <p>10) Agreed. Added the following to the supporting text: 'Wildlife corridors or ecological networks are important for linking habitats and allowing the movement of species across the landscape. They can include rivers, streams, railways, hedgerows, road verges, trees, incidental pieces of open space and residential gardens.'</p>

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
		<p>degradation (including through neglect) not have occurred; effective avoidance, mitigation, compensation and monitoring requirements will be established on this basis'.</p> <p>10) Hedgerows are not currently given much focus, and existing policies EN1 and EN2 will be deleted. They should be covered by this general biodiversity policy. The GI review identifies them as important features linking habitats. Recommend adding 'hedgerows' to the sentence below in the supporting text: 'Wildlife corridors or ecological networks are important for linking habitats and allowing the movement of species across the landscape. They can include rivers, streams, railways, <u>hedgerows</u>, road verges, trees, incidental pieces of open space and residential gardens'.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>		
4	To protect and enhance the Borough's characteristic landscape and its historic environment in	<p>✓</p> <p>This policy will cover some aspects of the Borough's landscape and offer protection to these in accordance with the criteria included in the policy.</p> <p><b>Likelihood of effect:</b> Likely</p>	<p>✗</p> <p>Without the policy some biodiversity features will be offered less protection. For example, important trees and</p>	N/A

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
	urban and rural areas	<b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	their settings. . <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	
5	To address the waste hierarchy by: minimising waste as a priority, reuse, then by recycling, composting or energy recovery	0	0	N/A
6	Minimise air, water, soil / ground, noise and light pollution and improve the quality of air, water and contaminated land	0	0	N/A
7	Ensure appropriate, efficient, reliable and careful use and supply of energy, water, minerals, food and other natural resources.	0	0	N/A
8	To increase energy	0	0	N/A

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
	efficiency and support the delivery of renewable and low carbon energy			
9	Facilitate sustainable economic growth and regeneration that provides employment opportunities for everyone and supports a successful, competitive, and balanced local economy that meets the needs of the area.	0	0	N/A
10	Develop opportunities for everyone to access a good education and to acquire the skills and knowledge to find work and support the sustainable growth of the local economy.	0	0	N/A
11	To meet local housing needs by	✓* The policy aims to protect and enhance	* The policy expands on the	N/A

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
	ensuring that everyone has the opportunity to live in a high quality, well designed and affordable home	biodiversity. Development is still possible, however, measures to avoid, mitigate or compensate for any adverse effects will be sought. <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	national policy in relation to biodiversity, and details how development can be permitted. <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	
12	To protect and enhance human health and wellbeing	✓ The policy supports biodiversity and the protection and enhancement of it. The effects of this is positive for human health and wellbeing. <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	✗ Without the policy there could be fewer biodiversity features, which could have a negative effect on human wellbeing, not just plants and animals. <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	N/A
13	To reduce poverty and social exclusion	0	0	N/A
14	To reduce and prevent crime and	0	0	N/A

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
	the fear of crime			
15	To create and sustain vibrant, locally distinctive and socially cohesive communities	0	0	N/A
16	To provide accessible essential services, facilities and infrastructure.	0	0	N/A
17	To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys	0	0	N/A
18	To encourage sustainable development by improving efficiency in land use, design and layout. This includes making best use of previously developed land in meeting future	<p>✓</p> <p>The policy protects biodiversity features from development and seeks enhancement, unless the criteria set out can be met (avoid, mitigate, compensate for negative effects). This should have positive effects when designing developments, as existing biodiversity features can be incorporated into layouts. However, in some cases it could be argued that protection of biodiversity actually hinders effective land use. The</p>	<p>✘</p> <p>The policy expands on the national policy in relation to biodiversity.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	N/A

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
	development needs.	<p>policy has criteria to help avoid this scenario occurring.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>		

**Summary:**

The policy expands on the national policy in relation to biodiversity, including its protection and enhancement. The policy has largely positive effects on the SA Objectives, including on the provision of new homes, although some may consider it to be restrictive. Development can be permitted where the criteria is met, and negative effects on features of biodiversity avoided, mitigated or compensated.



## LP37 Designated Nature Conservation and Geological Sites

Alternatives considered (identified within I&O and consulted on):

4. No policy. Assess each application on a case by case basis, using national guidance.

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
1	To address the causes of climate change through reducing emissions of greenhouse gases	<p>✓</p> <p>The policy supports the protection of designated conservation sites which absorb carbon dioxide, a greenhouse gas.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>✓ x</p> <p>National and international policy also supports the protection of designated nature conservation sites, although this policy is more specific in offering protection to local level sites.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	N/A
2	Adapt to climate change by preparing for extreme weather events, including avoiding and managing the risk of flooding, heat wave, drought and storm damage.	<p>✓</p> <p>The policy supports the retention, protection and enhancement of designated conservation sites, which will help manage the effects of extreme weather events in these areas, and also in the areas in close proximity.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Nature Conservation Sites and surrounding areas  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>x</p> <p>Areas important for nature conservation may be reduced in size, potentially resulting in less green space able to absorb some of the effects of extreme weather events.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Nature Conservation Sites and surrounding areas  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	N/A
3	To conserve and enhance the diversity of wildlife, habitats and geology	<p>✓ x</p> <p>The policy offers different protection to three levels of designated nature conservation and geological sites. Enhancement is included.</p>	<p>x</p> <p>The policy expands on the national policy in relation to how development on or close to designated conservation</p>	<p>✓</p> <p>1) Agreed – change made in the introduction to the</p>

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
		<p>Consider following amendments to increase positive effects:</p> <ol style="list-style-type: none"> <li>1) Add cross reference to the GI policy and SPA policy</li> <li>2) iii) Given the demand for housing, can stronger wording be used?</li> <li>3) At the end of the policy, add 'including monitoring for the effectiveness of these measures'.</li> <li>4) At the end of the supporting text add in appropriate text on monitoring effectiveness of avoidance, mitigation and compensation.</li> </ol> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Designated Nature Conservation Sites  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>sites be treated.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Designated Nature Conservation Areas  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>policy.</p> <p>2) No change made. This reflects the wording in the NPPF.</p> <p>3) Agreed – change made. Added 'including monitoring for the effectiveness of these measures' at the end of the policy.</p> <p>4) Agreed - added 'The developer will be required to submit monitoring data to the Council to show the effectiveness of any planning obligations and conditions'.</p>
4	To protect and enhance the Borough's characteristic landscape and its historic environment in urban and rural areas	<p>✓</p> <p>The policy offers protection to the designated conservation sites, which cover a large percentage of the Borough.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Designated Conservation Sites and surrounding areas  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>✗</p> <p>The policy expands on the national policy in relation to protection of designated conservation sites.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Designated Conservation Sites and surrounding areas  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	N/A
5	To address the waste	0	0	N/A

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
	hierarchy by: minimising waste as a priority, reuse, then by recycling, composting or energy recovery			
6	Minimise air, water, soil / ground, noise and light pollution and improve the quality of air, water and contaminated land	0	0	N/A
7	Ensure appropriate, efficient, reliable and careful use and supply of energy, water, minerals, food and other natural resources.	<p>✓</p> <p>Designated nature conservation sites and geological sites are offered varying levels of protection depending upon their status (international, national, local).</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Designated conservation sites  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>✗</p> <p>The policy expands on the national policy in relation to protection of designated conservation sites.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Designated Conservation Sites and surrounding areas  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	N/A
8	To increase energy efficiency and support the delivery of renewable and low carbon energy	0	0	N/A
9	Facilitate sustainable economic growth and regeneration that provides	0	0	N/A

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
	employment opportunities for everyone and supports a successful, competitive, and balanced local economy that meets the needs of the area.			
10	Develop opportunities for everyone to access a good education and to acquire the skills and knowledge to find work and support the sustainable growth of the local economy.	0	0	N/A
11	To meet local housing needs by ensuring that everyone has the opportunity to live in a high quality, well designed and affordable home	<p>✓ x</p> <p>The policy offers different levels of protection to international, national and locally designated sites. Providing the criteria for each is met, development is not precluded in, or close to, these areas. Housing is more difficult to get approval for in, and around, the SPA areas, to protect the ground nesting bird species.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>x</p> <p>The policy expands on the national policy in relation to designated conservation sites, and when development will and will not be permitted.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	N/A
12	To protect and enhance human health and wellbeing	<p>✓</p> <p>The policy supports the protection of designated nature conservation sites which is positive for human health and wellbeing.</p>	<p>x</p> <p>Without the policy there could be fewer areas of designated conservation, many of which are open to the public to utilise for recreational purposes.</p>	N/A

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
		<b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	<b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	
13	To reduce poverty and social exclusion	0	0	N/A
14	To reduce and prevent crime and the fear of crime	0	0	N/A
15	To create and sustain vibrant, locally distinctive and socially cohesive communities	0	0	N/A
16	To provide accessible essential services, facilities and infrastructure.	0	0	N/A
17	To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys	0	0	N/A
18	To encourage sustainable development by improving efficiency in land use, design and layout. This includes making best use of previously developed land in meeting future	✓ The policy protects designated conservation areas from development, unless specific criteria can be met. As such a large percentage of the Borough is covered with designated conservation sites, a side effect of this policy will be to improve efficiency in	× The policy expands on the national policy in relation to designated conservation sites. <b>Likelihood of effect:</b> Likely	N/A

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
	development needs.	land use, design and layout to maximise areas of land that can be developed.  <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough wide <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	<b>Spatial scale:</b> Borough wide <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	

**Summary:**

The policy expands on the national policy in relation to the protection of three different levels of designated nature conservation and geological sites. Criteria have been set which protect these areas from adverse effects, whilst potentially permitting development on local level designated sites where effects can be adequately mitigated. Due to the large amount of the Borough covered with designated conservation sites there will inevitably be an effect on the ability to deliver housing on or close to some of these areas.

## LP38 Green Infrastructure

A Green Infrastructure Policy was not included within the Issues and Options consultation. The SA identified this omission and recommended a policy be developed. Alternatives considered:

1. No policy. Assess each application on a case by case basis, using national guidance.

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
1	To address the causes of climate change through reducing emissions of greenhouse gases	<p>✓</p> <p>The policy supports the provision of public access networks, providing the opportunity for reduced greenhouse gas emissions through reduced reliance on cars.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>✗</p> <p>Without a specific focus on public access networks, provision of public access may occur, however it is likely to be sporadic and less effective.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	N/A
2	Adapt to climate change by preparing for extreme weather events, including avoiding and managing the risk of flooding, heat wave, drought and storm damage.	<p>✓</p> <p>The policy supports the protection, enhancement and creation of the Green Infrastructure network, aiding adaptation to climate change by providing a cooling effect to urban areas, flood protection and water catchment (through natural landscapes absorbing water), carbon storage (by plants and soils), and the opportunity for wildlife corridors, offering the potential for species migration in response to climate change.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide</p>	<p>✗</p> <p>Without a specific focus on public access networks, provision of public access may occur, however it is likely to be sporadic and less effective.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	N/A

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
		<b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term		
3	To conserve and enhance the diversity of wildlife, habitats and geology	✓ The policy supports a network of linked habitats, providing corridors and stepping stones for wildlife to move through the landscape, increasing their resilience. <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough wide <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	✗ Without the policy the opportunity to improve wildlife corridors is reduced. <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough wide <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	N/A
4	To protect and enhance the Borough's characteristic landscape and its historic environment in urban and rural areas	✓ The policy supports the protection, enhancement and creation of the Green Infrastructure network, protecting and enhancing the Borough's characteristic landscape. <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough wide <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	✗ Although other policies in the BFLP also cover these issues, it is considered that without the GI policy opportunities to enhance the landscape are reduced. <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough wide <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	N/A
5	To address the waste hierarchy by: minimising waste as a priority, reuse, then by recycling, composting or energy recovery	0	0	N/A
6	Minimise air, water, soil / ground, noise and light	0	0	N/A



	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
	pollution and improve the quality of air, water and contaminated land			
7	Ensure appropriate, efficient, reliable and careful use and supply of energy, water, minerals, food and other natural resources.	<p>✓</p> <p>The definition of Green Infrastructure includes productive land; ensuring it is considered within development proposals through the provisions to protect, enhance and create Green Infrastructure.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>✗</p> <p>Although other policies in the BFLP also cover these issues, it is considered that the GI policy will promote better use and also the creation of productive land.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	N/A
8	To increase energy efficiency and support the delivery of renewable and low carbon energy	0	0	N/A
9	Facilitate sustainable economic growth and regeneration that provides employment opportunities for everyone and supports a successful, competitive, and balanced local economy that meets the needs of the area.	0	0	N/A
10	Develop opportunities for everyone to access a good education and to	0	0	N/A

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
	acquire the skills and knowledge to find work and support the sustainable growth of the local economy.			
11	To meet local housing needs by ensuring that everyone has the opportunity to live in a high quality, well designed and affordable home	<p>✓ x</p> <p>The policy supports the protection, enhancement and creation of the Green Infrastructure network, which may potentially provide a small reduction in the developable area, reducing the number of homes. However in many instances, provision will be possible through good design within open space, SANG, etc required through other policies. Green Infrastructure provides an opportunity to increase the quality of developments.</p> <p><b>Likelihood of effect:</b> Possible  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>x</p> <p>Although the amount of housing created is not likely to be reduced without this policy, it is possible that housing will be developed that does not maximise opportunities to enhance the green infrastructure network, thereby reducing the positive effects on this SA Objective.</p> <p><b>Likelihood of effect:</b> Possible  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	N/A
12	To protect and enhance human health and wellbeing	<p>✓</p> <p>The policy supports the protection, enhancement and creation of the Green Infrastructure network, offering good potential to increase public access, open areas, offering the potential for tranquillity, recreation etc which can enhance human health and</p>	<p>x</p> <p>Without the policy, opportunities to link up often very disconnected areas in the Borough may be missed.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent</p>	N/A

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
		wellbeing. <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough wide <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	<b>Term:</b> Short, medium and long term	
13	To reduce poverty and social exclusion	0	0	N/A
14	To reduce and prevent crime and the fear of crime	0	0	N/A
15	To create and sustain vibrant, locally distinctive and socially cohesive communities	✓ The policy supports the protection, enhancement and creation of the Green Infrastructure network, offering good potential to increase public access, open areas, offering the potential for tranquillity, recreation etc which enhance local distinctiveness and offer the potential for increased social cohesion. <b>Likelihood of effect:</b> Possible <b>Spatial scale:</b> Borough wide <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	✗ Without the policy, opportunities to link up often very disconnected areas in the Borough may be missed. <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough wide <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	N/A
16	To provide accessible essential services, facilities and infrastructure.	✓ The policy supports the provision of public access networks, providing the opportunity for improved access to essential service, facilities and infrastructure.	✗ Without the policy, opportunities to link up often very disconnected areas in the Borough may be missed. <b>Likelihood of effect:</b> Likely	N/A

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
		<p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p><b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	
17	To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys	<p>✓</p> <p>The policy supports the provision of public access networks, improving travel choice and accessibility and reducing the need for travel by car.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>✗</p> <p>Without the policy, opportunities to link up often very disconnected areas in the Borough may be missed.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	N/A
18	To encourage sustainable development 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> <p>The policy supports the protection, enhancement and creation of the Green Infrastructure network, taking into account the wider network. This offers the opportunity to improve the layout and design of sites, making the best use of land.</p> <p>Suggested text changes:</p> <ol style="list-style-type: none"> <li>1. Provide greater introduction to establish what green infrastructure is.</li> <li>2. Clarify the definition of Green Infrastructure throughout the document to provide clarity and consistency with the Green</li> </ol>	<p>✗</p> <p>The policy clarifies and builds upon the national position in relation to green infrastructure. Without a local policy on green infrastructure, there is potential for it to be overlooked within developments. Most significantly, without the proposed Green Infrastructure Strategy, the wider local <u>network</u> features are less likely to be identified protected and enhanced. As such, the effect of the alternative 'no policy' approach would be more uncertain and potentially negative.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent</p>	<p>✓</p> <p>A Green Infrastructure policy was not originally proposed for inclusion within the Plan; its creation is positive.</p> <ol style="list-style-type: none"> <li>1. Complete</li> <li>2. Complete</li> <li>3. Complete</li> <li>4. Complete</li> <li>5. Complete</li> <li>6. Complete</li> <li>7. Complete</li> <li>8. Complete</li> </ol>

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
		<p>Infrastructure Review; as a minimum add corridors to the definition.</p> <ol style="list-style-type: none"> <li>3. Clarify financial contributions should only be used within the mitigation hierarchy.</li> <li>4. Green Infrastructure assets can become multifunctional both when designing new assets and when enhancing existing assets</li> <li>5. Add into the supporting text the functions that GI can provide</li> <li>6. Add into the supporting text the opportunities GI can provide</li> <li>7. Add into the supporting text the link with biodiversity offsetting and OSPV</li> <li>8. Add into the supporting text a link to, and summary of the findings of the GI review, for context</li> </ol> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p><b>Term:</b> Short, medium and long term</p>	

### Summary:

The policy follows and expands upon national policy in relation to local circumstances. As such, the effect of the alternative 'no policy' approach (as was originally envisaged) would be more uncertain and likely to be negative. The policy offers strong positive effects in relation to climate adaptation, wildlife and habitats, landscape, human health and wellbeing, accessible services, travel choice and land use. There is potential for the GI requirements to result in a small reduction in the developable area, reducing the number of homes. However in many instances, provision will be possible through good design within open space and SANG provisions (for example) which are already required. Green Infrastructure provides an opportunity to increase the quality of developments for both existing and new residents as well as visitors and employees.

## LP39 Thames Basin Heaths Special Protection Area

Alternatives considered (identified within I&O and consulted on):

2. Retain policy CS14 and continue to rely on the retained policy NRM6 from the revoked South East Plan (i.e. do nothing); or
3. Rely solely only on NRM6.

The Preferred Option largely reflects the current policy position (at the time of preparation) based on the retained policy NRM6 and CS14 and associated guidance. Retained policy NRM6 could be revoked by others at any time; this is outside of the control of the Council and would create a policy vacuum in which the Council would not be able to grant planning permissions for housing across large areas of the borough.

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change
854	1	<p>✓</p> <p>Mitigating the effect of development on the SPA will ensure the protection of SANG land in perpetuity. Indirectly, this will provide a carbon sink (vegetation) in perpetuity, helping to address the causes of climate change.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> TBH affected areas  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>✓/!</p> <p>Mitigating the effect of development on the SPA will ensure the protection of SANG land in perpetuity. Indirectly, this will provide a carbon sink (vegetation) in perpetuity, helping to address the causes of climate change. This secondary benefit would be at risk of not being achieved if an alternative approach were adopted.</p> <p><b>Likelihood of effect:</b> Uncertain  <b>Spatial scale:</b> TBH affected areas  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	N/A
	2	<p>✓</p> <p>The provision of SANG in perpetuity is likely to aid the adaption to climate change; the extent of the effect will depend on implementation. For example, well connected SANG may allow species movement; land management is likely to allow better infiltration of rainfall to help manage flood risk.</p>	<p>✓/!</p> <p>The provision of SANG in perpetuity is likely to aid the adaption to climate change; the extent of the effect will depend on implementation. For example, well connected SANG may allow species movement; land management is likely to allow better infiltration of rainfall to help manage flood risk. These secondary benefits would be at risk of not being</p>	N/A

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change
		<p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> TBH affected areas  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>achieved if an alternative approach were adopted.</p> <p><b>Likelihood of effect:</b> Uncertain  <b>Spatial scale:</b> TBH affected areas  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	
3	To conserve and enhance the diversity of wildlife, habitats and geology	<p>✓</p> <p>The preferred policy will have very positive impacts on biodiversity and the protection of a large area of heathland habitat and associated bird species.</p> <p>Clarification is sought on some of the wording within the policy:</p> <ol style="list-style-type: none"> <li>1. Paras 1 and 2: amend wording 'significant <i>adverse</i> effect'</li> <li>2. Zone of influence, c: clarify the final sentence to identify what standard will be required within the 5 - 7 km distance.</li> <li>3. SANG Standards: clause 3.3.3 of the SPA SPD (as at March 2017) requires the provision of SANG in addition to open space requirements. This has not been included in the policy.</li> <li>4. SANG Standards: clause 3.3.4 of the SPA SPD (as at March 2017) requires the provision of SANG prior to occupation of dwellings. It has only been included within the policy for the 400m-5km zone and for small developments. Without this clause the policy could be</li> </ol>	<p>✗</p> <p>The preferred option, on the whole, brings together the policies currently contained in CS14 and NRM6 and some of the associated guidance.</p> <p>Revoking of NRM6 by others would leave the borough in a policy vacuum in relation to the TBH SPA. It could potentially result in the loss of SANG for not only new developments, but existing SANGs relating to previous developments as well, resulting in harm to the Thames Basin Heaths which are of European importance. Retaining policy CS14 would address this policy vacuum to some extent, however the Core Strategy pre-dates the South East Plan and as such CS14 is not as detailed as NRM6. Neither of the existing policies specifically provides for developments between 5 and 7 kilometres from the SPA boundary; nor do they require developer contributions toward the SAMM Project (for wardening, education and monitoring of effectiveness).</p> <p><b>Likelihood of effect:</b> Uncertain  <b>Spatial scale:</b> TBH affected areas  <b>Temporary/permanent:</b> Permanent</p>	<ol style="list-style-type: none"> <li>1. Change accepted</li> <li>2. Issue considered, found not to be appropriate. The issue was discussed with Natural England (NE) who has confirmed the standard to be applied is determined on a case by case basis. NE is in agreement that the SPA Policy should not specify exact standards for this zone, however it could be picked up in any subsequent associated guidance, such as a new TBH SPA Supplementary Planning Document (if this were to be developed).</li> <li>3. The potential to combine SANG requirements with open space provision requirements are currently being discussed in more detail as part of the Play, Open Space and Sports policy.</li> <li>4. Change accepted. 'Mitigation</li> </ol>

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change
		weakened for certain developments. <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> TBH affected areas <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	<b>Term:</b> Short, medium and long term	measures will be delivered prior to occupation and in perpetuity' has now been included for the 5 – 7 km zone.
4	To protect and enhance the Borough's characteristic landscape and its historic environment in urban and rural areas	✓ The requirement to provide SANG in perpetuity offers the potential to contribute to a high-quality landscape at a number of sites dispersed across the borough. <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> TBH affected areas <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	✓/! The requirement to provide SANG in perpetuity offers the potential to contribute to a high-quality landscape at a number of sites dispersed across the borough. This secondary benefit would be at risk of not being achieved if an alternative approach were adopted. <b>Likelihood of effect:</b> Uncertain <b>Spatial scale:</b> TBH affected areas <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	N/A
5	To address the waste hierarchy by: minimising waste as a priority, reuse, then by recycling, composting or energy recovery	0	0	N/A
6	Minimise air, water, soil / ground, noise and light pollution and improve the quality of air, water and contaminated land	✓ * Mitigating the effect of development on the SPA will facilitate the development of housing in the borough, ultimately increasing emissions to air, land and water. However, SANGs will indirectly	✓/!*/! Mitigating the effect of development on the SPA will facilitate the development of housing in the borough, ultimately increasing emissions to air, land and water. However, SANGs will indirectly	N/A



	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change
		<p>allow land to provide environmental absorption capacity to help mitigate such impacts.</p> <p><b>Likelihood of effect:</b> Possible  <b>Spatial scale:</b> TBH affected areas  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>allow land to provide environmental absorption capacity to help mitigate such impacts. However there is a large element of uncertainty if an alternative approach were adopted.</p> <p><b>Likelihood of effect:</b> Uncertain  <b>Spatial scale:</b> TBH affected areas  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	
7	Ensure appropriate, efficient, reliable and careful use and supply of energy, water, minerals, food and other natural resources.	<p>✓</p> <p>The policy has a secondary positive effect of safeguarding mineral resources beneath the ground.</p> <p><b>Likelihood of effect:</b> Possible  <b>Spatial scale:</b> TBH affected areas  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>✓/!</p> <p>The policy has a secondary positive effect of safeguarding mineral resources beneath the ground. This secondary benefit would be at risk of not being achieved if an alternative approach were adopted.</p> <p><b>Likelihood of effect:</b> Uncertain  <b>Spatial scale:</b> TBH affected areas  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	N/A
8	To increase energy efficiency and support the delivery of renewable and low carbon energy	0	0	N/A
9	Facilitate sustainable economic growth and regeneration that provides employment opportunities for everyone and supports	0	0	N/A

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change
	a successful, competitive, and balanced local economy that meets the needs of the area.			
10	Develop opportunities for everyone to access a good education and to acquire the skills and knowledge to find work and support the sustainable growth of the local economy.	0	0	N/A
11	To meet local housing needs by ensuring that everyone has the opportunity to live in a high quality, well designed and affordable home	<p>✓ x</p> <p>The policy and associated Appropriate Assessment facilitate the development of housing, whilst maintaining the integrity of the SPA. There is however a cost implication for developers, which could impact on the affordability of housing and provision of other facilities or infrastructure.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> TBH affected areas  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>x</p> <p>Revoking of NRM6 by others would leave the borough in a policy vacuum in relation to the TBH SPA. Under the current legislative requirements, this would prevent the Council granting planning permissions for housing, leading to a shortfall in housing.</p> <p><b>Likelihood of effect:</b> Uncertain  <b>Spatial scale:</b> TBH affected areas  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	N/A
12	To protect and enhance human health and wellbeing	<p>✓</p> <p>The requirement to provide SANG offers potential for enhanced human health and well-being through provision of accessible green space, often close to communities.</p>	<p>✓/?</p> <p>The requirement to provide SANG offers potential for enhanced human health and well-being through provision of accessible green space, often close to communities. This secondary benefit would be at risk of</p>	N/A

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change
		<b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough wide <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	not being achieved if an alternative approach were adopted.  <b>Likelihood of effect:</b> Uncertain <b>Spatial scale:</b> Borough wide <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	
13	To reduce poverty and social exclusion	0	0	N/A
14	To reduce and prevent crime and the fear of crime	0	0	N/A
15	To create and sustain vibrant, locally distinctive and socially cohesive communities	✓  The requirement to provide SANG offers the potential for vibrant, locally distinctive and socially cohesive communities. The likelihood of this being achieved increases in larger developments where bespoke SANG is required.  <b>Likelihood of effect:</b> Possible <b>Spatial scale:</b> TBH affected areas <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	✓/?  The requirement to provide SANG offers the potential for vibrant, locally distinctive and socially cohesive communities. The likelihood of this being achieved increases in larger developments where bespoke SANG is required. This secondary benefit would be at risk of not being achieved if an alternative approach were adopted.  <b>Likelihood of effect:</b> Uncertain <b>Spatial scale:</b> TBH affected areas <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	N/A
16	To provide accessible essential services, facilities and infrastructure.	✓  The requirement to provide SANG offers improved access to recreational facilities which are likely to be accessed -by residents across the borough.	✓/?  The requirement to provide SANG offers improved access to recreational facilities which are likely to be accessed -by residents across the borough. This secondary benefit would be at risk of not	N/A

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change
		<p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>being achieved if an alternative approach were adopted.</p> <p><b>Likelihood of effect:</b> Uncertain  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	
17	To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys	<p>✓</p> <p>The policy requires developments of 10 net dwellings or more to be within the catchment of a SANG, thus reducing the need for travel and reducing the distance of journeys. Depending on implementation, SANGs also offer the potential to provide non-motorised accessible routes, potentially increasing accessibility and travel choice.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> TBH affected areas  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>✓/!</p> <p>The policy requires developments of 10 net dwellings or more to be within the catchment of a SANG, thus reducing the need for travel and reducing the distance of journeys. Depending on implementation, SANGs also offer the potential to provide non-motorised accessible routes, potentially increasing accessibility and travel choice. This secondary benefit would be at risk of not being achieved if an alternative approach were adopted.</p> <p><b>Likelihood of effect:</b> Uncertain  <b>Spatial scale:</b> TBH affected areas  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	N/A
18	To encourage sustainable development by improving efficiency in land use, design and layout. This includes making best use of previously developed land in meeting future	<p>✓</p> <p>The requirement to provide SANG will provide publically accessible open space, aiding tranquillity and fitting with the 'forest' nature of the borough.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> TBH affected areas  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>✓/!</p> <p>The requirement to provide SANG will provide publically accessible open space, aiding tranquillity and fitting with the 'forest' nature of the borough. This secondary benefit would be at risk of not being achieved if an alternative approach were adopted.</p>	N/A

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change
	development needs.		<b>Likelihood of effect:</b> Uncertain <b>Spatial scale:</b> TBH affected areas <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	

### Summary:

The preferred policy reflects the current policy position, with some improvements and clarifications. It will have very positive impacts on biodiversity and the protection of a large area of heathland habitat and associated bird species which are of European importance. Secondary benefits will also be achieved in relation to the causes of climate change, climate adaptation, landscape, minerals, health and wellbeing, communities, facilities, travel and land use. There are, however, cost implications which may reduce housing affordability. The alternative approaches risk the Council not being able to grant planning permissions for housing across a large proportion of the borough; and potentially losing the protection of the heathland and the secondary benefits associated with existing developments if SANG is not protected in perpetuity. This situation would not be permitted as the SPA is protected at European level.

## LP40 Flood Risk

Alternatives considered (identified within I&O and consulted on):

1. No policy. Assess each application on a case by case basis, using national guidance.

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
1	To address the causes of climate change through reducing emissions of greenhouse gases	0	0	N/A
2	Adapt to climate change by preparing for extreme weather events, including avoiding and managing the risk of flooding, heat wave, drought and storm damage.	<p>✓</p> <p>The policy requires development to follow the sequential test accounting for all forms of flooding. Reference to SFRA to ensure local risks are taken into account.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>✗</p> <p>The policy ensures the local flood risk identified in the Level 1 SFRA is accounted for in developments. National policy focusses on fluvial flooding, rather than all sources of flooding which are more significant locally.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	N/A
3	To conserve and enhance the diversity of wildlife, habitats and geology	0	0	N/A
4	To protect and enhance the Borough's characteristic landscape and its historic environment in urban and rural areas	0	0	N/A
5	To address the waste hierarchy	0	0	N/A

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
	by: minimising waste as a priority, reuse, then by recycling, composting or energy recovery			
6	Minimise air, water, soil / ground, noise and light pollution and improve the quality of air, water and contaminated land	0	0	N/A
7	Ensure appropriate, efficient, reliable and careful use and supply of energy, water, minerals, food and other natural resources.	0	0	N/A
8	To increase energy efficiency and support the delivery of renewable and low carbon energy	0	0	N/A
9	Facilitate sustainable economic growth and regeneration that provides employment opportunities for everyone and supports a successful, competitive, and balanced local economy that meets the needs of the area.	0	0	N/A
10	Develop opportunities for everyone to access a good education and to acquire the skills and knowledge to find work and support the sustainable growth of the local economy.	0	0	N/A
11	To meet local housing needs by	✓ x	x	✓

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
	ensuring that everyone has the opportunity to live in a high quality, well designed and affordable home	<p>The policy requires all forms of flooding to be taken into account, improving the quality of homes.</p> <p>Recommendation: Clarify position of traveller sites within the policy.</p> <p><b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough wide <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term</p>	<p>National policy focusses on fluvial flooding, rather than all sources of flooding which are more significant locally. This may result in lower quality homes.</p> <p><b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough wide <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term</p>	<p>Text added:</p> <p>The above policy and Policy 41: SuDS should be read in conjunction with Policy 26: Travelling Populations. National policy sets out that sites for travelling populations should not be located in areas at high risk of flooding (including functional floodplains), given the particular vulnerability of caravans.</p>
12	To protect and enhance human health and wellbeing	<p>✓</p> <p>The impact on flooding has a significant effect on health and wellbeing of residents. Flood risk is taken into account through the policy.</p> <p><b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough wide <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term</p>	<p>✗</p> <p>The policy ensures the local flood risk identified in the Level 1 SFRA is accounted for in developments. National policy focusses on fluvial flooding, rather than all sources of flooding which are more significant locally.</p> <p><b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough wide <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term</p>	N/A
13	To reduce poverty and social exclusion	0	0	N/A
14	To reduce and prevent crime and the fear of crime	0	0	N/A



	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
15	To create and sustain vibrant, locally distinctive and socially cohesive communities	0	0	N/A
16	To provide accessible essential services, facilities and infrastructure.	<p>✓ x</p> <p>Clarity is needed as to the extent of the policy in relation to infrastructure.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	0	<p>✓</p> <p>Clarity is needed as to the extent of the policy in relation to infrastructure</p>
17	To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys	0	0	N/A
18	To encourage sustainable development 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> <p>The use of the sequential test will help to promote development and land use, whilst also ensuring flood risk is accounted for.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>x</p> <p>The policy ensures the local flood risk identified in the Level 1 SFRA is accounted for in developments. National policy focusses on fluvial flooding, rather than all sources of flooding which are more significant locally.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	N/A

**Summary:**

The policy expands on the national policy in relation to flood risk, using the SFRA to define how it is to be applied locally helping to guide where development can take place. The effect of the alternative 'no policy' approach would be more negative, with development not accounting for flood risk from all sources of flooding.

## LP41 Sustainable Drainage Systems

Alternatives considered (identified within I&O and consulted on):

1. No policy. Assess each application on a case by case basis, using national guidance.

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
1	To address the causes of climate change through reducing emissions of greenhouse gases	0	0	N/A
2	Adapt to climate change by preparing for extreme weather events, including avoiding and managing the risk of flooding, heat wave, drought and storm damage.	<p>✓</p> <p>The policy provides a requirement to mitigate the flood risk impacts on the lifetime of a development. Inclusion of on-going maintenance secured by legal agreement is welcome.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>✗</p> <p>The known flood risk in the borough will limit potential development. This policy seeks to provide means to mitigate impacts and open development and will make a positive impact.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	N/A
3	To conserve and enhance the diversity of wildlife, habitats and geology	<p>✓ ✗</p> <p>SuDS provision has an alignment with habitat management with existing water run-off in fluvial areas likely to host a variety of wildlife. Inclusion of SuDS may impact upon this habitat and will need to be carefully managed. Reference to Green Infrastructure and SANGS is made.</p> <p>Consideration: Include a threshold below which inclusion of this requirement is not necessary.</p>	<p>✗</p> <p>The known flood risk in the borough will limit potential development. This policy seeks to provide means to mitigate impacts and open development and will make a positive impact on habitats if carefully managed.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Fluvial locations  <b>Temporary/permanent:</b></p>	<p>✓</p> <p>Major Development thresholds have been introduced into the policy. The effects are now considered to be positive.</p>

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
		<b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Fluvial locations <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	Permanent <b>Term:</b> Short, medium and long term	
4	To protect and enhance the Borough's characteristic landscape and its historic environment in urban and rural areas	0	0	N/A
5	To address the waste hierarchy by: minimising waste as a priority, reuse, then by recycling, composting or energy recovery	0	0	N/A
6	Minimise air, water, soil / ground, noise and light pollution and improve the quality of air, water and contaminated land	✓ x The policy seeks to improve water quality in accordance with the Thames River Basin Management Plan. There is little information in the supporting text to detail what solutions would be acceptable. The provision of SuDS can contribute to improve surface water and groundwater quality. Consideration: 1) Inclusion of additional text in the Supporting text to define what would be acceptable as a 'sufficient water quality improvement'. 2) Include a threshold below which inclusion of this requirement is not necessary.	x The known flood risk in the borough will limit potential development. This policy seeks to provide means to mitigate impacts and open development and will make a positive impact on water quality. <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Fluvial locations <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	✓ 1) Supporting text provides more information and states that it needs to be sufficient to mitigate the impact of the development, and aim towards greenfield runoff rates. 2) Major development thresholds have been introduced in the policy. This policy now has positive effects on the SA Objective.

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
		<b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough wide <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term		
7	Ensure appropriate, efficient, reliable and careful use and supply of energy, water, minerals, food and other natural resources.	0	0	N/A
8	To increase energy efficiency and support the delivery of renewable and low carbon energy	0	0	N/A
9	Facilitate sustainable economic growth and regeneration that provides employment opportunities for everyone and supports a successful, competitive, and balanced local economy that meets the needs of the area.	0	0	N/A
10	Develop opportunities for everyone to access a good education and to acquire the skills and knowledge to find work and support the sustainable growth of the local economy.	0	0	N/A
11	To meet local housing needs by ensuring that everyone has the opportunity to live in a high quality, well designed and	✓ Careful management of flood risk areas will open significant land to additional development, potentially identified as more	✗ The known flood risk in the borough will limit potential development. This policy seeks to	N/A

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
	affordable home	affordable given the location. <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough wide <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	provide means to mitigate impacts and open development and will make a positive impact on meeting local housing needs. <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough wide <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	
12	To protect and enhance human health and wellbeing	✓ The impact on flooding has a significant effect on health and wellbeing of residents. Means to reduce this in developments during the life through well managed SuDS activities are included in the policy. <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough wide <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	* The known flood risk in the borough will limit potential development. This policy seeks to provide means to mitigate impacts and open development and will make a positive impact on health and wellbeing of residents affected by flooding. <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough wide <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	N/A
13	To reduce poverty and social exclusion	0	0	N/A
14	To reduce and prevent crime and the fear of crime	0	0	N/A
15	To create and sustain vibrant, locally distinctive and socially	0	0	N/A

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
	cohesive communities			
16	To provide accessible essential services, facilities and infrastructure.	0	0	N/A
17	To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys	0	0	N/A
18	To encourage sustainable development 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> <p>Careful management of flood risk areas will open significant land to additional development, potentially identified as more affordable given the location.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>x</p> <p>The known flood risk in the borough will limit potential development. This policy seeks to provide means to mitigate impacts and open development and will make a positive impact on meeting local housing needs.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	N/A

### Summary:

The policy provides the local context to enable development in flood risk areas through the use of effective SuDS technologies and approaches. It requires all new development in areas at risk of flooding to give priority to the use of SuDS and all major developments to incorporate SuDS unless it can be demonstrated that provision on site is inappropriate. Without this policy, development would be more limited and may take place without the correct mitigation measures. The policy is positive and provides a requirement for on-going maintenance secured by legal agreement over the lifetime of the development.

## LP42 Addressing Climate Change through Renewable Energy and Sustainable Construction

Alternatives considered (identified within I&O and consulted on):

4. No policy. Assess each application on a case by case basis, using national guidance.

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
872 1	To address the causes of climate change through reducing emissions of greenhouse gases	<p>✓ x</p> <p>The policy promotes the inclusion of low carbon and renewable energy provision to reduce energy and CO2. By applying 'at least' BREEAM very good in the policy, it provides the opportunity to build on the minimum standards set out in Part L. However, the tight definition around technologies to achieve 'very good' does not account for improvements in fabric above Part L. The BREEAM very good rating is an industry standard and provides little additional benefit.</p> <p><u>Recommendations:</u></p> <ol style="list-style-type: none"> <li>1. Consideration should be given to the inclusion of a % target in the first bullet when requesting a proportion of energy from decentralised low carbon or renewable sources.</li> <li>2. Either the BREEAM rating should be increased, or the policy requirement for a BREEAM rating removed or replaced. BREEAM can apply to both residential and non-residential and covers a range of issues, such as energy, water use, pollution, etc. that produce an overall BREEAM Level. An alternative is Passivhaus, which focuses on energy performance /</li> </ol>	<p>x</p> <p>The policy will seek to reduce energy and CO2 emissions. Without the policy, there would be no scope to encourage the use of appropriate technologies.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial scale:</b> Borough wide</p> <p><b>Temporary/permanent:</b> Permanent</p> <p><b>Term:</b> Short, medium and long term</p>	<ol style="list-style-type: none"> <li>1. Planning response: an evidence base would be needed to request a specific percentage.</li> </ol> <p>SA response: The Zero Carbon Hub provides an evidence base supporting a minimum of 10% renewable energy or decentralised low carbon, showing that it is cost effective to incorporate.</p> <p>Planning response: The Zero Carbon Hub ceased operation in March 2016, following the Government's decision not to take zero carbon housing forward. From what remains on their website, justification for the 10% is not apparent. NPPG (Renewable and Low Carbon Energy paragraph 3) states that when drawing up a Local Plan, LPAs should first consider what the potential is for renewable and low carbon energy generation. In doing so there</p>



	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
		<p>efficiency and also covers overheating issues. Whilst Passivhaus applies to both residential and non-residential developments, it is appreciated that Government guidance does not allow any mandatory improvement on Building Regulations for residential schemes. Passivhaus could, however, be requested for non-residential schemes. Consider requesting BREEAM 'excellent' for commercial (if not pursuing Passivhaus). The BRE have produced information about the minimal impact of achieving 'excellent' and the cost/benefits of this.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>		<p>are issues to consider. It states that whilst LPAs should design their policies to maximise renewable and low carbon energy development, there is no quota which the Local Plan has to deliver.</p> <p>As the NPPG does not provide a quota/site threshold for securing renewable / low carbon development and we do not have recent evidence. The current Sustainable Resources SPD was produced in 2008 and supports the Core Strategy. This suggests a new study is required.</p> <p>2. Planning response: Building Regulations set out the minimum performance with regards to energy efficiency. The policy has been amended to make it clear that 'at least BREEAM very good or equivalent standard' is required. The supporting text now states 'Building Regulations set out the minimum performance required with regards to</p>

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
				<p>energy performance, efficiency and target emission rates. The application of BREEAM provides the opportunity to build on these mandatory standards'. Application of more stringent standards is generally limited by government policy; with legal considerations required. The need for more stringent requirements for residential schemes would need to be established and viability demonstrated. For non-residential schemes, the viability of increased standards, and attractiveness of the borough for businesses, must be considered.</p> <p>SA response: Overall ✓* assessment remains due to the need for further evidence.</p>

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
2	Adapt to climate change by preparing for extreme weather events, including avoiding and managing the risk of flooding, heat wave, drought and storm damage.	<p>✓</p> <p>The inclusion of a water efficiency level for residential development is necessary given the water stress rating of the area. This more stringent requirement is supported by evidence within the Water Cycle Study. The policy includes requirements on sustainable construction and water efficiency to promote adaptation.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>✘</p> <p>No policy would seriously impact upon water provision in the Borough.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
		<p>✓ x</p> <p>For non-residential development, water efficiency is covered within the overall BREAAAM assessment, although this also covers a wide range of other sustainability issues.</p> <p>The policy does not address wider adaptation to climate change.</p> <p>Recommendation:</p> <ol style="list-style-type: none"> <li>1. Consider adding into the policy requirement for assessment of how the development will cope with potential future adaptation requirements based on the UK Climate Infrastructure Programme (CIP).</li> <li>2. Refer also to comments (and response) above relating to BREEAM under SA1.</li> </ol> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>		<ol style="list-style-type: none"> <li>1. Planning response: Looking at future adaptations is a positive step but we would be setting out a “guesstimate” of what the future requirements might be. The supporting text to the policy notes the Permitted Development rights that exist for energy saving or renewable additions to existing development. The CIP website contains useful guidance on a number of areas including sustainable construction, flood risk and retro fitting, etc. We have the option to refer to this type of guidance in any updates to SPDs that we produce. On a broader level, the Council’s “Climate Change Action Plan” (2016 update) also sets out useful actions that can be taken forward.</li> <li>2. Refer also to comments (and response) above relating to BREEAM under SA1.</li> </ol> <p>SA response: Overall ✓ x assessment remains due to the need for further evidence and a new SPD is not yet available to assess.</p>

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
3	To conserve and enhance the diversity of wildlife, habitats and geology	0	0	N/A
4	To protect and enhance the Borough's characteristic landscape and its historic environment in urban and rural areas	0	0	N/A
5	To address the waste hierarchy by: minimising waste as a priority, reuse, then by recycling, composting or energy recovery	0	0	N/A
6	Minimise air, water, soil / ground, noise and light pollution and improve the quality of air, water and contaminated land	0	0	N/A
7	Ensure appropriate, efficient, reliable and careful use and supply of energy, water, minerals, food and other natural resources.	<p>✓</p> <p>The policy promotes the inclusion of low carbon and renewable energy provision to reduce energy and CO2. It also requires the more stringent water efficiency standard within this water stressed area; the application of BREEAM provides an opportunity to seek a complementary approach to water resources for non-residential developments.</p>	<p>✗</p> <p>The policy will seek to reduce energy and CO2 emissions and water stress. Without the policy, there would be no scope to encourage the use of appropriate technologies.</p>	

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
		<p>✓ x</p> <p>However the policy could go further to include a target of 10% minimum renewable sources or decentralised low carbon to increase its positive effect on this SA Objective.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	See discussion above under SA1.
8	To increase energy efficiency and support the delivery of renewable and low carbon energy	<p>✓ x</p> <p>Refer to comments above under SA1.</p>	<p>x</p> <p>The policy will seek to reduce energy and CO2 emissions. Without the policy, there would be no scope to encourage the use of appropriate technologies.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	Refer to response above under SA1.
9	Facilitate sustainable economic growth and regeneration that provides employment opportunities for everyone and supports a successful, competitive, and	0	0	N/A

	<b>SA Objective</b>	<b>Appraisal of Policy</b>	<b>Appraisal of No Policy Alternative</b>	<b>Response to proposed change / Recommendation</b>
	balanced local economy that meets the needs of the area.			
10	Develop opportunities for everyone to access a good education and to acquire the skills and knowledge to find work and support the sustainable growth of the local economy.	0	0	N/A
11	To meet local housing needs by ensuring that everyone has the opportunity to live in a high quality, well designed and affordable home	0	0	N/A
12	To protect and enhance human health and wellbeing	0	0	N/A
13	To reduce poverty and social exclusion	0	0	N/A
14	To reduce and prevent crime and the fear of crime	0	0	N/A
15	To create and sustain vibrant, locally distinctive and socially cohesive communities	0	0	N/A
16	To provide accessible essential services, facilities and infrastructure.	0	0	N/A

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
17	To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys	0	0	N/A
18	To encourage sustainable development 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> <p>The Policy provides for development to meet a proportion of energy from decentralised or renewable sources. Supporting text identifies that new housing or commercial development provides the opportunity to integrate within the design process a proportion of the proposed development's energy requirements from these sources. Potentially this offers efficiency in land use, design and layout.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>×</p> <p>The policy builds on national guidance.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	N/A

### Summary:

The policy expands on the national policy in relation renewable energy and sustainable construction. National Policy allows for water efficiency and energy/ carbon targets to be set at a local level. Without this application – a no policy approach – the impact would affect water provision and climate change targets. The provision of a BREEAM very good rating is industry standard and provides little additional benefit. Consideration to raising the policy should be given.



## LP43 Pollution and Hazards

Alternatives considered (identified within I&O and consulted on):

1. No policy. Assess each application on a case by case basis, using national guidance.

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
1	To address the causes of climate change through reducing emissions of greenhouse gases	<p>✓</p> <p>The policy promotes the reduction of pollutants and emissions including from vehicles. This will be through both reducing the need to travel and also enabling shorter journey times.</p> <p><b>Likelihood of effect:</b> Possible  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>✗</p> <p>Air pollution is a contributory impact on climate change. The policy seeks to reduce the level of pollution arising from new development, which will provide a positive impact</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	N/A
2	Adapt to climate change by preparing for extreme weather events, including avoiding and managing the risk of flooding, heat wave, drought and storm damage.	0	0	N/A
3	To conserve and enhance the diversity of wildlife, habitats and geology	<p>✓</p> <p>The policy will reduce the impacts on wildlife and habitats from noise, light pollution and air pollution. In particular, impacts on sensitive location require an assessment.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide</p>	<p>✗</p> <p>Pollution impact has a negative impact on wildlife and habitats. Specific local reference to noise and air quality impacts are necessary to provide the required mitigation.</p> <p><b>Likelihood of effect:</b> Likely</p>	N/A

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
		<b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	<b>Spatial scale:</b> Borough wide <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	
4	To protect and enhance the Borough's characteristic landscape and its historic environment in urban and rural areas	✓ The policy will reduce the impacts on the Borough's character from noise, light pollution and air pollution. In particular, impacts on sensitive location require an assessment. <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough wide <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	x Pollution impact has a negative impact on the landscape. Specific local reference to noise and air quality impacts are necessary to provide the required mitigation. <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough wide <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	N/A
5	To address the waste hierarchy by: minimising waste as a priority, reuse, then by recycling, composting or energy recovery	0	0	N/A
6	Minimise air, water, soil / ground, noise and light pollution and improve the quality of air, water and contaminated land	✓ x The policy will reduce the impacts from noise, light pollution and air pollution. In particular, impacts on sensitive location require an assessment. Contaminated land is dealt with under a separate policy. Whilst water pollution and quality will be included within the generic terms of the policy wording, the supporting text is silent on water pollution and water quality.	x Pollution impact has a negative impact on development. Specific local reference to noise and air quality impacts are necessary to provide the required mitigation.	✓ Response: Water quality information added to the supporting text; and development proposals should seek to improve the quality of controlled waters, with examples of how this may be applied.

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
		<p>Recommend adding specific reference to water quality to the supporting text, particularly given the requirements of the Water Framework Directive.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>		
7	Ensure appropriate, efficient, reliable and careful use and supply of energy, water, minerals, food and other natural resources.	0	0	N/A
8	To increase energy efficiency and support the delivery of renewable and low carbon energy	0	0	N/A
9	Facilitate sustainable economic growth and regeneration that provides employment opportunities for everyone and supports a successful, competitive, and balanced local economy that meets the needs of the area.	0	0	N/A
10	Develop opportunities for everyone to access a good education and to acquire the skills and knowledge to find work and support the sustainable growth of the local economy.	0	0	N/A

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
11	To meet local housing needs by ensuring that everyone has the opportunity to live in a high quality, well designed and affordable home	<p>✓</p> <p>The policy will reduce the impacts on housing development from noise, light pollution and air pollution.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>✗</p> <p>Pollution impact has a negative impact on the provision of quality housing. Specific local references to noise and air quality impacts are necessary to provide the required mitigation.</p>	N/A
12	To protect and enhance human health and wellbeing	<p>✓ ✗</p> <p>The policy will reduce the impacts on human health and wellbeing from noise, light pollution and air pollution. In particular, lighting and noise pollution impacts are considered.</p> <p>This SA Objective may be adversely effected by a comment in the supporting text of the policy that states it may only be appropriate to consider the impact of the final use for vibration impacts (rather than the construction phase too). Consider removing this as vibration should be considered in both phases.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>✗</p> <p>Pollution impact has a negative impact on human health and wellbeing. Specific local references to noise and air quality impacts are necessary to provide the required mitigation.</p>	<p>✓</p> <p>Agreed: this sentence has now been removed and the following added 'Applicants may be required to submit a working method statement compliant with BS 5228-1:1997 – Noise and vibration control on construction and open sites'.</p>
13	To reduce poverty and social exclusion	0	0	N/A

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
14	To reduce and prevent crime and the fear of crime	0	0	N/A
15	To create and sustain vibrant, locally distinctive and socially cohesive communities	0	0	N/A
16	To provide accessible essential services, facilities and infrastructure.	0	0	N/A
17	To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys	<p>✓</p> <p>The policy will reduce the impact from air pollution related to travel. Key air pollution zones are highlighted.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>✗</p> <p>Pollution impact has a negative impact on development. Specific local references to noise and air quality impacts are necessary to provide the required mitigation.</p>	N/A
18	To encourage sustainable development 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> <p>The reduction of pollution impacts will help to mitigate against the impacts on human health and habitats in particular.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>✗</p> <p>Pollution impact has a negative impact on development. Specific local reference to environmental impacts have been noted to provide the required mitigation</p>	N/A

**Summary:**

The policy applies the local environmental pollution impacts covering artificial light, noise, air and water pollution and its impacts to habitats and human health. Without this local detail, applications for developments would be made without regard to pollution mitigation within sensitive areas. As such, the effect of the alternative 'no policy' approach would be potentially negative. In line with national policy, these significant benefits could potentially be to the detriment of the ability to meet housing need; however developments are more likely to be sustainable

## LP44 Development of Land Potentially affected by Contamination

Alternatives considered (identified within I&O and consulted on):

1. No policy. Assess each application on a case by case basis, using national guidance.

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
1	To address the causes of climate change through reducing emissions of greenhouse gases	✓ Potential positive effect to greenhouse gas emissions through remediation of contaminated sites. <b>Likelihood of effect:</b> Possible <b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	0	N/A
2	Adapt to climate change by preparing for extreme weather events, including avoiding and managing the risk of flooding, heat wave, drought and storm damage.	0	0	N/A
3	To conserve and enhance the diversity of wildlife, habitats and geology	✓ Mainly positive effects, although 'enhancement' of wildlife, habitats and geology is not mentioned. However, other policies (such as Biodiversity) do cover enhancement, and would be relevant. <b>Likelihood of effect:</b> Possible <b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	✓ Other policies offer sites protection from contamination. <b>Likelihood of effect:</b> Possible <b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	N/A
4	To protect and enhance the Borough's characteristic	✓	×	N/A

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
	landscape and its historic environment in urban and rural areas	<p>Positive effects as it is enabling development on previously developed land, helping to reduce pressure to develop greenfield land and alter the landscape.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>Without the policy, land which is contaminated may not be remediated and redeveloped. Potentially increasing need to develop of greenfield sites.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	
5	To address the waste hierarchy by: minimising waste as a priority, reuse, then by recycling, composting or energy recovery	0	0	N/A
6	Minimise air, water, soil / ground, noise and light pollution and improve the quality of air, water and contaminated land	<p>✓ x</p> <p>Mainly positive effects as any contamination will need to be remediated to a level suitable for the end use and to ensure sensitive receptors are not affected.</p> <ol style="list-style-type: none"> <li>Specify the name of the 'Pollution and Hazards' policy in the introduction.</li> <li>Source Protection Zone (SPZ) – mention in policy as sensitive receptor.</li> <li>Potential conflict – policy refers to 'no harm' initially followed by lesser protection in 'no unacceptable harm or adverse impacts to the environment'. Tighten wording.</li> <li>Clarify meaning of sentence 'development proposals will not be supported where it would lead to future</li> </ol>	<p>✓ x</p> <p>Although other policies will address some of these issues under some scenarios (e.g. protection of important wildlife sites), the proposed policy offers stronger protection.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>✓</p> <ol style="list-style-type: none"> <li>Agreed - Completed.</li> <li>Agreed - Footnote added within the policy and SPZ added as potential receptor.</li> <li>Wording amended to state 'will be supported where it can be demonstrated that they will not expose people, the natural environment, property, water bodies or other receptors to levels of potential contamination which give rise to unacceptable risks or harm to health or other</li> </ol>



	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
		<p>contamination of land'.</p> <p>5. 'for the purposes of landfill sites, 'near a site' is within 250m.' Shouldn't it depend upon what is identified and whether there is a potential source/pathway linkage?</p> <p>6. 'If potential contamination is found, a Phase 2 assessment will be required.' Clarify wording.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>		<p>adverse impacts'.</p> <p>Further SA comment:  Consider removing the word 'unacceptable' as changes meaning and emphasis of policy slightly, and could offer less protection from contamination.  Planning response: The UK contaminated land regime adopts a risk based approach as risk exists at many levels; as such it is appropriate to leave in the word 'unacceptable'.  SA response: Agreed.</p> <p>4. Amended to 'development proposals will not be supported where they would spread existing contamination, or cause contamination of land'.</p> <p>5. Text amended to 'for the purposes of this policy, 'near a site' is usually within 250m, but may be dependent upon the potential contamination identified.'</p> <p>6. Amended to 'If the potential for contamination is identified a Phase 2 assessment will also need to accompany the planning</p>

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
				application'.
7	Ensure appropriate, efficient, reliable and careful use and supply of energy, water, minerals, food and other natural resources.	0	0	N/A
8	To increase energy efficiency and support the delivery of renewable and low carbon energy	0	0	N/A
9	Facilitate sustainable economic growth and regeneration that provides employment opportunities for everyone and supports a successful, competitive, and balanced local economy that meets the needs of the area.	0	0	N/A
10	Develop opportunities for everyone to access a good education and to acquire the skills and knowledge to find work and support the sustainable growth of the local economy.	0	0	N/A
11	To meet local housing needs by ensuring that everyone has the opportunity to live in a high quality, well designed and affordable home	<p>✓ x</p> <p>Positive – enabling previously used land to be redeveloped, and provides requirements for human health to be protected.</p> <p>Consider increasing protection through tightening word 'unacceptable'?</p> <p><b>Likelihood of effect:</b> Likely</p>	<p>✓ x</p> <p>Requirements regarding remediation of contaminated land are contained in alternative legislation.</p> <p><b>Likelihood of effect:</b> Likely</p> <p><b>Spatial scale:</b> Borough</p> <p><b>Temporary/permanent:</b></p>	<p>✓</p> <p>See discussion under SA6, item 3 above.</p>

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
		<b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	Permanent <b>Term:</b> Short, medium and long term	
12	To protect and enhance human health and wellbeing	✓ x Generally positive effects as areas of contaminated land will be remediated, reducing potential risks to human health. Consider tightening word 'unacceptable' and also include potential to 'enhance' human health. <b>Likelihood of effect:</b> Possible <b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	✓ x Similar effects to those with the policy. <b>Likelihood of effect:</b> Possible <b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	✓ See discussion under SA6, item 3 above. Regarding the potential to include 'enhance' human health: a change of policy wording is not considered necessary as identifying, assessing and reducing the risk to human health from contamination will inherently result in enhanced human health.
13	To reduce poverty and social exclusion	0	0	N/A
14	To reduce and prevent crime and the fear of crime	0	0	N/A
15	To create and sustain vibrant, locally distinctive and socially cohesive communities	✓ Enabling previously used sites to be redeveloped and reused, more positive than sites remaining derelict and underused <b>Likelihood of effect:</b> Possible <b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	✓ Similar effects as there is an emphasis at national level to redevelop sites which have previously been used. <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough wide <b>Temporary/permanent:</b>	N/A

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
			Permanent <b>Term:</b> Short, medium and long term	
16	To provide accessible essential services, facilities and infrastructure.	0	0	N/A
17	To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys	0	0	N/A
18	To encourage sustainable development 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> <p>Positive effects as the process by which potentially contaminated land is identified and subsequently treated is set out in the policy.</p> <p><b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough wide <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term</p>	<p>✓ x</p> <p>The process by which potentially contaminated land should be identified would not be clearly set out – reliance on national guidance.</p> <p><b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough wide <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term</p>	

### Summary:

The policy expands upon national guidance regarding identification and remediation of contaminated land, thus enabling previously developed sites to be redeveloped. This created strong positive effects when compared to several of the SA Objectives and should help to facilitate more sustainable development

**Transport Policies: LP45 Strategic Transport Principles; LP46 Assessing, Minimising and Mitigating the Transport Impacts of Development; LP47 Transport Infrastructure Provision; and LP48 Travel Plans.**

The suite of transport policies were assessed as a whole. Alternatives considered (identified within I&O and consulted on):

1. No policy. Assess each application on a case by case basis.

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	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
1	To address the causes of climate change through reducing emissions of greenhouse gases	<p>✓</p> <p>The suite of policies support sustainable modes of transport, improved travel choice, transport solutions that reduce greenhouse gases, accessible public transport etc. Together these measures reduce the need to travel and the emission of greenhouse gases from travel.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>✓ x</p> <p>Whilst bespoke policies on climate change, spatial strategy etc are part of the LP, the effect would be less positive without specific transport policies, particularly given the significance of transport in terms of greenhouse gas emissions.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	N/A
2	Adapt to climate change by preparing for extreme weather events, including avoiding and managing the risk of flooding, heat wave, drought and storm damage.	<p>✓ x</p> <p>Flood risk from 'development proposals' (which will include transport development proposals) are covered within the Flood Risk policy. This includes all sources of flooding.</p> <p>Suggest clarifying that flood risk will not be increased in other areas as a result of transportation developments.</p>	0	<p>✓</p> <p>Supporting text for Flood Risk policy now reads:</p> <p>The design of individual buildings and the overall design of a development site can do much to reduce the risk of flooding and make the development safe for its users over the lifetime of the building, flood resistant/resilient and not</p>

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
				increase flood risk overall. This includes not increasing flood risk off site and elsewhere, for example, not impacting adversely on the road network and other forms of transport infrastructure.
3	To conserve and enhance the diversity of wildlife, habitats and geology	<p>x</p> <p>Increased development will ultimately result in increased emissions to air through transport, with the potential effects to ecology, in particular within the SPA and SAC. Whilst the suite of transport policies work to reduce the overall effect, increased emissions are inevitable. The policy remains silent on air quality.</p> <p>Recommendation: Address potential air quality effect from increased travel, either within this suite of policies, or those relating to pollution of the SPA and SAC.</p> <p><b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term</p>	<p>✓ x</p> <p>Legislation requires Habitat Regulations Assessment in relation to the SPA and SAC; this can include the effects of air quality. Other areas of biodiversity value receive less protection. National planning guidance establishes requirements for consideration of air quality within planning applications.</p> <p><b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term</p>	<p>✓</p> <p>Amendment made to the Pollution and Hazards Policy. The supporting text now includes: 'Pollution that affects air quality can also impact upon biodiversity and protected habitats, such as Special Protection Areas and Special Areas of Conservation. A precautionary approach will be taken to such areas to ensure they are not subject to adverse harm. Applicants will be required to undertake air quality modelling and assessment where necessary to address the effects on human health and biodiversity. This will be provided or funded by the applicant.'</p> <p>This is considered appropriate.</p> <p>This topic area is currently</p>

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
				developing following the recent High Court judgement regarding Wealden District Council.
4	To protect and enhance the Borough's characteristic landscape and its historic environment in urban and rural areas	0 Covered under the term 'development proposals' within the Landscape Character and Strategic Gaps policy.	0	N/A
5	To address the waste hierarchy by: minimising waste as a priority, reuse, then by recycling, composting or energy recovery	0	0	N/A
6	Minimise air, water, soil / ground, noise and light pollution and improve the quality of air, water and contaminated land	x  Increased development will ultimately result in increased emissions to air through transport, with the potential effects to ecology and human health. Whilst the suite of transport policies work to reduce the overall effect, increased emissions are inevitable. The policy remains silent on air quality. The policies require development proposals to assess, minimise and mitigate adverse transport impacts; indirectly this reduces the potential effect on air quality (and subsequently human health and biodiversity).  Recommendation: Address potential air quality effect from increased travel, either within this suite of	✓ x  National policy sets requirements on local authorities relating to air quality; national planning guidance establishes requirements for consideration of air quality within planning applications.  <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	✓  Amendment made to the Pollution and Hazards Policy. The supporting text now includes: 'Applicants will be required to undertake air quality modelling and assessment where necessary to address the effects on human health and biodiversity. This will be provided or funded by the applicant.'

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
		<p>policies, or those relating to pollution.</p> <p>Other forms of pollution are dealt with in the Pollution and Hazards policy, and the Development of Land Potentially Affected by Contamination policy.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>		
7	Ensure appropriate, efficient, reliable and careful use and supply of energy, water, minerals, food and other natural resources.	<p>✓</p> <p>The transport policies support developments that reduce the need to travel; and offer a choice of modes of travel with minimal reliance on the private car. These measures, collectively with other requirements of the LP, are likely to reduce the use of natural resources (on a per capita basis).</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>✓*</p> <p>Whilst bespoke policies on climate change, spatial strategy etc are part of the LP, the effect would be less positive without specific transport policies, particularly given the significance of transport in terms of resource use.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	N/A
8	To increase energy efficiency and support the delivery of renewable and low carbon energy	0	0	N/A
9	Facilitate sustainable economic growth and regeneration that provides employment	<p>✓</p> <p>Support for sustainable modes of transport,</p>	<p>✓</p> <p>Bespoke Policies on these issues</p>	N/A



	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
	opportunities for everyone and supports a successful, competitive, and balanced local economy that meets the needs of the area.	and efficient transport network, aid economic activity. <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	are included in the BFLP. <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	
10	Develop opportunities for everyone to access a good education and to acquire the skills and knowledge to find work and support the sustainable growth of the local economy.	✓ Support for sustainable modes of transport, and efficient transport network, aid access to education. <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	✓ Bespoke Policies on these issues are included in the BFLP. <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	N/A
11	To meet local housing needs by ensuring that everyone has the opportunity to live in a high quality, well designed and affordable home	0	0	N/A
12	To protect and enhance human health and wellbeing	✗ Increased development will ultimately result in increased emissions to air through transport, with the potential effects to human health. Whilst the suite of transport policies work to reduce the overall effect, increased emissions are inevitable. The policy remains silent on air quality.	✓ ✗ National policy sets requirements on local authorities relating to air quality; national planning guidance establishes requirements for consideration of air quality within planning applications.	✓ Amendment made to the Pollution and Hazards Policy. The supporting text now includes: 'Applicants will be required to undertake air quality modelling and assessment where necessary

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
		<p>Recommendation: Address potential air quality effect from increased travel, either within this suite of policies, or those relating to pollution.</p> <p><b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term</p>	<p><b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term</p>	to address the effects on human health and biodiversity. This will be provided or funded by the applicant.'
13	To reduce poverty and social exclusion	<p>✓</p> <p>The transport policies support developments that reduce the need to travel; and offer a choice of modes of travel with minimal reliance on the private car. These measures, collectively with other requirements of the LP, are likely to reduce poverty and social exclusion.</p> <p><b>Likelihood of effect:</b> Possible <b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term</p>	<p>✓</p> <p>Collectively, other policies within the plan support a reduction in poverty and social exclusion. However this may be less positive than with the suite of transport policies in place.</p> <p><b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term</p>	N/A
14	To reduce and prevent crime and the fear of crime	<p>0</p> <p>Covered within Design policy.</p>	0	N/A
15	To create and sustain vibrant, locally distinctive and socially cohesive communities	<p>✓</p> <p>The transport policies support developments that reduce the need to</p>	<p>✓*</p> <p>Without the policy in place, the</p>	N/A

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
		<p>travel; and offer a choice of modes of travel with minimal reliance on the private car. These measures, collectively with other requirements of the LP, are likely to create and sustain vibrant and locally distinctive and socially cohesive communities.</p> <p><b>Likelihood of effect:</b> Possible  <b>Spatial scale:</b> Borough  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>effect is likely to be less positive.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	
16	To provide accessible essential services, facilities and infrastructure.	<p>✓</p> <p>The transport policies support developments that reduce the need to travel; and offer a choice of modes of travel with minimal reliance on the private car. These measures, collectively with other requirements of the LP, are likely to provide accessible essential services, facilities and infrastructure.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>✓ x</p> <p>Without the policy in place, the effect is likely to be less positive.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	N/A
17	To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys	<p>✓</p> <p>The transport policies support developments that reduce the need to travel; and offer a choice of modes of travel with minimal reliance on the private car.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide</p>	<p>✓ x</p> <p>Effects of national policy locally are less certain.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long</p>	

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
		<b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	term	
18	To encourage sustainable development by improving efficiency in land use, design and layout. This includes making best use of previously developed land in meeting future development needs.	✓ The transport policies includes for safeguarding routes/land necessary to provide infrastructure for highway capacity or increased transport choice. By supporting reduced travel need and increased transport choice, more sustainable locations for development are supported.  <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough wide <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	✗ Without the safeguarding of routes/land, infrastructure may not be able to be provided resulting in less sustainable development.  <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	

### Summary:

The suite of transport policies supports developments that reduce the need to travel; offer a choice of modes of travel with minimal reliance on the private car; and assess, minimise and mitigate adverse transport impacts. Increased development will ultimately result in increased emissions to air, with potential effects to biodiversity and human health (air quality assessments are considered within the Pollution and Hazards policy). Whilst the suite of transport policies work to reduce the effect, increased emissions to atmosphere overall are inevitable.

## LP49 Parking

Alternatives considered (identified within I&O and consulted on):

1. No policy. Assess each application on a case by case basis.

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
901	1 To address the causes of climate change through reducing emissions of greenhouse gases	<p>✓ x</p> <p>The policy supports the provision of parking for vehicles, cycles and electric vehicle charging facilities in line with current standards (set out in the Parking SPD); justification is required for not meeting the standards, including the provision of sustainable transport modes. Whilst the provision of cycle parking and (to some extent) electric vehicle charging points help reduce emissions of greenhouse gases, provision of parking to a relatively high standard, may encourage further use of vehicles.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>✓ x</p> <p>The Parking SPD sets out the standards for parking within developments. Similar affect to policy position.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	N/A
	2 Adapt to climate change by preparing for extreme weather events, including avoiding and managing the risk of flooding, heat wave, drought and storm damage.	0	0	N/A
	3 To conserve and enhance the diversity of wildlife, habitats and geology	0	0	N/A

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
4	To protect and enhance the Borough's characteristic landscape and its historic environment in urban and rural areas	<p>✓ x</p> <p>Potential exists for parking standards to result in the over-dominance of car parking to the detriment of the street scene, including the ability to include meaningful landscaping. However, the standards do require effective parking solutions to be considered at the design stage.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>✓ x</p> <p>The Parking SPD sets out the standards for parking within developments. Similar affect to policy position.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	N/A
5	To address the waste hierarchy by: minimising waste as a priority, reuse, then by recycling, composting or energy recovery	0	0	N/A
6	Minimise air, water, soil / ground, noise and light pollution and improve the quality of air, water and contaminated land	0	0	N/A
7	Ensure appropriate, efficient, reliable and careful use and supply of energy, water, minerals, food and other natural resources.	0	0	N/A
8	To increase energy efficiency and support the delivery of renewable and low carbon energy	0	0	N/A
9	Facilitate sustainable economic growth and regeneration that provides employment	0	0	N/A

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
	opportunities for everyone and supports a successful, competitive, and balanced local economy that meets the needs of the area.			
10	Develop opportunities for everyone to access a good education and to acquire the skills and knowledge to find work and support the sustainable growth of the local economy.	0	0	N/A
11	To meet local housing needs by ensuring that everyone has the opportunity to live in a high quality, well designed and affordable home	<p>✓ x</p> <p>Parking standards have the potential to require more land, thus lowering densities of development.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>✓ x</p> <p>The Parking SPD sets out the standards for parking within developments. Similar affect to policy position.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	N/A
12	To protect and enhance human health and wellbeing	0	0	N/A
13	To reduce poverty and social exclusion	0	0	N/A
14	To reduce and prevent crime and the fear of crime	0	0	N/A

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
15	To create and sustain vibrant, locally distinctive and socially cohesive communities	0	0	N/A
16	To provide accessible essential services, facilities and infrastructure.	<p>✓</p> <p>The parking policy supports the provision of parking infrastructure, both within developments and in town centres.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>✓</p> <p>The Parking SPD sets out the standards for parking within developments. Similar affect to policy position.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	N/A
17	To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys	<p>✓</p> <p>The policy support vehicle parking, cycle parking, disabled parking facilities and electric vehicle charging facilities. Vehicle parking standards may be relaxed where sustainable modes of transport are available.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>✓</p> <p>The Parking SPD sets out the standards for parking within developments. Similar affect to policy position.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	N/A
18	To encourage sustainable development by improving efficiency in land use, design and layout. This includes making best use of previously developed land	<p>✓*</p> <p>Having a parking policy requires effective parking solutions to be considered at the design stage; however they may result in</p>	<p>✓*</p> <p>The Parking SPD sets out the standards for parking within developments. Similar affect to</p>	N/A



	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
	in meeting future development needs.	<p>more land being required for development.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>policy position.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	

**Summary:**

The parking policy continues to implement the existing Parking SPD. There is a natural conflict between the promotion of sustainable modes of transport, and the need to recognise that cars still play a vital role in many people's lives. The policy requires parking to be considered at the design stage (which is positive); however there are potential conflicts with the amount of land required for parking and its effect on the street scene.

## LP50 Play, Open Space and Sports Provision

Alternatives considered (identified within I&O and consulted on):

1. No policy. Assess each application on a case by case basis, using national guidance.

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
1	To address the causes of climate change through reducing emissions of greenhouse gases	<p>✓</p> <p>The provision of green open space will have a positive effect on this SA objective.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>✓</p> <p>The effect of several other policies will also have a benefit effect on this SA Objective, potentially the Climate Change policy.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	N/A
2	Adapt to climate change by preparing for extreme weather events, including avoiding and managing the risk of flooding, heat wave, drought and storm damage.	<p>✓ x</p> <p>The provision of green open space will increase capacity for surface water infiltration. Construction of areas of hardstanding, sports pitches, paths etc, should be able to withstand extremes of heat.</p> <p>Recommendation: consider including reference to ensuring new facilities can withstand extremes of heat and other predictable side-effects of climate change.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Open Spaces  <b>Temporary/permanent:</b> Permanent</p>	<p>x</p> <p>Potentially negative as less open space may be created, resulting in less areas available to help minimise flood risk.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Open Spaces  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>✓</p> <p>The following text was added to the supporting text: In addition to its primary function, open space also contributes to cooling the urban environment. Any facilities provided on OSPV should also be designed to withstand extremes in weather conditions or heat and other foreseeable effects of climate change.</p>

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
		<b>Term:</b> Short, medium and long term		
3	To conserve and enhance the diversity of wildlife, habitats and geology	<p>✓</p> <p>The provision of enhanced or new passive open space of public value will provide improved or increased amount of wildlife and habitat.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>✗</p> <p>Potentially negative as less passive open space of public value may be created, resulting in less habitat or opportunities to encourage wildlife</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Open Spaces  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	N/A
4	To protect and enhance the Borough's characteristic landscape and its historic environment in urban and rural areas	<p>✓</p> <p>The provision of open space and areas of play is positive as they provide for example, more green spaces for people to enjoy which adds to the existing legacy of the new Town.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>✗</p> <p>Potentially negative as less open space may be created, resulting in greater effect on landscape.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Open Spaces  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	N/A
5	To address the waste hierarchy by: minimising waste as a priority, reuse, then by recycling, composting or energy recovery	0	0	N/A
6	Minimise air, water, soil / ground, noise and light pollution and	?	<p>✓</p> <p>The Pollution Policy would seek to</p>	N/A

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
	improve the quality of air, water and contaminated land	There is the potential for light and noise to be created from use of open spaces, especially sports pitches. This would be covered by the Pollution Policy.  <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	avoid adverse effects on this SA Objective.  <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	
7	Ensure appropriate, efficient, reliable and careful use and supply of energy, water, minerals, food and other natural resources.	0	0	N/A
8	To increase energy efficiency and support the delivery of renewable and low carbon energy	0	0	N/A
9	Facilitate sustainable economic growth and regeneration that provides employment opportunities for everyone and supports a successful, competitive, and balanced local economy that meets the needs of the area.	0	0	N/A
10	Develop opportunities for everyone to access a good education and to acquire the skills and knowledge to find work and support the sustainable growth of the local economy.	0	0	N/A

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
11	To meet local housing needs by ensuring that everyone has the opportunity to live in a high quality, well designed and affordable home	0	0	N/A
12	To protect and enhance human health and wellbeing	<p>✓</p> <p>The policy supports the provision of all types of open space and sports facilities in accordance with the need generated by a development.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>✗</p> <p>Less open space, sports facilities and play spaces may be created. Less potential for increased connectivity may be realised too.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	N/A
13	To reduce poverty and social exclusion	<p>✓</p> <p>The provision of open space and play areas will be available for use by all.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>✗</p> <p>Less open space, sports facilities and play spaces may be created. Less potential for increased connectivity may be realised too.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	N/A
14	To reduce and prevent crime and the fear of crime	<p>✓✗</p> <p>Consider including requirement to create safe and secure environments in the design</p>	0	<p>✓</p> <p>The following text was added to the supporting text: OSPV</p>

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
		<p>of spaces and infrastructure.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>		<p>should also be designed create safe and secure environments such as ensuring they are lit (where appropriate) and allow good surveillance. These matters should be considered in tandem with other policies in the Local Plan.</p>
15	To create and sustain vibrant, locally distinctive and socially cohesive communities	<p>✓</p> <p>Provision of open space, play and sports facilities is considered to be positive.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>✗</p> <p>Less open space, sports facilities and play spaces may be created. Less potential for increased connectivity may be realised too.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	N/A
16	To provide accessible essential services, facilities and infrastructure.	<p>✓</p> <p>The delivery of open space, play and sports provision will have a positive effect on this SA Objective. Improving connectivity between sites is also considered to be positive.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>✗</p> <p>Less open space, sports facilities and play spaces may be created. Less potential for increased connectivity may be realised too.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	N/A

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
17	To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys	<p>✓</p> <p>Improved connectivity between sites should help reduce the need to drive to open spaces and other facilities which is positive.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>✗</p> <p>Less open space, sports facilities and play spaces may be created in sustainable, easily accessible locations. Less potential for increased connectivity may be realised too.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	N/A
18	To encourage sustainable development 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> <p>Improving connectivity between sites is positive as is provision of accessible open space.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>✗</p> <p>Less potential for increased connectivity between sites, and less accessible open space.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	N/A

### Summary:

The policy requires that all development contribute towards open space, play areas and sports provision, where appropriate and where there is a need. Overall it is considered that this policy has positive effects on the SA Objectives. The creation of accessible linkages between open spaces is also positive.

## LP51 Standards for Open Space of Public Value

Alternatives considered (identified within I&O and consulted on):

1. No policy. Assess each application on a case by case basis, using national guidance.

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
1	To address the causes of climate change through reducing emissions of greenhouse gases	<p>✓</p> <p>The provision of green open space will have a positive effect on this SA objective.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>✓</p> <p>The effect of several other policies will also have a benefit effect on this SA Objective, particularly the Climate Change policy.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	N/A
2	Adapt to climate change by preparing for extreme weather events, including avoiding and managing the risk of flooding, heat wave, drought and storm damage.	<p>✓ x</p> <p>The provision of green open space will increase capacity for surface water infiltration. Construction of areas of hardstanding, sports pitches, paths etc, should be able to withstand extremes of heat.</p> <p>Recommendation: consider including reference to ensuring new facilities can withstand extremes of heat and other predictable side-effects of climate change.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Open Spaces  <b>Temporary/permanent:</b> Permanent</p>	<p>✓ x</p> <p>Government policy and other policies in the BFLP will cover some of these issues.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Open Spaces  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>✓</p> <p>The following text was added to the supporting text of POSS Policy 1: In addition to its primary function, open space also contributes to cooling the urban environment. Any facilities provided on OSPV should also be designed to withstand extremes in weather conditions or heat and other foreseeable effects of climate change.</p>



	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
		<b>Term:</b> Short, medium and long term		
3	To conserve and enhance the diversity of wildlife, habitats and geology	<p>✓</p> <p>The provision of passive open space of public value at 2.3 hectares per 1000 person will result in either more new provision or enhanced existing provision which can form habitats, wildlife corridors and other benefits.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>✗</p> <p>Less open space may be created. Less potential for wildlife.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	N/A
4	To protect and enhance the Borough's characteristic landscape and its historic environment in urban and rural areas	<p>✓</p> <p>The provision of open space and areas of play is positive, although specific reference to landscape and historic environment is not included.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>✓ ✗</p> <p>Government policy and other policies in the BFLP will cover some of these issues.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Open Spaces  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	N/A
5	To address the waste hierarchy by: minimising waste as a priority, reuse, then by recycling, composting or energy recovery	0	0	N/A
6	Minimise air, water, soil / ground, noise and light pollution and improve the quality of air, water	<p>?</p> <p>There is the potential for light and noise to be created from use of open spaces,</p>	<p>✓</p> <p>The Pollution Policy would seek to avoid adverse effects on this SA</p>	N/A

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
	and contaminated land	especially sports pitches. This would be covered by the Pollution Policy.  <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	Objective.  <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	
7	Ensure appropriate, efficient, reliable and careful use and supply of energy, water, minerals, food and other natural resources.	0	0	N/A
8	To increase energy efficiency and support the delivery of renewable and low carbon energy	0	0	N/A
9	Facilitate sustainable economic growth and regeneration that provides employment opportunities for everyone and supports a successful, competitive, and balanced local economy that meets the needs of the area.	0	0	N/A
10	Develop opportunities for everyone to access a good education and to acquire the skills and knowledge to find work and support the sustainable growth of the local economy.	0	0	N/A
11	To meet local housing needs by ensuring that everyone has the	0	0	N/A

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
	opportunity to live in a high quality, well designed and affordable home			
12	To protect and enhance human health and wellbeing	<p>✓</p> <p>The policy supports the provision of all types of open space and sports facilities in accordance with the need generated by a development.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>x</p> <p>Less open space, sports facilities and play spaces may be created. Less potential for increased connectivity may be realised too.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	N/A
13	To reduce poverty and social exclusion	<p>✓</p> <p>The provision of open space and play areas will be available for use by all.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>x</p> <p>Less open space, sports facilities and play spaces may be created. Less potential for increased connectivity may be realised too.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	N/A
14	To reduce and prevent crime and the fear of crime	<p>✓ x</p> <p>Consider including requirement to create safe and secure environments in the design of spaces and infrastructure.</p> <p><b>Likelihood of effect:</b> Likely</p>	0	<p>✓</p> <p>The following text was added to the supporting text of POSS Policy 1: OSPV should also be designed create safe and secure environments</p>

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
		<b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term		such as ensuring they are lit (where appropriate) and allow good surveillance. These matters should be considered in tandem with other policies in the Local Plan.
15	To create and sustain vibrant, locally distinctive and socially cohesive communities	✓ Provision of open space, play and sports facilities is considered to be positive. <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough wide <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	✗ Less open space, sports facilities and play spaces may be created. Less potential for increased connectivity may be realised too.  <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	N/A
16	To provide accessible essential services, facilities and infrastructure.	✓ The delivery of open space, play and sports provision will have a positive effect on this SA Objective. Improving connectivity between sites is also considered to be positive. <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough wide <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	✗ Less open space, sports facilities and play spaces may be created. Less potential for increased connectivity may be realised too. <b>Likelihood of effect:</b> Likely <b>Spatial scale:</b> Borough <b>Temporary/permanent:</b> Permanent <b>Term:</b> Short, medium and long term	N/A
17	To improve travel choice and accessibility, reduce the need for	✓ Improved connectivity between sites should	✗ Less open space, sports facilities	N/A

	SA Objective	Appraisal of Policy	Appraisal of No Policy Alternative	Response to proposed change / Recommendation
	travel by car and shorten the length and duration of journeys	<p>help reduce the need to drive to open spaces and other facilities which is positive. Adhering to the distance requirements in the supporting text should enable people to walk to nearest open spaces.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>and play spaces may be created in sustainable, easily accessible locations. Less potential for increased connectivity may be realised too.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	
18	To encourage sustainable development 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> <p>By allowing <u>certain</u> SANG land to count as open space there is increased efficiency in land use as open space will not need to be provided twice as part of a development. Improving connectivity between sites is also positive.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough wide  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	<p>✗</p> <p>Land may be required for Open Space and also for SANG which has the potential to require more space. If land cannot be utilised as both (it will not be possible in all cases), additional land may be required which can actually reduce overall sustainability of development if other infrastructure cannot be built. Less potential for increased connectivity between sites too.</p> <p><b>Likelihood of effect:</b> Likely  <b>Spatial scale:</b> Borough  <b>Temporary/permanent:</b> Permanent  <b>Term:</b> Short, medium and long term</p>	

**Summary:**

The policy requires that all development contribute towards open space, play areas and sports provision, where appropriate and where there is a need. Overall it is considered that this policy has positive effects on the SA Objectives. The creation of accessible linkages between open spaces is also positive.

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# Draft Habitats Regulations Assessment Draft Bracknell Forest Local Plan

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# 1 Introduction

**1.1** This report is a Draft Habitats Regulations Assessment (HRA) undertaken by Bracknell Forest Council (BFC), as the local planning authority and competent body, in respect of the Draft Bracknell Forest Local Plan (BFLP). The objective of this assessment is to identify any aspects of the emerging BFLP that have the potential to cause a likely significant effect on Natura 2000 or European sites (Special Areas of Conservation (SACs), Special Protection Areas (SPAs) and Ramsar sites), either in isolation or in combination with other plans and projects, and to begin to identify an appropriate avoidance and mitigation strategy where such effects are identified. This strategy will be developed as the BFLP progresses.

**1.2** The BFLP will set the amount and location of new development and once adopted, the planning policies in the BFLP will be used to determine planning applications along with policies in the Site Allocations Local Plan (July 2013). Information relating to the Bracknell Forest Local Plan can be found on the Bracknell Forest Council website at <https://www.bracknell-forest.gov.uk/comprehensive-local-plan>

**1.3** The competent body can only adopt a plan once it has ascertained that this will not adversely affect the integrity<sup>(1)</sup> of sites that have been recognised as internationally important for nature.

**1.4** This Draft HRA has been prepared on the basis of information currently available on the nature of the plan in relation to the designated nature conservation sites. Professional judgement has been applied to interpret this information within the context of current guidance.

**1.5** Further HRA may also be required at later stages in the planning process, for example, at the planning application stage. This will ensure that any potential effects on the SPA that cannot be assessed in detail at plan level, can be taken into account more fully.

## Consultation

**1.6** The Issues and Options consultation on the BFLP ran from Monday 13 June to Monday 25 July 2016. This marked the start of the preparation of the Plan. Views were sought on possible policy approaches but at this stage the consultation did not include potential sites as further analysis needed to be done. The consultation attracted 1,326 comments from 83 consultees. A summary of HRA related responses can be seen in Appendix 1.

**1.7** A second stage of consultation on the Draft BFLP is being undertaken from 8 February to 26 March 2018 (this consultation). The Draft BFLP, this document and others are available on the Council's website for anyone to view and make comments at each stage of the consultation process.

## Legislation

**1.8** The Conservation of Habitats and Species Regulations (2010) (as amended), referred to as the "Habitats Regulations" implement in Great Britain the requirements of the EC Directive on the Conservation of Natural Habitats and of Wild Flora and Fauna, referred to as the "Habitats

1 The ODPM / Defra Circular (ODPM 06/2005, Defra 01/2005) relating to Planning Policy Statement 9 (Biodiversity and Geological Conservation) (ODPM, August 2005) defines the site integrity as: "... the coherence of its ecological structure and function, across its whole area, that enables it to sustain the habitat, complex of habitats and/or the levels of populations of the species for which it was classified."

Directive” (Council Directive 92/43/EEC) and protect areas classified under the EC Wild Birds Directive (Council Directive 79/409/EEC). The Regulations aim to protect a network of sites in the UK that have rare or important habitats and species in order to safeguard biodiversity.

**1.9** Under the EC Birds Directive, Member States are required to take special measures to conserve the habitats of certain rare species of birds (listed in Annex I of the Directive) and regularly occurring migratory birds. In particular each Member State is required to classify the most suitable areas of such habitats as Special Protection Areas (SPAs). This is designed to protect wild birds, and to provide sufficient diversity of habitats for all species so as to maintain populations at an ecologically sound level. All Bird Directive SPAs will also be part of the Natura 2000 network under article 3(1) of the Habitats Directive.

**1.10** According to the Conservation of Habitats and Species Regulations (2010) Regulation 102 (4), the plan making authority must give effect to the land use plan only after having ascertained that it will not adversely affect the integrity of the European site.

**1.11** Extract from the Conservation of Habitats and Species Regulations (2010).

*Assessment of implications for European sites and European offshore marine sites Regulation 102 (1). Where a land use plan—*

*(a) is likely to have a significant effect on a European site or a European offshore marine site (either alone or in combination with other plans or projects), and*

*(b) is not directly connected with or necessary to the management of the site, the plan-making authority for that plan must, before the plan is given effect, make an appropriate assessment of the implications for the site in view of that site’s conservation objectives.*

*(2) The plan-making authority must for the purposes of the assessment consult the appropriate nature conservation body and have regard to any representations made by that body within such reasonable time as the authority specify.*

*(3) They must also, if they consider it appropriate, take the opinion of the general public, and if they do so, they must take such steps for that purpose as they consider appropriate.*

*(4) In the light of the conclusions of the assessment, and subject to regulation 103 (considerations of overriding public interest), the plan-making authority or, in the case of a regional strategy, the Secretary of State must give effect to the land use plan only after having ascertained that it will not adversely affect the integrity of the European site or the European offshore marine site (as the case may be).*

**1.12** "European sites" are defined as as candidate Special Areas of Conservation (cSACs), Special Areas of Conservation (SACs), Special Protection Areas (SPAs), and Sites of Community Importance (SCIs). For the purposes of considering development proposals and their likely significant effects on such sites, government policy in England is that potential Special Protection Areas (pSPA), possible/proposed Special Areas of Conservation (pSACs) or listed or proposed Ramsar sites (Ramsar sites are an international designation under the Ramsar Convention on Wetlands of International Importance 1971) sites 'should be given the same protection' as statutory European sites.

## HRA Process

**1.13** The process consists of five steps as outlined below. The stages are essentially iterative, being revisited as necessary in response to more detailed information, recommendations and any relevant changes to the plan until no significant adverse effects remain.

**Table 1.1 Steps in the HRA Process**

Steps	Task
1	Collect adequate information to complete the assessment – to include a description of the plan and the baseline conditions of the European site(s) that could be affected by the Plan.
2	Predict the likely effects of the plan on the European site(s) , alone and in combination with other plans and projects.
3	Assess whether the predicted effects will have adverse effects on the integrity of the European site(s), as defined by the conservation objectives.
4	Propose and assess impact avoidance measures to cancel or minimise the potential adverse effects, including a timescale and mechanisms through which the measures will be secured, implemented and monitored.
5	Consult the relevant nature conservation bodies and the public.

## Identification of Relevant European Sites

**1.14** The following table shows the European Sites which lie closest to Bracknell Forest.

**Table 1.2 European Sites which lie closest to Bracknell Forest**

European Site	Distance from Borough boundary
Windsor and Great Park SAC	Partly within the Borough
Thames Basin Heaths SPA	Partly within the Borough
Thursley, Ash, Pirbright and Chobham SAC	2.3km
South West London Water Bodies (Ramsar)	5.5km
Chilterns Beechwoods SAC	9.2km
Burnham Beeches SAC	10.1km

**1.15** There is no guidance that dictates the physical scope of an HRA of a Local Plan. Reference has therefore been made to previous HRAs undertaken for similar plans in the borough and advice received from Natural England.

**1.16** In 2007, Bracknell Forest Council undertook a Habitats Regulations Assessment<sup>(2)</sup> to examine the likely significant effects of the Core Strategy on the Thames Basin Heaths Special Protection Area (SPA) and the Windsor Forest and Great Park Special Area of Conservation (SAC). As shown in the table above, part of both these European sites lie within the borough boundary. Also in 2011 the Council undertook a Habitats Regulations Assessment<sup>(3)</sup> to examine the likely significant effects of the Site Allocations Local Plan on the Thames Basin Heaths SPA and the Windsor Forest and Great Park Special Area of Conservation (SAC).

**1.17** In both cases, the screening opinions concluded that, without avoidance and mitigation measures, the plans were likely to have a significant effect on the Thames Basin Heaths SPA. No significant effect was identified on the integrity of the Windsor Forest and Great Park SAC or any other European sites.

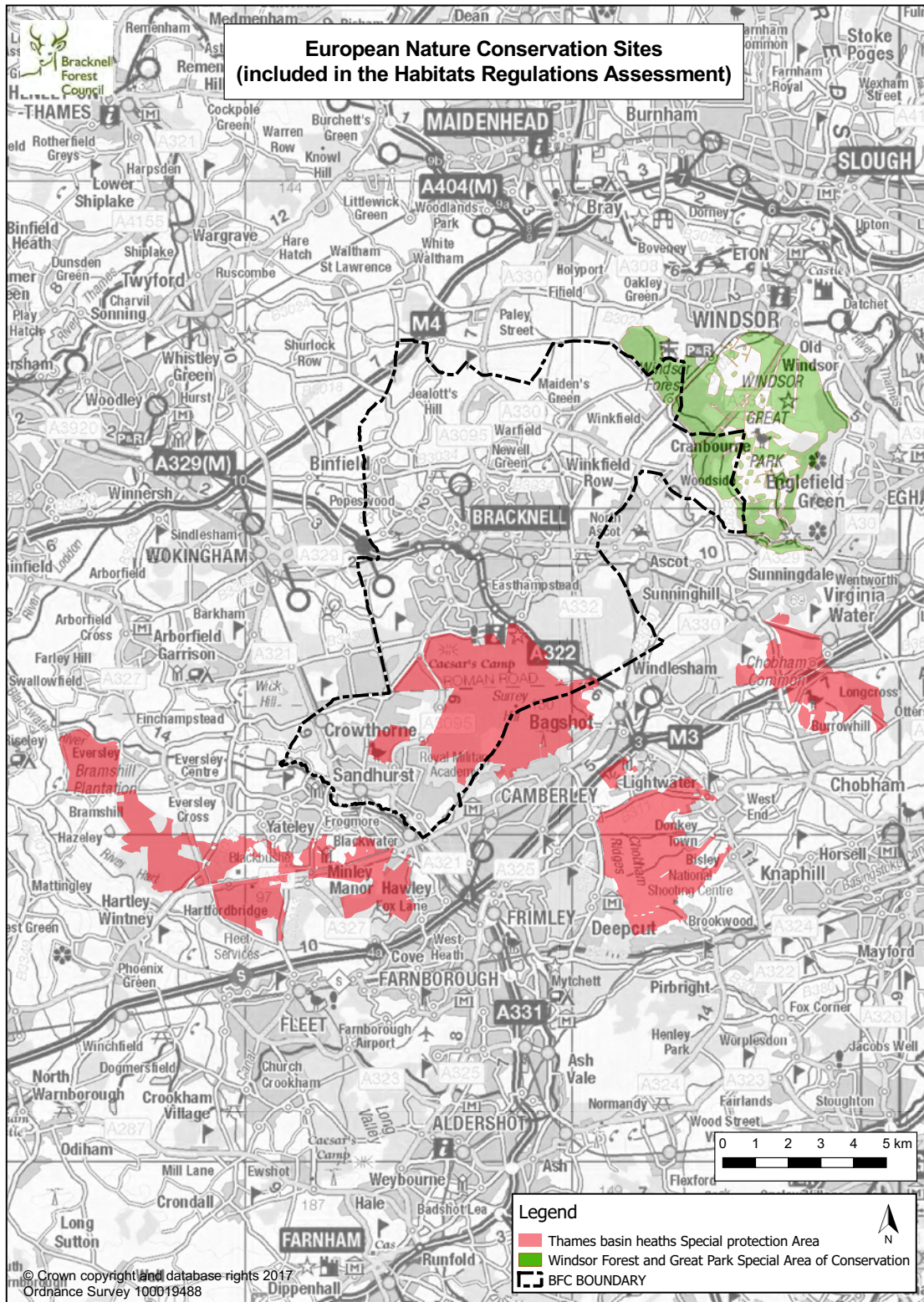
**1.18** Part of the Thursley, Ash, Pirbright and Chobham SAC lies 2.3km from the Borough boundary and is a large and varied site consisting of four Sites of Special Scientific Interest (SSSI). Three of the SSSIs which are closest to the Borough boundary also form part of the Thames Basin Heaths SPA. Therefore this SAC will not be considered in this HRA. No other European Sites are considered in this HRA as they lie further than 5km from the Borough boundary.

**1.19** This assessment will therefore be confined to two European sites - the Thames Basin Heaths SPA and Windsor Forest Great Park SAC as shown in the map below.

2 See Thames Basin Heaths SPA Technical Background Document to the Core Strategy DPD (June 2007)

3 See Habitats Regulations Appropriate Assessment Site Allocations Local Plan (November 2011)

Figure 1 European Nature Conservation Sites Included in the HRA



## 2 Information to Complete the Assessment

### Bracknell Forest Local Plan (BFLP)

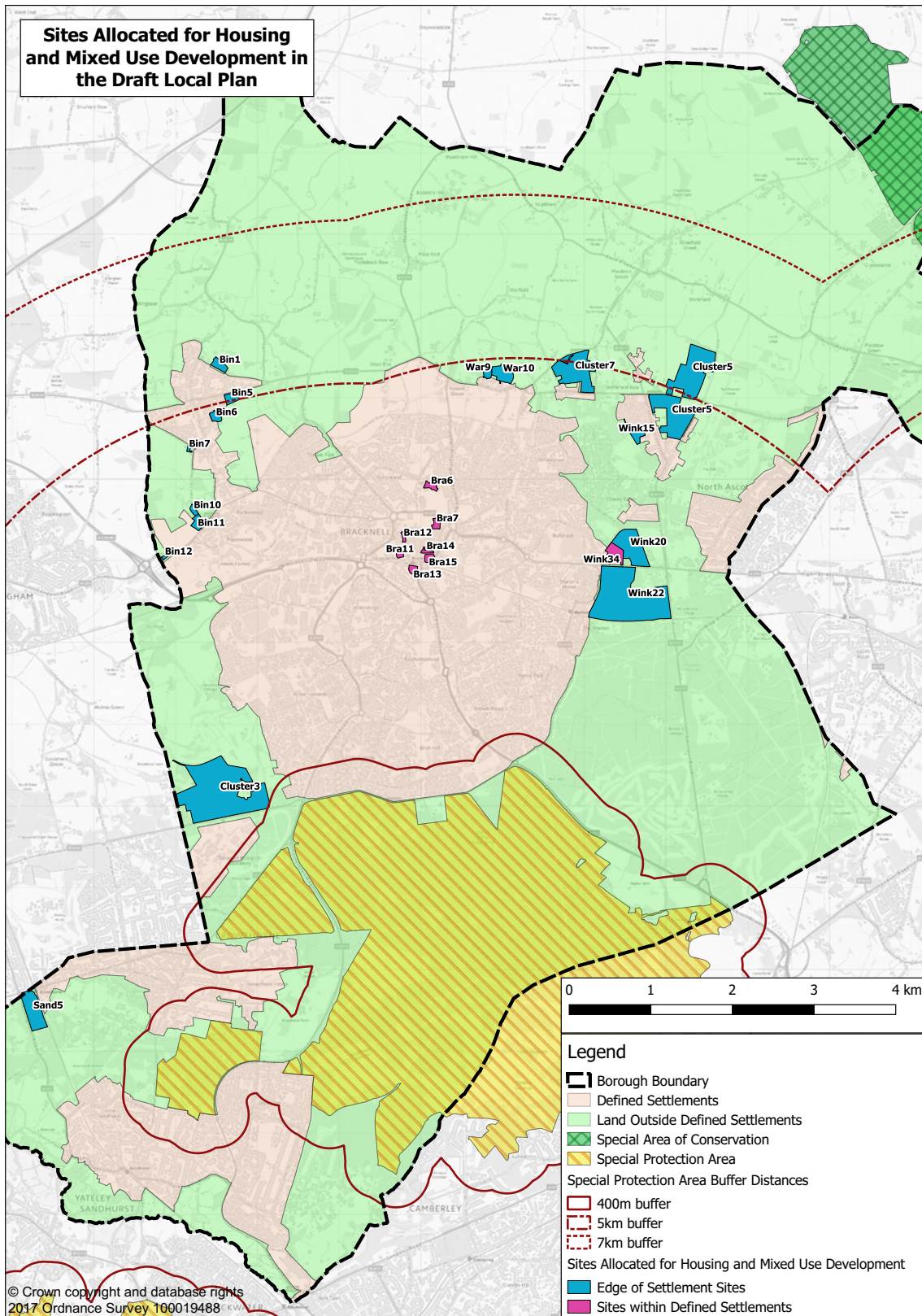
**2.1** The BFLP will set the long term spatial vision and development strategy for the borough up to 2034. Once adopted, it will replace many of the saved policies in the Bracknell Forest Borough Local Plan (2002) and the Core Strategy (2008) and supersede some policies in the Site Allocations Local Plan (SALP) (2013).

**2.2** In summary, the Plan will include a vision, objectives, and strategy for the level and distribution of development in the borough up to 2034. This includes housing, economic and retail development, new infrastructure and also policies relating to:

- development within the green belt
- development within the countryside
- design, including residential extensions and shop fronts
- environmental issues such as flood risk and water quality
- heritage assets
- the natural environment and biodiversity including landscape, green infrastructure and the Thames Basin Heaths Special Protection Area
- infrastructure needs including open space, sport and recreation and community facilities
- town, district and local centres
- development affecting employment sites
- housing needs
- affordable housing
- healthy and inclusive communities
- climate change including the delivery of renewable energy and sustainable construction

**2.3** Figure 2 below shows the sites for housing and mixed use development proposed in the Draft BFLP. It also shows part of the Windsor Forest and Great Park SAC and the Thames Basin Heaths SPA and the SPA Buffer Zones. Site CLU3 lies closest to the SPA with its south eastern corner just bordering on the 400m SPA buffer zone. The majority of the remaining sites lie within the 5km SPA buffer zone. Site BIN1 and part of sites BIN5, CLU5 and CLU7 lie within the 7km SPA buffer zone. The sites in Winkfield lie closest to the SAC, with CLU5 being the closest at about 2.4km from its eastern most point.

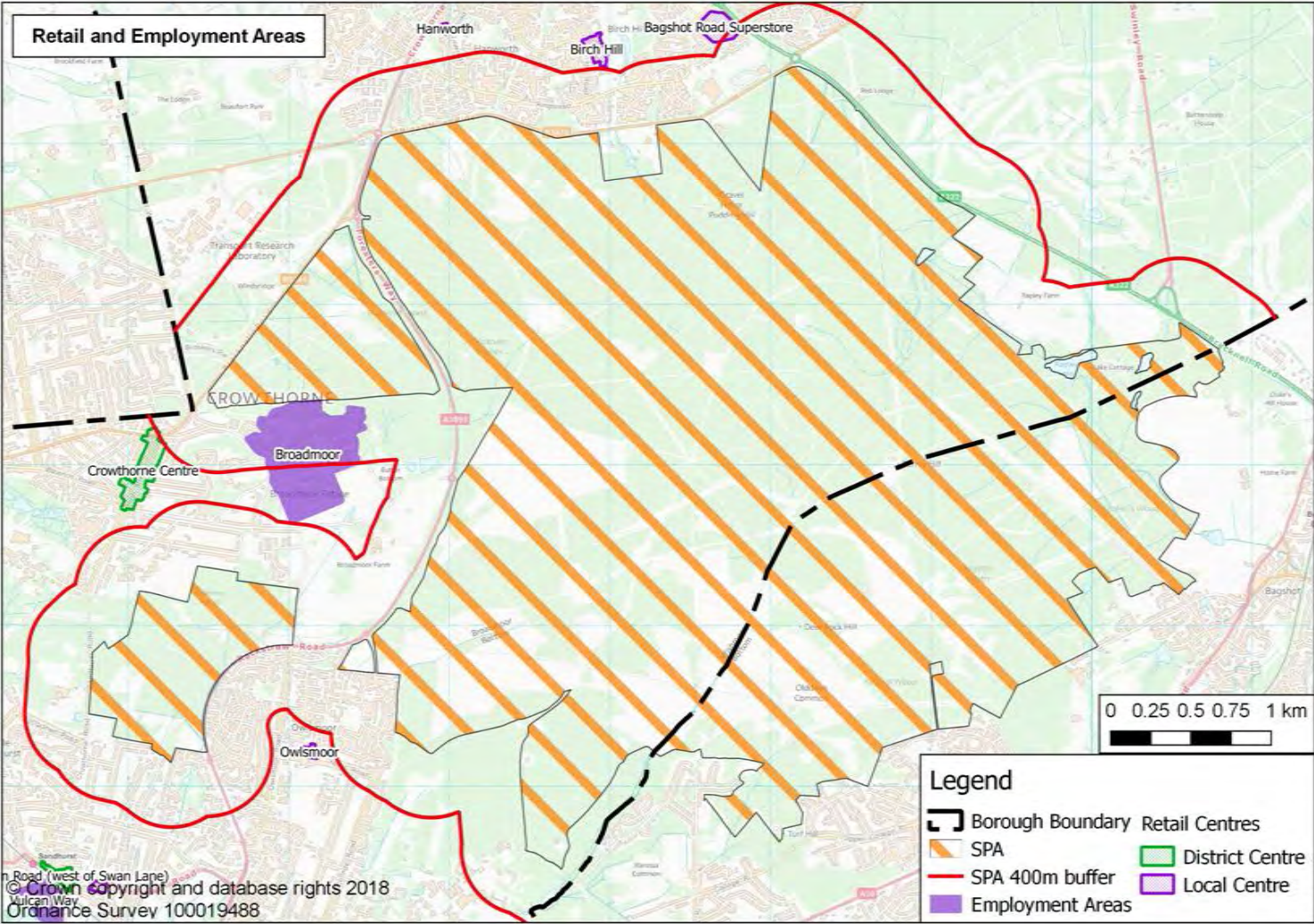
Figure 2 Proposed Site Allocations and the European Sites



**2.4** Figure 3 shows the retail and employment sites located within (or partly within) 400m of the SPA. These are the Broadmoor Employment Area (northern half), the Bagshot Road Superstore (small part on eastern edge) and Crowthorne Centre (small part on the northern edge).



Figure 3 Retail and Employment Areas within 400m of the SPA



## In Combination Effect

**2.5** The HRA Screening Assessment must consider the BFLP both alone and in-combination with other plans or projects because a series of individually modest impacts may in-combination result in a significant impact. The intention of this combination provision is to take account of cumulative impacts, and these will often only occur over time.

**2.6** Guidance from the European Union (EU)<sup>(4)</sup> indicates that the in-combination assessment should only include completed development proposals and development plans if their impacts on the site lead to a continuing loss of integrity.

**2.7** Relevant plans with the potential to affect the SPA and SAC are those in neighbouring authorities which, over the lifetime of the Local Plan, lead to an increase in traffic (thereby increasing air pollution) and provide residential dwellings, which in turn increase the population surrounding the SPA and potentially increase recreation on the heathland.

**2.8** Spatial planning policies for local authorities surrounding Bracknell Forest are at various stages of production. These will be accompanied by Habitats Regulations Assessments identifying potential adverse effects on European Sites and, where necessary, avoidance and mitigation measures to address these effects. If these local authorities agree with NE no likely significant effect on European Sites then each local authority has addressed its own effects arising from an increased population and there will be no in combination effects.

**2.9** The Table below indicates the most up to date information on quantum of development to be expected during the lifetime of the BFLP.

**Table 2.1 Quantum of Development in Neighbouring Authorities**

Local Authority	Annual Development Plan Housing Allocations <sup>(1)</sup>	Document
Wokingham BC	661	Core Strategy Development Plan Document (January 2010)  OAHN in latest SHMA is 680 dwellings per year
Royal Borough of Windsor and Maidenhead	346	South East Plan housing target  OAHN of 721 dwellings per annum, or 14,240 new dwellings over the plan period from 1st April 2013 to 1st April 2033, has been identified.
Surrey Heath BC	190	Adopted Core Strategy and Development Management Policies Development Plan Document (February 2012)  OAHN in latest SHMA is 382 dwellings per year

<sup>4</sup> See [http://ec.europa.eu/environment/nature/natura2000/management/guidance\\_en.htm](http://ec.europa.eu/environment/nature/natura2000/management/guidance_en.htm)

Local Authority	Annual Development Plan Housing Allocations <sup>(1)</sup>	Document
Hart DC	485	Draft Hart Local Plan: Strategy and Sites 2011 - 2032 (April 2017)  OAHN in latest SHMA is 382 dwellings per year

1. For a number of authorities the housing figures are still being finalised and have not been formally adopted.

## Baseline Conditions of the European Sites

### Thames Basin Heaths SPA

**2.10** The Thames Basin Heaths SPA covers 12.2% of the Borough of Bracknell Forest, a total of 1,333 hectares. This is 15.9% of the entire SPA and consists of heathland and mixed plantation (1,247 hectares of which lies within Bracknell Forest Borough) and a smaller, unconnected area (86 hectares). Appendix 2 sets out the characteristics and a description of the Thames Basin Heaths SPA in detail.

### Windsor Forest and Great Park SAC

**2.11** The SAC covers a total area of 1,687.26ha with approximately 416ha (24%) located within the Borough of Bracknell Forest and consists of a large area of continuous woodland. Appendix 3 sets out the characteristics and a description of the Windsor Forest and Great Park SAC in detail.

## 3 Likely Effects of the BFLP on the Integrity of the European Sites

**3.1** Land use plans can have an impact on European sites by following the pathways along which development can be connected with European sites. Pathways are routes by which a change in activity associated with a development can lead to an effect upon a European site.

**3.2** Additional development within the proximity of the European Sites will lead to an increase in the population living and working in the vicinity of the sites, which could in turn lead to an increase in traffic movements, recreational visits to the European Sites and urbanisation effects.

**3.3** Article 6(3) of the Habitats Directive states that: *“In the light of the conclusions of the [appropriate] assessment of the implications for the site and subject to the provisions of paragraph 4, the competent national authorities shall agree to the plan or project only after having ascertained that it will not adversely affect the integrity of the site concerned.”*

**3.4** A commonly used definition of site integrity is given in DCLG circular 06/2005 (para. 20) and the European guidance<sup>(5)</sup> on the provisions of Article 6 of the ‘Habitats Directive’. This defines site integrity as: *“the coherence of its ecological structure and function, across its whole area, that enables it to sustain the habitat, complex of habitats and/or the levels of populations of the species for which it was classified.”*

**3.5** The European guidance goes on to describe the integrity of a site as involving its ecological functions, and the decision as to whether it is adversely affected should focus on, and be limited to, the site’s conservation objectives.

**3.6** For both the Thames Basin Heaths SPA and the Windsor Forest and Great Park SAC a description of potential adverse effects on site integrity has been identified in appendices 2 and 3. The integrity of both European Sites has the potential to be adversely affected by air pollution. The integrity of the Thames Basin Heaths SPA also has the potential to be adversely affected by urbanisation and recreational pressure.

**3.7** The pathways of impact can therefore be defined as follows:

- Urbanisation
- Recreational pressure
- Air pollution

### Urbanisation

**3.8** Urbanisation impacts result from an increase in population within close proximity to the SPA and is distinct from the trampling, disturbance and dog-fouling that results specifically from recreational activity. The main impacts are:

- Increased fly-tipping - Garden waste can lead to the introduction of invasive alien species. Alien species may also be introduced deliberately or may be sown by birds from local gardens.

5 See [http://ec.europa.eu/environment/nature/natura2000/management/guidance\\_en.htm](http://ec.europa.eu/environment/nature/natura2000/management/guidance_en.htm)

- Cat predation - A large proportion of domestic cats are found in the urban environment, and increasing urbanisation is likely to lead to increased cat predation.
- Uncontrolled fires – A high frequency of wildfires is associated with urban areas, where nature conservation sites have densely developed areas near to their boundaries.

**3.9** The Thames Basin Heaths Special Protection Area Delivery Framework (2009) makes recommendations for accommodating development while also protecting the SPA's features interest. This includes the recommendation of implementing a series of zones within which varying constraints would be placed upon development. The zone extending 400m from the SPA boundary concerns urbanisation (particularly predation of the chicks of ground-nesting birds by domestic cats). The delivery plan concluded that the adverse effects of any net increase in residential development located within 400m of the SPA boundary could not be mitigated since this was the range within which cats could be expected to roam as a matter of routine and there was no realistic way of restricting their movements. As such, no new housing should be located within this zone.

## Recreational Pressure

**3.10** Recreational use of the SPA has the potential to:

- Cause disturbance to the ground-nesting birds;
- Prevent appropriate management or exacerbate existing management difficulties;
- Cause damage through erosion; and
- Cause eutrophication as a result of dog fouling.

**3.11** Recreational pressure can have a significant adverse effect on the Annex 1 bird species for which the SPA is designated in various ways. Increased nest predation by natural predators as a result of adults being flushed from the nest and deterred from returning to it by the presence of people and dogs is likely to be a particular problem. Recreational pressure can also lead to reduced breeding success as a consequence of disturbance. The main reasons given for the reduction in breeding success tend to be nest abandonment and increased predation of eggs or young.

**3.12** Several studies have shown that birds are affected more by dogs and people with dogs than by people alone, with birds flushing more readily, more frequently, at greater distances and for longer. Also, dogs, rather than people, tend to be the cause of many management difficulties, for example by worrying grazing animals, and can cause eutrophication near paths. Nutrient-poor habitats such as heathland are particularly sensitive to the fertilising effect of inputs of phosphates, nitrogen and potassium from dog faeces.

**3.13** As stated above, the Thames Basin Heaths Special Protection Area Delivery Framework (2009) makes recommendations for accommodating development while also protecting the interest features of the SPA. This includes the recommendation of implementing a series of zones within which varying constraints would be placed upon development. The zones relating to recreational pressure extend to 5km (and to 7km for larger developments) from the SPA as this was determined from visitor surveys to be the principal recreational catchment for the SPA.

**3.14** Where increased recreational use is predicted to cause adverse impacts on the SPA, avoidance and mitigation should be considered. Retained Policy NRM6 of the South East Plan sets out these measures for the Thames Basin Heaths SPA. Avoidance measures involve locating new development away from the SPA. Where avoidance is not possible, mitigation involves a combination of access management and provision of alternative recreational space:

- Active management of access is provided through the Strategic Access Management and Monitoring (SAMM) Project.
- Provision of alternative recreational space can help to attract recreational visitors away from the SPA and therefore reduce pressure on it. These sites are called Suitable Alternative Natural Greenspaces (SANGs).

**3.15** A net increase in car parking within 400m of the SPA as a result of non-residential development can also lead to an increased number of visitors accessing the SPA. Car parking should therefore be restricted in these areas.

## Air Pollution

**3.16** As set out in Appendices 2 and 3, the integrity of both the Thames Basin Heaths SPA and the Windsor Forest and Great Park SAC has the potential to be adversely affected by air pollution.

**3.17** It is estimated that the implementation of the BFLP will lead to an increase in the population of Bracknell Forest of approximately 10,042 people up to 2034 (see Appendix 4). An increase in local population is likely to lead to an increase in car journeys and this has the potential to lead to an increase in air pollution. Provision of new infrastructure, employment and retail development also has the potential to increase traffic and lead to increased air pollution in combination with other plans and projects.

**3.18** Air pollution has the potential to arise from increases in nitrogen oxides (NO<sub>x</sub>), which are generated from increases in local road traffic emissions. Although airborne NO<sub>x</sub> can be directly toxic to the above-ground parts of plants at extremely high concentrations, the principal impact upon ecosystems that can be caused by elevated airborne concentrations of NO<sub>x</sub> is the deposition of nutrient nitrogen, either by adsorption at the ground (dry deposition) or by being washed out by precipitation (wet deposition), leading to eutrophication. This can affect species diversity and the composition of plant communities in nitrogen-limited communities, by increasing rates of vegetative growth and promoting the development of more competitive or faster-growing plant species.

**3.19** Nitrogen deposition from increased traffic flows therefore has the potential to lead to adverse effects on the SPA and SAC and the potential for in-combination effects.

**3.20** Department for Transport guidance - Design Manual for Roads and Bridges (DMRB) Volume 11, Section 3, Part 1 - states that '*only Designated Sites within 200m of the road affected by the project need to be considered*', proceeding to define "affected roads" as including '*those where daily traffic flows will change by 1,000 AADT (Annual Average Daily Traffic) or more*'. NE advise, based on this guidance that if, additional traffic movements cause the concentration within the emission footprint in any part of the European site(s) to increase by less than 1% of the relevant long-term benchmark (Environmental Assessment Level, Critical Level or Critical Load), the emission is not likely to have a significant effect alone or in combination irrespective of the background levels. However, NE's guidance is currently under review.

**3.21** It has been determined that parts of the SPA and SAC are situated within 200m of major roads that may be regularly used for vehicle journeys arising from the site allocations in the Draft BFLP.

**3.22** In March 2017, a high court judgement quashed part of the Lewes Joint Core Strategy. This judgement related to the assessment of nitrogen deposition impacts from increased traffic flows on Natura 2000 sites and the potential for in-combination effects. The Council has considered the implications of this judgement and recognises the potential adverse effect on the integrity of the SPA and SAC as a result of the proposed allocations in the BFLP. It will work with NE to agree a methodology for an air quality assessment of the BFLP alone and in combination with other plans and projects. The intention is to carry out this assessment at the Submission stage of the BFLP when the proposed allocations are more certain and more information is available regarding Local Plan proposals in other local authorities .

### **A Summary of the Likely Significant Effects of the BFLP upon the Integrity of the European Sites**

**3.23** The likely significant effects of the BFLP upon the Integrity of the SPA and SAC are summarised in the table below. As described above, the methodology for an air quality assessment of the BFLP alone and in combination with other plans and projects is still to be developed and the assessment undertaken. Likely significant effects as a result of air pollution are therefore yet to be determined.

**Table 3.1 Likely Significant Effects of the BFLP on the Integrity of the SPA and SAC**

<b>European Site</b>	<b>Likely effects of the BFLP on site integrity</b>	<b>Plan Characteristics Which Could Lead to Adverse Effects</b>
Thames Basin Heaths SPA	Human disturbance (as a result of urbanisation) such as increased fly-tipping, cat predation and uncontrolled fires	A net increase in residential development within 400m of the SPA.
	Recreational pressure such as disturbance to ground-nesting birds, preventing appropriate management or exacerbating existing management difficulties, causing damage through erosion and causing eutrophication as a result of dog fouling.	A net increase in dwellings within 400m - 7km of the SPA.  A net increase in car parking spaces within 400m of the SPA.
	Air pollution (potential effect on site integrity - likelihood yet to be determined through further assessment)	An estimated increase in the local population of approximately 10,042 people (see Appendix 4) and potential increase in traffic flows within 200m of the SPA.  Provision of new infrastructure, employment and retail development and potential increase in traffic flows within 200m of the SPA.

European Site	Likely effects of the BFLP on site integrity	Plan Characteristics Which Could Lead to Adverse Effects
Windsor Forest and Great Park SAC	Air pollution (potential effect on site integrity - likelihood yet to be determined through further assessment)	An estimated increase in the local population of approximately 10,042 people (see Appendix 4) and potential increase in traffic flows within 200m of the SAC.  Provision of new infrastructure, employment and retail development and potential increase in traffic flows within 200m of the SAC.

### Screening of Draft Local Plan Policies

**3.24** All policies in the Draft BFLP were screened for likely significant effects on the integrity of the SPA and SAC (see Appendix 6). Many of the policies could be screened out of further consideration due to the absence of any mechanism for an adverse effect on the integrity of the European sites. The table below is a summary of the policies which have been screened in for further consideration. These policies require further discussion in this document since unmitigated, they could result in pathways of impact linking to the European Sites. It should be noted that this screening was carried out at a time before the methodology for the air quality assessment was agreed. A precautionary approach has therefore been taken but in future versions of this HRA some policies may be able to be screened out of needing further consideration due to likely air quality effects. Avoidance and mitigation measures are discussed in the next section.

**Table 3.2 Summary Screening of Draft Local Plan Policies**

Policy Ref	Name	Likely Urbanisation Effects on SPA	Likely Recreational Effects on SPA	Potential Air Quality Effects on SPA and SAC
LP2	Provision of Housing	Yes	Yes	Yes
LP3	Sites Allocated for Residential/Mixed Use Development	No	Yes	Yes
LP4	Land at the Hideout and Beaufort Park, Nine Mile Ride, Bracknell	No	No	Yes
LP5	Land South of London Road, East of Bog Lane and West of Swinley Road (Whitmoor Forest), Bracknell	No	No	Yes



Policy Ref	Name	Likely Urbanisation Effects on SPA	Likely Recreational Effects on SPA	Potential Air Quality Effects on SPA and SAC
LP6	Land at Winkfield Row	No	No	Yes
LP7	Land at Hayley Green	No	No	Yes
LP8	Sites Allocated for Economic Development in Bracknell Town	No	No	Yes
LP9	Strategic and Local Infrastructure	No	No	Yes
LP11	Protection of Countryside	Yes	Yes	Yes
LP12	Landscape Character and Strategic Gaps	Yes	Yes	Yes
LP13	Rural Workers Dwellings	Yes	Yes	Yes
LP16	Overarching Green Belt Policy	Yes	Yes	Yes
LP17	Developed Site in the Green Belt: Jealott's Hill International Research Centre	No	Yes	Yes
LP21	Protection of Existing Housing Stock and Land	Yes	Yes	Yes
LP26	Travelling Populations	Yes	Yes	Yes
LP27	Employment Areas	No	Yes	Yes
LP28	Employment Development Outside Employment Areas	No	Yes	Yes
LP29	Smaller Businesses	No	Yes	Yes
LP30	Development in Bracknell Town Centre	No	Yes	Yes
LP31	Out of Centre Development	No	Yes	Yes
LP32	Changes of Use Within Defined Retail Centres	No	Yes	Yes

Policy Ref	Name	Likely Urbanisation Effects on SPA	Likely Recreational Effects on SPA	Potential Air Quality Effects on SPA and SAC
LP34	Protection of Community Facilities and Services	No	Yes	No
LP44	Development of land potentially affected by contamination	Yes	Yes	Yes
LP45	Strategic Transport Principles	No	Yes	Yes
LP46	Assessing, Minimising and Mitigating the Transport Impacts of Development	No	Yes	Yes
LP47	Transport Infrastructure Provision	No	Yes	Yes
LP49	Parking	No	Yes	Yes
LP50	Play, Open Space and Sports Provision	No	Yes	Yes

### Screening of Site Allocations in the Draft Local Plan

**3.25** All the sites allocated for development in the Draft BFLP were screened for likely adverse effects on the integrity of the SPA and SAC (see Appendix 7). It should be noted that this screening was carried out at a time before the methodology for the air quality assessment was agreed. A precautionary approach has therefore been taken but in future versions of this HRA some sites may be able to be screened out of needing further consideration due to air quality effects.

**3.26** Initial screening results suggest that all sites have the potential to result in an in-combination impact upon the SPA and SAC as they have the potential to lead to a decrease in air quality from an increase in traffic on roads within 200m of the SPA and SAC. It has also been identified that all sites have the potential to lead to a likely significant effect on the SPA as a result of recreational effects due to a net increase in dwellings within 400m - 7km of the SPA. Therefore no site allocations can be screened out at this stage. Further discussion is required in this document since unmitigated, they could result in pathways of impact linking to the European Sites that cannot be immediately screened out. Avoidance and mitigation measures are proposed in the next section.

# 4 Avoidance and Mitigation Measures

4.1 Chapter 3 has identified ways in which the BFLP, unmitigated, is likely to lead to a significant adverse effect on the integrity of the SPA and SAC. Therefore it is necessary to devise measures to avoid and mitigate, where possible, the identified adverse effects. The following sections outline the proposed avoidance and mitigation measures.

## Avoidance and Mitigation of Likely Urbanisation Effects on the SPA

4.2 Likely urbanisation effects on the SPA have been identified as a result of a net increase in residential development (including care homes) within 400m of the SPA. Proposed avoidance and mitigation measures are set out in the table below:

**Table 4.1 Proposed Avoidance and Mitigation Measures of Likely Urbanisation Effects on the SPA**

Plan Characteristic Leading to Likely Urbanisation Effect	Avoidance and Mitigation Measure(s)
Net increase in dwellings within 400m of the SPA	<p>BFLP Policy LP39 - Thames Basin Heaths Special Protection Area - sets an exclusion zone within 400m of the SPA '<i>... A straight line distance of between 0 and up to 400 metres from the SPA boundary. This will be an 'exclusion zone' where mitigation measures are unlikely to be capable of protecting the integrity of the SPA. Proposals for a net increase in dwellings within this zone will not be supported unless it can be demonstrated through an appropriate assessment that there will be no adverse effect on the integrity of the SPA.</i></p> <p>For proposals for care homes within 400m of the SPA, guidance in paragraph 3.6.2 of the Bracknell Forest Council Thames Basin Heaths SPA Avoidance and Mitigation Supplementary Planning Document (2012) states:</p> <p><i>'These developments will be dealt with on a case by case basis at the planning application stage, in agreement with Natural England. Certain avoidance and mitigation measures may need to be put in place in order to reach a conclusion of no adverse effect on the integrity of the SPA. For example, these could include the following:</i></p> <ul style="list-style-type: none"> <li>- <i>A workable pet covenant enforceable by the accommodation management company / organisation which precludes the keeping of cat and dogs on the premises; with the exception of assisted living dogs...'</i></li> </ul> <p>This guidance is being updated through the Draft Thames Basin Heaths SPA SPD (January 2018) which is undergoing consultation in early 2018. This HRA will be updated accordingly when the new SPD is adopted.</p>

## Avoidance and Mitigation of Likely Recreational Effects on the SPA

4.3 Likely recreational effects on the SPA have been identified as a result of

- A net increase in car parking spaces within 400m of the SPA
- A net increase in dwellings within 400m - 7km of the SPA

4.4 Proposed avoidance and mitigation measures are set out in the table below:

**Table 4.2 Proposed Avoidance and Mitigation Measures of Likely Recreational Effects on the SPA**

Plan Characteristic Leading to Likely Urbanisation Effect	Avoidance and Mitigation Measure(s)
A net increase in car parking spaces within 400m of the SPA	When planning applications for residential and non residential development are submitted to the Council or when projects are developed to bring forward new or improved transport infrastructure, employment and retail developments or the provision of new or improved community facilities, the Council must ensure that these do not lead to a net increase in car parking spaces within 400m of the SPA.
Net increase in dwellings within 400m - 7km of the SPA	<p>BFLP Policy LP39 ' - Thames Basin Heaths Special Protection Area - sets two zones of influence with specific mitigation measures required for each zone: 'ii A straight line distance of between 400 metres to 5 kilometres from the SPA boundary. Within this zone measures must be provided to ensure that the integrity of the SPA is protected. Mitigation measures will be based on a combination of the provision of Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring (SAMM) measures and will be delivered prior to occupation and in perpetuity.</p> <p>iii. A straight line distance of between 5 and 7 kilometres from the SPA boundary. Within this zone residential developments with a net increase of more than 50 dwellings will be dealt with on a case by case basis and are likely to be required to provide appropriate mitigation based on a combination of SAMM and the provision of SANG to a lower standard than within the 400m – 5km zone. Mitigation measures will be delivered prior to occupation and in perpetuity'.</p> <p>More detail is provided in the Policy and in the Thames Basin Heaths SPA Avoidance and Mitigation SPD (March 2012) which is to be updated in 2018. Further more detailed information on SANGs and the SAMM Project is set out below the table.</p>

Plan Characteristic Leading to Likely Urbanisation Effect	Avoidance and Mitigation Measure(s)
	<p>For proposals for care homes within 400m - 7km of the SPA there is guidance in paragraph 3.6.3 of the Bracknell Forest Thames Basin Heaths SPA Avoidance and Mitigation Supplementary Planning Document (2012). It states: <i>'These developments will be dealt with on a case by case basis at the planning application stage, in agreement with Natural England. Certain avoidance and mitigation measures may need to be put in place in order to reach a conclusion of no adverse effect on the integrity of the SPA. For example, these could include the following:</i></p> <p><i>- That the use class of the property is limited to that of C2, and the occupants will only be of limited mobility and thus will not access the Thames Basin Heaths SPA'.</i></p> <p>This guidance is being updated through the Draft Thames Basin Heaths SPA SPD (January 2018) which is undergoing consultation in early 2018. This HRA will be updated accordingly when the new SPD is adopted.</p>

### Suitable Alternative Natural Greenspaces (SANGs)

**4.5** The provision of alternative recreational land to attract new residents away from the SPA is a key part of the avoidance and mitigation strategy. Such land is commonly known as SANGs - Suitable Alternative Natural Greenspaces.

**4.6** SANG provision should be funded by developer contributions, purchased from landowners of private SANGs or may be provided by developers for individual developments (bespoke SANG). To meet the requirements of the Habitats Regulations, SANG must be provided and managed in perpetuity. Sufficient SANG should be provided in advance of occupation of a dwelling to ensure there is no likely significant effect on the SPA.

**4.7** Usually SANGs must be provided at a minimum of 8ha per 1000 new residents, as set out in the Thames Basin Heaths SPA Delivery Framework (2009). The standard may however increase for developments that lie closer to the SPA. For developments located between 5-7km of the SPA, a minimum 2ha/1,000 new residents is likely to apply. This standard of SANGs provision is necessary, in addition to normal open space requirements,<sup>(6)</sup> in order that the Council can have certainty that the Avoidance and Mitigation Strategy will prevent an adverse impact on the integrity of the SPA.

**4.8** Where a SANG which is provided on existing public open space, these areas will have a level of existing visitor use this will need to be discounted to protect current access. When new land or existing public open space is proposed as SANG, any existing nature conservation interests must be taken into account and potentially discounted.

6 See Thames Basin Heaths SPA Avoidance and Mitigation Supplementary Planning Document (March 2012)

**4.9** Where there is sufficient SANG capacity available, for developments that have a net increase in dwellings of less than 109 dwellings, the Council will accept a payment contribution towards strategic SANGs in line with its adopted SPA Avoidance and Mitigation Strategy.

**4.10** Developments with a net increase of 109 or more dwellings, a bespoke SANG must be provided.<sup>(7)</sup> The Council may make exceptions to this where the development is located in Bracknell Town Centre.

**4.11** The standard provision of strategic SANGs (an average open space standard of 8ha per 1000 new population) is not directly transferable to bespoke solutions where compliance with a general standard may not be sufficient to demonstrate that the requirements of the Habitats Regulations are met.

**4.12** The quality of new SANG land should be agreed with the Council and Natural England.<sup>(8)</sup>

**4.13** In order to demonstrate that there is sufficient SANG capacity to mitigate for the net increase in dwellings proposed in the BFLP a provisional SANG solution has been identified for each site allocation (see Appendix 8).

### **Strategic Access Management and Monitoring (SAMM)**

**4.14** On-site access management (on the SPA) aims to avoid the impacts of current and predicted future users of the SPA. South East Plan policy NRM6 states that access management measures will be provided strategically to ensure that adverse impacts on the SPA are avoided and that SANG functions effectively.

**4.15** The Thames Basin Heaths SPA comprises multiple SSSI sites, owned and managed by many different organisations and some private individuals. In order to ensure that access management implemented in one area does not simply displace visitors onto another part of the SPA, it is necessary to take a strategic approach to visitor access management.

**4.16** On 17 July 2011, Bracknell Forest Council, Natural England and 11 other local authorities in the sub-region affected by SPA issues, signed the Strategic Access Management and Monitoring (SAMM) agreement. The SAMM Project aims to:

- Promote SANGS as new recreational opportunities for local people and particularly encourage their use during the breeding bird season.
- Provide on-the-ground wardening service to supplement existing wardening efforts.
- Provide an SPA-wide education programme.
- Create new volunteering opportunities.
- Demonstrate best practice for strategic access management of visitors and visitor infrastructure where the supply of greenspace is heavily dependent on protected areas.
- Monitor visitor usage of SANGs and SPA.
- Monitor Annex 1 birds on SPA sites.

**4.17** A SAMM contribution will be required from developers for each net additional dwelling on new residential development sites. The contributions are calculated on a 'per bedroom' basis and are set out in the Thames Basin Heaths SPA Avoidance and Mitigation SPD (March 2012). The level of these contributions may change over time.

7 109 dwellings is the number necessary (at an average of 2.31 people per dwelling and 8ha per 1000 population SANG requirement) to generate a requirement for a 2ha SANG (which is the smallest SANG by area which would be acceptable).

8 See Guidelines for the Creation of Suitable Accessible Natural Green Space (SANGs). Natural England. (June 2008)

## Avoidance and Mitigation of Potential Air Quality Effects on the SPA and SAC

**4.18** Potential air quality effects on the SPA have been identified as follows:

- Residential and non-residential development leading to additional traffic movements on affected roads (i.e. those within 200m of the SPA and SAC where there is a change in daily traffic flows by 1,000 AADT (Annual Average Daily Traffic) or more) and where this causes the concentration within the emission footprint in any part of the European sites to increase by more than 1% of the relevant long-term benchmark (Environmental Assessment Level, Critical Level or Critical Load).

**4.19** An air quality assessment has not yet been undertaken so it is currently not known whether the BFLP will lead to *likely* air quality effects. Therefore only the *potential* effects are set out above.

**4.20** A report prepared for The West London Alliance Air Quality Cluster Group<sup>(9)</sup> identifies four broad types of mitigation measures:

- Behavioural measures and modal shift - reducing the amount of traffic overall;
- Traffic management - modifying traffic behaviour to control where emissions are generated;
- Emissions reduction at source - reducing the emissions level per vehicle; and
- Roadside barriers.

**4.21** The policies in the draft BFLP cover all these categories except for the fourth one (roadside barriers). These policies are described in the table below.

**4.22** NE identifies three mitigation measures (the first two which relate to roadside barriers)<sup>(10)</sup> These are:

- The use of a shelterbelt of trees planted alongside a road to prevent the transport of pollutants away from the area on the SPA and SAC to be protected
- The use of a buffer zone of vegetation located between the road and the protected SPA habitat. This means that the area affected by the pollution is within the buffer zone.
- Compensatory habitat creation. The loss of habitat due to adverse effect on the SPA vegetation as a result of air pollution might be compensated for by the creation of the same habitat at a nearby location.

**4.23** The Council intends to undertake further investigation into the use of roadside barriers as strategic mitigation. These mitigation methods can also be agreed at the planning application stage if adverse effects on the integrity of the SPA and / or SAC are found.

**4.24** Some avoidance and mitigation measures for adverse air pollution effects related to the construction stage of the developments could also be tackled through a Code of Construction Practice.

9 Best Practice Guide for Assessment of Traffic and Air Quality Impacts Prepared for the West London Alliance Air Quality Cluster Group by Transport Travel Research Ltd (August 2005)

10 See The Ecological Effects of Diffuse Air Pollution from Road Transport. English Nature Research Report 580 at <http://naturalengland.etraderstores.com/NaturalEnglandShop/R580>

**4.25** A Habitats Regulations Assessment at the planning application stage would need to consider existing local air quality conditions, an assessment of the construction phase impacts and the impacts during operation of the development. Any mitigation measures would need to be agreed with the Council and Natural England.

**Table 4.3 Proposed Avoidance and Mitigation Measures of Potential Air Quality Effects on the SPA and SAC**

Potential Air Quality Effect	Avoidance and Mitigation Measure(s)
<p>Residential and non-residential development leading to additional traffic movements on affected roads (i.e. those within 200m of the SPA and SAC where there is a change in daily traffic flows by 1,000 AADT (Annual Average Daily Traffic) or more) <u>and</u> where this causes the concentration within the emission footprint in any part of the European sites to increase by more than 1% of the relevant long-term benchmark (Environmental Assessment Level, Critical Level or Critical Load).</p>	<p>Behavioural measures and modal shift, traffic management and emissions reduction at source are tackled through the following policies in the BFLP:</p> <p>LP45 Strategic Transport Principles, LP46 Assessing, minimising and mitigating the transport impacts of development, LP47 Transport Infrastructure Provision, LP48 Travel Plans and LP49 Parking.</p>
	<p>LP43 Pollution and Hazards states that '<i>Development proposals should neither individually nor cumulatively have an adverse effect on... the quality of the natural environment or landscape, either during the construction phase or when completed</i>'. The supporting text goes on to say '<i>Applicants will be required to undertake air quality modelling and assessment where necessary to address the effects on... biodiversity. This will be provided or funded by the applicant</i>'.</p> <p>Therefore when certain planning applications for residential and non residential development (including transport infrastructure) are submitted to the Council (some of these sites will be determined by the Council following strategic traffic modelling of the sites proposed in the BFLP in combination with proposed allocations in other Local Authorities ), the Council will require a detailed air quality assessment to be undertaken at that stage.</p> <p>If an application is found to lead to a likely significant adverse effects on the SPA and / or SAC (in agreement with NE) further mitigation methods will be agreed at the planning application stage and could include planting a shelterbelt of trees alongside a road, planting a buffer zone of vegetation located between the road and the protected SPA habitat or compensatory habitat creation.</p>
	<p>Possible use of roadside barriers as strategic mitigation. The Council intends to investigate this issue in more detail.</p>



## 5 Conclusions

**5.1** The likely significant effects of the BFLP on the integrity of the SPA have been identified as follows:

- Urbanisation as a result of a net increase of residential development within 400m of the SPA;
- Recreational pressure as a result of a net increase in car parking spaces within 400m of the SPA and a net increase in dwellings located between 400m - 7km of the SPA;

**5.2** The potential effects of the BFLP on the integrity of the SPA and SAC have been identified as follows:

- Air quality as a result of an increase in the concentration of Nitrogen Oxides (NOx) on the habitats of the SPA and SAC arising from increased traffic flows on roads within 200m of the European Sites.

**5.3** Avoidance and mitigation measures have been proposed in this HRA which has led the Council to conclude that there will be no significant adverse urbanisation and recreational effects upon the integrity of the SPA as a result of the developments and policies within the BFLP.

**5.4** Although various avoidance and mitigation measures have been proposed to safeguard the SPA and SAC from potential air quality effects of the BFLP, the Council is not able to conclude at this time that there will be no significant adverse air quality effects upon the integrity of the SPA and SAC as a result of the developments and policies within the BFLP. It is recognised that there is still some work to be undertaken to establish likely air quality effects on these European Sites and the Council proposes to undertake strategic traffic modelling at the Submission stage of the Plan when the proposed allocations are more certain and when more information is available regarding the Local Plan proposals in other Local Authorities.

**5.5** The Council will continue to work with Natural England and other stakeholders to ensure that a package of measures is secured which ensures no likely significant effect on the integrity of the European sites. These mitigation measures will be implemented through:

- The determination and monitoring of planning applications.
- The Community Infrastructure Levy (CIL), conditions, section 106 Agreements or other agreements to secure contributions or works.

## 6 Glossary

**Table 6.1**

Term	Acronym	Definition
Appropriate Assessment	AA	An assessment, required under the Habitats Directive, if a plan or project is judged as likely to have a significant effect on a Natura 2000 site.
Biodiversity		Biological Diversity - the variety and total number of all biological life.
Bracknell Forest Council	BFC	
Competent Authority		The decision maker under the Conservation of Habitats and Species Regulations 2010: often the local authority, but could be a planning inspector or other body responsible for assessing a plan or project.
Development Plan Document	DPD	A Local Development Document which forms part of the statutory development plan, examples include the Core Strategy, Proposals Map and Area Action Plans.
Local Development Framework	LDF	The portfolio of Local Development Documents which sets out the planning policy framework for the borough.
Natura 2000 sites		An ecological network of sites such as Special Protection Areas (SPAs) and Special Areas of Conservation SACs established under the Habitats Directive to provide a strong protection for Europe's wildlife areas.
Natural England	NE	
Pathways of Impact		Land use plans can have an impact on European sites, by following the pathways along which development can be connected with European sites. Pathways are routes by which a change in activity associated with a development can lead to an effect upon a European site.
Precautionary Principle		Where there are threats of serious or irreversible damage, lack of full scientific certainty shall not be used as a reason for postponing cost-effective measures to prevent environmental degradation (Principle 15 of the Rio Declaration on Environment and Development).

Term	Acronym	Definition
Significant Effect		Any reasonably predictable effect of a plan or project on the conservation objectives of the designated site features but excluding de minimis or inconsequential effects.
Special Area of Conservation	SAC	Strictly protected sites designated under the EC Habitats Directive and the habitat types and species are those considered to be most in need of conservation at a European level (excluding birds).
Special Protection Area	SPA	A nature conservation site designated for its bird interest under the Birds Directive, but subject to the assessment procedure set out in the Habitats Directive.
Strategic Access Management and Monitoring Project	SAMM	Overseen by Natural England. Implements standard messages, additional wardening and education across the Thames Basin Heaths SPA.
Supplementary Planning Document	SPD	An Local Development Document which does not form part of the statutory development plan, but is part of the Local Development Framework. Supplementary Planning Documents (SPDs) elaborate upon policies and proposals in a Development Plan Document.
Suitable Alternative Natural Greenspace	SANG	Open space, meeting guidelines on quantity and quality, for the purpose of providing recreational alternatives to the SPA.
Thames Basin Heaths Joint Strategic Partnership		Partnership of Thames Basin Heaths SPA-affected local authorities and key stakeholders, which form and oversee the implementation of sub-regional guidance, for example the Delivery Framework.

# Appendix 1 Summary HRA Responses to the BFLP Issues and Options Consultation

## A Summary of HRA Responses to the Issues and Options Consultation

As part of the BFLP Issues and Options Consultation which ran from Monday 13 June to Monday 25 July 2016, the following organisations provided responses which are relevant to the HRA. The summary responses help to confirm that a Habitats Regulations Assessment needs to be carried out for the BFLP and that, without appropriate avoidance and mitigation measures, significant adverse effects on the integrity of the Thames Basin Heaths SPA are likely to arise as a result of this plan.

**Table 7.1 A Summary of HRA-Related Responses to the Issue and Options Consultation**

Organisation	Summary Response
Natural England	<p><u>HRA</u></p> <p>The Local Plan should be screened under Regulation 102 of the Conservation of Habitats and Species Regulations 2010 (as amended) at an early stage so that outcomes of the assessment can inform key decision making on strategic options and development sites. Natural England would welcome early discussion on the Habitats Regulations Assessment (HRA) of the plan and can offer further advice as policy options are progressed.</p> <p><u>The Plan's vision and strategy</u></p> <p>As recognised in Section 7.4 of the consultation document, in accordance with the NPPF, the plan's development strategy should seek to avoid areas of high environmental value. Natural England expects sufficient evidence to be provided, through the SA and HRA, to justify the site selection process and to ensure sites of least environmental value are selected, e.g. land allocations should avoid designated sites and landscapes and should consider the direct and indirect effects of development on land within the setting of designated landscapes.</p> <p><u>Environmental Protection</u></p> <p>We would expect the plan to address the impacts of air quality on the natural environment. In particular, it should address the traffic impacts associated with new development, particularly where this impacts on European sites and SSSIs. The environmental assessment of the plan (SA and HRA) should also consider any detrimental impacts on the natural environment, and suggest appropriate avoidance or mitigation measures where applicable.</p> <p>Natural England advises that one of the main issues which should be considered in the plan and the SA/HRA are proposals which are likely to generate additional nitrogen emissions as a result of increased traffic generation, which can be damaging to the natural environment.</p>

Organisation	Summary Response
	<p>The effects on local roads in the vicinity of any proposed development on nearby designated nature conservation sites (including increased traffic, construction of new roads, and upgrading of existing roads), and the impacts on vulnerable sites from air quality effects on the wider road network in the area (a greater distance away from the development) can be assessed using traffic projections and the 200m distance criterion followed by local Air Quality modelling where required. We consider that the designated sites at risk from local impacts are those within 200m of a road with increased traffic, which feature habitats that are vulnerable to nitrogen deposition/acidification. APIS provides a searchable database and information on pollutants and their impacts on habitats and species.</p>
RSPB	<p>As part of the sequential approach to protecting important areas for wildlife, the Council should look to locate new housing away from the Thames Basin Heaths Special Protection Area (SPA) zone of influence in order to avoid or minimise the recreational and other urban impacts arising from new residential development.</p> <p>The RSPB supports the hierarchy approach to the protection of designated nature conservation sites. However, for internationally important sites (SPAs) the consideration of supporting / functionally linked habitat should also be included. For the Thames Basin Heaths SPA this could, for example, include important feeding areas for nightjar (which are known to feed up to 7km from their breeding sites) and undesignated sites supporting further breeding territories of Annex I heathland birds.</p>

# Appendix 2 Thames Basin Heaths SPA

The Thames Basin Heaths SPA was proposed in October 2000, and full SPA status was approved on 9 March 2005. It is an example of a heathland landscape based within a highly active economy. It consists of a composite site covering an area of some 8,274 hectares, consisting of 13 Sites of Special Scientific Interest (SSSI) scattered from Hampshire in the west, to Berkshire in the north, through to Surrey.

The habitat consists of both dry and wet heathland, mire, oak, birch acid woodland, gorse scrub and acid grassland with areas of rotational conifer plantation.

## Qualifying Species

This site qualifies under Article 4.1 of the Birds Directive as it is used by 1% or more of the Great Britain population of species of European Importance listed in Annex I of the Directive. During the breeding season this includes:

- Dartford warbler (*Sylvia undata*)
- Nightjar (*Caprimulgus europaeus*)
- Woodlark (*Lullula arborea*)

The SPA supports the second largest concentration of Dartford warbler in Great Britain, the third largest number of woodlark, and the fourth largest population of breeding nightjars.

## Non Qualifying Species of Interest

Hen harrier (*Circus cyaneus*), merlin (*Falco columbarius*), short-eared owl (*Asio flammeus*) and kingfisher (*Alcedo atthis*) (all Annex I species) occur in non-breeding numbers of less than 1% of the GB population.

## Seasonality

The breeding season of the protected bird species occurs predominantly in April, May, June and July, but an extended season can occur between February and August, therefore this is when the ground-nesting species are most vulnerable to disturbance. The breeding season for nightjar occurs from mid-May through to August, with a peak in June; woodlark nest from March until July, but commence territorial activity from early February; the Dartford warbler generally breeds between April and August. Territorial activity may begin as early as February and, as yet, there is no indication of how climate change might affect the breeding season.

## Conservation Objectives

The Directive requires Appropriate Assessment to be undertaken '*in view of the site's nature conservation objectives*' and the European Commission states that the purpose of the Natura 2000 network, which includes the Thames Basin Heaths SPA, is "*to preserve biodiversity by maintaining or restoring natural habitats of Community importance*".

Conservation objectives are a statement of measures which are related to the maintenance or restoration of the individual site, and its contribution towards the favourable conservation status of the natural habitats and/or populations of species of wild fauna and flora for which the site has been selected. The conservation status of a species is defined as favourable when the

population range and natural habitats of the species are stable or increasing and population dynamics indicate the species is able to maintain itself on a long-term basis as a viable component of its natural habitat. Similarly, the conservation status of a habitat is favourable when the range, structure and function, and typical species, thereof, are stable or increasing, i.e. there is sufficient geographical extent of the habitat area to sustain the selected species.

Favourable Conservation Status is a trend-based assessment based on the population as a whole across Europe and not specifically on the Thames Basin Heaths SPA.

The conservation objective for the Thames Basin Heaths SPA is "**Subject to natural change, to maintain, in favourable condition, the habitats for the populations of Annex 1 bird species of European importance, with particular reference to lowland heathland and rotationally managed plantation.**"

The above conservation objective can be broken down into its separate components to assist with the HRA and impact prediction:

- To maintain, in favourable condition, lowland heathland and rotationally managed plantation to provide habitats for Annex I breeding bird populations of woodlark, nightjar and Dartford warbler.
- To maintain the geographical extent of the habitat area.
- To sustain and improve population numbers of woodlark, nightjar and Dartford warbler.

**SSSI Condition**

Condition assessment is a concept applied to SSSIs rather than SPAs. A condition assessment is an expert judgement of the condition of a site (that is, a site unit) at a moment in time, based upon available information on defined attributes (which may be biological, chemical or physical), for the notified features on the unit at the date of assessment.

This is relevant when carrying out an HRA which explores the impact of a plan or project on site integrity. For example, this can conclude that where existing pressures do not have a current, readily-measurable impact on condition, but the appropriate assessment has nevertheless identified the risk of such effects becoming manifest in the future, the existing pressure is threatening the ability of the site to ‘maintain’ favourable condition in the long term and a conclusion of ‘no adverse effect on integrity’ cannot be recorded. In these cases, the condition assessment may currently be recorded as favourable.

The two areas of the Thames Basin Heaths SPA that lie within Bracknell Borough are the Broadmoor to Bagshot Heaths SSSI and the Sandhurst to Owlsmoor Bogs and Heaths (also known as Wildmoor Heath) SSSI. The condition of these SSSIs is shown below.

**Table 8.1 Condition of Broadmoor to Bagshot Wood and Heaths SSSI (22 March 2017)**

Condition	% of Area
Favourable	65.61%
Unfavourable recovering	34.39%
Unfavourable no change	0%

Condition	% of Area
Unfavourable declining	0%
Destroyed / part destroyed	0%

**Table 8.2 Condition of Sandhurst to Owlsmoor Bogs and Heaths (also known as Wildmoor Heath) SSSI (22 November 2013)**

Condition	% of Area
Favourable	0%
Unfavourable recovering	100%
Unfavourable no change	0%
Unfavourable declining	0%
Destroyed / part destroyed	0%

### Ecological Requirements of the Qualifying Species

- **Dartford warbler** - Large unbroken dwarf-shrub layer of heather with scattered gorse; abundance of shrub layer invertebrates; mix of heather trees and gorse amongst heathland vegetation; reduction in displacement of birds; extent and distribution of habitat area.
- **Nightjar** - Abundance of night flying insects; open ground with predominantly low vegetation bare patches and sparse woodland/scrub cover; reduction in displacement of birds; extent and distribution of habitat area.
- **Woodlark** - Abundance of ground surface invertebrates; mix of shrub/tree cover, short-medium vegetation and bare ground; reduction in displacement of birds; extent and distribution of habitat area.

### Description of Potential Adverse Effects on Site Integrity

The Natura 2000 Standard Data Form for the Thames Basin Heaths SPA (dated 25 January 2016)<sup>(11)</sup> identifies the following threats and pressures which may have a negative impact on the site as:

- Air pollution, air-borne pollutants (from inside and outside the SPA)
- Other human intrusions and disturbances (from inside the SPA)
- Outdoor sports and leisure activities, recreational activities (from inside the SPA)
- Biocenotic evolution, succession (from inside the SPA)
- Forest and Plantation management & use (from inside the SPA)

It can be concluded that the first three pressures and threats above (air pollution, human disturbance and recreational activities) have the potential to lead to an adverse effect on the integrity of the SPA as a result of the CLP. The CLP has no effect on the management of SPA and the last two bullet points are therefore irrelevant in this case.

11 Available at <http://jncc.defra.gov.uk/pdf/SPA/UK9012141.pdf>



# Appendix 3 Windsor Forest and Great Park SAC

Windsor Forest and Great Park SAC is a large area of continuous woodland. The SAC covers a total area of 1,687.26 hectares. The predominant habitat is mixed woodland (95%). There are also areas of dry grasslands (4.5%) and inland water bodies (0.5%). The soil and geology is a mix of acidic, clay, neutral and sand. The geomorphology and landscape is classified as lowland. The SAC represents old acidophilous oak woods in the south-eastern part of its UK range. It has the largest number of veteran oaks *Quercus spp.* in Britain (and possibly in Europe), a consequence of its long continuity of management. Windsor Forest is listed as the most important site in the UK for fauna associated with decaying timber on ancient trees (oak spp, beech, and other species of tree). It is of importance for its range and diversity of saproxylic invertebrates, including many rare species (e.g. the beetle *Lacon querceus*). The SAC is thought to support the largest of the known populations in the UK of European important Violet click beetle *Limoniscus violaceus*. It is also recognised as having rich fungal assemblages. Atlantic acidophilous beech forest habitat is present at the site and supports many of the important invertebrate and fungi assemblage

## Qualifying Features

- H9120 Atlantic acidophilous beech forests with *Ilex* and sometimes also *Taxus* in the shrublayer (*Quercion robori-petraeae* or *Illici-Fagenion*); Beech forests on acid soils
- H9190 Old acidophilous oak woods with *Quercus robur* on sandy plains; Dry oak-dominated woodland
- S1079 *Limoniscus violaceus*; Violet click beetle

## Conservation Objectives

Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring;

- The extent and distribution of qualifying natural habitats and habitats of qualifying species
- The structure and function (including typical species) of qualifying natural habitats
- The structure and function of the habitats of qualifying species
- The supporting processes on which qualifying natural habitats and the habitats of qualifying species rely
- The populations of qualifying species, and,
- The distribution of qualifying species within the site.

## SSSI Condition

The table below provides information on the condition of the SSSI making up the SAC at 24 May 2016.

**Table 9.1 Condition of Windsor Forest and Great Park SSSI (19 July 2013)**

Condition	% of Area
Favourable	51.84%
Unfavourable recovering	48.16%
Unfavourable no change	0%
Unfavourable declining	0%
<del>Destroyed / part destroyed</del>	<del>0%</del>

### **Description of Potential Adverse Effects on Site Integrity**

The Natura 2000 Standard Data Form for the Windsor Forest and Great Park SAC (dated 25 January 2016)<sup>(12)</sup> identifies the following negative threats, pressures which may have a negative impact on the site as:

- Air pollution, air-borne pollutants (from inside and outside the SAC)
- Invasive non-native species (from inside and outside the SAC)
- Forest and Plantation management and use (inside the SAC)
- Interspecific floral relations (inside the SAC)

It can be concluded that air pollution has the potential to lead to an adverse effect on the integrity of the SPA as a result of the CLP. Given that the preferred option allocations lie at least 2.4km away from the SAC and the CLP has no effect on the management of the SAC, the last three bullet points are irrelevant in this case.

12 Available at <http://jncc.defra.gov.uk/protectedsites/sacselection/n2kforms/UK0012586.pdf>

## Appendix 4 Projected Population Arising from the Plan

The Thames Basin Heaths SPA Delivery Framework (2009) sets out an average household size of 2.4 persons per dwelling. Paragraph 5.9 states that '*SANG should be provided on the basis of at least 8ha per 1,000 population. The average occupancy rate should be assumed to be 2.4 persons per dwelling unless robust local evidence demonstrates otherwise*'. Footnote 13 confirms that this is '*Based on the occupancy rate across the 11 affected authorities in 2006*'. Bracknell Forest applies an average household size of 2.31 persons per dwelling in agreement with Natural England.

Therefore, with an estimated net increase of 3,651 dwellings on the proposed allocations plus 696 dwellings on windfall sites the projected population arising from the BFLP is [4,347 x 2.31] **10,042 people.**

## Appendix 5 Potential Visits to the SPA Arising from Increased Population

As a general rule, the number of walkers, riders, cyclists and motor cyclists using a heathland will increase with an increase in local population, which would indicate a relationship between housing development and recreational disturbance.

In reality this is not likely to be a linear relationship due to the effect of other complex factors, such as the accessibility of the SPA, education, information available and access to other areas of open space. However, it is necessary to quantify the impact arising from the new residents; therefore a linear correlation has been assumed for the purposes of this assessment.

The following table shows that, on average each resident of Bracknell Forest **visits the SPA 7.44 times a year**. If this is extrapolated forward, and it is assumed this rate of visits will remain the same or decline because no other plans or projects are currently being approved which would increase this level, the number of visits arising from the new population within 5km of the SPA can be calculated. This amount of new visits per annum works out to **an estimated 74,712 visits**. To give a degree of scale to this number, this impact is approximately **1.3%** of the total number of current visits to the SPA.

**Table 11.1 Potential Visits to the SPA arising from Plan Allocations**

	Calculation / reference	Result
Total number visits to SPA per annum	Liley, Jackson & Underhill-Day, 2012/13	5,902,050*
Total residential properties within 5km of the SPA	Liley, Jackson & Underhill-Day, 2015	316,152
Bracknell Forest Borough residential properties within 5km of the SPA	Bracknell Forest Borough Council GIS Property Gazetteer, July 2017	47,431
Proportion of properties and therefore visits arising from Bracknell Forest Borough	$(47,431 \div 316,152) \times 100\%$	15%
Number of visits arising from Bracknell Forest Borough population	$5,902,050 \times 15\%$	885,308
Borough population	ONS mid-2015 estimate	118,982
Visits per annum per head population	$885,308 \div 118,982$	7.44 (rounded up to 2 d.p.)
New population arising from implementing the plans	$4,347 \text{ dwellings} \times 2.31^{(1)}$ average persons per dwelling	10,042

	Calculation / reference	Result
Visits per annum arising from new population (new pop x visits per head pop)	10,042 x 7.44	74,712
% of new visits relating to current total visitors	74,712 ÷ 5,902,050	1.3%

1. See appendix 4

\* In 2005 the total number of visits to the SPA was estimated to be 5,365,500. The 2012/13 visitor survey argued that the initial 2005 visitor survey was not designed to provide an informed estimate of visitor or visit numbers to and across the entirety of the Thames Basin Heaths. Therefore, the 2012/15 visitor survey did not give a total estimate. For the purposes of this exercise, the 2005 figure was increased by 10% in order to derive a more recent estimate. This percentage was applied because the total number of people (adults and children) counted entering the SPA during the survey period was 10% higher than in 2005.

## Appendix 6 Screening of Draft BFLP Policies

The table presents the screening assessments for each Draft Local Plan Policy. The green shading in the second column indicates a policy that has been screened out of further consideration due to the absence of any mechanism for an adverse effect on the integrity of the European sites. The orange shading indicates that further discussion is required in this document since a pathway of impact exists that cannot be immediately screened out at this stage.

**Table 12.1 Screening of Draft Local Plan Policies**

Policy Ref. / Name	Screening Decision (green = screened out, amber = screened in for appropriate assessment)
LP1 Sustainable Development Principles	Positive HRA implications. This policy includes a statement to 'protect and enhance the natural environment' and this includes the protection of European Sites.
LP2 Provision of Housing	<p>Potential HRA implications. This policy sets out the number of additional homes to be provided to 2034. Many of these homes will be located within 7km of the Thames Basin Heaths SPA. The policy also makes reference to windfall sites, the location of which is currently unknown. Unmitigated, this could result in the following pathways of impact linking to the European Sites:</p> <ul style="list-style-type: none"> <li>• Urbanisation from a net increase in dwellings within 400m of the SPA</li> <li>• Recreational pressure from a net increase in dwellings located between 400m to 7km from the SPA and a net increase in car parking within 400m of the SPA.</li> <li>• Air quality from an increase in traffic on roads within 200m of the SPA and SAC</li> </ul>
Policy LP3 Sites Allocated for Residential/Mixed Use Development	<p>Potential HRA implications. This policy sets out the sites allocated for residential/mixed use development. These sites all lie outside the 400m SPA buffer zone and are assessed more fully in Appendix 8. Unmitigated, this could result in the following pathways of impact linking to the European Sites:</p> <ul style="list-style-type: none"> <li>• Recreational pressure from a net increase in dwellings located between 400m to 7km from the SPA</li> <li>• Air quality from an increase in traffic on roads within 200m of the SPA and SAC</li> </ul>
LP4 Land at the Hideout and Beaufort Park, Nine Mile Ride, Bracknell	<p>Potential HRA implications. This site is located between 400m - 5km of the Thames Basin Heaths SPA. It allows for development including residential dwellings, a community hub and transport infrastructure. It includes measures to avoid and mitigate the impact of residential development upon the SPA but does not make reference to potential significant effects on the integrity of the SPA as a result of non</p>

Policy Ref. / Name	Screening Decision (green = screened out, amber = screened in for appropriate assessment)
	<p>residential development nor any reference to potential significant effects on the integrity of the SAC. Unmitigated the policy could provide for the following impact pathways linking to the European Sites:</p> <ul style="list-style-type: none"> <li data-bbox="501 472 1390 539">Air quality from an increase in traffic on roads within 200m of the SPA and SAC</li> </ul>
<p>LP5 Land South of London Road, East of Bog Lane and West of Swinley Road (Whitmoor Forest), Bracknell</p>	<p>Potential HRA implications. This site is located between 400m - 5km of the Thames Basin Heaths SPA. It allows for development including residential dwellings, a community hub, a school and transport infrastructure. It includes measures to avoid and mitigate the impact of <u>residential</u> development upon the SPA but does not make reference to potential significant effects on the integrity of the SPA as a result of non residential development nor any reference to potential significant effects on the integrity of the SAC. Unmitigated the policy could provide for the following impact pathways linking to the European Sites:</p> <ul style="list-style-type: none"> <li data-bbox="501 981 1390 1048">Air quality from an increase in traffic on roads within 200m of the SPA and SAC</li> </ul>
<p>LP6 Land at Winkfield Row</p>	<p>Potential HRA implications. Part of this site is located between 400m - 5km of the Thames Basin Heaths SPA and part between 5 - 7km of the SPA. It allows for development including residential dwellings, a community hub, a school and transport infrastructure. It includes measures to avoid and mitigate the impact of <u>residential</u> development upon the SPA but does not make reference to potential significant effects on the integrity of the SPA as a result of non residential development nor any reference to potential significant effects on the integrity of the SAC. Unmitigated the policy could provide for the following impact pathways linking to the European Sites:</p> <ul style="list-style-type: none"> <li data-bbox="501 1458 1390 1525">Air quality from an increase in traffic on roads within 200m of the SPA and SAC</li> </ul>
<p>LP7 Land at Hayley Green</p>	<p>Potential HRA implications. Part of this site is located between 400m - 5km of the Thames Basin Heaths SPA and part between 5 - 7km of the SPA. It allows for development including residential dwellings, a school and transport infrastructure. It includes measures to avoid and mitigate the impact of <u>residential</u> development upon the SPA but does not make reference to potential significant effects on the integrity of the SPA as a result of non residential development nor any reference to potential significant effects on the integrity of the SAC. Unmitigated the policy could provide for the following impact pathways linking to the European Sites:</p>

Policy Ref. / Name	Screening Decision (green = screened out, amber = screened in for appropriate assessment)
	<ul style="list-style-type: none"> <li>Air quality from an increase in traffic on roads within 200m of the SPA and SAC</li> </ul>
LP8 Sites Allocated for Economic Development in Bracknell Town	<p>Potential HRA implications. This policy sets out the sites allocated for employment development in Bracknell Town. These sites all lie outside the 400m SPA buffer zone. Unmitigated, this could result in the following pathways of impact linking to the European Sites:</p> <ul style="list-style-type: none"> <li>Air quality from an increase in traffic on roads within 200m of the SPA and SAC</li> </ul>
LP9 Strategic and Local Infrastructure	<p>Potential HRA implications. The policy is concerned with the provision of new, or enhancement of existing infrastructure in the borough. It could provide for the following impact pathways linking to the European Sites:</p> <ul style="list-style-type: none"> <li>Air quality from an increase in traffic on roads within 200m of the SPA and SAC</li> </ul>
LP10 Presumption in Favour of Sustainable Development	<p>Positive HRA implications. This policy reflects the position of the NPPF with regards to the presumption in favour of sustainable development. There is a caveat with respect to 'material considerations', which in the context of the NPPF will explicitly include protection of European sites.</p>
LP11 Protection of Countryside	<p>Potential HRA implications. This policy has the potential to allow for the construction of new buildings in the Countryside according to specific criteria. Whilst it is likely to lead to only a small amount of residential development it could provide for the following pathways of impact linking to the European Sites:</p> <ul style="list-style-type: none"> <li>Urbanisation from a net increase in dwellings within 400m of the SPA</li> <li>Recreational pressure from a net increase in dwellings located between 400m to 5km from the SPA and a net increase in car parking within 400m of the SPA</li> <li>Air quality from an increase in traffic on roads within 200m of the SPA and SAC</li> </ul>
LP12 Landscape Character and Strategic Gaps	<p>Potential HRA implications. This policy has the potential to allow for the construction of new buildings in strategic gaps. Whilst it is likely to lead to only a small amount of residential development it could provide for the following pathways of impact linking to the European Sites:</p> <ul style="list-style-type: none"> <li>Urbanisation from a net increase in dwellings within 400m of the SPA</li> </ul>



Policy Ref. / Name	Screening Decision (green = screened out, amber = screened in for appropriate assessment)
	<ul style="list-style-type: none"> <li>• Recreational pressure from a net increase in dwellings located between 400m to 5km from the SPA and a net increase in car parking within 400m of the SPA</li> <li>• Air quality from an increase in traffic on roads within 200m of the SPA and SAC</li> </ul>
LP13 Rural Workers Dwellings	<p>Potential HRA implications. This policy has the potential to lead to a net increase in rural worker's dwellings. Whilst this policy is likely to lead to only a small amount of residential development it could provide for the following impact pathways linking to the European Sites:</p> <ul style="list-style-type: none"> <li>• Urbanisation from a net increase in dwellings within 400m of the SPA</li> <li>• Recreational pressure from a net increase in dwellings located between 400m to 5km from the SPA and a net increase in car parking within 400m of the SPA</li> <li>• Air quality from an increase in traffic on roads within 200m of the SPA and SAC</li> </ul>
LP14 Occupancy Conditions	<p>No HRA implications. The policy is concerned with the removal of occupancy conditions. There are no pathways of impact linking to the SPA or SAC present.</p>
LP15 Equestrian Uses	<p>No HRA implications. The policy is concerned with equestrian uses in the Borough and states that the development will not cause harm to a site of nature conservation... that cannot be satisfactorily mitigated. There are no pathways of impact linking to the SPA or SAC present.</p>
LP16 Overarching Green Belt Policy	<p>Potential HRA implications. This policy has the potential to allow for the construction of new buildings in the Green Belt in very special circumstances and limited infilling within the identified settlement boundaries in certain villages. Whilst this policy is likely to lead to only a small amount of residential development it could provide for the following impact pathways linking to the European Sites:</p> <ul style="list-style-type: none"> <li>• Urbanisation from a net increase in dwellings within 400m of the SPA</li> <li>• Recreational pressure from a net increase in dwellings located between 400m to 5km from the SPA and a net increase in car parking within 400m of the SPA</li> <li>• Air quality from an increase in traffic on roads within 200m of the SPA and SAC</li> </ul>

Policy Ref. / Name	Screening Decision (green = screened out, amber = screened in for appropriate assessment)
LP17 Developed Site in the Green Belt: Jealott's Hill International Research Centre	<p>Potential HRA implications. This policy has the potential to allow for infilling and/or partial or complete redevelopment according to specific criteria within the built envelope of the Jealott's Hill Research Centre as defined on the Policies Map. Part of the site lies within 5-7km of the SPA. It could therefore provide for the following impact pathways linking to the European Sites:</p> <ul style="list-style-type: none"> <li>• Recreational pressure from a net increase in dwellings located between 400m to 7km from the SPA</li> <li>• Air quality from an increase in traffic on roads within 200m of the SPA and SAC</li> </ul>
LP18 Design	<p>No HRA implications. The policy is concerned with achieving a high standard of design and positively contributing to the distinctive character and amenity of the local area. There are no pathways of impact linking to the SPA or SAC present.</p>
LP19 Tall Buildings	<p>No HRA implications. The policy is concerned with where the Council will support proposals for tall buildings. There are no pathways of impact linking to the SPA or SAC present.</p>
LP20 Internal Residential Space Standards	<p>No HRA implications. The policy is concerned with the internal residential space standards. There are no pathways of impact linking to the SPA or SAC present.</p>
LP21 Protection of Existing Housing Stock and Land	<p>Potential HRA implications. This policy is concerned with protecting the existing housing stock, and land already in, or last in, residential use and supports proposals to bring empty homes into use. Unmitigated, this could result in the following pathways of impact linking to the European Sites:</p> <ul style="list-style-type: none"> <li>• Urbanisation from a net increase in dwellings within 400m of the SPA</li> <li>• Recreational pressure from a net increase in dwellings located between 400m to 7km from the SPA and a net increase in car parking within 400m of the SPA</li> <li>• Air quality from an increase in traffic on roads within 200m of the SPA and SAC</li> </ul>
LP22 Housing for Older People	<p>No HRA implications. This is a development management policy relating to the provision of Housing for Older People. There are no pathways of impact linking to the SPA or SAC present.</p>
LP23 Self Build and Custom Built Housing	<p>No HRA implications. This is a development management policy requiring large sites to provide a certain amount of self build and custom build housing. There are no pathways of impact linking to the SPA or SAC present.</p>

Policy Ref. / Name	Screening Decision (green = screened out, amber = screened in for appropriate assessment)
LP24 Affordable Housing	No HRA implications. This is a development management policy requiring large sites to provide a certain amount of affordable homes. There are no pathways of impact linking to the SPA or SAC present.
LP25 Housing Mix – Tenure, Size and Accessibility	No HRA implications. This policy relates to housing mix. There are no pathways of impact linking to the SPA or SAC present.
LP26 Travelling Populations	<p>Potential HRA implications. This policy makes provision for five additional gypsy and traveller pitches to meet the accommodation needs of travelling populations in the borough. The locations of these pitches are not defined in the policy however, unmitigated, this could result in the following pathways of impact linking to the European Sites:</p> <ul style="list-style-type: none"> <li>• Urbanisation from a net increase in dwellings within 400m of the SPA</li> <li>• Recreational pressure from a net increase in dwellings located between 400m to 7km from the SPA and a net increase in car parking within 400m of the SPA</li> <li>• Air quality from an increase in traffic on roads within 200m of the SPA and SAC</li> </ul>
LP27 Employment Areas	<p>Potential HRA implications. This policy aims to flexibly accommodate the changing needs of business over the coming years including development that will enable existing businesses to expand within the existing employment areas. There is one Employment Area which lies within 400m of the SPA (Broadmoor). Unmitigated, this could result in the following pathways of impact linking to the European Sites:</p> <ul style="list-style-type: none"> <li>• Recreational pressure from a net increase in car parking within 400m of the SPA</li> <li>• Air quality from an increase in traffic on roads within 200m of the SPA and SAC</li> </ul>
LP28 Employment Development Outside Employment Areas	<p>Potential HRA implications. This policy sets criteria for the support of employment development outside employment areas. It also includes appropriate intensification, redevelopment and upgrading of an existing employment site or premises to help meet the forecast demand over the plan period and to respond to modern business needs. Unmitigated, this could result in the following pathways of impact linking to the European Sites:</p>

Policy Ref. / Name	Screening Decision (green = screened out, amber = screened in for appropriate assessment)
	<ul style="list-style-type: none"> <li>Recreational pressure from a net increase in car parking within 400m of the SPA</li> <li>Air quality from an increase in traffic on roads within 200m of the SPA and SAC</li> </ul>
LP29 Smaller Businesses	<p>Potential HRA implications. This policy aims to support development proposals to enable smaller businesses to operate and expand. Unmitigated, this could result in the following pathways of impact linking to the European Sites:</p> <ul style="list-style-type: none"> <li>Recreational pressure from a net increase in car parking within 400m of the SPA</li> <li>Air quality from an increase in traffic on roads within 200m of the SPA and SAC</li> </ul>
LP30 Development in Bracknell Town Centre	<p>Potential HRA implications. The policy sets out criteria of support for the provision of a mix of uses including retail, residential, employment, recreational, leisure, civic, cultural and health facilities and associated infrastructure. Unmitigated, this could result in the following pathways of impact linking to the European Sites:</p> <ul style="list-style-type: none"> <li>Recreational pressure from a net increase in dwellings located between 400m to 5km from the SPA</li> <li>Air quality from an increase in traffic on roads within 200m of the SPA and SAC</li> </ul>
LP31 Out of Centre Development	<p>Potential HRA implications. The policy sets out criteria of support for the provision out of centre development. Unmitigated, this could result in the following pathways of impact linking to the European Sites:</p> <ul style="list-style-type: none"> <li>Recreational pressure from a net increase in car parking within 400m of the SPA</li> <li>Air quality from an increase in traffic on roads within 200m of the SPA and SAC</li> </ul>
LP32 Changes of Use Within Defined Retail Centres	<p>Potential HRA implications. This policy refers to the changes of use within defined retail centres. A small part of the eastern edge of the Bagshot Road Superstore lies within 400m of the SPA. A small part of the northern edge of the Crowthorne Centre also lies within 400m of the SPA. Unmitigated, this could result in the following pathways of impact linking to the European Sites:</p> <ul style="list-style-type: none"> <li>Recreational pressure from a net increase in car park spaces within 400m of the SPA</li> </ul>

Policy Ref. / Name	Screening Decision (green = screened out, amber = screened in for appropriate assessment)
	<ul style="list-style-type: none"> <li data-bbox="501 300 1390 367">Air quality from an increase in traffic on roads within 200m of the SPA and SAC</li> </ul>
LP33 Advertisements and Shop Fronts	No HRA implications. The policy is concerned with advertisements and shop fronts. There are no pathways of impact linking to the SPA or SAC present.
LP34 Protection of Community Facilities and Services	<p data-bbox="501 560 1374 663">Potential HRA implications. This policy relates to the protection of community facilities and services. Unmitigated, this could result in the following pathways of impact linking to the European Sites:</p> <ul style="list-style-type: none"> <li data-bbox="501 694 1383 761">Recreational pressure from a net increase in car parking within 400m of the SPA</li> </ul>
LP35 Protection and Enhancement of the Historic Environment	No HRA implications. The policy is concerned with conservation and enhancement of heritage assets and their settings in the borough. There are no pathways of impact linking to the SPA or SAC present.
LP36 Biodiversity	Positive HRA implications. The purpose of the policy is to ensure that development in the Borough should achieve no net loss and wherever possible a net gain of biodiversity.
LP37 Designated Nature Conservation and Geological Sites	Positive HRA implications. The purpose of the policy is to protect, maintain and enhance the Borough's designated nature conservation sites which includes European Sites.
LP38 Green Infrastructure	Positive HRA implications. The purpose of the policy is to protect and enhance the green infrastructure network. Improvements to the green infrastructure network throughout the Borough could help to protect the SPA from recreational pressure if people are able to undertake longer walks nearer to their homes rather than visiting the SPA.
LP39 Thames Basin Heaths Special Protection Area	Positive HRA implications. This policy states that new development which, either alone or in combination with other plans or projects, is likely to have a significant adverse effect on the ecological integrity of the Thames Basin Heaths Special Protection Area (SPA) without appropriate avoidance and mitigation measures will be refused. The avoidance and mitigation measures are set out in some detail but there is no specific reference to the potential air quality effects on the SPA. More information on this is contained in Policy LP43 Pollution and Hazards.
LP40 Flood Risk	No HRA implications. The policy is concerned with managing flood risk. There are no pathways of impact linking to the SPA or SAC present.

Policy Ref. / Name	Screening Decision (green = screened out, amber = screened in for appropriate assessment)
LP41 Sustainable Drainage Systems (SuDS)	No HRA implications. The policy is concerned with Sustainable Drainage Systems. There are no pathways of impact linking to the SPA or SAC present.
LP42 Addressing Climate Change through Renewable Energy and Sustainable Construction	No HRA implications. The policy is concerned with addressing climate change through renewable energy and sustainable construction in the borough. There are no pathways of impact linking to the SPA or SAC present.
LP43 Pollution and Hazards	Positive HRA implications. Part of the policy is to ensure that development proposals do not either individually or cumulatively have an adverse effect on the quality of the natural environment or landscape, either during the construction phase or when completed. The supporting text states ' <i>Pollution that affects air quality can also impact upon biodiversity and protected habitats, such as Special Protection Areas and Special Areas of Conservation. A precautionary approach will be taken to such areas to ensure they are not subject to adverse harm</i> '.
LP44 Development of Land Potentially Affected by Contamination	Potential HRA implications. This policy sets out criteria where development proposals will be supported on, or near sites which are known, or are suspected to be, potentially contaminated, or proposals for sensitive land uses. Unmitigated, this could result in the following pathways of impact linking to the European Sites: <ul style="list-style-type: none"> <li>• Urbanisation from a net increase in dwellings within 400m of the SPA</li> <li>• Recreational pressure from a net increase in dwellings located between 400m to 7km from the SPA and a net increase in car parking within 400m of the SPA</li> <li>• Air quality from an increase in traffic on roads within 200m of the SPA and SAC</li> </ul>
LP45 Strategic Transport Principles	Potential HRA implications. This policy seeks to minimise and mitigate negative impacts on the highways network and road safety as a result of development proposals. Although some of the principles may lead to positive HRA implications, improvements to the capacity to the public highway network has the potential to alter traffic flows (and thus air quality) along roads within 200m of the SPA and SAC, thus potentially resulting in a likely significant effect upon the SPA and SAC. This policy could therefore provide for the following impact pathways linking to the European Sites: <ul style="list-style-type: none"> <li>• Recreational pressure from a net increase in car parking within 400m of the SPA</li> <li>• Air quality from an increase in traffic on roads within 200m of the SPA and SAC</li> </ul>

Policy Ref. / Name	Screening Decision (green = screened out, amber = screened in for appropriate assessment)
LP46 Assessing, Minimising and Mitigating the Transport Impacts of Development	<p>Potential HRA implications. Although part of the policy may lead to positive HRA implications, mitigation measures designed to overcome transport impacts of development have the potential to alter traffic flows (and thus air quality) along roads within 200m of the SPA and SAC, thus potentially resulting in a likely significant effect upon the SPA and SAC. This policy could therefore provide for the following impact pathways linking to the European Sites:</p> <ul style="list-style-type: none"> <li>• Recreational pressure from a net increase in car parking within 400m of the SPA</li> <li>• Air quality from an increase in traffic on roads within 200m of the SPA and SAC</li> </ul>
LP47 Transport Infrastructure Provision	<p>Potential HRA implications. Although part of the policy has positive HRA implications (by the provision of walking, cycling and public transport infrastructure potentially leading to a decrease in air pollution from vehicle emissions) the provision of transport infrastructure could provide for the following impact pathways linking to the European Sites:</p> <ul style="list-style-type: none"> <li>• Recreational pressure from a net increase in parking spaces within 400m of the SPA</li> <li>• Air quality from an increase in traffic on roads within 200m of the SPA and SAC</li> </ul>
LP48 Travel Plans	<p>Positive HRA implications. The purpose of the policy is to ensure that travel plans are implemented which seek to mitigate adverse transport impacts and reduce the need to travel. This policy could reduce air pollution which has the potential to adversely effect the integrity of the SPA and SAC.</p>
LP49 Parking	<p>Potential HRA implications. The policy supports development which is in accordance with current parking standards. It has the potential to lead to an increase in car parking within 400m of the SPA. It could therefore provide for the following impact pathways linking to the European Sites:</p> <ul style="list-style-type: none"> <li>• Recreational pressure from a net increase in parking spaces within 400m of the SPA</li> <li>• Air quality from an increase in traffic on roads within 200m of the SPA and SAC</li> </ul>
LP50 Play, Open Space and Sports Provision	<p>Potential HRA implications. The provision of play, open space and sports facilities could provide for the following impact pathways linking to the European Sites:</p> <ul style="list-style-type: none"> <li>• Recreational pressure from a net increase in parking spaces within 400m of the SPA</li> </ul>

Policy Ref. / Name	Screening Decision (green = screened out, amber = screened in for appropriate assessment)
	<ul style="list-style-type: none"> <li data-bbox="501 300 1393 367">Air quality from an increase in traffic on roads within 200m of the SPA and SAC</li> </ul>
LP51 Standards for Open Space of Public Value	No HRA implications. The policy is concerned with Standards for Open Space of Public Value. There are no pathways of impact linking to the SPA or SAC present.



## Appendix 7 Screening of Draft BFLP Site Allocations

The table presents the screening assessments for each Draft Local Plan Site Allocation. No sites have been identified as leading to urbanisation effects on the SPA as they do not lie within 400m of the European Site. However all sites have the potential to lead to a likely significant effect upon the SPA and SAC. This is because they have the potential to reduce air quality (as a result of an increase in traffic on roads within 200m of the SPA and SAC) and to lead to a likely significant effect on the SPA as a result of recreational effects (due to a net increase in dwellings within 400m - 7km of the SPA). Therefore no site allocations can be screened out. Further discussion is required in this document since a pathway of impact exists that cannot be immediately screened out at this stage. See section 4 which proposes avoidance and mitigation measures for air quality effects on the SPA and SAC and recreational effects on the SPA.

**Table 13.1 Screening of Draft BFLP Site Allocations**

Site Ref.	Site Name	Relevant SPA Buffer Zone	Screening Decision
<b>Large sites (1ha or over) proposed for allocation</b>			
Bin1	Land north of Tilehurst Lane	5-7km	Recreational effects on SPA  Air quality effects on SPA and SAC
Bin5	Land south of Forest Road and east of Cheney Close	Part within 5km most 5-7km	
Bin6	Land south of Emmets Park and east of Cressex Close	400m - 5km	
Bin11	Popes Farm, Murrell Hill Lane	400m - 5km	
Cluster 3 (Bra3 & 4)	Land at the Hideout and Beaufort Park, Nine Mile Ride	400m - 5km	
Bra6	Bracknell and Wokingham College, Wick Hill, Sandy Lane	400m - 5km	
Bra7	Town Square, The Ring	400m - 5km	
Bra13	Coopers Hill Youth and Community Centre, Crowthorne Road North	400m - 5km	
Sand5	Land east of Wokingham Road and south of Dukes Ride (Derby Field)	400m - 5km	
War9	Land north of Herschel Grange	400m - 5km	
War10	Land north of Newhurst Gardens	400m - 5km	

Site Ref.	Site Name	Relevant SPA Buffer Zone	Screening Decision
Cluster7 (War13, 14, 15, 16 & 22)	Land at Hayley Green	400m - 5km	
Cluster 5 (Wink8-14 and 35)	Land at Winkfield Row	Part within 5km part within 5-7km	
Wink15	Whitegates, Mushroom Castle, Chavey Down Road	400m - 5km	
Wink20	Former landfill site, London Road	400m - 5km	
Wink22	Land south of London Road, east of Bog Lane and west of Swinley Road (Whitmoor Forest)	400m - 5km	
Wink34	Land to the rear of Forest View and Oriana, Longhill Road and west of Fern Bungalow, London Road (extension of site allocated through Policy SA3 of the SALP)	400m - 5km	
<b>Medium sites (less than 1ha and with 5 (net) dwellings or more) proposed for allocation</b>			
Bin7	Land to south of Foxley Lane and west of Whitehouse Farm Cottage, Murrell Hill Lane	400m - 5km	Recreational effects on SPA
Bin10	Popes Manor, Murrell Hill Lane	400m - 5km	
Bin12	Land south of London Road (Eastern Field)	400m - 5km	Air quality effects on SPA and SAC
Bra11	Bus Depot (Coldborough House), Market Street	400m - 5km	
Bra12	Former Bus Depot, Market Street	400m - 5km	
Bra14	Jubilee Gardens and the British Legion Club, The Ring	400m - 5km	
Bra15	Land east of Station Way and north of Church Road (Southern Gateway)	400m - 5km	

# Appendix 8 Provisional Identification of SANG Solution for Residential Development Sites

**Table 14.1 Provisional SANG Solution for Large sites (1ha or over) proposed for allocation**

Site Ref	Site Name	Suggested Dwelling Capacity (net)	SPA Buffer Zone	Normal Type of SANG Mitigation Required <sup>(1)</sup>	Minimum SANG Standard	Provisional SANG	Notes
Bin1	Land north of Tilehurst Lane	45	5-7km	Strategic SANG contribution	2ha/1,000	Contribution towards new Council strategic SANGs or Moss End, Wellers Lane SANG or another to be identified by the planning application stage.	Purchase SANG capacity from new Council strategic SANGs coming forward in a revised SPA SPD or from 3rd party SANGs.
Bin5	Land south of Forest Road and east of Cheney Close	40	Part within 5km most within 5-7km	Strategic SANG contribution	8ha/1,000 and 2ha/1,000	Contribution towards Blue Mountain excess SANG capacity.	Purchase SANG capacity from new Council strategic SANGs coming forward in a revised SPA SPD or from 3rd party SANGs.
Bin6	Land south of Emmets Park and east of Cressex Close	34	400m-5km	Strategic SANG contribution	8ha/1,000	Contribution towards Blue Mountain excess SANG capacity.	Purchase SANG capacity from new Council strategic SANGs coming forward in a revised SPA SPD or from 3rd party SANGs.

Site Ref	Site Name	Suggested Dwelling Capacity (net)	SPA Buffer Zone	Normal Type of SANG Mitigation Required <sup>(1)</sup>	Minimum SANG Standard	Provisional SANG	Notes
Bin11	Popes Farm, Murrell Hill Lane	22	400m-5km	Strategic SANG contribution	8ha/1,000	Make a financial contribution to the SANG at Amen Corner North or Council strategic SANG capacity.	Amen Corner North SANG to be transferred to the Council so payment to BFC or another Council SANG coming forward in a revised SPA SPD.
Cluster 3 (Bra3 & 4)	Land at the Hideout and Beaufort Park, Nine Mile Ride	570	400m-5km	Bespoke SANG	8ha/1,000	The site can accommodate the SANG on-site which will also link to the TRL SANG.	Provide land in-kind. Minimum amount of SANG required = 10.53ha
Bra6	Bracknell and Wokingham College, Wick Hill, Sandy Lane	67	400m-5km	Strategic SANG contribution	8ha/1,000	Payment towards Council Strategic SANGs or Moss End, Wellers Lane SANG or another to be identified by the planning application stage.	Purchase SANG capacity from new Council strategic SANGs coming forward in a revised SPA SPD or from 3rd party SANGs.
Bra7	Town Square, The Ring	200	400m-5km	Bespoke SANG	8ha/1,000	Town centre site so needs an off-site SANG solution. Payment towards Council Strategic SANGs or Moss End, Wellers Lane SANG or	Purchase SANG capacity from new Council strategic SANGs coming forward in a revised SPA SPD or from 3rd party SANGs.

Site Ref	Site Name	Suggested Dwelling Capacity (net)	SPA Buffer Zone	Normal Type of SANG Mitigation Required <sup>(1)</sup>	Minimum SANG Standard	Provisional SANG	Notes
						another to be identified by the planning application stage.	
Bra13	Coopers Hill Youth and Community Centre, Crowthorne Road North	69	400m-5km	Strategic SANG contribution	8ha/1,000	Payment towards Council Strategic SANGs or Moss End, Wellers Lane SANG or another to be identified by the planning application stage.	Purchase SANG capacity from new Council strategic SANGs coming forward in a revised SPA SPD or from 3rd party SANGs.
Sand5	Land east of Wokingham Road and south of Dukes Ride (Derby Field)	217	400m-5km	Bespoke SANG	8ha/1,000	Off-site bespoke SANG by providing land in Wellington College ownership or another SANG in the vicinity of the site.	Purchase / provide in-kind land off-site at a minimum of 4.01ha.
War9	Land north of Herschel Grange	33	400m-5km	Strategic SANG contribution	8ha/1,000	Payment towards new Council strategic SANGs or Moss End, Wellers Lane SANG or another to be identified by the planning application stage.	Purchase SANG capacity from new Council strategic SANGs coming forward in a revised SPA SPD or from 3rd party SANGs.

Site Ref	Site Name	Suggested Dwelling Capacity (net)	SPA Buffer Zone	Normal Type of SANG Mitigation Required <sup>(1)</sup>	Minimum SANG Standard	Provisional SANG	Notes
War10	Land north of Newhurst Gardens	96	400m-5km	Strategic SANG contribution	8ha/1,000	Payment towards new Council strategic SANGs or Moss End, Wellers Lane SANG or another to be identified by the planning application stage.	Purchase SANG capacity from new Council strategic SANGs coming forward in a revised SPA SPD or from 3rd party SANGs.
Cluster 7 (War13, 14, 15, 16 & 22)	Land at Hayley Green	235	400m-5km	Bespoke SANG	8ha/1,000	Bespoke solution required - new Council strategic SANGs or Moss End, Wellers Lane SANG or another to be identified by the planning application stage.	Purchase SANG capacity from new Council strategic SANGs coming forward in a revised SPA SPD or from 3rd party SANGs at a minimum of 4.34ha.
Cluster 5 (Wink8-14 and 35)	Land at Winkfield Row	500	Part within 5km part within 5-7km	Bespoke SANG	8ha/1,000 and 2ha/1,000	Bespoke SANG on Land at Winkfield Triangle.	Provide in-kind land of at least 9.24 hectares on-site SANG..
Wink15	Whitegates, Mushroom Castle, Chavey Down Road	48	400m-5km	Strategic SANG contribution	8ha/1,000	Payment towards new Council strategic SANGs or Moss End, Wellers Lane SANG or another to be identified by the planning application stage.	Purchase SANG capacity from new Council strategic SANGs coming forward in a revised SPA SPD or from 3rd party SANGs.

Site Ref	Site Name	Suggested Dwelling Capacity (net)	SPA Buffer Zone	Normal Type of SANG Mitigation Required <sup>(1)</sup>	Minimum SANG Standard	Provisional SANG	Notes
Wink20	Former landfill site, London Road	278	400m-5km	Bespoke SANG	8ha/1,000	Payment towards new Council strategic SANGs or Moss End, Wellers Lane SANG or another to be identified by the planning application stage.	A minimum of 5.17ha of off-site SANG required.
Wink22	Land south of London Road, east of Bog Lane and west of Swinley Road (Whitmoor Forest)	450	400m-5km	Bespoke SANG	8ha/1,000	Bespoke SANG.	Provide in-kind land (within Crown Land holding to the south of the site) of a minimum 8.32 hectares.
Wink34	Land to the rear of Forest View and Oriana, Longhill Road and west of Fern Bungalow, London Road (extension of site allocated)	6	400m-5km	Strategic SANG contribution	8ha/1,000	Payment towards Council Strategic SANGs.	Purchase SANG Capacity from the Council.



Site Ref	Site Name	Suggested Dwelling Capacity (net)	SPA Buffer Zone	Normal Type of SANG Mitigation Required <sup>(1)</sup>	Minimum SANG Standard	Provisional SANG	Notes
	through Policy SA3 of the SALP)						

1. if SANG capacity available

**Table 14.2 Provisional SANG Solution for Medium sites (less than 1ha and with 5 (net) dwellings or more) proposed for allocation**

Site Ref	Site Name	Suggested Dwelling Capacity (net)	SPA Buffer Zone	Normal Type of SANG Mitigation Required <sup>(1)</sup>	SANG standard	Provisional SANG	Notes
Bin7	Land to south of Foxley Lane and west of Whitehouse Farm Cottage, Murrell Hill Lane	5	400m-5km	Strategic SANG contribution	8ha/1,000	Payment towards Council Strategic SANGs.	Purchase SANG Capacity from the Council.
Bin10	Popes Manor, Murrell Hill Lane	13	400m-5km	Strategic SANG contribution	8ha/1,000	Bespoke SANG - extension to Popes Meadow Strategic SANG.	Provide in-kind land. Opportunity to extend Popes Meadow strategic SANG and recreate former estate park land.

Site Ref	Site Name	Suggested Dwelling Capacity (net)	SPA Buffer Zone	Normal Type of SANG Mitigation Required <sup>(1)</sup>	SANG standard	Provisional SANG	Notes
Bin12	Land south of London Road (Eastern Field)	8	400m-5km	Strategic SANG contribution	8ha/1,000	Make a financial contribution to the SANG at Amen Corner North or other Council strategic SANGs.	Amen Corner North SANG to be transferred to the Council so payment to BFC or another Council SANG coming forward in a revised SPA SPD.
Bra11	Bus Depot (Coldborough House), Market Street	212	400m-5km	Off site Bespoke SANG	8ha/1,000	Town centre site so needs an off site SANG solution. Payment towards new Council strategic SANGs or Moss End, Wellers Lane SANG or another to be identified by the planning application stage.	Purchase SANG capacity from new Council strategic SANGs coming forward in a revised SPA SPD or from 3rd party SANGs.
Bra12	Former Bus Depot, Market Street	92	400m-5km	Strategic SANG contribution	8ha/1,000	Payment towards new Council strategic SANGs or Moss End, Wellers Lane SANG or another to be identified by the planning application stage.	Purchase SANG capacity from new Council strategic SANGs coming forward in a revised SPA SPD or from 3rd party SANGs.
Bra14	Jubilee Gardens and the British Legion Club, The Ring	144	400m-5km	Off site Bespoke SANG	8ha/1,000	Town centre site so needs an off site SANG solution. Payment towards	Purchase SANG capacity from new Council strategic SANGs coming

Site Ref	Site Name	Suggested Dwelling Capacity (net)	SPA Buffer Zone	Normal Type of SANG Mitigation Required <sup>(1)</sup>	SANG standard	Provisional SANG	Notes
						new Council strategic SANGs or Moss End, Wellers Lane SANG or another to be identified by the planning application stage.	forward in a revised SPA SPD or from 3rd party SANGs.
Bra15	Land east of Station Way and north of Church Road (Southern Gateway)	267	400m-5km	Off site Bespoke SANG	8ha/1,000	Town centre site so needs an off site SANG solution. Payment towards new Council strategic SANGs or Moss End, Wellers Lane SANG or another to be identified by the planning application stage.	Purchase SANG capacity from new Council strategic SANGs coming forward in a revised SPA SPD or from 3rd party SANGs.

1. if SANG capacity available

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# Draft Bracknell Forest Local Plan Infrastructure Delivery Plan 2017

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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 the following developments:

- Sites allocated in the Site Allocations Local Plan (SALP);
- Sites to be allocated in the Bracknell Forest Local Plan (BFLP), and,
- Other developments throughout the borough.

**1.0.2** It replaces the current IDP and is a material consideration in the determination of planning applications. This version of the IDP also supports the Draft BFLP. It provides context, evidence and information about the necessary infrastructure required to support growth in the borough. The IDP identifies the different types of infrastructure, the requirements of infrastructure service providers and specific infrastructure projects. The IDP will be developed further for the submission and final adopted versions of the BFLP to reflect the outcomes of changes to the BFLP and further work on requirements.

**1.0.3** The IDP provides infrastructure schedules as follows:

- Site Specific Infrastructure Delivery Schedules (Draft BFLP sites);
- General Infrastructure Delivery Schedules (Draft BFLP sites);
- BFLP Additional Infrastructure Projects Schedule;
- SALP Policies SA4 - SA9 Outstanding Infrastructure Delivery Schedules;
- SALP General Infrastructure Delivery Schedules, and
- Infrastructure requirements for SALP Policies SA1 - SA3 and Windfall Sites.

**1.0.4** Government policy and guidance emphasises the importance of planning for the necessary physical, social and green infrastructure to support growth. The IDP explains the approach BFC will take in identifying the infrastructure needs arising from new major developments; how they will be delivered and an assessment of potential risks. Each infrastructure service area, has an Infrastructure Template outlining existing provision, planned provision and any key issues. Infrastructure service providers have identified some infrastructure projects at this stage and these schemes have been included in an additional projects schedule.

**1.0.5** The IDP was produced in collaboration with many infrastructure providers, including transport, education and healthcare. It also draws on information from other sources including government guidance and infrastructure providers' investment programmes, etc. In some instances the required information has not been available, for example where providers do not plan as far ahead as 2034. The IDP will therefore remain a 'live' document, subject to regular review, and will be updated accordingly as more information emerges and schemes are implemented. A further version of the IDP will be published alongside the next stage of the BFLP in late 2018.

**1.0.6** The IDP will help to:

- Ensure growth and housing development are supported and mitigated by necessary infrastructure;
- Bid for infrastructure funding from government and other sources, and
- Engage with infrastructure providers and deliver the right levels of infrastructure for growth.



**1.0.7** The IDP is a tool for the development industry to use in preparing their plans/schemes. Its functions are to:

- Support the plan-making process as part of the evidence base;
- Support the delivery of the allocated SALP sites and the emerging BFLP development sites/growth areas when they are allocated;
- Support the production and implementation of site-specific briefs/masterplans and SPDs;
- Be a material consideration in the determination of planning applications;
- Give a clear indication for landowners and developers of the Council's expectations for the planned sites, and,
- Provide existing communities with information on how the impacts of future developments will be mitigated.

# 2 Key Elements of the IDP

**2.0.1** Local communities need access to a range of different types of infrastructure and facilities in order to sustainably go about their day to day lives. Such infrastructure includes good access to transport, education, health and open space. The National Planning Policy Framework (NPPF) states that by 'planning positively' for infrastructure (Para 157), the planning system can help underpin the economic, social and environmental core principles of sustainable development. Therefore, the Council has considered all types of infrastructure provision including their type, function, delivery and demand. This section focuses on the key elements of this IDP which include:

- Infrastructure Categories and Types.
- Methodology and Assumptions.
- Monitoring and Review.
- Next Steps in the IDP.

## 2.1 Infrastructure Categories and Types

The infrastructure categories and types considered in the IDP are as follows:

Category	Type
<b>Transport Infrastructure</b>	Local Road Network measures
	Footpaths and Cycleways
	Public Transport measures
	Strategic Road Network (SRN)
	Community Transport
<b>Education</b>	Early Years*
	Primary Education
	Secondary Education
	Further Education
	Special Educational Needs (SEN)
	Adult & Community Learning
<b>Blue and Green Infrastructure</b>	Active Open Space of Public Value (Active OSPV)
	Passive Open Space of Public Value (Passive OSPV)
	<b>Suitable Alternative Natural Greenspaces (SANGs)</b>
	Strategic Access Management and Monitoring measures (SAMM)
	Biodiversity Measures
	Green Corridors

	Flood Prevention and Drainage Measures
<b>Community Infrastructure</b>	Community Centres*
	Youth Centres*
	Libraries
	Built Sports
	Faith Groups and Places of Worship*
	Heritage
	Public Art
<b>Social Infrastructure</b>	Affordable Housing
	Children's Social Care
	Adult Social Care
	Cemeteries & Crematoriums
<b>Emergency Services</b>	Police Service*
	Ambulance Service
	Fire & Rescue Service
<b>Health</b>	Primary Health Care
	Acute Care/General Hospitals
	Mental Health
	Public Health
<b>Waste and Recycling</b>	Waste & Recycling
<b>Utilities</b>	Waste Water Infrastructure
	Water Supply Infrastructure
	Electricity Supply Infrastructure
	Gas Supply Infrastructure
	Telecommunications Infrastructure
<b>Renewable Energy</b>	Solar Photovoltaic
	Solar Thermal
	Wind
	Ground Source Heat Pumps
	Air Source Heat Pumps

	Biomass
	Biofuels
* likely to be covered under 'Community Facilities' in the site-specific and general infrastructure delivery schedules.	

## 2.2 Methodology

**2.2.1** The following method was used in the production of the IDP:

### 1. Identification of Infrastructure categories and types and their Service Providers

**2.2.2** 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 previous IDP process.

### 2. Infrastructure Reference Group (IRG)

**2.2.3** As a first step in gathering information to inform the IDP an Infrastructure Reference Group (IRG) was formed. This is an informal grouping comprised of representatives for each type of infrastructure. The IRG has evolved over time and much of the group's work is carried out through specialised topic groups to deal with specific issues between interested service providers, BFC and others. They may include regulatory bodies such as the Environment Agency. The IDP was produced in collaboration with many infrastructure providers, including transport, education and healthcare. It also draws on information from other sources including government guidance and infrastructure providers' investment programmes, etc. In some instances the required information has not been available, for example where providers do not plan as far ahead as 2034. The IDP will therefore remain a 'live' document, subject to regular review, and will be updated accordingly as more information emerges and schemes are implemented. A further version of the IDP will be published alongside the next stage of the BFLP in late 2018. Topic meetings with IRG members at this stage in the process have included transport, education, flood risk, health and waste water.

### 3. Identification of Plans and Strategies for Service Areas

**2.2.4** A review of service area plans, policies and strategies was undertaken to identify existing levels of infrastructure, standards of provision and if any shortfalls had been identified. All the information gathered is not presented in the IDP but is available from the Council on request. Summaries of key information are provided for each Infrastructure Category in Section 3.

### 4. Liaising with members of the IRG

**2.2.5** For this version of the IDP all infrastructure service providers were sent the current IDP entries for their service. They were asked to update the information for this IDP. The potential development sites were shared with BFC infrastructure providers. The IDP is still in a relatively early stage for the BFLP sites. Therefore, further detailed information will be developed and all consultation responses will be considered to update the IDP for the next stage of the BFLP process.

**2.2.6** Service providers will be asked to identify their requirements, and provide justification, for new infrastructure or for expanding the capacity of existing provision to mitigate the impact of development. Where individual development sites require specific infrastructure, information will be presented in the infrastructure schedules.

## **5. Evidence-base**

**2.2.7** To support the IDP, BFC has undertaken infrastructure needs assessments for particular service areas, where information is available. Some information for the SALP sites that are not subject of planning permission, and for the emerging BFLP potential sites/growth areas, has been sourced from the Planning Obligations SPD (February 2015). The assessment will broadly identify surplus capacity or shortfalls in existing infrastructure provision in the Borough to help identify where there is existing capacity to support new growth and where additional infrastructure is required. The outcomes will form part of the evidence base to justify requirements contained in site-specific policies and infrastructure projects schedules, in accordance with tests in paragraph 204 of the National Planning Policy Framework (NPPF). This requires that they are:

- necessary to make the development acceptable in planning terms;
- directly related to the development, and
- fairly and reasonably related in scale and kind to the development.

**2.2.8** Where common infrastructure is required for all allocated or potential sites, such as affordable housing or renewable energy, or evidence is currently lacking, these are in the general infrastructure delivery schedule. They may be placed in specific-site schedules when this can be justified or more site-specific requirements emerge.

## **6. Preparation of the IDP and consultation with Service Providers**

**2.2.9** The information gathered through the above steps has been used to prepare this IDP and to support draft policies in the Draft BFLP. Details of plans, development proposals, supporting information and cost estimates will change over time as will the strategies of service providers. Therefore, the IDP needs to be responsive to this and regularly updated, which will require engagement with service providers on a regular basis.

## **7. Identification of monitoring procedure**

**2.2.10** The final step of the IDP will be to identify the monitoring and review procedure to enable the IDP to be a 'live' document. The monitoring procedure is set out in the 'Monitoring and Review' section.

## 2.3 Assumptions

### Housing Mix

**2.3.1** The information gathered through the above steps has been used to prepare this IDP and to support draft policies in the Draft BFLP. Details of plans, development proposals, supporting information and cost estimates will change over time as will the strategies of service providers. Therefore, the IDP needs to be responsive to this and regularly updated, which will require engagement with service providers on a regular basis.

**Table 1 Housing mixes forming the basis of IDP assumptions**

Houses	<u>Mix 1:</u> Sites (15+ net additional dwellings)	<u>Mix 2:</u> Sites (10-14 net additional dwellings)	<u>Mix 3:</u> Flatted development	<u>Mix 4:</u> Town Centre flatted development
1 bed	8%	0%	47.7%	34.8%
2 bed	18%	10%	51.3%	59.1%
3 bed	42%	30%	1.3%	6.1%
4 bed	27%	40%	0%	0%
5+ bed	5%	20%	0%	0%
Criteria	Provided by the LPA for sites of 15+ units. Based on average mix from planning permissions between 2014 and 2016 from completed residential developments throughout the borough.	Provided by the LPA for sites of 10-14 units. Based on average mix from planning permissions between 2014 and 2016 from 1 completed residential development.	Provided by the LPA and based on average from planning permissions of completed flatted developments (6 sites) from 2014-2016.	Provided by the LPA and based on average from planning permissions for flats within walking distance of Town Centre (Draft Data 2017). Applied to sites where high density is expected.

**2.3.2** The housing mixes above will inform the assumed housing mix for each potential site identified in the Draft BFLP.

### Sources of funding

**2.3.3** The IDP will identify, where possible, other sources of funding available to finance identified and site-specific infrastructure projects, e.g. the Council's capital programme and government grants.

**2.3.4** Previous and current Governments have established many infrastructure funding schemes mainly to unlock housing and other development sites across the country. This funding will also help to deal with deficits in existing infrastructure across the nation. Access to this funding, by local authorities is normally via a bidding process. Many service areas' funding is already committed to projects required to serve existing need. Therefore, infrastructure providers have been able to provide limited confidence that known funding streams will be able to contribute towards future projects identified in the IDP to support development.

**2.3.5** Estimated costs to be presented in the site-specific infrastructure delivery schedules will take into account known available sources of funding in addition to developer contributions and CIL.

### **New Homes Bonus**

**2.3.6** Bracknell Forest Council received £3.9m through the New Homes Bonus (NHB) in 2016/17 and prior to the reforms introduced in 2017/18 the Council had expected the funding to remain broadly at this level. However the recent changes have, reduced the funding available and are likely to reduce the annual payment to £2m over the next 3 years.

**2.3.7** The Council has generally used the NHB to help maintain existing services rather than providing new services or projects. This has enabled the Council to avoid making further cuts equivalent to the NHB and means the available money benefits new as well as existing residents.

**2.3.8** There are no plans to change this approach and therefore it has been assumed that the NHB will not contribute to providing infrastructure identified in the IDP.

## **2.4 Monitoring and Review**

**2.4.1** This IDP will be produced as a live document that can be updated through active monitoring to inform decisions. It is intended that subsequent versions will be able to draw on the monitoring and review process to provide more accurate costs, priorities and needs, and take account of the infrastructure that has been provided.

**2.4.2** BFC also undertakes regular monitoring of the LDF through the Annual Monitoring Report (AMR). As part of the AMR the IDP will be reviewed and re-published if there are significant changes. It will also be necessary to produce up-to-date versions of the IDP for key stages of DPD production.

## **2.5 Next Steps in the IDP**

**2.5.1** The next stage is to use consultation responses and other evidence to produce a revised IDP to support the Draft Submission version of the BFLP in 2018. This will mostly focus on:

- Developing the projects in the infrastructure tables in Sections 4 to include project information, timings and cost and to add additional projects where relevant;
- Apportioning the projects in the infrastructure tables in Section 5 to specific sites where relevant and therefore creating new site-specific infrastructure tables for the sites to be allocated; and,
- Updating the SALP infrastructure tables to reflect which projects are completed, in progress or still to be provided.

# 3 Summary of Infrastructure Assessments

**3.0.1** This section reviews and summarises the different types of infrastructure in terms of what they comprise, the demand for them and how they are accounted for in the IDP.

**3.0.2** Transport Infrastructure – Table 2 provides a summary of information about each of the following sub-categories:

- Local Road Network measures.
- Footpaths and Cycleways.
- Public Transport measures.
- The Strategic Road Network (SRN) measures.
- Community Transport.

**Table 2 Transport Infrastructure**

<b>Local Road Network measures</b>	
<i>What are they?</i>	These comprise new or improved junctions, roads (such as widening, lane changes), traffic control measures and safety schemes. The Local Highway Authority (LHA) manages, commissions and operates local highway network schemes.
<i>How is provision secured?</i>	There are a number of funding sources including Section 106 agreements, CIL contributions, BFC capital programme funding, Section 278 legal agreements with developers, the Local Sustainable Transport Fund and bidding for grant funding such as from the Local Enterprise Partnership.
<i>Benefits</i>	This will support the local economy, help protect quality of life, improve air quality and improve accessibility and road safety. An efficient and safe local road network will help meet the local economic, social and recreational needs of residents and visitors to the borough. New or improved road links and junctions provide extra capacity for more traffic and help reduce congestion. They can make journeys times more reliable and shorter whilst making the network safer.
<i>Demand and Need</i>	The BFLP potential sites for allocation have been tested in the Bracknell Multi-Modal Transport Model (BMMTM) to assess their impacts on infrastructure. Further testing and refinement will be required for the next stages of the BFLP including more detail on necessary network improvements. The level of growth will generate substantial additional traffic and requires improvements to the local highway network which are necessary to mitigate the impact of the development. These will take place alongside the promotion of sustainable means of travel to help minimise congestion and emissions.
<i>IDP conclusions and recommendations</i>	The provision of new accesses, junction improvements and other local highway network projects will enable the development of major sites. These improvements will allow people to travel safely and sustainably around the borough. Local highway improvement schemes are necessary to ensure the sustainable delivery of the BFLP potential sites for allocation and will feature in the site-specific and general infrastructure delivery schedules.
<b>Footpaths and Cycleways</b>	



<i>What are they?</i>	The Borough's footpaths and cycleways provide a network of safe and convenient routes for sustainable travel through walking and cycling. Measures can be new routes within or near new development sites or links and enhancements to the existing network. The LHA manages, commissions and operates the footpath and cycleways schemes in the borough. Creating a high level of connectivity for sustainable transport modes between new housing development and existing centres is important in creating sustainable new development. Measures used include; improving and creating new footpath and cycleway linkages and the implementation of additional road safety schemes in the borough, etc.
<i>How is provision secured?</i>	A number of funding sources will be used to ensure that schemes and initiatives are provided. These will include section 106 legal agreements, CIL contributions, BFC Capital programme, the Local Enterprise Partnership (LEP), grants from charities and Government organisations such as Sustrans and DFT, etc.
<i>Benefits</i>	Footpaths and cycleways offer a number of benefits including safe routes to and from local facilities such as shops, employment and schools. They are sustainable in providing an alternative to the car. They also provide safe routes away from vehicle traffic especially where cyclists can use them rather than the local road network. Their use also provides health and wellbeing benefits.
<i>Demand and Need</i>	There is increasing recognition of the environmental and health benefits of walking and cycling and they are an important part of balanced sustainable transport system. Therefore the need for these facilities will increase. There are also gaps in the existing networks which may be filled using resources, where justified, from new development. Some sites may provide financial contributions towards creating new or enhanced links which can reasonably serve the development rather than direct provision.
<i>IDP conclusions and recommendations</i>	Footpath and cycleway schemes necessary to ensure the sustainable delivery of the BFLP potential sites for allocation will feature in the site-specific and general infrastructure delivery schedules.
<b>Public Transport measures</b>	
<i>What are they?</i>	Public Transport measures include subsidies for bus services and physical infrastructure such as signs, bus stops and real time information systems. The proposed developments in Bracknell Forest Borough require an effective public transport system to mitigate their impacts and provide sustainable transport choices. The LHA regularly engages with Network Rail and bus and train operators and cross boundary transport groups, such as Courtney Buses, Reading Buses, First/MTR, Stagecoach South, White Bus Services, Great Western Railway and South West Trains to identify service improvements and enhancements schemes, etc.
<i>How is provision secured?</i>	A number of funding sources will finance public transport schemes, including section 106 legal agreements, CIL contributions and the BFC Capital Programme.
<i>Benefits</i>	Public transport provides a sustainable alternative to the car and provides an important means of transport for those who do not have access to a motor vehicle or are too young or otherwise unable to drive. A robust public transport system will reduce congestion on the roads, create less disturbance, and provide improved air quality and a cleaner healthier environment. There are also wider environmental gains from lower carbon dioxide emissions. A frequent and reliable public transport system provides a sustainable alternative to the car. Reliable train services support commuters and bus and train services are used by many children to get to and from school.
<i>Demand and Need</i>	More development will create pressure on existing physical infrastructure and creates demand for new and improved provision. The Council has developed a range of projects throughout the borough

	to deliver the infrastructure commensurate with demand. New or enhanced services will be also required and the Council will work with service providers to achieve them and where necessary provide financial support.
<i>IDP conclusions and recommendations</i>	Public transport improvement and enhancement schemes, where identified as being necessary to ensure the sustainable delivery of the BFLP potential sites for allocation will feature in the site-specific and general infrastructure delivery schedules.
<b>Strategic Road Network (SRN)</b>	
<i>What is the Strategic Road Network?</i>	<p>The SRN comprises the motorway and trunk road network across the country which is operated and managed by Highways England. The SRN in Bracknell Forest comprises approximately 1km of the M4 motorway. There are no motorway junctions in the borough. The A322 junction 3 and the A3095 allow access to the M3 motorway in the south of the borough and the A329 (M) junction 10 allows access to the M4 motorway in the north.</p> <p>The M4 has recently received the Secretary of State's approval for 'smart motorway' improvements between junctions 3-12. The scheme is likely to be completed in March 2022 and will reduce congestion, improve journey times and make them more reliable. It will support economic growth in the area and be safe and environmentally sensitive.</p>
<i>How is provision secured?</i>	Considering the scale and costs involved in SRN related schemes, funding is directly secured by Central Government through certain initiatives and bodies, such as the Pinch Point Programme and the Local Enterprise Partnership.
<i>Benefits</i>	The strategic road network (SRN) which mostly affects the borough comprises parts of the M3, M4 and M25. These provide fast routes for traffic including freight to move about to their destinations.
<i>Demand and Need</i>	In the absence of a high capacity, safe and reliable SRN, the local road network would be unable to cope with the demand and volume of traffic now and in the future. The SRN is vital to a thriving national, regional and local economy.
<i>IDP conclusions and recommendations</i>	SRN schemes that support the sustainable delivery of the potential sites for allocation will feature in the general infrastructure delivery schedule.
<b>Community Transport</b>	
<i>What is Community Transport?</i>	Community transport provides transport for local people such as older and vulnerable people between their homes and various facilities. In Bracknell Forest, The Borough's community transport is currently run by taxi companies and Bracknell Forest Council in partnership with Keep Mobile. Children with special education needs and other eligible people can use this service. Social care transport is also provided to people aged over 65 and those who are registered disabled or have specific requirements. Planned housing growth in the borough will give rise to the need for additional community transport support for residents.
<i>How is provision secured?</i>	The provision of additional Community Transport vehicles and services will depend primarily on the Council's Capital Programme. There may also be options to secure income/services through section 106 legal agreements and using CIL income.

<i>Benefits</i>	The benefits of community transport include providing a means of transport for people who might not have an alternative to get to places and facilities which can aid their health and wellbeing.
<i>Demand and Need</i>	The planned housing growth in the borough will require a fully operational community transport system which meets the requirements of the eligible users. Any gaps/deficiencies in services would have a detrimental impact on their quality of life.
<i>IDP conclusions and recommendations</i>	Community Transport infrastructure that supports the sustainable delivery of the BFLP potential sites for allocation will feature in the general infrastructure projects schedule.

**3.0.3** Education - Table 3 provides a summary of information about each of the following sub-categories:

- Early Years infrastructure.
- Primary Education infrastructure.
- Secondary Education infrastructure.
- Further Education infrastructure.
- Special Education Needs (SEN) infrastructure
- Adult and Community Learning infrastructure

**Table 3 Education Infrastructure**

<b>Early Years infrastructure</b>	
<i>What is Early Years infrastructure?</i>	Early years and childcare facilities are for pre-school aged children (under 5 years of age) which include building play areas and ancillary facilities. They are provided and managed by the Council's Local Education Authority (LEA), private, voluntary and independent providers and schools, such as academies and free schools.
<i>How is provision secured?</i>	Providing essential early years facilities will be dependent on contributions from developers via section 106 legal agreements for multi-use community facilities. CIL income may be used particularly if this form of infrastructure is included in a revised Reg 123 List. There may be some early years facilities provided in new primary schools within new allocated sites.  New early years facilities could also be provided through private sector companies provided there is land available in the borough. Capital funding may also be available from the Early Intervention Grant for the provision of children's centres.
<i>Benefits</i>	The benefits of providing early years infrastructure includes providing facilities to serve the educational and development needs of younger children close to where people live.
<i>Demand and Need</i>	The new housing growth in the borough to 2034 will generate more children in the borough whose needs won't be catered for in the existing early years facilities. These are currently at capacity due to an increase in birth rates in the borough over the last few years. New major housing developments will therefore need to contain these facilities on site. Having on site provision will also support the Council's aim to reduce car travel wherever possible.

<i>IDP conclusions and recommendations</i>	Early years infrastructure that supports the sustainable delivery of the BFLP potential sites for allocation will feature in the site-specific and general infrastructure delivery schedules.
<b>Primary Education infrastructure</b>	
<i>What is Primary Education infrastructure?</i>	Primary schools are for children aged between 5 and 11 years of age. The infrastructure required includes land, school buildings, ancillary buildings, playing fields and parking etc. Primary schools can be provided by the LEA, academies, free school and privately.
<i>How is provision secured?</i>	The provision of primary schools will be dependent on contributions from developers via section 106 legal agreements. CIL income may also be used. The Council's capital programme will also be used as a source of funding including the Council's ability to borrow funds.
<i>Benefits</i>	The benefits include providing enough school places in locations near to where people live and that provision is modern and well equipped for current educational requirements. The facilities need to be of a high enough quality to ensure children have the best possible educational and social provision at an important stage in their learning.
<i>Demand and Need</i>	The LEA has a statutory responsibility to find enough primary school places in the borough. Access to primary schools for any housing development is essential for the educational needs of children. Primary school capacity in the borough has been increased to keep pace with rises in demand due to continued birth rate rises over the last number of years in the borough. The LPA and LEA will be able to provide information on the likely mix of house size (based on the number of bedrooms) for each site/area of growth and survey information on existing demands for primary school places in the borough. On-site provision of primary school places will be required for some of the proposed major development sites to accommodate the increased population. New major developments in neighbouring authorities also put pressure on primary schools, such as Ascot Heath as primary designated areas can extend into other boroughs. The Draft BFLP larger potential sites will generate a demand for new school places and new or expanded school sites.
<i>IDP conclusions and recommendations</i>	Primary education infrastructure that supports the sustainable delivery of the BFLP potential sites for allocation will feature in the site-specific and general infrastructure delivery schedules.
<b>Secondary Education infrastructure</b>	
<i>What is Secondary Education infrastructure?</i>	Secondary schools provide education for children aged between 11-16 years of age. The associated infrastructure includes land, school buildings, ancillary buildings, playing fields and parking, etc. Secondary schools can be provided by the LEA through, academies or by free schools or privately.
<i>How is provision secured?</i>	The provision of secondary schools will require contributions from developers via section 106 legal agreements. CIL income and/or the Council's capital programme may also be used as a source of funding including use of the Council's ability to borrow funds.
<i>Benefits</i>	Well sited secondary schools can provide learning facilities as close as possible to where pupils live. The quality of buildings and facilities also help children succeed academically in school. High quality sports and playing fields will also help provide health and fitness benefits and will contribute towards sporting achievements.

<i>Demand and Need</i>	The LEA has a statutory responsibility to provide secondary school places in the borough. Access to secondary schools for any housing development is essential to ensure the educational needs of secondary aged children can be met. Consideration should be given to growth in the BFLP and in neighbouring areas. The Council also has cross-boundary responsibilities, for example the secondary school designated area for Edgbarrow includes part of Wokingham Borough. Housing growth in Wokingham Borough can therefore have an impact on secondary school places in Bracknell Forest. The LPA and LEA will be able to provide information on the likely mix of house sizes (based on the number of bedrooms) for each site/area of growth and survey information on existing demands for secondary school places in the borough, etc. The LEA has indicated that the level of growth planned will require a new secondary school to be provided in the north east of the borough.
<i>IDP conclusions and recommendations</i>	Secondary education infrastructure that supports the sustainable delivery of the potential sites for allocation will feature in the site-specific and general infrastructure delivery schedules.
<b>Further Education infrastructure</b>	
<i>What is Further Education infrastructure?</i>	This includes buildings and ancillary facilities for the education of young adults. Many further education facilities are provided within secondary schools in the borough as 6 <sup>th</sup> Forms and are managed by the school. Bracknell and Wokingham College, is a technical college which operates from a main campus in Bracknell town centre and other locations in Bracknell and Wokingham. It provides further education services along with other providers, such as Greenshaw Academy Trust, Ranelagh Academy School and Kings Group Academies.
<i>How is provision secured?</i>	Provision of further education facilities depends on contributions from developers via section 106 legal agreements in large scale development proposals. CIL income may be also be used along with the Council capital programme as sources of funding.
<i>Benefits</i>	Further education infrastructure can help young and other adults achieve the desired qualifications and skills to either work or move on to higher qualifications, for example, at university.
<i>Demand and Need</i>	Access to further education facilities is important to ensure young adults and others can achieve their educational potential. The new growth areas proposed within the Borough will create additional demand for further education services. The provision of further education places is predominately based on assumed pupil yield and sixth form stay-on rates.
<i>IDP conclusions and recommendations</i>	Further education facilities within secondary education infrastructure that supports the sustainable delivery of the BFLP potential sites will feature in the site-specific and general infrastructure delivery schedules.
<b>Special Education Needs (SEN) infrastructure</b>	
<i>What is SEN infrastructure?</i>	SEN infrastructure comprises buildings and facilities for children with a range of learning issues which require additional facilities to mainstream schooling. The facilities should be designed to accommodate the learning environment for cognitive, behaviour, communication, interaction and sensory and/or physical learning. Bracknell Forest Council is a provider of school places for pupils with special education needs (SEN). The Council's only dedicated SEN facility, Kennel Lane School, is currently at capacity. There is therefore a requirement for a new SEN facility in the

	borough in line with the predicted demand that will exist following the new proposed housing growth in the borough. Facilities for SEN have been secured as part of the Blue Mountain Education Village which is currently under construction.
<i>How is provision secured?</i>	The provision of SEN facilities will be depend on contributions from developers via section 106 legal agreements. CIL income may also be used along with the Council's capital programme as sources of funding including the Council's ability to borrow funds.
<i>Benefits</i>	SEN infrastructure provides vital facilities for children with learning and physical difficulties to learn in a modern and high quality environment which optimises their learning potential. Dedicated facilities and resources can ensure children can optimise their physical, learning and social abilities. Failure to provide adequate provision is likely to be costly in the longer run and at-risk children may not achieve their potential and could feel isolated.
<i>Demand and Need</i>	Planned housing growth will create demand for additional places for pupils with SEN. The LPA and LEA will be able to provide information on the likely mix of house size (based on the number of bedrooms) for each site/area of growth and survey information on existing demands for SEN places in the borough, etc. In line with the planned housing growth to 2034, a proportion of the new population will be eligible for SEN services. There are already capacity issues in the borough and therefore the timely provision of SEN facilities within new schools or new purpose built facilities will be vital to meet current and future needs.
<i>IDP conclusions and recommendations</i>	SEN facilities that support the sustainable delivery of the potential sites for allocation will feature in the site-specific and general infrastructure delivery schedules.
<b>Adult and Community Learning infrastructure</b>	
<i>What is Adult and Community Learning infrastructure?</i>	Adult and Community Learning Facilities are buildings and ancillary facilities to accommodate adult learning across a wide range of interests, skills and crafts. There are two main centres that provide adult and community learning services (ACL) in the borough, namely the Bracknell and Sandhurst Open Learning Centres. ACL facilities could also be provided in shared multi-use community facilities.
<i>How is provision secured?</i>	Funding is mainly provided by Central Government through the Skills Funding Agency (within the Department for Business Innovation and Skills). Provision through section 106 legal agreements for multi-use community facilities in large scale development proposals may be an option. CIL income may also be used.
<i>Benefits</i>	The benefits include providing facilities for people to learn outside of the normal education system, for example to run courses in arts and crafts, and to help more vulnerable people to learn and gain skills in a dedicated environment.
<i>Demand and Need</i>	New large scale housing development in the borough will increase demand for ACL. The existing facilities will therefore need to be extended to facilitate this need or new centres may have to be constructed in time. Access to ACL is important to enable adults to enhance their wellbeing by helping them pursue their interests and acquire new skills.

<i>IDP conclusions and recommendations</i>	ACL facilities that support the sustainable delivery of the BFLP potential sites for allocation will feature in the site-specific and general infrastructure delivery schedules.
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**3.0.4** Green and Blue Infrastructure - Table 4 provides a summary of information about each of the following sub-categories:

- Active Open Space of Public Value (Active OSPV).
- Passive Open Space of Public Value (Passive OSPV).
- Suitable Alternative Natural Greenspaces (SANGs).
- Strategic Access Management and Monitoring measures (SAMM)
- Biodiversity Measures.
- Green Corridors.
- Flood Prevention and Drainage Measures.

**Table 4 Green and Blue Infrastructure**

<b>Active Open Space of Public Value (Active OSPV)</b>	
<i>What is Active OSPV?</i>	Active OSPV comprises parks and gardens, play areas (Local Areas of Play, Local Equipped Areas of Play, Neighbourhood Areas of Play, Skateboard Parks, multi-use games courts (MUGAs), Teenage Play equipment), recreation grounds, sports pitches, tennis courts school playing fields, allotments, jogging/walking routes, fitness trails and access improvements to these facilities. Active OSPV is fully defined in the Play Open Space and Sports study (POSS) 2017 and comprises open space which allows the public to undertake active exercise such as in pitches, play areas and allotments.
<i>How is provision secured?</i>	Its provision is normally secured through the planning process either through new or enhancing the capacity and quality of existing provision. Developers either make contributions toward provision or provide new open space areas and transfer them to Council ownership with a commuted sum for their on-going maintenance. Exactly how much provision or amount of contribution sought depends on the size of the development, demand for provision and the existing provision already in the local vicinity of the development site. Grants and other funding mechanisms can also be sought to improve or provide provision.
<i>Benefits</i>	Active OSPV has obvious benefits including health by helping all age ranges to keep fit and be active. Children's play helps focus imagination and helps children to socialise and make friends. Sporting facilities, in addition to their fitness benefits, help with sporting achievements on a personal or team basis. A widespread and high quality offer will contribute positively to the physical wellbeing of the population.
<i>Demand and Need</i>	New development brings increased populations which places pressure for new or enhancement of existing provision. The residents of new sites will require high quality facilities near to where they live. New development also creates demand including expanding existing or creating new sports teams and clubs.
<i>IDP conclusions and recommendations</i>	Active OSPV schemes and measures that support the sustainable delivery of the BFLP potential sites for allocation will feature in the site-specific and general infrastructure delivery schedules.

<b>Passive Open Space of Public Value (Active OSPV)</b>	
<i>What is Passive OSPV?</i>	Passive OSPV comprises features such as woodland, country parks, natural and semi-natural open space, green corridors, biodiversity habitats for flora and fauna, recreational paths and trails and other access improvements, Suitable Alternative Natural Greenspaces (SANGs), amenity greenspace, ponds, Sustainable Drainage Systems (SuDS), civic spaces and churchyards.
<i>How is provision secured?</i>	Its provision is normally secured through the planning process either through new or enhancing the capacity and quality of existing provision. Developers either make contributions toward provision or provide new open space areas and transfer them to Council ownership with a commuted sum for their on-going maintenance. Exactly how much provision or amount of contribution sought depends on the size of the development, demand for provision and the existing provision already in the local vicinity of the development site. Grants and other funding mechanisms can also be sought to improve or provide provision.
<i>Benefits</i>	Passive OSPV has many benefits which include: <ul style="list-style-type: none"> <li>● Recreation for residents to go for walks/strolls, picnics, dog walking and to enjoy nature.</li> <li>● Public health where they can help relax and de-stress people.</li> <li>● Habitats and biodiversity for plants, birds and animals.</li> <li>● Visual amenity where trees and planting offer pleasing views which soften harder landscape urban areas</li> <li>● Adapting to climate change through absorbing carbon dioxide and cooling urban areas.</li> <li>● Part mitigating air pollution by absorbing harmful particulates.</li> </ul>
<i>Demand and Need</i>	There is a legacy of high quality Passive OSPV provision in the borough which is recommended to be carried forward into new planning policies. The focus of the POSS study (2017) is to increase the capacity of existing Passive OSPV to cater for the needs of smaller development. This will be through raising the quality of existing provision through the Plus One Principle through the creation of projects on as many open spaces as possible to which the Council will secure s106 contributions to improve the quality, capacity and to provide a net biodiversity gain. Larger sites will provide new Passive OSPV provision to meet the needs of new residents and to meet other requirements such as biodiversity and green infrastructure.
<i>IDP conclusions and recommendations</i>	Passive OSPV schemes and measures that support the sustainable delivery of the BFLP potential sites for allocation will feature in the site-specific and general infrastructure delivery schedules.
<b>Suitable Alternative Natural Greenspaces (SANGs)</b>	
<i>What are SANGs?</i>	SANGs (with SAMM measures, see below) are the necessary mitigation for new development to avoid harm to the Thames Basin Heaths Special Protection Area (SPA) caused by recreational pressure on the habitats of 3 species of protected ground nesting birds. They are open spaces which provide alternative areas for public recreational rather than on the SPA. SANGs are either existing Passive OSPV areas mostly in the Council's ownership called Strategic SANGs into which developers buy capacity to accommodate their development or bespoke SANGs which are mostly new open spaces provided with large developments and transferred to Council ownership once laid out and made publically available.
<i>How is provision secured?</i>	Strategic SANGs are delivered via financial contributions from developers through a combination of CIL and s106 Agreements. A small part of the SANG mitigation contributions (approximately 9.5% of the total mitigation cost per dwelling) comprises open space enhancement works which are classified as infrastructure defined by the CIL regulations 2010 (as amended). This means that the Council cannot secure this element by s106 Agreements but instead has to do so from the CIL receipts it receives. The remaining SANG mitigation (approximately 90.5% of the total SANG mitigation cost per dwelling) which includes the cost of in-perpetuity maintenance of the SANGs does not comprise infrastructure as defined by the CIL Regulations and therefore are unaffected by the s106 pooling restrictions. This provision is secured by s106 Agreements.



	Large Development sites provide their own new bespoke SANGs via s106 Agreements which are then normally transferred to Council ownership with a commuted maintenance payment for their ongoing upkeep. All SANGs have to be laid out in accordance with a SANG Management Plan which is agreed with the Council and Natural England.
<i>Benefits</i>	There are many distinct benefits of providing SANGs which are: <ul style="list-style-type: none"> <li>● Diverting recreational activity away from the SPA thereby protecting the habitat and protected species of birds.</li> <li>● Enhancing existing and providing substantial new open space areas for residents to enjoy.</li> <li>● Guaranteeing the long term maintenance of the open spaces.</li> <li>● Allowing much needed housing to be provided in the Borough.</li> <li>● All of the benefits of Passive OSPV as described above.</li> </ul>
<i>Demand and Need</i>	Residential development must not proceed without securing necessary SANGs otherwise the development will be contrary to policy, guidance and will be unlawful. Therefore, securing a SANG solution is essential for new residential development. Sites allocated in the BFLP are subject to a Habitats Regulation Assessment which will review the likely SANG solutions for each site.
<i>IDP conclusions and recommendations</i>	The likely SANG solutions for each allocated site will be included in the site-specific and general infrastructure delivery schedules.
<b>Strategic Access Management and Monitoring measures (SAMM)</b>	
<i>What are SAMM measures?</i>	SAMM measures with SANGs comprise the mitigation measures required to ensure new development does not harm the integrity of the SPA. The measures are defined in the SAMM project and include wardening , monitoring the SPA visitors, SANGs and protected birds and providing education about SPA issues. The project is overseen by the Joint Strategic Partnership Board (JSPB) which comprises elected Councillors from the 11 local authorities affected by the SPA designation.
<i>How is provision secured?</i>	SAMM measures are financial contributions secured via s106 Agreements from developers which are then passed to Natural England to spend on the SAMM project. Such measures do not comprise infrastructure as defined by the CIL Regulations 2010 (as amended) and therefore are unaffected by the s106 pooling restrictions.
<i>Benefits</i>	The coordinated project provides many benefits, including: <ul style="list-style-type: none"> <li>● Visitor management on the SPA to reduce any adverse impacts of visitors on the habitats and protected birds.</li> <li>● Promotion of SANGs</li> <li>● Monitoring of SANGs.</li> <li>● Monitoring of SPA visitor numbers.</li> <li>● Monitoring of SPA birds.</li> </ul>
<i>Demand and Need</i>	Residential development must not proceed without securing financial contributions towards SAMM measures otherwise the development will be contrary to policy, guidance and will be unlawful. Therefore, securing a SAMM solution is essential for new residential development. Sites allocated in the BFLP will be required to make a payment towards SAMM measures when they secure planning permission.
<i>IDP conclusions and recommendations</i>	The requirement for SAMM measures will also be carried forward in the site-specific and general infrastructure delivery schedules.
<b>Biodiversity Measures</b>	

<i>What are they?</i>	Biodiversity measures in Bracknell Forest Borough include enhancement and conservation schemes that will create and preserve a natural environment for the survival of various species (some protected) and wildlife and for the enjoyment and engagement of existing and new residents, including visitors, in the borough. The existing biodiversity environment and the enhancement of these areas in Bracknell Forest Borough are managed and carried out by Bracknell Forest Council, developers and landowners who are involved in various development schemes across the borough and voluntary organisations, such as wildlife trusts and community groups, etc. The development that will take place following the allocation of the numerous strategic and other sites in emerging BFLP will be expected to provide compensation, enhancements and/or new measures to contribute toward biodiversity objectives.
<i>How is provision secured?</i>	Provision will be secured through large and medium developments sites providing in-kind provision of new or enhanced measures or protecting existing features. Developments which can not provide on-site provision will provide financial contributions towards off-site biodiversity enhancement projects. Independent organisations may also provide a broker system to deliver enhancements across the borough on public and private land. This gives greater flexibility in allowing biodiversity enhancements to take place where they would be most beneficial and cost effective.
<i>Benefits</i>	<p>The benefits of biodiversity enhancements are:</p> <ul style="list-style-type: none"> <li>● Providing biodiversity enhancements will help achieve a net gain for biodiversity when development takes place in line with the guiding principles of sustainable development in the NPPF.</li> <li>● These enhancements will maintain Bracknell Forest as a place where biodiversity thrives alongside people for the physical and mental wellbeing of the community.</li> <li>● Access to nature has many benefits, including exercise and time spent outdoors, learning new skills, meeting new people and understanding our connections to the natural world and supporting nature conservation.</li> <li>● Biodiversity enhancements will help to increase the capacity of areas to support wildlife and provide links across urban and rural landscapes. These features will increase overall species diversity in the borough and build resilience in the face of climate change.</li> <li>● Healthy natural environments that support biodiversity also provide wider benefits (known as ecosystem services) such as clean air, urban cooling, flood management and pollination of crops.</li> </ul>
<i>Demand and need</i>	<p>At a national and local level, our wildlife continues to decline and nature conservation must focus on restoring areas across the landscape. It is important that we ensure the borough can continue to support a wealth of wildlife. Under the Natural Environment and Rural Communities (NERC) Act 2006, the council has a duty to conserve biodiversity within all its functions. Therefore, providing biodiversity enhancements in the planning process delivers a part of this statutory duty.</p> <p>Residents value green spaces and wildlife very highly in the borough which is evident from resident surveys and consultation feedback on planning applications and policy. Biodiversity enhancements will contribute towards the Bracknell Forest Biodiversity Action Plan which sets out the need for local action to support threatened habitats and species in the borough. Delivering biodiversity enhancements through the IDP provides a mechanism to ensure net gain for biodiversity in line with the NPPF.</p>
<i>IDP conclusions and recommendations</i>	Biodiversity schemes and requirements that support the sustainable delivery of the BFLP potential sites for allocation will feature in the site-specific and general infrastructure delivery schedules.
<b>Green Corridors</b>	
<i>What are they?</i>	Green Corridors typically include cycleways and rights of way, such as bridleways, where these are located within a wider landscaped linear feature. Green corridors are linear routes with a primary purpose of providing opportunities for walking, cycling and horse riding, whether for leisure purposes (active or passive) or travel. Green corridors also facilitate wildlife migration.

<p><i>How is provision secured?</i></p>	<p>Provision is secured through protecting or enhancing existing provision or providing new features through either planning conditions or planning obligations. However because some development sites do not have the opportunity to provide real gains on-site that their developments would normally require, the council is moving towards biodiversity off-setting where developers pay financial contributions towards off-site biodiversity enhancement projects. Funding from the BFC CIL receipts may be an option however schemes included in the Councils adopted Reg 123 List will take priority. On the other hand, infrastructure priorities in the borough may change following the allocation of the BFLP's strategic sites, initiating a review of the Council's adopted Reg 123 List.</p>
<p><i>Benefits</i></p>	<p>Green corridors also play an important role in linking open spaces together, providing a green infrastructure network. They are particularly valuable in Bracknell Forest, creating links between open spaces and settlements for local residents, wildlife migration and fauna. Enhancing existing or creating new links between open spaces is as important as the development of new sites. In addition to improving sustainability and linking urban areas with nearby rural countryside, green corridors represent an important chance to promote sustainable transport by bicycle and on foot, in line with the Council's Local Transport Plan (LTP3) Policy TP8 - Walking and Cycling.</p>
<p><i>Demand and Need</i></p>	<p>The new planned major development sites to be developed during the new plan period, will need to be accompanied by connections to green infrastructure to allow the new and existing residents engage with their natural environment which contributes to wellbeing, environmental awareness, social interaction, sustainable modes of travel, etc.</p>
<p><i>IDP conclusions and recommendations</i></p>	<p>Green corridor schemes and requirements that support the sustainable delivery of the BFLP potential sites for allocation will feature in the site-specific and general infrastructure delivery schedules.</p>
<p><b>Flood Prevention and Drainage Measures</b></p>	
<p><i>What are they?</i></p>	<p>Flood prevention measures in conjunction with new developments in the borough, to prevent predominately surface and fluvial flooding, would be through the construction and maintenance of sustainable drainage systems (SuDS), in areas at risk of flooding episodes, at a local and sometimes regional scale. The prevention of flood risk in Bracknell Forest Borough is managed by the Environment Agency (EA) and Bracknell Forest Council. In order to alleviate the potential of flooding episodes in any of the potential sites to be allocated for major and other development in the emerging BFLP, developers are encouraged to include SuDS within their developments which control the risks of surface water affecting the development of sites that are more at risk than others. Developers of new major housing developments in the borough are asked to refer closely to the Local Flood Risk Management Strategy (LFRMS) that is being developed by Bracknell Forest Council's Lead Local Flood Authority. Developers are encouraged to engage with the Drainage Team at an early stage in the design process. Where there are a number of drainage ditches adjacent to or on a proposed development site, the developers will also need to consider whether any additional fluvial flood modelling is required. In addition, new mapping is available from gov.uk which shows the degree and presence of surface water flood risk across major proposed development sites. This mapping provides a valuable indication of the amount of flood risk that could be present on a site and allows developers to quickly identify suitable areas for SuDS schemes.</p> <p>Extensive green infrastructure should be provided at the outset of any major development proposal and early engagement with both the landscape and drainage teams is advised in order to maximise the opportunities for the provision of SuDS schemes. The construction industry research and information associations (CIRIA) publication "The SUDS Manual C753" provides useful information from integrating SuDS into new developments, through to detailed design, construction and maintenance. The EA considers that all of the strategic development sites will require significant surface water management infrastructure, e.g. SuDS. It is ultimately the responsibility of those proposing development to provide this. If regional SuDS are sought, this would require a co-ordinated borough-wide approach and would require a large amount of space. All open watercourses should be retained with an appropriate buffer zone adjacent to each one.</p>

	Detailed assessments of the flood risk implications for the development of major sites being allocated in the emerging BFLP will be required throughout the local plan process and beyond. Bracknell Forest Council is currently updating the borough's Strategic Flood Risk Assessment (SFRA) (August 2010) to determine the variation in flood risk across the borough. The risk of flooding to new development is most effectively addressed by guiding development away from areas at risk in accordance with the NPPF (Ch. 10) and the Sequential and Exception Tests.
<i>How is provision secured?</i>	The development of flood attenuation schemes, such as SuDS can be provided through section 106 legal agreements in large scale and other development proposals. SuDS can also be provided through Section 38 of the Highways Act legal agreements. This will have to be arranged and agreed with the Bracknell Forest Council's LHA. Funding from the BFC CIL receipts may be an option however schemes included in the Council's adopted Reg 123 List will take priority. On the other hand, infrastructure priorities in the borough may change following the allocation of the BFLP's strategic sites, initiating a review of the Council's adopted Reg 123 List.
<i>Benefits</i>	Benefits include stopping flooding incidents which cause hardship, inconvenience, loss of income and raise insurance costs. The benefits of SuDS include, providing drainage in a sustainable manner which deals with rainwater on-site near to where it falls
<i>Demand and Need</i>	It is noted the planned major development sites in the borough will be underpinned by extensive surface water, sewer and fluvial flooding risk assessments. Nonetheless, the environment is constantly changing and current evidence can become outdated sooner than anticipated. Other sites that were not assessed at local plan stage may also come forward over the new plan period. Therefore, site and development proposal specific flood risk assessments may be required in the event of submitting a major housing application throughout the plan period. The inclusion of site specific or regional SuDS schemes, in major housing development proposal sites, at risk from flooding, can also be a very beneficial solution and should be carefully considered at design/master planning stage.
<i>IDP conclusions and recommendations</i>	Flood risk management schemes and requirements that support the sustainable delivery of the BFLP potential sites for allocation will feature in the site-specific and general infrastructure delivery schedules.

**3.0.5** Community facilities - Table 5 provides a summary of information about each of the following sub-categories:

- Community Centre infrastructure.
- Youth Centre Infrastructure.
- Libraries infrastructure.
- Built Sports infrastructure
- Faith Groups and Places of Worship infrastructure.
- Heritage provision
- Public Art.

**Table 5 Community Facilities**

<b>Community Centre infrastructure</b>	
<i>What is Community Centre infrastructure?</i>	Community centres are buildings and ancillary features such as parking in which a range of activities can operate for the local community such as baby and toddler sessions, clubs and fitness classes, etc. They are run in the borough by the Council and partner organisations such as parish councils, community and faith groups, etc. In large scale housing developments, which are being planned for in the borough through the emerging BFLP, on-site community centres are required which contribute to community relationships and cohesion.

<i>How is provision secured?</i>	Community centres can be provided and extended through section 106 legal agreements for multi-use community facilities in large scale development proposals (or existing facilities can be extended through other section 106 legal agreements). CIL income may also be used however schemes included in the Reg 123 List will take priority. On the other hand, infrastructure priorities in the borough may change following the allocation of the BFLP's strategic sites, initiating a review of the Reg 123 List.
<i>Benefits</i>	The benefits of community centres are: <ul style="list-style-type: none"> <li>• A place for all ages to socialise and take part in clubs and activities, and</li> <li>• To act as a hub for local people to foster community cohesion.</li> </ul>
<i>Demand and Need</i>	Existing community centres in the borough are all nearing capacity and centres which have some capacity may not be appropriate for the new growth areas, such as availability of public transport, etc. Existing centres could be expanded however to accommodate residents from smaller sites adjacent to these premises. The new generation have a wealth of entertainment in their own homes, through the internet, television and social media, etc. There is therefore less opportunities for social interaction. A large proportion of people living in Bracknell Forest Borough, and those who will be moving into the borough over the new plan period, commute to work and do not have time to travel to community centres that are not necessarily in close proximity to where they live, etc. On-site multi-functional community centres in or close to large housing developments are therefore essential in creating more interactive communities, which promote a more healthy and social society and are sustainable types of infrastructure as they reduce the need to travel by motor vehicle.
<i>IDP conclusions and recommendations</i>	New community centres that support the sustainable delivery of the BFLP potential sites for allocation will feature in the site-specific and general infrastructure delivery schedules.
<b>Youth Centre Infrastructure</b>	
<i>What is Youth Centre Infrastructure?</i>	Youth centres are specific buildings and facilities allowing children and teenagers and young adults to socialise and receive informal education. Current facilities are managed by Bracknell Forest Council.
<i>How is provision secured?</i>	Youth centres can be provided through section 106 legal agreements for multi-use community facilities in large scale development proposals (or existing facilities can be extended through other section 106 legal agreements). CIL income may also be used however schemes included in the Reg 123 List will take priority. On the other hand, infrastructure priorities in the borough may change following the allocation of the BFLP's strategic sites, initiating a review of the Reg 123 List.
<i>Benefits</i>	The benefits of youth centres include: <ul style="list-style-type: none"> <li>• A safe place for young people to socialise and take part in clubs and activities.</li> <li>• Learning new skills and undertaking teamwork, and</li> <li>• Acting as a hub for young people to foster community cohesion and curb anti-social behaviour.</li> </ul>
<i>Demand and Need</i>	The new young generation have a wealth of entertainment in their own homes, through the internet, television, social media, video games, etc. There is therefore less direct social interaction outside of school hours. On-site multi-functional community centres, including youth clubs, in or close to large housing developments are therefore essential in creating more interaction between the younger population living and who will be living in the borough, which promotes a more healthy, social and informed young society. The new growth areas to be allocated in the BFLP may result in the need for new centres and this will be considered and revealed later in the BFLP process.

<i>IDP conclusions and recommendations</i>	New youth centres, if identified, that support the sustainable delivery of the BFLP potential sites for allocation will feature in the site-specific and general infrastructure delivery schedules.
<b>Libraries infrastructure</b>	
<i>What is Libraries infrastructure?</i>	Libraries are buildings and ancillary facilities such as parking where people can socialise, read, borrow books, use technology and host clubs and events. Bracknell Forest Council manages libraries in the borough. The new proposed growth for Bracknell Forest Borough will not create the requirement for new libraries, however improvements to existing facilities will be required over the new plan period. The Libraries Service requires 88% of new proposed dwellings to be within 1 mile of a library and 100% should be within 2 miles.
<i>How is provision secured?</i>	The improvement of existing libraries and the provision of new libraries in the borough will be funded through the Councils Capital Programme. In addition, these schemes/developments are included in the CIL Reg 123 List. Therefore, these improvements/developments will have to be funded directly through CIL and no contributions or in-kind provision can be provided through section 106 legal agreements. It is important to note that CIL income receipts will be spent on other larger types of infrastructure that are also included in the CIL Reg 123 List such as, provision and enhancement of land to SANG standard, Transport and Education, etc. These types of infrastructure may be prioritised over library enhancement/provision, subject to need assessments.
<i>Benefits</i>	The benefits of libraries include: <ul style="list-style-type: none"> <li>● Providing a local facility for people of all ages to access books, information and the internet, and</li> <li>● Providing a venue for local events which help people with social interaction and community spirit.</li> </ul>
<i>Demand and Need</i>	There has been a significant shift from obtaining information from books, newspapers, magazines, etc. held in abundance in public libraries, due to the explosion of surfing the internet and all the information that can be obtained by the click of a finger. However, libraries have adapted to the times, and include computer facilities and there is always a requirement for books and information through various sources. The new growth areas therefore will have to provide new libraries or link developments to existing centres.
<i>IDP Action</i>	New library schemes/developments, if identified, that support the sustainable delivery of the potential sites for allocation will feature in the site-specific and general infrastructure delivery schedules.
<b>Built Sports infrastructure</b>	
<i>What is Built Sports infrastructure?</i>	Built Sports infrastructure comprises a range of sporting facilities such as leisure centres, gyms and swimming pools. Built sports in the borough is owned and managed by both private companies and the public sector (e.g. Bracknell Forest Council and schools etc.) New development planned for the borough through the BFLP will increase the need for the maintenance of and investment in existing built sports facilities, and the development of new facilities. The Council's new Play Open Space and Sports Study (POSS) identifies the priority for financial contributions towards facility improvements and also accessibility enhancements to existing provision. Budget constraints are predicted to affect the provision of built sports infrastructure during the BFLP plan period, therefore financial contributions from developers towards the enhancement of existing facilities will be the likely approach taken moving forward which is currently through CIL.
<i>How is provision secured?</i>	The improvement of existing built sports infrastructure and the provision of new facilities in the borough will be funded through the Councils Capital Programme. In addition, these schemes/developments are included in the CIL Reg 123 List. Therefore, these improvements/developments will have to be funded directly through CIL and no contributions or in-kind provision can be provided through section 106 legal agreements. It is important to note

	that CIL income receipts will be spent on other larger types of infrastructure that are also included in the CIL Reg 123 List such as Transport and Education, etc. These types of infrastructure may be prioritised over built sports enhancement/provision, subject to need assessments.
<i>Benefits</i>	The benefits of built sports facilities include: <ul style="list-style-type: none"> <li>● Providing facilities for sports activities for all people which are easily accessible in terms of costs, location and physical access.</li> <li>● People achieving personal levels of health and fitness.</li> <li>● People and teams competing in sporting competitions.</li> </ul>
<i>Demand and Need</i>	Many people living in the borough and due to move here when the major development sites being planned at the moment are built out, spend a lot of time indoors due to the number of people working in the service industry (office based jobs) and young people in schools, including teachers and staff, etc. Spending a lot of time indoors during the work/school week increases the need to go out doors for recreational purposes, such as swimming or going to the gym, etc. New development may require new or enhanced provision.
<i>IDP conclusions and recommendations</i>	New built sports schemes/developments, if identified, that support the sustainable delivery of the BFLP potential sites for allocation will feature in the site-specific and general infrastructure delivery schedules.
<b>Faith Groups and Places of Worship infrastructure</b>	
<i>What is Faith Groups and Places of Worship infrastructure?</i>	This includes churches, mosques and other building for faith worship. The new major housing developments will attract residents from different ethnic backgrounds and religious beliefs. Places of worship in the borough at present include predominantly churches and community centres/facilities. In order to cater for higher populations in the borough with various social needs, there is an aspiration to move towards developing multi- use/functional community facilities in the borough. These facilities can also be used by faith groups as places of worship if there are no existing facilities and there is evidence of demand.
<i>How is provision secured?</i>	The provision of places of worship through community centres can be provided and extended through section 106 legal agreements for multi-use community facilities in large scale development proposals (or existing facilities can be extended through other section 106 legal agreements). CIL income may also be used however schemes included in the Reg 123 List will take priority. On the other hand, infrastructure priorities in the borough may change following the allocation of the BFLP's strategic sites, initiating a review of the Reg 123 List.
<i>Benefits</i>	Benefits include providing safe and convenient places for people to practice their faiths and to provide venues for other community and social activities.
<i>Demand and Need</i>	When the population in the borough increases following the construction of the major development sites for housing being planned throughout the new plan period, persons of different ethnic backgrounds and religious beliefs will move here to start a new life. The borough will need to have the infrastructure in place to meet their specific needs and existing places of worship and new multi-use community facilities should cater for these requirements.
<i>IDP conclusions and recommendations</i>	New places of worship through community centres that support the sustainable delivery of the BFLP potential sites for allocation will feature in the site-specific and general infrastructure projects schedules.
<b>Heritage provision</b>	
<i>What is Heritage provision?</i>	Heritage provision comprises listed buildings, ancient monuments and other features of historic importance. Bracknell Forest Council and Berkshire Archaeology are responsible for protecting and enhancing the historic environment in the Borough. The historic environment in the borough

	is predominately made up of listed buildings and historic parks and gardens. Funding for the enhancement/restoration of the historic environment in Bracknell is constrained by no dedicated budget.
<i>How is provision secured?</i>	The enhancement/restoration of heritage assets can be provided through section 106 legal agreements in large scale and other development proposals. CIL income may also be used however schemes included in the Reg 123 List will take priority. On the other hand, infrastructure priorities in the borough may change following the allocation of the BFLP's strategic sites, initiating a review of the Reg 123 List. Funding can also be sourced through applications for the heritage lottery fund.
<i>Benefits</i>	Heritage assets provide a valuable look to our past and help provide a sense of place. They also provide visually pleasing features to enjoy.
<i>Demand and Need</i>	Bracknell Forest Borough does not contain a vast amount off heritage assets, compared with the likes of Oxford and Winchester administrative areas. However, this is more of a reason to protect what is present throughout the borough for new and existing residents and visitors to enjoy, instil national pride and inspire innovative new design proposals, etc.
<i>IDP conclusions and recommendations</i>	Heritage enhancement/restoration schemes, if identified, that support the sustainable delivery of the potential sites for allocation will feature in the site-specific and general infrastructure delivery schedules.
<b>Public Art</b>	
<i>What is Public Art?</i>	The Council encourages the installation of public art in the borough, such as monuments and artefacts, which contributes to and enhances the public realm in the borough for new and existing residents and visitors. Bracknell Forest Council maintain many pieces of public art infrastructure in the borough although other organisations and companies own and maintain their own provision.
<i>How is provision secured?</i>	The installation/enhancement of public art can be secured through planning conditions.
<i>Benefits</i>	The benefits of public art include: <ul style="list-style-type: none"> <li>● Providing artistic installations around the borough.</li> <li>● Providing visually and stimulating features of a place, and</li> <li>● Helping to give a place a sense of identity.</li> </ul>
<i>Demand and Need</i>	The existing public art moments and artefacts enhance the Bracknell Forest Borough setting, especially in the town centre. This important aspect of contributing to public realm in Bracknell Forest must continue with the new major and other developments being planned for in the borough at present.
<i>IDP conclusions and recommendations</i>	Public art schemes, if identified, that support the sustainable delivery of the potential sites for allocation will feature in the site-specific and general infrastructure projects schedules.

**3.0.6** Social Infrastructure - Table 6 provides a summary of information about each of the following sub-categories:

- Affordable Housing.



- Children's Social Care infrastructure.
- Adult Social Care infrastructure.
- Cemeteries and Crematoriums

**Table 6 Social Infrastructure**

<b>Affordable Housing</b>	
<i>What is Affordable Housing?</i>	Affordable housing are homes for rent or part buy/part rent for people who cannot afford to buy or rent on the open market. Affordable housing is agreed and managed in Bracknell Forest Borough by the Council, Bracknell Forest Homes and Registered Providers (RP's) (aka Housing Associations). In order to enable existing or new residents on lower incomes to rent or buy housing that is affordable compared to rental and housing for sale on the open housing market, developers currently have to provide 25% affordable housing on development sites of 15 or more houses, subject to viability considerations. The tenure mix of the 25% requirement should be 70% Affordable Rent plus 30% Intermediate Housing to adequately address local housing needs. Affordable rented dwellings should consist of 2 and 3 bedroom houses, whilst intermediate housing (e.g. shared ownership) should include 1 and 2 bedrooms. The affordable housing should be delivered in line with the HCA Framework 2016-2021 with no reliance on Social Housing Grant (unless this can be justified on the grounds of viability or additionality). Sites that have been assembled by RP's can provide 100% affordable housing. Affordable housing must be provided on-site in new relevant development proposals, unless exceptional circumstances can be demonstrated. Viability assessments can be submitted and the results of these will be considered against existing local policy requirements for the provision of affordable housing and the current housing need in the borough.
<i>How is provision secured?</i>	Affordable housing is provided through section 106 legal agreements in large scale and other development proposals. CIL income is not to be used to fund the provision of affordable housing. CIL can however be charged on proposed affordable housing gross internal floorspace unless developers claim social housing relief under parts 50 and 51 of the CIL Regulations 2010 (as amended).
<i>Benefits</i>	The benefits include providing a roof over the heads of people who otherwise might not be able to afford to buy a property or pay private rental rates. Affordable housing can also help some people get on the property ladder through part buying and part renting an affordable property.
<i>Demand and Need</i>	The Berkshire (including South Bucks) Strategic Housing Market Assessment (SHMA) (February 2016)) indicates that there is currently a net affordable housing need in the borough of 227 units per annum which represents a 35% of the overall housing need in the borough. According to the Bracknell Forest Council Authority Monitoring Report 2015-16: Housing, 118 affordable houses were built in 2014-15 and 32 affordable units were constructed in 2015-16. This is an approx. decrease of 22%! The Council are constrained by the vacant building credit provision that can be used to reduce the number of affordable units provided in schemes and if viability assessments, in support of planning applications, determine schemes are unviable unless the affordable housing requirement is reduced, etc. The residents living in Bracknell and those who will be moving here in the future may have affordability issues due to the cost of purchasing or renting properties on the open market in this part of the country compared to their incomes. In order to combat this affordability issue, the Council has a duty to do everything in its power to increase the amount of affordable housing options in the borough to meet its current affordable housing need.
<i>IDP conclusions and recommendations</i>	Affordable housing schemes, if identified, that support the sustainable delivery of the BFLP potential sites for allocation will feature in the site-specific and general infrastructure delivery schedules.
<b>Children's Social Care infrastructure</b>	

<i>What is Children's Social Care infrastructure?</i>	Children's social care infrastructure is specific services and facilities for vulnerable children who have been subject to abuse, neglect or other issues and need an environment for protection and to help better their lives. Provision in the borough is by Bracknell Forest Council. Additional affordable housing in new major housing developments in the borough may increase the demand for this service over and above the existing requirements in the borough. New development in the BFLP plan period is unlikely to require specific children social care facilities, however additional staff may be required following pressures on service provision.
<i>How is provision secured?</i>	The main sources of funding for this service would be through the Councils annual budget. The creation of specific facilities will be facilitated through determination of planning applications where appropriate.
<i>Benefits</i>	Vulnerable children who are and will be living in the borough require support and care to ensure they are safe and free to live happy, healthy and enjoyable lives.
<i>Demand and Need</i>	Unfortunately some children in the borough and who will move here during the new plan period are and will be exposed to neglect, abuse, broken families, etc. The Councils social care service is and will be affected by the large decrease in the funding from Central Government that is planned for the next few years. This important service however will have to be prioritised to meet local need now and over the new plan period and beyond.
<i>IDP conclusions and recommendations</i>	Children social care schemes, if identified, that support the sustainable delivery of the BFLP potential sites for allocation will feature in the site-specific and general infrastructure delivery schedules.
<b>Adult Social Care infrastructure</b>	
<i>What is Adult Social Care infrastructure?</i>	Adult social care infrastructure is specific services and facilities for the elderly population who will spend the remainder of their lives in the borough. This specialist service is geared towards supporting the older population to live safely and happily in their homes or also within specialist accommodation. Adult social care is provided in Bracknell Forest Borough by the Council. The Council have and continue to experience an increase in population of person over 65+ years. An increase in the older population living in the borough means there is demand for extra care sheltered housing. Older residents who will occupy some of the new dwellings planned in the borough will require social care support. There will also be a need for other supporting services for older people such as community/public transport.
<i>How is provision secured?</i>	The main sources of funding for this service would be through the Councils annual budget. New facilities will be facilitated through the determination of planning applications for both Council or privately run facilities.
<i>Benefits</i>	Vulnerable elderly persons who are and will be living in the borough require support and care to ensure they are safe and free for the remainder of their lives to live happily, healthily and enjoyably.
<i>Demand and Need</i>	The current generation living in the borough are benefitting from the hard work and contributions that were made by the previous generations, through their payment of council and income tax, volunteering and hard work and dedication that turned this country into one of the leading nations in the world following the last world war. The Council therefore need to prioritise adult care services even though funding from Central Government will be reduced significantly over the next few years. Innovative approaches will be deployed and if additional staff are required due to pressures on the service over the plan period, funding to cater for this requirement will have to be found.
<i>IDP conclusions and recommendations</i>	Adult social care schemes, if identified, that support the sustainable delivery of the BFLP potential sites for allocation will feature in the site-specific and general infrastructure projects schedules.
<b>Cemeteries and Crematoriums</b>	

<i>What are Cemeteries and Crematoriums?</i>	The Easthampstead Park Cemetery and Crematorium facility provides burial sites and cremation services for deceased residents in and who will be moving to the borough. The facility is owned and managed by Bracknell Forest Council. The Easthampstead Park Cemetery and Crematorium has approximately 7–8 years of burial provision left. The Easthampstead Park Cemetery and Crematorium will be extended to cover another 20 year period and this covers the BFLP plan period and would cater for the planned new major housing developments and its residents. If there are capacity constraints beyond the 20 year period, the adjacent pitch-and-putt (Bracknell Forest Council) and allotment (Bracknell Town Council) land could be sold to and used by the Easthampstead Park Cemetery and Crematorium, subject to agreement.
<i>How is provision secured?</i>	Funding for the services provided by the Easthampstead Park Cemetery and Crematorium is through the Councils Capital Programme.
<i>Benefits</i>	Benefits include providing facilities in a serene and peaceful environment to serve the needs of local people in time of bereavement.
<i>Demand and Need</i>	There is capacity for burials at Easthampstead Park Cemetery and Crematorium that will cover the existing local plan period to 2026. There are plans to extend the site which will cater for burial requirements well beyond the new plan period to 2034.
<i>IDP conclusions and recommendations</i>	Cemeteries and Crematoriums schemes that support the sustainable delivery of the BFLP potential sites for allocation will feature in the site-specific and general infrastructure projects schedules.

**3.0.7** Emergency Services - Table 7 provides a summary of information about each of the following sub-categories:

- Police Service infrastructure.
- Ambulance Service infrastructure.
- Fire and Rescue Service infrastructure.

**Table 7 Emergency Services Infrastructure**

<b>Police Service infrastructure</b>	
<i>What is Police Service infrastructure?</i>	The police service infrastructure in the borough consists of the station in the town centre, vehicles, officers, equipment and devices, etc. necessary for the Thames Valley Police (Bracknell Central South) to operate effectively and efficiently to ensure existing and new residents and visitors are safe and supported. The police service in Bracknell Forest Borough is managed by the Police & Crime Commissioner (PCC) for The Thames Valley. The PCC for The Thames Valley are currently considering whether additional neighbourhood offices should be included in the major strategic developments sites that will be allocated in the emerging BFLP. In order to have a presence and tackle crime at local level, the PCC requires provision of police point fit-out, bicycles, police points, cycle storage and other equipment. The PCC also need the provision of other facilities to house functions such as Road Policing, Crime Support, Forensics, storage and other support functions. Thames Valley Police would like to be kept up to date with the proposed laying of ducting by telecommunications companies, such as BT Open-reach, along highways so that they can co-ordinate this with their proposed laying of Automatic Number Plate Recognition (ANPR) cabling. This would save on expenses and road closures. The Council consider locating police points within multi-use community facilities could be cost-effective and user friendly.
<i>How is provision secured?</i>	Police facilities and equipment can be provided through section 106 legal agreements in large scale and other development proposals, such as at Farley Wood Community Centre (in support of Policy SA 8 Land at Amen Corner (South), Binfield). The funding of police facilities/equipment is included in the Councils CIL Reg 123 List. Therefore, this provision, other than the police infrastructure schemes in the SALP allocations that have been and will be included in section 106 legal

	agreements, will have to be funded directly through CIL and no contributions or in-kind provision can be provided through section 106 legal agreements with developers following the adoption of the Councils CIL Reg 123 List in 2015. It is important to note that CIL income receipts will be spent on other larger types of infrastructure that are also included in the CIL Reg 123 List such as, Provision and enhancement of land to SANG standard (part of Special Protection Area (SPA) Avoidance & Mitigation measures), Transport, Education, etc. These types of infrastructure may be prioritised over police infrastructure, subject to need case assessments.
<i>Benefits</i>	Benefits include modern and up-to-date facilities within the community so people feel safe because of a police presence.
<i>Demand and Need</i>	In conjunction with the population increases forecasted over the new plan period, unfortunately the reality of this increase in people living and visiting the borough will mean more crime. This will consist of mostly petty crime with some serious events. The police service therefore need additional support and a presence in the new planned communities. This can be catered for through new multi-use facility community centres and expanding existing community centres in the borough.
<i>IDP conclusions and recommendations</i>	New police service schemes/developments, if identified, that support the sustainable delivery of the potential sites for allocation will feature in the site-specific and general infrastructure delivery schedules.
<b>Ambulance Service infrastructure</b>	
<i>What is Ambulance Service infrastructure?</i>	The ambulance service infrastructure in the borough consists of the station in the town centre, vehicles, staff, equipment and devices, medicine, etc. necessary for the South Central Ambulance Service to operate effectively and efficiently to ensure existing and new residents and visitors are supported in the event of an accident. The ambulance service in Bracknell Forest Borough is managed and operated by the South Central Ambulance Service. An increase in population, following the proposed growth areas being planned for in the emerging BFLP, in the borough will obviously lead to more ambulance calls and potentially the need for more vehicles.
<i>How is provision secured?</i>	Funding for the South Central Ambulance Service sits with the Bracknell and Ascot Clinical Commissioning Group. Funding from the BFC CIL receipts may be an option however schemes included in the Councils adopted Reg 123 List will take priority. On the other hand, infrastructure priorities in the borough may change following the allocation of the BFLP's strategic sites, initiating a review of the Council's adopted Reg 123 List.
<i>Benefits</i>	Benefits include modern and up-to-date facilities close to where they are needed to ensure effective and quick response times.
<i>Demand and Need</i>	The new and existing residents and visitors in Bracknell Forest Borough may unfortunately require emergency support in the event of an accident, etc. during the new plan period and beyond. The relevant infrastructure, including more staff and vehicles and equipment, may need to be increased and upgraded to facilitate requirements.
<i>IDP conclusions and recommendations</i>	Ambulance Service schemes, if identified, that support the sustainable delivery of the BFLP potential sites for allocation will feature in the site-specific and general infrastructure delivery schedules.
<b>Fire and Rescue Service infrastructure</b>	
<i>What is Fire and Rescue Service infrastructure?</i>	The fire and rescue service infrastructure in the borough consists of the station in the town centre, vehicles, staff, equipment and devices, etc. necessary for the Royal Berkshire Fire and Rescue Service (RBFRS) to operate effectively and efficiently to ensure existing and new residents and visitors are supported in the event of a fire or an accident. The Fire and Rescue Service in Bracknell Forest Borough is managed and operated by the RBFRS. The proposed new housing and economic development planned for the borough in the emerging BFLP will place additional burdens on its existing service and have the potential to even make it unsustainable in its current state. This

	justifies an increase in the level of service provided in the area. Nonetheless, if sprinklers were fitted in all new dwellings and relevant commercial buildings planned for in the emerging BFLP this would reduce the need to extend the existing fire service operating in the borough. The costs of new provision would also be reduced as a result.
<i>How is provision secured?</i>	Improvements to the Fire and Rescue Service operating in the borough can be provided through section 106 legal agreements in large scale and other development proposals. Funding from the BFC CIL receipts may be an option however schemes included in the Councils adopted Reg 123 List will take priority. On the other hand, infrastructure priorities in the borough may change following the allocation of the BFLP's strategic sites, initiating a review of the Council's adopted Reg 123 List. Funding from Central Government can also be applied for.
<i>Benefits</i>	Benefits include modern and up-to-date facilities close to where they are needed to ensure effective and quick response times.
<i>Demand and Need</i>	The new and existing residents and visitors in Bracknell Forest Borough will unfortunately require emergency support in the event of an accident, etc. during the new plan period and beyond. The relevant infrastructure, including more staff, vehicles and equipment, may need to be increased and upgraded to facilitate requirements.
<i>IDP conclusions and recommendations</i>	Fire and Rescue Service schemes, if identified, that support the sustainable delivery of the BFLP potential sites for allocation will feature in the site-specific and general infrastructure projects schedules.

**3.0.8** Health Infrastructure - Table 8 provides a summary of information about each of the following sub-categories:

- Primary Health Care infrastructure.
- Acute Care and General Hospital infrastructure.
- Mental Health infrastructure.
- Public Health infrastructure.

**Table 8 Health Infrastructure**

<b>Primary Health Care infrastructure</b>	
<i>What is Primary Health Care infrastructure?</i>	<p>Primary health care infrastructure in the borough is made up of health centres, general practices, doctors, nurses, emergency staff, etc. These premises and services are in place to ensure the health of existing and new residents and visitors in the borough are managed and safeguarded. The National Health Service (NHS) Bracknell and Ascot Clinical Commissioning Group (CCG) manage the provision of primary health care facilities and services in Bracknell Forest Borough. The new housing and employment growth that is being planned for in the emerging BFLP will place pressures on local primary health care centres, such as general practitioner (GP) practices, Royal Berkshire Bracknell Healthspace at Eastern Gate, Brants Bridge, Bracknell, etc.</p> <p>Multi-use facility community centres/hubs in the areas in the borough that are and will experience the most growth, such as in Warfield, Binfield and Crowthorne, and the expansion of existing suitable GP surgeries is the favoured approach in dealing with primary health care requirements of these new residents. Another solution for the provision of adequate primary health care services, to match the proposed population increase in the borough over the emerging BFLP plan period, would be the redevelopment of Skimped Hill Health Centre at Skimped Hill Lane, Bracknell, which is not fit for purpose for this need at present.</p>

	Primary health care centres in the borough are and will also be affected by major housing development proposed in Wokingham Borough, in particular in Crowthorne and Binfield (Binfield Surgery Terrace Road, North is already experiencing significant patient flows from the East of Wokingham). The NHS Bracknell and Ascot CCG indicate that a primary health and care facility would be required in Bracknell Town centre, which would be centrally located and easily accessible, for the new residents who will be living in the borough over and beyond the emerging BFLP plan period. This could be achieved by redeveloping the Royal Berkshire Bracknell Healthspace at Eastern Gate, Brants Bridge, Bracknell or the development of a new centre at another site.
<i>How is provision secured?</i>	The development of multi-use facility hubs/community centres that include primary health care services and receiving financial contributions towards other primary health care infrastructure in the borough can be provided through section 106 legal agreements in large scale and other development proposals. Funding from the BFC CIL receipts may be an option however schemes included in the Councils adopted Reg 123 List will take priority. On the other hand, infrastructure priorities in the borough may change following the allocation of the BFLP's strategic sites, initiating a review of the Council's adopted Reg 123 List. Funding from Central Government can also be applied for. Funding may also be acquired from NHS Bracknell & Ascot CCG sponsored applications to the NHS England through the Estates and Technology Transformation Fund and/or the Sustainability and Transformation Plan.
<i>Benefits</i>	Having access to primary healthcare practices and professionals allows the local population to have their level of health adequately monitored and have emergency support and care in the event of accident occurring, etc.
<i>Demand and Need</i>	This vital type of infrastructure will have to be carefully planned in line with the new housing and employment development anticipated to 2034 and beyond. The use of multi-use facilities is a wise and sustainable solution to meet primary health care needs and the redevelopment of existing establishments and/or the creation of a brand new unit are also encouraging prospects.
<i>IDP conclusions and recommendations</i>	New primary healthcare schemes, when agreed, that support the sustainable delivery of the BFLP potential sites for allocation will feature in the site-specific and general infrastructure delivery schedules.
<b>Acute Care and General Hospital infrastructure</b>	
<i>What is Acute Care and General Hospital infrastructure?</i>	Acute care and general hospital infrastructure in the borough is made up of hospitals, doctors, nurses, staff, etc. These premises and services are in place to ensure the health of existing and new residents and visitors in the borough are managed and safeguarded. The Heatherwood and Wexham Park NHS Hospitals Foundation Trust (HWPFT) is the main provider of acute hospital services in Bracknell Forest Borough. The four main acute care and general hospitals in the borough are Heatherwood (Ascot), Fitzwilliam House outpatients (Bracknell), Royal Berkshire Bracknell Healthspace at Eastern Gate, Brants Bridge, Bracknell and Frimley Park Hospital NHS Foundation Trust. The proposed housing growth that is planned to be delivered in the borough in the BFLP plan period does not require the existing facilities to be extended or any new acute care and general hospital facilities to be provided or a new centre to be provided within a multi-use facility community centre.
<i>How is provision secured?</i>	Funding for the extension of these types of facilities would be predominately through applications to Central Government. The development of multi-use facility hubs/community centres that include acute care and general hospital services and receiving financial contributions towards other acute care and general hospital infrastructure in the borough can be provided through section 106 legal agreements in large scale and other development proposals. Funding from the BFC CIL receipts may be an option however schemes included in the Councils adopted Reg 123 List will take priority. On the other hand, infrastructure priorities in the borough may change following the allocation of the BFLP's strategic sites, initiating a review of the Council's adopted Reg 123 List.

<i>Benefits</i>	Acute care and general hospital provision allows the local population to have a holistic option of health support, such as cancer screenings, dealing with rare diseases, etc. in addition to primary health care units.
<i>Demand and Need</i>	Although the acute care service providers have indicated that there is not a current need for additional services to be provided now and in the near future, this will be monitored closely throughout the new BFLP process. If requirements do change, provision within multi-use facility community centres and expansion of existing centres should meet this potential demand.
<i>IDP conclusions and recommendations</i>	Acute Care/General Hospitals schemes, if identified, that support the sustainable delivery of the BFLP potential sites for allocation will feature in the site-specific and general infrastructure delivery schedules.
<b>Mental Health infrastructure</b>	
<i>What is Mental Health infrastructure?</i>	Mental health infrastructure is made up of hospitals, doctors, nurses, staff, etc. These premises and services are in place to ensure the mental health of existing and new residents and visitors in the borough are managed and safeguarded. The Berkshire Healthcare NHS Foundation Trust manage the services provided to people with mental health in Bracknell Forest Borough. The outpatient clinics operating in the borough are Church Hill House Bracknell and at the Woodlands Day Hospital at Heatherwood (there are also in patient services provided in Heatherwood). The West London Mental Health NHS Trust manages the mental health services provided in Broadmoor Hospital, Crowthorne, Bracknell Forest. The proposed housing growth that is planned to be delivered in the borough in the BFLP plan period does not require the existing facilities to be extended or any new mental health hospital facilities to be provided or a new centre within a multi-use facility community centre.
<i>How is provision secured?</i>	Funding for the extension of these types of facilities would be predominately through applications to Central Government. The development of multi-use facility hubs/community centres that include mental health services and receiving financial contributions towards other mental health services infrastructure in the borough can be provided through section 106 legal agreements in large scale and other development proposals. Funding from the BFC CIL receipts may be an option however schemes included in the Councils adopted Reg 123 List will take priority. On the other hand, infrastructure priorities in the borough may change following the allocation of the BFLP's strategic sites, initiating a review of the Council's adopted Reg 123 List.
<i>Benefits</i>	Services for people with mental health problems allow these patients to have the important support and guidance available to ensure they continue to heal and manage their illness and live healthily.
<i>Demand and Need</i>	Although the mental health service providers have indicated that there is not a current need for additional services to be provided now and in the near future, this will be monitored closely throughout the new BFLP process. If requirements do change, provision within multi-use facility community centres and expansion of existing centres should meet this potential demand.
<i>IDP conclusions and recommendations</i>	Mental health facility and services schemes, if identified, that support the sustainable delivery of the BFLP potential sites for allocation will feature in the site-specific and general infrastructure delivery schedules.
<b>Public Health infrastructure</b>	
<i>What is Public Health infrastructure?</i>	Public health infrastructure in the borough includes the provision of suitable required active and passive open spaces, SANG's, community and activity centres providing a host of varying services including primary and acute health care, etc. The main managers and operators of public health in Bracknell Forest Borough are; Public Health England, NHS England and Bracknell Forest Council. When allocating sites for major development in the emerging BFLP and determining the subsequent planning applications from these and other sites throughout the borough, in the new plan period, the LPA has the responsibility to approve schemes that promote public health.

<i>How is provision secured?</i>	The development of multi-use facility hubs/community centres that include public health services and receiving financial contributions towards other public health related infrastructure in the borough can be provided through section 106 legal agreements in large scale and other development proposals. Funding from the BFC CIL receipts may be an option however schemes included in the Councils adopted Regulation 123 List will take priority. On the other hand, infrastructure priorities in the borough may change following the allocation of the BFLP's strategic sites, initiating a review of the Council's adopted Reg 123 List. Funding from NHS England (that is managed by Bracknell and Ascot CCG) and Central Government (that is managed by Bracknell Forest Council) is also provided for the operation of public health services in the borough.
<i>Benefits</i>	Public health infrastructure through the use of open spaces and visiting and receiving support from primary and acute health care professionals enables the local population to live happily and healthily.
<i>Demand and Need</i>	The existing and new population in Bracknell Forest Borough need to use existing and planned open spaces in the borough for recreational purposes. They also must ensure they engage with primary and acute health professionals, in existing and planned health centres, to ensure their physical health is also monitored and controlled.
<i>IDP conclusions and recommendations</i>	Public health facility and service schemes, if identified, that support the sustainable delivery of the BFLP potential sites for allocation will feature in the site-specific and general infrastructure delivery schedules.

**3.0.9** Waste Infrastructure - Table 9 provides a summary of information about waste and recycling infrastructure:

**Table 9 Waste Infrastructure**

<b>Waste Infrastructure</b>	
<i>What is Waste Infrastructure?</i>	Waste infrastructure comprises land and buildings to dump landfill and recycle waste. They also comprise land and facilities to which local people put their recyclable waste such as glass for collection. Waste collection and processing in Bracknell Forest Borough is managed by two external contractors, known as SUEZ (kerb side collection) and FCC (re3 partnership between Bracknell Forest Borough Council, Wokingham Borough Council and Reading Borough Council) (joint waste disposal collection). Household and commercial waste, including recyclables and garden waste, are collected fortnightly on an alternate basis. The Council also maintains 40 public recycling sites in the borough and there is a recycling centre and waste transfer station at Longshot Lane, Bracknell and Smallmead, Reading. Both Longshot Lane and Smallmead, Reading have been identified to be able to cope with additional housing and employment growth in the borough. Developers are asked to submit waste management plans, which identify appropriate on-site waste recycling facilities, in support of major development proposals. Developers should also include composters to facilitate the disposal of organic waste, in their waste management plans, which would reduce landfill and pressures on the aforementioned Recycling Centres.
<i>How is provision secured?</i>	The provision of waste management facilities will be secured through planning conditions or s106 obligations. CIL income would unlikely to be available for the provision of waste management facilities as the projects that feature in the Reg 123 list are prioritised and the provision of these facilities are not included in the current list. However, the allocation of the BFLP's major development sites should initiate a review of the Reg 123 list. In Bracknell Forest Borough the recycling site maintenance and improvement works are funded by the Council's recently established waste and recycling budget.
<i>Benefits</i>	Landfill waste infrastructure provides facilities for waste to be collected and disposed of. Effective provision will ensure less waste on the streets and fly typing which can be a public health issue and an environmental hazard. Recycling facilities provide local places for people to dispose of items such as glass. This improves sustainability and contributes to a better environment. Effective green waste infrastructure provides a place for people to dump their green waste. This is then transported to a facility for turning into compost for re-use.



<i>Demand and Need</i>	New housing and employment development in the borough over the new plan period will require a fully operational waste collection and processing system so that Bracknell Forest Borough remains a clean and environmentally and socially rich destination for residents and visitors alike, including the natural environment.
<i>IDP conclusions and recommendations</i>	Waste management facilities and/or site maintenance and improvement works, if/when identified, necessary to ensure the sustainable delivery of the BFLP potential sites for allocation will feature in the site-specific and general delivery schedules.

**3.0.10** Utilities Infrastructure – Table 10 provides a summary of information about each of the following sub-categories:

- Waste Water infrastructure.
- Water Supply Infrastructure.
- Electricity Supply Infrastructure.
- Gas Supply Infrastructure.
- Telecommunications Infrastructure.

**Table 10 Utilities Infrastructure**

<b>Waste Water Infrastructure</b>	
<i>What is Waste Water Infrastructure?</i>	Waste water infrastructure comprises waste water treatment centres and the network of sewers to transport waste to these centres. There are 5 existing waste water treatment works/plants in Bracknell Forest Borough. All five treatment works/plants are managed and controlled by Thames Water under the strict guidelines set and governed by the Environment Agency. The two largest sewerage treatment works (STW) in Bracknell Forest Borough are the Bracknell STW and the Ascot STW. These works are the most suitable to accommodate future growth requirements. New major growth areas in the borough are therefore encouraged to drain to these plants. Sewerage network demands for developments and the impact of developments on existing STW's would need to be determined on a site by site basis using detailed modelling possibly funded by developers. Developers will be required to demonstrate that there is adequate waste water capacity both on and off site to serve the development and that it would not lead to problems for existing or new users. If developments would trigger the need for upgrades of existing STW's in the borough, and if this is not considered/overcome at planning application stage, Thames Water recommend the use of a grampian planning condition for no dwelling to be occupied until the waste water drainage strategy is in place. Developers should work with Thames Water throughout the construction process.
<i>How is provision secured?</i>	Modifying the existing waste water infrastructure facilities in the borough is through agreement between the developer and Thames Water. All waste water infrastructure facility maintenance, repairs and upgrades would be funded by Thames Water but may require developers to pay contributions through private contracts.
<i>Benefits</i>	Waste water infrastructure helps to take away effluent from homes and businesses and then treat it. This provides obvious health and hygiene benefits.
<i>Demand and Need</i>	If major areas of growth being planned in the Council's emerging BFLP are not supported by connections to the closest sewage treatment works operating in the borough, the development cannot go ahead and is undeliverable. This highlights the importance of this type of infrastructure provision.

<i>IDP conclusions and recommendations</i>	Any identified waste water facilities maintenance, repairs and upgrades will feature in the site-specific and general infrastructure delivery schedules. Currently there are no schemes identified for inclusion at this stage but as more detail emerges about the certainty of the allocation of sites, this situation will change.
<b>Water Supply Infrastructure</b>	
<i>What is Water Supply Infrastructure?</i>	Water supply infrastructure comprises facilities to accumulate and store water and treat it so that potable water can be transferred by for example, pipes to homes, businesses and facilities. There are two main water companies operating in Bracknell Forest Borough, known as Affinity Water and South East Water. Both providers supply water through a combination of ground and surface water sources and through pipeline transfers. New development proposals will give rise to the need for new or upgraded distribution mains enhanced pumping capacity (potentially). Councils need to ensure that evidence is gathered/submitted detailing the impacts new major developments would have on the existing pipe network to ensure residents in the borough are not affected by low water pressures due to high demand. Developers are asked to work closely with the aforementioned providers and to make financial contributions toward improvement schemes if required. Developers will be expected to set a water efficiency standard for new homes of 105 litres per head per day (L/H/D), due to the limited water resources in the borough and the high and growing demand for water. Given water pressures in the local area are high and the amount of housing development required in the borough, the EA recommends that housing water efficiency standards are higher than building regulation standards (105 L/H/D, equivalent to level 3/4 for water within the Code for Sustainable Homes).
<i>How is provision secured?</i>	Modifying the existing water supply infrastructure facilities in the borough is through agreement between the developer, Affinity Water and South East Water. All water supply infrastructure facility maintenance, repairs and upgrades would be funded by Affinity Water, South East Water and the developer
<i>Benefits</i>	The benefit is to provide clean and potable water to all homes and businesses. Up-to-date infrastructure can reduce the impacts of leaks.
<i>Demand and Need</i>	Bracknell Forest Borough is a water stressed area and water usage in the borough (165l/h/d) is above the national average (148l/h/d). The demand for water is only going to increase considering the amount of growth being planned for in the borough to 2034, therefore new and existing developments must ensure they are connected to and supported by an above average water supply network at all times.
<i>IDP conclusions and recommendations</i>	Any identified water supply networks maintenance, repairs and upgrades will feature in the site-specific and general infrastructure delivery schedules. Currently there are no schemes identified for inclusion at this stage.
<b>Electricity Supply Infrastructure</b>	
<i>What is Electricity Supply Infrastructure?</i>	<p>Electricity supply infrastructure includes sub station, wire, pylons and electricity generation facilities. The owners and operators of the high-voltage electricity transmission network, including overhead transmission lines/underground cables/lines, substations and other associated infrastructure, in Bracknell Forest Borough are National Grid (NG) and Scottish &amp; Southern Electricity Networks (SSEN) Public Limited Company. Developers can save costs by integrating overhead lines with uses such as open space, parking and electrical vehicle charging points, garages or public highways generally. If this is unachievable, circuits may have to be rerouted subject to agreed costs.</p> <p>New housing and employment growth in the borough would not have an adverse impact on NG's electricity infrastructure provision, given the scale of their transmission network. Considering the scale of NG's existing electricity transmission networks that cross through Bracknell Forest Borough</p>

	<p>and the fact that permission and support has been sought from landowners and central government for its establishment, developers and local authorities should pay careful attention to new major developments potential impacts to this network. For ease of access to maintain this network, development should not be placed beneath or in close proximity to these cables/lines. Developers should also take note of the statutory safety clearances between overhead lines, the ground, and built structures in the submission of any major development close to their network. Developers are also recommended to take note of the 'A Sense of Place' guidelines (that was produced by David Lock Associates in association with NG). This guidance note looks 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>Development proposals that come forward for the future site allocations will give rise to the need to improve and enhance the local electricity transmission network. Developers are therefore advised to engage with the operators early in the planning application process in order for these improvements to be investigated, planned and eventually delivered in support of the major development proposal. SSEN has advised that the major development schemes may require significant off-site works to support their potential future load requirements. This can be done by connecting to existing infrastructure but this is subject to cost and timescale. The provision of supply can normally be delivered within 6 months from acceptance. To ensure the development of an allocated site is delivered, any relocation of existing overhead lines should be formally agreed with SSEN prior to submission of a planning application.</p>
<i>How is provision secured?</i>	Any modification of the existing network is through agreement between the developer and the utility company. Any maintenance, repairs or upgrades costs of the network will be taken up by the utility company. Any network relocation costs will be met by the developer. The costs associated with upgrading the existing electricity infrastructure is met by developer and the DNO (Distribution Network Operator) in accordance with the current Statement of Charging Methodology agreed with the industry regulator (OFGEM). Maximum timescales required should not exceed 2 years and therefore delivery of a major housing development would not be impeded.
<i>Benefits</i>	The benefit is to provide electricity supply to all homes and businesses. Effective provision can also reduce the impacts of power cuts and outages.
<i>Demand and Need</i>	Although there is a move nationally and internationally to use energy from renewable energy sources to meet the targets set by the G8 nations, there is still a huge dependency in this country on electricity usage through the national grid and associated infrastructure. The new growth required for the borough would not have an adverse impact on the existing electricity infrastructure network, but improvements and upgrades would be expected and close contact with the relevant providers is recommended throughout the construction process.
<i>IDP conclusions and recommendations</i>	Any identified electricity supply infrastructure modifications and/or schemes will feature in the site-specific and general infrastructure delivery schedules. Currently there are no schemes identified for inclusion at this stage.
<b>Gas Supply Infrastructure</b>	
<i>What is Gas Supply Infrastructure?</i>	Gas supply infrastructure comprises facilities to refine and store gas supply and the pipes to supply homes, businesses and facilities. The owners and operators of the high pressure gas transmission and distribution network, including pipelines, compressor stations and distribution networks, in Bracknell Forest Borough are National Grid (NG), Scotia (Southern) Gas Networks (SGN) and Cadent Gas Limited (CGL). New housing and employment growth in the borough would not have an adverse impact on NG's gas infrastructure provision, given the scale of their transmission network. Development proposals that come forward for the future site allocations will give rise to the need to improve and enhance the local gas transmission and distribution network. Developers are therefore advised to engage with the operators early in the planning application process in order for these improvements to be investigated, planned and eventually delivered in support of the major development proposals.

<i>How is provision secured?</i>	Any modification of the existing network is through agreement between the developer and the utility company. Any maintenance, repairs or upgrades costs of the network will be taken up by the utility company. Any network relocation costs will be met by the developer. The costs associated with upgrading the existing gas infrastructure is met by developer and the DNO (Distribution Network Operator) in accordance with the current Statement of Charging Methodology agreed with the industry regulator (OFGEM). Maximum timescales required should not exceed 2 years and therefore delivery of a major housing development would not be impeded.
<i>Benefits</i>	The benefit of gas infrastructure is to provide all homes and businesses with a reliable supply and to avoid the risk of dangerous leaks.
<i>Demand and Need</i>	Although there is a move nationally and internationally to use energy from renewable energy sources to meet the targets set by the G8 nations, there is still a huge dependency in this country on gas usage through the national grid and associated infrastructure. The new growth required for the borough would not have an adverse impact on the existing gas infrastructure network, but improvements and upgrades would be expected and close contact with the relevant providers is recommended throughout the construction process.
<i>IDP conclusions and recommendations</i>	Any identified gas supply infrastructure modifications and/or schemes will feature in the site-specific and general infrastructure delivery schedules. Currently there are no schemes identified for inclusion at this stage.
<b>Telecommunications Infrastructure</b>	
<i>What is Telecommunications Infrastructure?</i>	<p>Telecommunications infrastructure comprises phone masts, junction boxes and the cables network to reach homes, businesses and facilities. Openreach are the main telecommunications infrastructure provider in the UK and the company are an infrastructure management subsidiary of British Telecommunications PLC. Openreach installs, services, supports and maintains the wiring, fibres and connections to the selected communication providers' network. BT Openreach are currently rolling out fibre optic cabling across the UK. Residents of the planned new major housing developments in the borough will be able to benefit from this cabling which Openreach would extend to their individual houses if instructed.</p> <p>In October 2016, Openreach announced they would deploy fibre to the premises (FTTP), free of charge, into all new housing developments of 30 or more homes starting from November 2016. Developers need to apply online (available at, <a href="https://www.ournetwork.openreach.co.uk/">https://www.ournetwork.openreach.co.uk/</a>) from November 2016, to benefit from this scheme. FTTP infrastructure provides a choice of broadband speeds up to 330 mbps. However, for housing developments with fewer than 30 homes, Openreach will offer fibre to the cabinet (FTTC), free of charge, if the development falls within their existing coverage. If the development is outside their coverage area a fee will be charged to the developer. Major housing developments require enhancements and improvements of local telecommunications infrastructure. Developers should therefore engage with providers early in the development process, such as planning application stage, to ensure this infrastructure is provided properly and on time. Currently in the UK, the copper network is the most widely deployed type of telecommunications system. In the future however, the fibre-optic network will provide the opportunity to allow for improved internet access for major development sites in rural areas.</p> <p>BT will allow large scale developments to access high speed broadband connections by installing a duct network and laying copper wiring. Where requests are made by developers, this connection will be provided through fibre-optic cabling with the cost being passed on to the developer and eventually to the new residents. Developers should be made aware of the consequences of not agreeing to install BT line plant before the scheme is developed and changing from another provider back to BT when the development has been completed. This scenario would give rise to the need for surface wiring and surface mounted termination points, resulting in excavating customers front gardens and scarring new footpaths.</p>

<i>How is provision secured?</i>	Any modification of the existing network is through agreement between the developer and the telecommunications company. Any maintenance, repairs or upgrades costs of the network will be taken up by the telecommunications company.
<i>Benefits</i>	Effective infrastructure can allow people to communicate via the internet or phone in a reliable and quick and efficient manner.
<i>Demand and Need</i>	The need for access to the internet via telecommunications infrastructure has never been greater for both housing and business. Developers of the housing and employment developments planned for the new plan period therefore have a duty to ensure new developments are supported by the best possible broadband services through the top telecommunications infrastructure. This infrastructure also needs to be adaptable for upgrade.
<i>IDP conclusions and recommendations</i>	Telecommunications infrastructure modifications and/or schemes, if identified, necessary to ensure the sustainable delivery of the potential sites for allocation will feature in the site-specific and general infrastructure delivery schedules.

**3.0.11 Renewable Energy Infrastructure** - Table 11 provides a summary of information about each of the following sub-categories:

- Solar Photovoltaic.
- Solar Thermal.
- Wind.
- Ground Source Heat Pumps.
- Air Source Heat Pumps.
- Biomass.
- Biofuels.

**Table 11 Renewable Energy Infrastructure**

<b>Renewable Energy Infrastructure</b>	
<i>What is Renewable Energy Infrastructure?</i>	<p>Renewable Energy infrastructure is the equipment and facilities from which energy is generated from resources that are unlimited, rapidly replenished or naturally renewable on a human timescale and include wind, sun, water, geothermal, tidal and refuse.</p> <p>Renewable energy can make a significant contribution to the overall energy supply. The benefits of renewable energy are reduced costs and reduced reliance of fossil fuels. Renewable energy technologies range from solar power, wind power, hydroelectricity, biomass and biofuels. It can be difficult to ensure a constant balance of energy as it often relies on weather for generation.</p> <p>It is often a requirement with new build to meet a target of renewable energy currently 10% or 20% depending on the size of the development in the borough. Types of renewable energy are:</p> <ul style="list-style-type: none"> <li>• <i>Solar Photovoltaic</i> - This type of renewable energy converts energy from the sun into electricity. This can be used in the building or exported to the grid. By making use of the electricity generated it reduces the need to buy from the grid, therefore reducing electrical energy costs. Solar PV panels are arranged into an array, and are easy to install as retrofit, or can be integrated into the roof design. They are low maintenance and are best orientated direct south for maximum efficiency.</li> <li>• <i>Solar Thermal</i> - can provide hot water through absorbing energy from the sun and use heat exchangers to heat the water. The hot water storage cylinders are usually larger than the solar thermal photovoltaics. They can be retro fitted or installed on new build developments. Solar thermal systems require south facing roofs for maximum efficiency. Installing solar thermal reduces the cost of heating water.</li> </ul>

	<ul style="list-style-type: none"> <li>● <i>Wind</i> - Wind turbines produce electricity by capturing the natural power of the wind to drive a generator. There are three main types of wind turbines. The large scale types are found on wind farms both on land and sea where electricity is exported to the grid. Some are mounted on buildings to provide on-site generation. The smallest ones provide on-site generation typically found on narrow boats. Wind provides an intermittent supply of electricity. The siting of a wind turbine is essential to ensure feasibility. The wind speed in Bracknell is insufficient to be cost effective.</li> <li>● <i>Ground Source Heat Pumps</i> - A ground Source heat pump uses the natural constant high volume/low level heat of the ground and converts it to low volume/high grade heat with a heat pump. This can be utilised to provide space heating and hot water to the dwelling or premises. A ground source heat pump will require either an underground loop system or a deep bore hole, either of these are costly to install unless it is considered as part the construction of a development and integrated into new build developments. They are best combined with underfloor heating with hard floor surfaces as tiles, or will need to have radiators over sized to provide adequate heating. Heat pumps will deliver heat at a lower constant temperature and therefore are best suited on over much longer periods or where constant heating is required.</li> <li>● <i>Air Source Heat Pumps</i> - Similar to above but uses the air absorbed from the outside to provide heating or hot water.</li> <li>● <i>Biomass</i> - Biomass refers to a wide variety of organic material, which can be used for the generation of heat and electricity. Fuel is obtained from forests, farmed coppices or waste and most commonly in the form of pellets or wood chips. It is considered carbon neutral as the carbon dioxide emitted during the burning process is balanced with that absorbed during the growth period. A local supply is important or transportation costs can outweigh the benefits. Biomass combined heat and power is ideal on a large scale development where there is mixed use. It will require a large storage and is not suitable for individual domestic properties.</li> <li>● <i>Biofuels</i> - This is produced through contemporary biological process as agriculture and anaerobic digestion. They are designed to replace diesel fuel and are used for transport motor vehicles.</li> </ul>
<i>Benefits-</i>	<p>The benefits of each type are:</p> <ul style="list-style-type: none"> <li>● <i>Solar Photovoltaic</i> - reduces on site electrical costs, low maintenance, proven technology.</li> <li>● <i>Solar Thermal</i> - reduces hot water costs.</li> <li>● <i>Wind</i> - low maintenance, proven technology.</li> <li>● <i>Ground Source Heat Pump</i> - no visual issues, good alternative if there is no gas available.</li> <li>● <i>Air Source Heat Pump</i> - good alternative if no gas supply available.</li> <li>● <i>Biomass</i> - carbon neutral.</li> <li>● <i>Biofuels</i> - offers an alternative fuel to replace diesel.</li> </ul>
<i>How is provision secured?</i>	<p>Funding for this type of infrastructure is mainly provided by developers or individual households or occupiers. Central Government can provide various initiatives and incentives, such as feed in tariffs and renewable heat incentives. Provision may be secured by planning conditions.</p>
<i>Demand and Need</i>	<p>It is hard to deny climate change is not being escalated by global warming considering the catastrophic weather incidents we have seen in recent times, such as unpredicted hurricanes, floods, abnormal temperatures, etc. Everyone involved in the construction industry therefore has a duty to ensure new development is supported by the numerous renewable energy generating sources available so that we reduce our carbon footprint in the planet and ensure the world is habitable for future generations.</p>
<i>IDP conclusions and recommendations</i>	<p>Renewable energy infrastructure, necessary to ensure the sustainable delivery of the BFLP potential sites for allocation, will not be included in this version of the IDP due to the way this infrastructure is provided.</p>

## 4 BFLP Infrastructure Delivery Schedules

**4.0.1** The sites that have come forward during the BFC Call for Sites and SHELAA public consultations have been subject to various assessments, some of which are still ongoing. However, potential SHELAA sites, to be allocated in the BFLP, have been identified and will be subject to public consultation in Spring 2018. Following this public consultation, the internal and external infrastructure service providers will be consulted again in order to refine and develop the site-specific infrastructure delivery schedules that will support these potential sites.

**4.0.2** The following site-specific schedules, in conjunction with the General Infrastructure Delivery Schedule, provide a comprehensive list of infrastructure required to support these sites.

### Site-Specific Infrastructure Delivery Schedules

Cluster 3 (Bra 3&4) - Land at the Hideout and Beaufort Park, Nine Mile Ride		
What Infrastructure is Required	1. Who (Delivery Organisations) 2. How 3. When	Risk/Dependencies and Other Comments
Transport Infrastructure Category		
<p><i>Local Road Network</i></p> <p>Capacity improvements to junctions including:</p> <ul style="list-style-type: none"> <li>● Bracknell Road/Foresters Way,</li> <li>● Easthampstead Road/Old Wokingham Road, and</li> <li>● Crowthorne High Street.</li> </ul>	<ol style="list-style-type: none"> <li>1. Bracknell Forest Council (BFC) and Developer.</li> <li>2. Schemes delivered in-kind through Section 278 or Section 38 highway legal agreements, or by developer contributions (Section 106 Legal Agreements/Community Infrastructure Levy (CIL)).</li> <li>3. At agreed trigger points during the phasing of development.</li> </ol>	<ul style="list-style-type: none"> <li>● Phasing of development and co-ordination of works.</li> <li>● Pooling of section 106 contributions from other developments.</li> <li>● Allocation of CIL funding.</li> <li>● Obtaining planning permission and commencement of development.</li> <li>● Section 106 planning obligations by agreement to be entered into.</li> </ul>
<p><i>Footpaths and Cycleways</i></p>		

What Infrastructure is Required	1. Who (Delivery Organisations) 2. How 3. When	Risk/Dependencies and Other Comments
<p>The existing footway/cycletrack network needs to be improved linking the site to facilities. Schemes could include:</p> <ul style="list-style-type: none"> <li>Improvements to the footways along Old Wokingham Road and Nine Mile Ride to allow shared use, providing better accessibility for pedestrians and cyclists to education and the wider cycletrack network.</li> <li>Further improvement projects to the network within 3km of the site.</li> </ul>		
<p><i>Public Transport Infrastructure and Service Subsidy</i></p> <ul style="list-style-type: none"> <li>Links to Bracknell Town Centre and the wider area need to be improved.</li> <li>Potential subsidy to support buss services to and from the site.</li> </ul>	<ol style="list-style-type: none"> <li>BFC, Bus and Train Operators and Developer.</li> <li>Schemes delivered in-kind through Section 278 or Section 38 highway legal agreements, or by developer contributions (Section 106 Legal Agreements/Community Infrastructure Levy (CIL)).</li> <li>At agreed trigger points during the phasing of development.</li> </ol>	<ul style="list-style-type: none"> <li>Phasing of this and other developments.</li> <li>Allocation of CIL funding.</li> <li>Bus and train operator agreement.</li> <li>Bus and train operator tendering; processes.</li> <li>Bus service route changes.</li> </ul>
<p><i>Strategic Road Network (SRN) and Community Transport</i></p>	<p>No site-specific infrastructure requirements identified at this stage but to be considered further for the Draft Submission stage of the BFLP.</p>	
<p>Education Category</p>		
<p><i>Early Years infrastructure</i></p>	<ul style="list-style-type: none"> <li>No site-specific infrastructure requirements identified at this stage but to be considered further for the Draft Submission stage of the BFLP.</li> <li>Infrastructure could be provided within multi-functional community centre/hub capable of serving the site.</li> </ul>	
<p><i>Primary Education infrastructure</i></p> <ul style="list-style-type: none"> <li>Financial contribution towards expanding an existing primary school.</li> </ul>	<ol style="list-style-type: none"> <li>BFC and Developer.</li> <li>Financial contribution through a s106 Agreement and or Community Infrastructure Levy (CIL).</li> <li>At agreed trigger points during the phasing of development.</li> </ol>	<ul style="list-style-type: none"> <li>Phasing of this and other developments.</li> <li>S106 Pooling restrictions.</li> <li>Allocation of CIL funding.</li> <li>Obtaining planning permission and commencement of development.</li> </ul>



What Infrastructure is Required	1. Who (Delivery Organisations) 2. How 3. When	Risk/Dependencies and Other Comments
<p><i>Secondary Education infrastructure</i></p> <ul style="list-style-type: none"> <li>Financial contribution towards constructing a new secondary school capable of serving the site.</li> </ul>	<ol style="list-style-type: none"> <li>BFC and Developer.</li> <li>Financial contribution through a S106 Agreement and or Community Infrastructure Levy (CIL).</li> <li>At agreed trigger points during the phasing of development.</li> </ol>	<ul style="list-style-type: none"> <li>Phasing of this and other developments.</li> <li>Delivery of land for the new school.</li> <li>S106 Agreement pooling restrictions.</li> <li>Allocation of CIL funding.</li> <li>Obtaining planning permission and commencement of development.</li> </ul>
<p><i>Further Education infrastructure</i></p>	<p>No site-specific infrastructure requirements identified at this stage but to be considered further for the Draft Submission stage of the BFLP.</p>	
<p><i>Special Education Needs (SEN) infrastructure</i></p>		
<p><i>Adult and Community Learning infrastructure</i></p>		
<p>Green and Blue Infrastructure Category</p>		
<p><i>Active Open Space of Public Value</i></p> <ul style="list-style-type: none"> <li>The new development will need to provide on-site area for Active Open Space of Public Value (OSPV), of at least 2.63 hectares based on 570 dwellings.</li> <li>The site is in close proximity (east) to the Great Hollands Recreation Ground and there is scope to improve local footway and cycleway links to this area along with other open spaces.</li> </ul>	<ol style="list-style-type: none"> <li>BFC, Voluntary Sector and Developer.</li> <li>On-site in-kind provision of open space through section 106 legal agreements and 30 years commuted maintenance sums if transferred to the Council.</li> <li>At agreed trigger points during the phasing of development.</li> </ol>	<ul style="list-style-type: none"> <li>Maintenance sum is dependent on transferral of Active OSPV for commuted maintenance by BFC.</li> </ul>
<p><i>Passive Open Space of Public Value (Passive OSPV)</i></p> <ul style="list-style-type: none"> <li>Financial contribution towards off-site passive OSPV projects to be provided by BFC.</li> </ul>	<ol style="list-style-type: none"> <li>BFC and Developer.</li> <li>Financial contribution secured through a section 106 legal agreement at a standard of 2.3 hectares per 1000 persons less any on-site passive OSPV.</li> <li>At agreed trigger points during the phasing of development.</li> </ol>	<ul style="list-style-type: none"> <li>Off site projects are carried out in a timely manner by BFC to serve the development.</li> <li>S106 Agreement pooling restrictions.</li> </ul>

What Infrastructure is Required	1. Who (Delivery Organisations) 2. How 3. When	Risk/Dependencies and Other Comments
<p><i>Suitable Alternative Natural Greenspaces (SANGs)</i></p> <ul style="list-style-type: none"> <li>The site is located within 5km of the Thames Basin Heaths SPA. Therefore, the proposed housing numbers would require a bespoke on-site SANG of 10.53 hectares based on 570 dwellings. This figure may change if the proposed housing numbers change. Other measures may be required to satisfy the Habitats Regulations and the Councils Thames Basin Heaths SPA.</li> </ul>	<ol style="list-style-type: none"> <li>SANG laid out by developer. Ownership of SANG will be transferred to BFC (or to an acceptable alternative owner).</li> <li>On-site in-kind provision of SANG and maintenance measures in perpetuity and a financial contribution towards in-perpetuity maintenance.</li> <li>SANG to be laid out and made publically available prior to the occupation of the first dwelling.</li> </ol>	<ul style="list-style-type: none"> <li>None identified. Low risk - provision is supported by policy, guidance and the Habitats Regulations.</li> </ul>
<p><i>Strategic Access Management and Monitoring measures (SAMM)</i></p> <ul style="list-style-type: none"> <li>A financial contribution towards Strategic Access Management and Monitoring (SAMM).</li> </ul>	<ol style="list-style-type: none"> <li>SAMM – is delivered by Natural England and is funded by developer contributions.</li> <li>SAMM secured through S106 agreements.</li> <li>Payments prior to commencement of each phase of development.</li> </ol>	<ul style="list-style-type: none"> <li>None identified. Low risk - provision is supported by policy, guidance and the Habitats Regulations.</li> </ul>
<p><i>Biodiversity</i></p> <ul style="list-style-type: none"> <li>The protection and enhancements of valued biodiversity features and improve connectivity.</li> <li>Financial contributions towards off-site biodiversity enhancement projects.</li> </ul>	<ol style="list-style-type: none"> <li>BFC, Voluntary Sector (Local Wildlife Groups) and Developer.</li> <li>Bespoke measures, including financial contributions through section 106 legal agreements, will be required to mitigate and compensate for any habitat loss in addition to enhancements.</li> <li>At agreed trigger points during the phasing of development.</li> </ol>	<ul style="list-style-type: none"> <li>Retention of areas with high biodiversity value.</li> <li>New physical conditions affecting habitat type.</li> <li>Space restrictions relating to housing provision and/density.</li> </ul>
<p><i>Green Corridors</i></p> <ul style="list-style-type: none"> <li>The site is in close proximity to heathland and woodland habitat networks. The site forms part of these networks. The connection to the native woodland</li> </ul>	<ol style="list-style-type: none"> <li>BFC, Voluntary Sector (Local Wildlife Groups) and Developer.</li> <li>Bespoke in-kind works to be secured through planning conditions and /or a s106 Agreement.</li> <li>At agreed trigger points during the phasing of development.</li> </ol>	<ul style="list-style-type: none"> <li>Ability to link habitats with wildlife corridors.</li> <li>Separate ownerships between the two sites (BRA3 and BRA4) and the office complex within BRA4.</li> <li>The timing of the new SANG at the TRL site (SALP Policy SA5).</li> </ul>

What Infrastructure is Required	1. Who (Delivery Organisations) 2. How 3. When	Risk/Dependencies and Other Comments
<p>and heathland area within the site should be provided and maintained. There should be also an opportunity to provide a new green corridor on the north side of Nine Mile Ride to connect to the public right of way (FP22). Also green connections should be made to SANGs at Great Holland Recreation Ground and land at the Transport Research Laboratory (TRL site) (SALP SA5).</p>		
<p><i>Flood Management and Drainage measures</i></p> <ul style="list-style-type: none"> <li>The site did not pass the sequential test assessment and there is risk of surface water and groundwater flood risk. A flood risk mitigation strategy would have to be included within a Strategic Flood Risk Assessment (SFRA) (level 2). There is on-site water management enhancement potential (Sustainable Drainage System (SuDS)) in the north east of the site that could reduce flood risk on the other more vulnerable parts of the site.</li> </ul>	<ol style="list-style-type: none"> <li>BFC, Developer and Environment Agency (EA).</li> <li>Works to be undertaken by developer and secured by planning conditions and/or a s106 Agreement. Commuted sums for future maintenance of SuDS, to be agreed and provided through section 106 legal agreements planning obligations.</li> <li>At agreed trigger points during the phasing of development.</li> </ol>	<ul style="list-style-type: none"> <li>Potential to integrate with green infrastructure (OSPV or SANG).</li> <li>Design and layout of development to accord with site-specific Flood Risk Assessment (FRA), EA approval, and any national and local standards for SuDS to be adopted by the local authority.</li> </ul>
Community Infrastructure Category		
<p><i>Community Centre infrastructure</i></p> <ul style="list-style-type: none"> <li>The new development would need to be supported by on-site in-kind multi-functional community hub or an accessible off-site multi-functional community hub. This is likely to be the hub to be constructed at the Transport Research Laboratory (TRL) site allocated in the SALP.</li> </ul>	<ol style="list-style-type: none"> <li>BFC and Developer.</li> <li>Financial contribution secured by s106 Agreement (if necessary) and/or CIL.</li> <li>At agreed trigger points during the phasing of development.</li> </ol>	<ul style="list-style-type: none"> <li>Section 106 legal agreement planning obligations by agreement to be entered into.</li> <li>S106 Agreement pooling restrictions.</li> <li>Allocation of CIL funding.</li> <li>Obtaining planning permission and commencement of development.</li> </ul>

What Infrastructure is Required	1. Who (Delivery Organisations) 2. How 3. When	Risk/Dependencies and Other Comments
<i>Youth Centre Infrastructure</i>	<ul style="list-style-type: none"> <li>No site-specific infrastructure requirements identified at this stage but to be considered further for the Draft Submission stage of the BFLP.</li> <li>Could be provided within multi-functional community centre/hub capable of serving the site.</li> </ul>	
<i>Libraries infrastructure</i>	Any new infrastructure will be delivered through the Community Infrastructure Levy (CIL).	
<i>Built Sports infrastructure</i>		
<i>Faith Groups and Places of Worship infrastructure</i>	No site-specific infrastructure requirements identified at this stage but to be considered further for the Draft Submission stage of the BFLP.	
<i>Heritage provision</i>	All heritage assets within or near to the site will be considered in the determination of planning applications.	
<i>Public Art</i>	Public Art provision will be delivered on-site and secured through planning conditions.	
Social Infrastructure Category		
<i>Affordable Housing</i> <ul style="list-style-type: none"> <li>On-site affordable rented and part buy/part rent.</li> </ul>	<ol style="list-style-type: none"> <li>BFC, Developer and Registered Partners.</li> <li>Works to be undertaken by developer and secured by planning conditions and/or a s106 Agreement. Commuted sums for future maintenance of SuDS, to be agreed and provided through section 106 legal agreements planning obligations.</li> <li>At agreed trigger points during the phasing of development.</li> </ol>	<ul style="list-style-type: none"> <li>Any valid viability issues could reduce the amount of affordable housing provided.</li> </ul>
<i>Children's Social Care infrastructure</i>	No site-specific infrastructure requirements identified at this stage but to be considered further for the Draft Submission stage of the BFLP.	
<i>Adult Social Care infrastructure</i>		
<i>Cemeteries and Crematoriums</i>		
Emergency Services Category		

What Infrastructure is Required	1. Who (Delivery Organisations) 2. How 3. When	Risk/Dependencies and Other Comments
<i>Police Service infrastructure</i>	<ul style="list-style-type: none"> <li>No site-specific infrastructure requirements identified at this stage but to be considered further for the Draft Submission stage of the BFLP.</li> </ul>	
<i>Ambulance Service infrastructure</i>		
<i>Fire and Rescue Service infrastructure</i>		
Health Infrastructure Category		
<i>Primary Health Care infrastructure</i>	<ul style="list-style-type: none"> <li>No site-specific infrastructure requirements identified at this stage but to be considered further for the Draft Submission stage of the BFLP.</li> <li>Could be provided within multi-functional community centre/hub capable of serving the site.</li> </ul>	
<i>Acute Care and General Hospital infrastructure</i>		
<i>Mental Health infrastructure</i>		
<i>Public Health infrastructure</i>		
Waste Infrastructure Category		
<i>Waste and Recycling</i> <ul style="list-style-type: none"> <li>Area of hard standing to accommodate an over ground recycling facility on-site is required for 3 glass banks and an area for 1 textile bank. Land for service access to be included.</li> </ul>	<ol style="list-style-type: none"> <li>BFC, SUEZ, FCC (Re3 Partnership), Charities and Developer.</li> <li>Provided on-site in-kind through section 106 legal agreements planning obligations. Over ground recycling banks provided by re3 and charities.</li> <li>At agreed trigger point during the phasing of development.</li> </ol>	<ul style="list-style-type: none"> <li>Obligations by agreement to be entered into.</li> </ul>
Utilities Category		
<i>Water Supply</i>	<ol style="list-style-type: none"> <li>South East Water (SEW) and Developer.</li> </ol>	<ul style="list-style-type: none"> <li>Time taken for upgrades.</li> </ul>

What Infrastructure is Required	1. Who (Delivery Organisations) 2. How 3. When	Risk/Dependencies and Other Comments
<ul style="list-style-type: none"> <li>There is capacity in the locality to accommodate the proposed housing numbers.</li> </ul>	<ol style="list-style-type: none"> <li>Initial impact studies funded by the developer. Water services infrastructure improvements funded by SEW through the Asset Management Plan (AMP) process on a 5 year funding cycle.</li> <li>Prior to commencement of development</li> </ol>	<ul style="list-style-type: none"> <li>Alignment with SEW's investment programme.</li> <li>Requires early engagement between developers and SEW to understand proposals.</li> </ul>
<p><i>Waste Water</i></p> <ul style="list-style-type: none"> <li>The existing waste water network capacity in this area is unlikely to support the demand from this development. Strategic drainage infrastructure needs to be brought forward in the early stages of the development to ensure sufficient waste water capacity is available.</li> </ul>	<ol style="list-style-type: none"> <li>Thames Water (TW) and Developer.</li> <li>Initial impact studies funded by the developer. Waste water services infrastructure improvements funded by TW through the Asset Management Plan (AMP) process. Upgrades can be undertaken outside of this process but may require developer funding. A developer tariff system is being introduced in April 2018.</li> <li>Prior to commencement of development.</li> </ol>	<ul style="list-style-type: none"> <li>Time taken for upgrades.</li> <li>Alignment with TW's investment programme.</li> <li>Requires early engagement between developers and TW to understand proposals and impact on service.</li> </ul>
<i>Electricity and Gas Network and Telecommunications</i>	No site-specific infrastructure requirements identified at this stage but to be considered for the Draft Submission stage of the BFLP.	
Renewable Energy Infrastructure Category		
<p><i>Solar Photovoltaic.</i></p> <p><i>Solar Thermal.</i></p> <p><i>Wind.</i></p> <p><i>Ground Source Heat Pumps.</i></p> <p><i>Air Source Heat Pumps.</i></p> <p><i>Biomass.</i></p> <p><i>Biofuels.</i></p>	<ol style="list-style-type: none"> <li>Developer/individual householders.</li> <li>Compliance with building regulations by developers and through personal choice by householders.</li> <li>Ongoing.</li> </ol>	<ul style="list-style-type: none"> <li>None.</li> </ul>

What Infrastructure is Required	1. Who (Delivery Organisations) 2. How 3. When	Risk/Dependencies and Other Comments
Transport Infrastructure Category		
<p><i>Local Road Network</i></p> <p>Capacity improvements to junctions including:</p> <ul style="list-style-type: none"> <li>• Running Horse roundabout, and</li> <li>• Locks Ride/Priory Road.</li> </ul>	<ol style="list-style-type: none"> <li>1. Bracknell Forest Council (BFC) and Developer.</li> <li>2. Schemes delivered in-kind through Section 278 or Section 38 highway legal agreements, or by developer contributions (Section 106 Legal Agreements/Community Infrastructure Levy (CIL)).</li> <li>3. At agreed trigger points during the phasing of development.</li> </ol>	<ul style="list-style-type: none"> <li>• Phasing of development and co-ordination of works.</li> <li>• Pooling of section 106 contributions from other developments.</li> <li>• Allocation of CIL funding.</li> <li>• Obtaining planning permission and commencement of development.</li> <li>• S106 planning obligations by agreement to be entered into.</li> </ul>
<p><i>Footpaths and Cycleways</i></p> <p>The existing footway/cycletrack network needs to be improved linking the site to facilities, such as education, employment and shops, etc. Schemes could include:</p> <ul style="list-style-type: none"> <li>• Improvements to the footway along New Forest Ride to allow shared use, providing better accessibility for pedestrians and cyclists to education and the wider pedestrian and cycle network.</li> <li>• Toucan Crossing on New Forest Ride to link to the crossing facilities at Martins Heron junction.</li> <li>• Further improvements to the network within 3km of the site.</li> </ul>		
<p><i>Public Transport Infrastructure and Service Subsidy</i></p>	<ol style="list-style-type: none"> <li>1. BFC, Bus and Train Operators and Developer.</li> </ol>	<ul style="list-style-type: none"> <li>• Phasing of this and other developments.</li> </ul>

What Infrastructure is Required	1. Who (Delivery Organisations) 2. How 3. When	Risk/Dependencies and Other Comments
<ul style="list-style-type: none"> <li>Links to Bracknell Town Centre and the wider area need to be improved.</li> <li>Potential subsidy to support bus services to and from the site.</li> </ul>	<ol style="list-style-type: none"> <li>Schemes delivered in-kind through Section 278 or Section 38 highway legal agreements, or by developer contributions (Section 106 Legal Agreements/Community Infrastructure Levy (CIL)).</li> <li>At agreed trigger points during the phasing of development.</li> </ol>	<ul style="list-style-type: none"> <li>Allocation of CIL funding.</li> <li>Bus and train operator agreement.</li> <li>Bus and train operator tendering processes.</li> <li>Bus service route changes.</li> </ul>
<i>Strategic Road Network (SRN) and Community Transport</i>		
No site-specific infrastructure requirements identified at this stage but to be considered for the Draft Submission stage of the BFLP.		
<b>Education Category</b>		
<i>Early Years infrastructure</i>		
<ul style="list-style-type: none"> <li>No site-specific infrastructure requirements identified at this stage but to be considered further for the Draft Submission stage of the BFLP.</li> <li>Infrastructure could be provided within multi-functional community centre/hub.</li> </ul>		
<i>Primary Education infrastructure</i> <ul style="list-style-type: none"> <li>On-site provision of a new primary school including land, buildings and ancillary facilities (1 form of Entry).</li> </ul>	<ol style="list-style-type: none"> <li>BFC and Developer.</li> <li>In-kind provision of land and works secured through a s106 Agreement.</li> <li>At agreed trigger points during the phasing of development.</li> </ol>	<ul style="list-style-type: none"> <li>Phasing of this and other developments.</li> <li>Delivery of land for the new school.</li> <li>S106 Agreement pooling restrictions.</li> <li>2nd form of Entry could be paid for by other developments.</li> </ul>
<i>Secondary Education infrastructure</i> <ul style="list-style-type: none"> <li>Potential land for new secondary school and/or financial contribution towards constructing a new secondary school capable of serving the site.</li> </ul>	<ol style="list-style-type: none"> <li>BFC and Developer.</li> <li>In-kind provision of serviced land and/or financial contribution through a s106 Agreement and/or Community Infrastructure Levy (CIL).</li> <li>At agreed trigger points during the phasing of development.</li> </ol>	<ul style="list-style-type: none"> <li>Phasing of this and other developments.</li> <li>Delivery of land for the new school.</li> <li>S106 Agreement pooling restrictions.</li> </ul>
<i>Further Education infrastructure</i>		
No site-specific infrastructure requirements identified at this stage but to be considered further for the Draft Submission stage of the BFLP.		



What Infrastructure is Required	1. Who (Delivery Organisations) 2. How 3. When	Risk/Dependencies and Other Comments
<i>Special Education Needs (SEN) infrastructure</i>		
<i>Adult and Community Learning infrastructure</i>		
<b>Green and Blue Infrastructure Category</b>		
<i>Active Open Space of Public Value</i> <ul style="list-style-type: none"> <li>The new development will need to provide on-site area for Active Open Space of Public Value (OSPV), of at least 2.08 hectares based on 450 dwellings.</li> </ul>	<ol style="list-style-type: none"> <li>BFC, Voluntary Sector and Developer.</li> <li>On-site in-kind provision of Active OSPV at a standard of 2 ha per 1000 persons to be secured through a S106 legal agreement and 30 years commuted maintenance sums if transferred to the Council.</li> <li>At agreed trigger points during the phasing of development.</li> </ol>	<ul style="list-style-type: none"> <li>Maintenance sum is dependent on transferral of Active OSPV for commuted maintenance by BFC.</li> </ul>
<i>Passive Open Space of Public Value (Passive OSPV)</i> <ul style="list-style-type: none"> <li>The new development will need to provide on-site area for Passive Open Space of Public Value (OSPV), of at least 2.39 hectares based on 450 dwellings.</li> </ul>	<ol style="list-style-type: none"> <li>BFC and Developer.</li> <li>On-site in-kind provision of Passive OSPV at a standard of 2.3 ha per 1000 persons to be secured through a S106 legal agreement and 30 years commuted maintenance sums if transferred to the Council.</li> <li>At agreed trigger points during the phasing of development.</li> </ol>	<ul style="list-style-type: none"> <li>Completion with other land uses within the site may result in reduced on-site Passive OSPV provision.</li> </ul>
<i>Suitable Alternative Natural Greenspaces (SANGs)</i> <ul style="list-style-type: none"> <li>The site is located within 5km of the Thames Basin Heaths SPA. Therefore, the proposed housing numbers would require a bespoke SANG of 8.32</li> </ul>	<ol style="list-style-type: none"> <li>SANG laid out by developer. Ownership of SANG will be transferred to BFC (or to an acceptable alternative owner).</li> </ol>	<ul style="list-style-type: none"> <li>None identified. Low risk - provision is supported by policy, guidance and the Habitats Regulations.</li> </ul>

What Infrastructure is Required	1. Who (Delivery Organisations) 2. How 3. When	Risk/Dependencies and Other Comments
<p>hectares based on 450 dwellings to be provided off-site on land in the same ownership. This figure may change if the proposed housing numbers change.</p> <ul style="list-style-type: none"> <li>Other measures may be required to satisfy the Habitats Regulations and the Councils Thames Basin Heaths SPA.</li> </ul>	<ol style="list-style-type: none"> <li>Off-site in-kind provision of SANG and maintenance measures in perpetuity and a financial contribution towards in-perpetuity maintenance.</li> <li>SANG to be laid out and made publically available prior to the occupation of the first dwelling.</li> </ol>	
<p><i>Strategic Access Management and Monitoring measures (SAMM)</i></p> <ul style="list-style-type: none"> <li>A financial contribution towards Strategic Access Management and Monitoring (SAMM).</li> </ul>	<ol style="list-style-type: none"> <li>SAMM – is delivered by Natural England and is funded by developer contributions.</li> <li>SAMM secured through S106 agreements.</li> <li>Payments prior to commencement of each phase of development.</li> </ol>	<ul style="list-style-type: none"> <li>None identified. Low risk - provision is supported by policy, guidance and the Habitats Regulations.</li> </ul>
<p><i>Biodiversity</i></p> <ul style="list-style-type: none"> <li>The site is within a Biodiversity Opportunity Area and a buffer/adjacent to a Site of Special Scientific Interest, consisting of coniferous and broadleaved woodland and marshy, wet dwarf shrub heath and dry heath grassland. The existing woodland on site provides a further connection to woodlands to the east and south.</li> <li>Careful ecological mitigation, both on and off-site, is required in conjunction with the development of the site, including the provision of a green route along London Road.</li> </ul>	<ol style="list-style-type: none"> <li>BFC, Voluntary Sector (Local Wildlife Groups) and Developer.</li> <li>Bespoke measures, including financial contributions through section 106 legal agreements, will be required to mitigate and compensate any habitat loss in addition to enhancements.</li> <li>At agreed trigger points during the phasing of development.</li> </ol>	<ul style="list-style-type: none"> <li>Retention of areas with high biodiversity value.</li> <li>New physical conditions affecting habitat type.</li> <li>Space restrictions relating to housing provision and/density.</li> <li>Ability to link habitats with wildlife corridors.</li> </ul>
<p><i>Green Corridors</i></p>	<ol style="list-style-type: none"> <li>BFC, Voluntary Sector (Local Wildlife Groups) and Developer.</li> </ol>	<ul style="list-style-type: none"> <li>Ability to link habitats with wildlife corridors off-site including a green route along London Road.</li> </ul>

What Infrastructure is Required	1. Who (Delivery Organisations) 2. How 3. When	Risk/Dependencies and Other Comments
<ul style="list-style-type: none"> <li>Creation of green corridors within the development site to connect habitats which may otherwise be separated by development parcels.</li> <li>The site is in close proximity to nearby woodland habitat networks. The site forms part of these networks. The connection to the native woodland area should be provided and maintained.</li> </ul>	<ol style="list-style-type: none"> <li>Bespoke in-kind works to be secured through planning conditions and/or a s106 Agreement.</li> <li>At agreed trigger points during the phasing of development.</li> </ol>	
<p><i>Flood Management and Drainage measures</i></p> <ul style="list-style-type: none"> <li>The site did not pass the sequential test assessment and there is risk of surface water and groundwater flood risk. A flood risk mitigation strategy would have to be included within a Strategic Flood Risk Assessment (SFRA) (level 2).</li> </ul>	<ol style="list-style-type: none"> <li>BFC, Developer and Environment Agency (EA).</li> <li>Works to be undertaken by developer and secured by planning conditions and/or a s106 Agreement. Commuted sums for future maintenance of SuDS, to be agreed and provided through section 106 legal agreements planning obligations.</li> <li>At agreed trigger points during the phasing of development.</li> </ol>	<ul style="list-style-type: none"> <li>Potential to integrate with green infrastructure (OSPV).</li> <li>Design and layout of development to accord with site-specific Flood Risk Assessment (FRA), EA approval, and any national and local standards for SuDS to be adopted by the local authority.</li> </ul>
<b>Community Infrastructure Category</b>		
<p><i>Community Centre infrastructure</i></p> <p>The new development would need to be supported by on-site in-kind multi-functional community hub or an accessible off-site multi-functional community hub.</p>	<ol style="list-style-type: none"> <li>BFC and Developer.</li> <li>Though the delivery of land and building on-site or through financial contributions to a centre capable of serving the site. Provision to be secured through section 106 legal agreements and/or CIL.</li> <li>At agreed trigger points during the phasing of development.</li> </ol>	<ul style="list-style-type: none"> <li>S106 pooling restrictions, and</li> <li>Consideration of other uses.</li> </ul>
<p><i>Youth Centre Infrastructure</i></p>	<ul style="list-style-type: none"> <li>No site-specific infrastructure requirements identified at this stage but to be considered further for the Draft Submission stage of the BFLP.</li> <li>Could be provided within multi-functional community centre/hub capable of serving the site.</li> </ul>	
<p><i>Libraries infrastructure</i></p>	<p>Any new infrastructure will be delivered through the Community Infrastructure Levy (CIL).</p>	

What Infrastructure is Required	1. Who (Delivery Organisations) 2. How 3. When	Risk/Dependencies and Other Comments
<i>Built Sports infrastructure</i>		
<i>Faith Groups and Places of Worship infrastructure</i>	No site-specific infrastructure requirements identified at this stage but to be considered further for the Draft Submission stage of the BFLP.	
<i>Heritage provision</i>	All heritage assets within or near to the site will be considered in the determination of planning applications.	
<i>Public Art</i>	Public Art provision will be delivered on-site and secured through planning conditions.	
<b>Social Infrastructure Category</b>		
<i>Affordable Housing</i>  On-site affordable rented and part buy/part rent.	<ol style="list-style-type: none"> <li>1. BFC and Developer and Registered Partners.</li> <li>2. Works to be undertaken by Developer and secured by planning conditions and/or a s106 Agreement. Commuted sums for future maintenance of SuDS, to be agreed and provided through section 106 legal agreements planning obligations.</li> <li>3. At agreed trigger points during the phasing of development.</li> </ol>	<ul style="list-style-type: none"> <li>• Any valid viability issues could reduce the amount of affordable housing provided.</li> </ul>
<i>Children's Social Care infrastructure</i>	No site-specific infrastructure requirements identified at this stage but to be considered further for the Draft Submission stage of the BFLP.	
<i>Adult Social Care infrastructure</i>		
<i>Cemeteries and Crematoriums</i>		
<b>Emergency Services Category</b>		
<i>Police Service infrastructure</i>	<ul style="list-style-type: none"> <li>• No site-specific infrastructure requirements identified at this stage but to be considered further for the Draft Submission stage of the BFLP.</li> </ul>	
<i>Ambulance Service infrastructure</i>		

What Infrastructure is Required	1. Who (Delivery Organisations) 2. How 3. When	Risk/Dependencies and Other Comments
<i>Fire and Rescue Service infrastructure</i>	<ul style="list-style-type: none"> <li>Any new infrastructure if identified to be secured through the Community Infrastructure Levy (CIL) or directly from individual service.</li> <li>Police Service infrastructure could be provided within multi-functional community centre/hub capable of serving the site.</li> </ul>	
<b>Health Infrastructure Category</b>		
<i>Primary Health Care infrastructure</i>	<ul style="list-style-type: none"> <li>No site-specific infrastructure requirements identified at this stage but to be considered further for the Draft Submission stage of the BFLP.</li> </ul>	
<i>Acute Care and General Hospital infrastructure</i>	<ul style="list-style-type: none"> <li>Could be provided within multi-functional community centre/hub capable of serving the site.</li> </ul>	
<i>Mental Health infrastructure</i>		
<i>Public Health infrastructure</i>		
<b>Waste Infrastructure Category</b>		
<i>Waste and Recycling</i> <ul style="list-style-type: none"> <li>Area of hard standing to accommodate an over ground recycling facility on-site is required for 3 glass banks and an area for 1 textile bank. Land for service access to be included.</li> </ul>	<ol style="list-style-type: none"> <li>BFC, SUEZ, FCC (Re3 Partnership), Charities and Developer.</li> <li>Provided on-site in-kind through section 106 legal agreements planning obligations. Over ground recycling banks provided by re3 and charities.</li> <li>At agreed trigger point during the phasing of development.</li> </ol>	<ul style="list-style-type: none"> <li>Obligations by s106 agreement to be entered into.</li> </ul>
<b>Utilities Category</b>		
<i>Water Supply</i> <ul style="list-style-type: none"> <li>Infrastructure upgrades are required in the locality to accommodate the proposed housing numbers.</li> </ul>	<ol style="list-style-type: none"> <li>Affinity Water (AW) and developer.</li> <li>Initial impact studies funded by the developer. Water services infrastructure improvements funded by AW through the Asset Management Plan (AMP) process on a 5 year funding cycle.</li> <li>Prior to commencement of development.</li> </ol>	<ul style="list-style-type: none"> <li>Time taken for upgrades.</li> <li>Alignment with AW's investment programme.</li> <li>Requires early engagement between developers and AW to understand proposals.</li> </ul>

What Infrastructure is Required	1. Who (Delivery Organisations) 2. How 3. When	Risk/Dependencies and Other Comments
<p><i>Waste Water</i></p> <ul style="list-style-type: none"> <li>The existing waste water network capacity in this area is unlikely to support the demand from this development. Strategic drainage infrastructure needs to be brought forward in the early stages of the development to ensure sufficient waste water capacity is available.</li> <li>Thames Water (TW) are currently investigating whether there would be major constraints associated with these proposed upgrades.</li> </ul>	<ol style="list-style-type: none"> <li>Thames Water (TW) and Developer.</li> <li>Initial impact studies funded by the developer. Waste water services infrastructure improvements funded by TW through the Asset Management Plan (AMP) process. Upgrades can be undertaken outside of this process but may require developer funding. A developer tariff system is being introduced in April 2018.</li> <li>Prior to commencement of development.</li> </ol>	<ul style="list-style-type: none"> <li>Time taken for upgrades.</li> <li>Alignment with TW's investment programme.</li> <li>Requires early engagement between developers and TW to understand proposals and impact on service.</li> </ul>
<p><i>Electricity and Gas Network and Telecommunications</i></p>	<p>No site-specific infrastructure requirements identified at this stage but to be considered for the Draft Submission stage of the BFLP.</p>	
<p>Renewable Energy Infrastructure Category</p>		
<p><i>Solar Photovoltaic.</i></p> <p><i>Solar Thermal.</i></p> <p><i>Wind.</i></p> <p><i>Ground Source Heat Pumps.</i></p> <p><i>Air Source Heat Pumps.</i></p> <p><i>Biomass.</i></p> <p><i>Biofuels.</i></p>	<ol style="list-style-type: none"> <li>Developer/individual householders.</li> <li>Compliance with building regulations by developers and through personal choice by householders.</li> <li>Ongoing.</li> </ol>	<ul style="list-style-type: none"> <li>None.</li> </ul>

What Infrastructure is Required	1. Who (Delivery Organisations) 2. How 3. When	Risk/Dependencies and Other Comments
Transport Infrastructure Category		
<p><i>Local Road Network</i></p> <p>Capacity improvements to junctions including:</p> <ul style="list-style-type: none"> <li>● Forest Road/Bracknell Road/Jigs Lane (known as Five Ways crossing),</li> <li>● Hatchet Lane, and</li> <li>● Locks Ride/Priory Road.</li> <li>● The provision of a new spine road linking Braziers Lane with Forest Road.</li> </ul>	<ol style="list-style-type: none"> <li>1. Bracknell Forest Council (BFC) and Developer.</li> <li>2. Schemes delivered in-kind through Section 278 or Section 38 highway legal agreements, or by developer contributions (Section 106 Legal Agreements/Community Infrastructure Levy (CIL)).</li> <li>3. At agreed trigger points during the phasing of development.</li> </ol>	<ul style="list-style-type: none"> <li>● Phasing of development and co-ordination of works.</li> <li>● Pooling of section 106 contributions from other developments.</li> <li>● Allocation of CIL funding.</li> <li>● Section 106 planning obligations by agreement to be entered into.</li> </ul>
<p><i>Footpaths and Cycleways</i></p> <p>The existing footway/cycleway network needs to be improved linking the site to facilities. Schemes could include:</p> <ul style="list-style-type: none"> <li>● Improvements to the footway along Forest Road to allow shared use, providing better accessibility for pedestrians and cyclists to education and the wider pedestrian and cycle network.</li> <li>● Improvements to the footway along Chavey Down Road to allow shared use, providing better accessibility for pedestrians and cyclists to education and the wider pedestrian and cycle network.</li> <li>● Further improvements to the network within 3km of the site.</li> </ul>		

What Infrastructure is Required	1. Who (Delivery Organisations) 2. How 3. When	Risk/Dependencies and Other Comments
<p><i>Public Transport Infrastructure and Service Subsidy</i></p> <ul style="list-style-type: none"> <li>• Links to Bracknell Town Centre and the wider area need to be improved.</li> <li>• Potential subsidy to support buss services to and from the site.</li> </ul>	<ol style="list-style-type: none"> <li>1. BFC, Bus and Train Operators and Developer.</li> <li>2. Schemes delivered in-kind through Section 278 or Section 38 highway legal agreements, or by developer contributions (Section 106 Legal Agreements/Community Infrastructure Levy (CIL)).</li> <li>3. At agreed trigger points during the phasing of development.</li> </ol>	<ul style="list-style-type: none"> <li>• Phasing of this and other developments.</li> <li>• Allocation of CIL funding.</li> <li>• Bus and train operator agreement.</li> <li>• Bus and train operator tendering processes.</li> <li>• Bus service route changes.</li> </ul>
<p><i>Strategic Road Network (SRN) and Community Transport</i></p>	<p>No site-specific infrastructure requirements identified at this stage but to be considered for the Draft Submission stage of the BFLP.</p>	
<p>Education Category</p>		
<p><i>Early Years infrastructure</i></p>	<ul style="list-style-type: none"> <li>• No site-specific infrastructure requirements identified at this stage but to be considered further for the Draft Submission stage of the BFLP.</li> <li>• Infrastructure could be provided within multi-functional community centre/hub.</li> </ul>	
<p><i>Primary Education infrastructure</i></p> <ul style="list-style-type: none"> <li>• On-site provision of a new primary school including land, buildings and ancillary facilities.</li> </ul>	<ol style="list-style-type: none"> <li>1. BFC and Developer.</li> <li>2. In-kind provision of land and works secured through a s106 Agreement.</li> <li>3. At agreed trigger points during the phasing of development.</li> </ol>	<ul style="list-style-type: none"> <li>• None identified.</li> </ul>
<p><i>Secondary Education infrastructure</i></p> <ul style="list-style-type: none"> <li>• Financial contribution towards constructing a new secondary school capable of serving the site.</li> </ul>	<ol style="list-style-type: none"> <li>1. BFC and Developer.</li> <li>2. Financial contribution through a s106 Agreement and or Community Infrastructure Levy (CIL).</li> <li>3. At agreed trigger points during the phasing of development</li> </ol>	<ul style="list-style-type: none"> <li>• Phasing of this and other developments.</li> <li>• Delivery of land for the new school.</li> <li>• Allocation of CIL funding.</li> <li>• S106 Agreement pooling restrictions.</li> <li>• Obtaining planning permission and commencement of development.</li> </ul>



What Infrastructure is Required	1. Who (Delivery Organisations) 2. How 3. When	Risk/Dependencies and Other Comments
<i>Further Education infrastructure</i>	No site-specific infrastructure requirements identified at this stage but to be considered further for the Draft Submission stage of the BFLP.	
<i>Special Education Needs (SEN) infrastructure</i>		
<i>Adult and Community Learning infrastructure</i>		
Green and Blue Infrastructure Category		
<p><i>Active Open Space of Public Value</i></p> <ul style="list-style-type: none"> <li>The new development will need to provide on-site area for Active Open Space of Public Value (OSPV), of at least 2.31 hectares based on 500 dwellings.</li> <li>The site is in close proximity to Locks Ride Recreation Ground and there is scope to improve local footway and cycleway links to this area along with other open spaces.</li> </ul>	<ol style="list-style-type: none"> <li>BFC, Voluntary Sector and Developer.</li> <li>On-site in-kind provision of open space through section 106 legal agreements and 30 years commuted maintenance sums if transferred to the Council.</li> <li>At agreed trigger points during the phasing of development.</li> </ol>	<ul style="list-style-type: none"> <li>Maintenance sum is dependent on transferral of Active OSPV for commuted maintenance by BFC.</li> </ul>
<p><i>Passive Open Space of Public Value (Passive OSPV)</i></p> <ul style="list-style-type: none"> <li>Financial contribution towards off-site passive OSPV projects to be provided by BFC.</li> </ul>	<ol style="list-style-type: none"> <li>BFC and Developer.</li> <li>Financial contribution secured through a section 106 legal agreement at a standard of 2.3 hectares per 1000 persons less any on-site passive OSPV.</li> <li>At agreed trigger points during the phasing of development.</li> </ol>	<ul style="list-style-type: none"> <li>Off site projects are carried out in a timely manner by BFC to serve the development.</li> <li>S106 Agreement pooling restrictions.</li> </ul>
<p><i>Suitable Alternative Natural Greenspaces (SANGs)</i></p> <ul style="list-style-type: none"> <li>The site is located within 5km of the Thames Basin Heaths SPA. Therefore, the proposed housing numbers would require a bespoke on-site SANG of 9.24 hectares</li> </ul>	<ol style="list-style-type: none"> <li>SANG laid out by developer. Ownership of SANG will be transferred to BFC (or to an acceptable alternative owner).</li> </ol>	<ul style="list-style-type: none"> <li>None identified. Low risk - provision is supported by policy, guidance and the Habitats Regulations.</li> </ul>

What Infrastructure is Required	1. Who (Delivery Organisations) 2. How 3. When	Risk/Dependencies and Other Comments
<p>based on 500 dwellings. This figure may change if the proposed housing numbers change.</p> <ul style="list-style-type: none"> <li>Other measures may be required to satisfy the Habitats Regulations and the Councils Thames Basin Heaths SPA.</li> </ul>	<ol style="list-style-type: none"> <li>On-site in-kind provision of SANG and maintenance measures in perpetuity and a financial contribution towards in-perpetuity maintenance.</li> <li>SANG to be laid out and made publically available prior to the occupation of the first dwelling.</li> </ol>	
<p><i>Strategic Access Management and Monitoring measures (SAMM)</i></p> <ul style="list-style-type: none"> <li>A financial contribution towards Strategic Access Management and Monitoring (SAMM).</li> </ul>	<ol style="list-style-type: none"> <li>SAMM – is delivered by Natural England and is funded by developer contributions.</li> <li>SAMM secured through S106 agreements.</li> <li>Payments prior to commencement of each phase of development.</li> </ol>	<ul style="list-style-type: none"> <li>None identified. Low risk - provision is supported by policy, guidance and the Habitats Regulations.</li> </ul>
<p><i>Biodiversity</i></p> <ul style="list-style-type: none"> <li>The site is ecologically rich with broadleaved woodland trees (some protected), a series of hedgerows and ponds and the presence of badgers. The interconnected hedgerows contribute towards corridors for reptiles as well as supporting other species.</li> <li>Careful ecological mitigation, both on and off-site, is required in conjunction with the development of the site, including the provision of green routes along Forest Road.</li> </ul>	<ol style="list-style-type: none"> <li>BFC, Voluntary Sector (Local Wildlife Groups) and Developer.</li> <li>Bespoke measures, including financial contributions through section 106 legal agreements, will be required to mitigate and compensate any habitat loss in addition to enhancements. Financial contributions towards off-site biodiversity enhancement projects.</li> <li>At agreed trigger points during the phasing of development.</li> </ol>	<ul style="list-style-type: none"> <li>Retention of areas with high biodiversity value.</li> <li>New physical conditions affecting habitat type.</li> <li>Space restrictions relating to housing provision and/density.</li> <li>Ability to link habitats with wildlife corridors.</li> </ul>
<p><i>Green Corridors</i></p> <ul style="list-style-type: none"> <li>The site should provide green corridor connection within the site and beyond including the provision of a green route along Forest Road and connection to and from the nearby public right of way (FP10).</li> </ul>	<ol style="list-style-type: none"> <li>BFC, Voluntary Sector (Local Wildlife Groups) and Developer.</li> <li>Bespoke in kind works to be secured through planning conditions and/or a s106 Agreement.</li> <li>At agreed trigger points during the phasing of development.</li> </ol>	<ul style="list-style-type: none"> <li>Ability to link habitats with wildlife corridors.</li> </ul>

What Infrastructure is Required	1. Who (Delivery Organisations) 2. How 3. When	Risk/Dependencies and Other Comments
<p><i>Flood Management and Drainage measures</i></p> <ul style="list-style-type: none"> <li>The site did not pass the sequential test assessment and there is risk of surface water and groundwater flood risk. A flood risk mitigation strategy would have to be included within a Strategic Flood Risk Assessment (SFRA) (level 2).</li> </ul>	<ol style="list-style-type: none"> <li>BFC, Developer and Environment Agency (EA).</li> <li>Works to be undertaken by developer and secured by planning conditions and/or a s106 Agreement. Commuted sums for future maintenance of SuDS, to be agreed and provided through section 106 legal agreements planning obligations.</li> <li>At agreed trigger points during the phasing of development.</li> </ol>	<ul style="list-style-type: none"> <li>Potential to integrate with green infrastructure (OSPV or SANG).</li> <li>Design and layout of development to accord with site-specific Flood Risk Assessment (FRA), EA approval, and any national and local standards for SuDS to be adopted by the local authority.</li> </ul>
<b>Community Infrastructure Category</b>		
<p><i>Community Centre infrastructure</i></p> <p>The new development would need to be supported by on-site in-kind multi-functional community hub or an accessible off-site multi-functional community hub.</p>	<ol style="list-style-type: none"> <li>BFC and Developer.</li> <li>Though the delivery of land and building on-site or through financial contributions to a centre capable of serving the site. Provision to be secured through section 106 legal agreements and/or CIL.</li> <li>At agreed trigger points during the phasing of development.</li> </ol>	<ul style="list-style-type: none"> <li>S106 pooling restrictions.</li> <li>Consideration of other uses.</li> <li>Allocation of CIL Funding.</li> <li>Obtaining planning permission and commencement of development.</li> </ul>
<p><i>Youth Centre Infrastructure</i></p>	<ul style="list-style-type: none"> <li>No site-specific infrastructure requirements identified at this stage but to be considered further for the Draft Submission stage of the BFLP.</li> <li>Could be provided within multi-functional community centre/hub capable of serving the site.</li> </ul>	
<p><i>Libraries infrastructure</i></p>	<p>Any new infrastructure will be delivered through the Community Infrastructure Levy (CIL).</p>	
<p><i>Built Sports infrastructure</i></p>		
<p><i>Faith Groups and Places of Worship infrastructure</i></p>	<p>No site-specific infrastructure requirements identified at this stage but to be considered further for the Draft Submission stage of the BFLP.</p>	

What Infrastructure is Required	1. Who (Delivery Organisations) 2. How 3. When	Risk/Dependencies and Other Comments
<i>Heritage provision</i>	All heritage assets within or near to the site will be considered in the determination of planning applications.	
<i>Public Art</i>	Public Art provision will be delivered on-site and secured through planning conditions.	
Social Infrastructure Category		
<i>Affordable Housing</i>  On-site affordable rented and part buy/part rent.	<ol style="list-style-type: none"> <li>1. BFC, Developer and Registered Partners.</li> <li>2. Works to be undertaken by developer and secured by planning conditions and/or a s106 Agreement. Commuted sums for future maintenance of SuDS, to be agreed and provided through section 106 legal agreements planning obligations.</li> <li>3. At agreed trigger points during the phasing of development.</li> </ol>	<ul style="list-style-type: none"> <li>• Any valid viability issues could reduce the amount of affordable housing provided.</li> </ul>
<i>Children's Social Care infrastructure</i>	No site-specific infrastructure requirements identified at this stage but to be considered further for the Draft Submission stage of the BFLP.	
<i>Adult Social Care infrastructure</i>		
<i>Cemeteries and Crematoriums</i>		
Emergency Services Category		
<i>Police Service infrastructure</i>	<ul style="list-style-type: none"> <li>• No site-specific infrastructure requirements identified at this stage but to be considered further for the Draft Submission stage of the BFLP.</li> <li>• Any new infrastructure if identified to be secured through the Community Infrastructure Levy (CIL) or directly from individual service.</li> <li>• Police Service infrastructure could be provided within multi-functional community centre/hub capable of serving the site.</li> </ul>	
<i>Ambulance Service infrastructure</i>		
<i>Fire and Rescue Service infrastructure</i>		
Health Infrastructure Category		

What Infrastructure is Required	1. Who (Delivery Organisations) 2. How 3. When	Risk/Dependencies and Other Comments
<i>Primary Health Care infrastructure</i>	<ul style="list-style-type: none"> <li>No site-specific infrastructure requirements identified at this stage but to be considered further for the Draft Submission stage of the BFLP.</li> <li>Could be provided within multi-functional community centre/hub capable of serving the site.</li> </ul>	
<i>Acute Care and General Hospital infrastructure</i>		
<i>Mental Health infrastructure</i>		
<i>Public Health infrastructure</i>		
<b>Waste Infrastructure Category</b>		
<i>Waste and Recycling</i> <ul style="list-style-type: none"> <li>Area of hard standing to accommodate an over ground recycling facility on-site is required for 3 glass banks and an area for 1 textile bank. Land for service access to be included.</li> </ul>	<ol style="list-style-type: none"> <li>BFC, SUEZ, FCC (Re3 Partnership), Charities and Developer.</li> <li>Provided on-site in-kind through section 106 legal agreements planning obligations. Over ground recycling banks provided by re3 and charities.</li> <li>At agreed trigger point during the phasing of development.</li> </ol>	<ul style="list-style-type: none"> <li>Obligations by agreement to be entered into.</li> </ul>
<b>Utilities Category</b>		
<i>Water Supply</i>  There is capacity in the locality to accommodate the proposed housing numbers.	<ol style="list-style-type: none"> <li>Affinity Water (AW) and Developer.</li> <li>Connection fees paid by developer to AW.</li> <li>Prior to commencement of development.</li> </ol>	<ul style="list-style-type: none"> <li>Low Risk.</li> </ul>
<i>Waste Water</i>	<ol style="list-style-type: none"> <li>Thames Water (TW) and Developer.</li> <li>Initial impact studies funded by the developer. Waste water services infrastructure improvements funded by TW through the Asset Management Plan (AMP) process.</li> </ol>	<ul style="list-style-type: none"> <li>Time taken for upgrades.</li> <li>Alignment with TW's investment programme.</li> <li>Requires early engagement between developers and TW to understand proposals and impact on service.</li> </ul>

What Infrastructure is Required	1. Who (Delivery Organisations) 2. How 3. When	Risk/Dependencies and Other Comments
The existing waste water network capacity in this area is unlikely to support the demand from this development. Strategic drainage infrastructure needs to be brought forward in the early stages of the development to ensure sufficient waste water capacity is available.	Upgrades can be undertaken outside of this process but may require developer funding. A developer tariff system is being introduced in April 2018. 3. Prior to commencement of development.	
<i>Electricity and Gas Network and Telecommunications</i>	No site-specific infrastructure requirements identified at this stage but to be considered for the Draft Submission stage of the BFLP.	
Renewable Energy Infrastructure Category		
<i>Solar Photovoltaic.</i>  <i>Solar Thermal.</i>  <i>Wind.</i>  <i>Ground Source Heat Pumps.</i>  <i>Air Source Heat Pumps.</i>  <i>Biomass.</i>  <i>Biofuels.</i>	1. Developer/individual householders. 2. Compliance with building regulations by developers and through personal choice by householders. 3. Ongoing.	<ul style="list-style-type: none"> <li>• None.</li> </ul>

Cluster 7 (War 13, 14, 15 & 16) - Land at Hayley Green

What Infrastructure is Required	1. Who (Delivery Organisations) 2. How 3. When	Risk/Dependencies and Other Comments
Transport Infrastructure Category		
<p><i>Local Road Network</i></p> <p>Capacity improvements to junctions including:</p> <ul style="list-style-type: none"> <li>● Forest Road/Bracknell Road/Jigs Lane (known as Five Ways crossing);</li> <li>● Hatchet Lane; and</li> <li>● Locks Ride/Priory Road.</li> </ul>	<ol style="list-style-type: none"> <li>1. Bracknell Forest Council (BFC) and Developer.</li> <li>2. Schemes delivered in-kind through Section 278 or Section 38 highway legal agreements, or by developer contributions (Section 106 Legal Agreements/Community Infrastructure Levy (CIL)).</li> <li>3. At agreed trigger points during the phasing of development.</li> </ol>	<ul style="list-style-type: none"> <li>● Phasing of development and co-ordination of works.</li> <li>● Pooling of section 106 contributions from other developments.</li> <li>● Allocation of CIL funding.</li> <li>● Obtaining planning permission and commencement of development.</li> <li>● S106 planning obligations by agreement to be entered into.</li> </ul>
<p><i>Footpaths and Cycleways</i></p> <p>The existing footway/cycleway network needs to be improved linking the site to facilities. Schemes could include:</p> <ul style="list-style-type: none"> <li>● Improvements to the footway along Forest Road to allow shared use, providing better accessibility for pedestrians and cyclists to education and the wider pedestrian and cycle network at the northern end of Westmorland Park.</li> <li>● Further improvements to the network within 3km of the site.</li> </ul>		
<p><i>Public Transport Infrastructure and Service Subsidy</i></p>	<ol style="list-style-type: none"> <li>1. BFC, Bus and Train Operators and Developer.</li> </ol>	<ul style="list-style-type: none"> <li>● Phasing of this and other developments.</li> </ul>

What Infrastructure is Required	1. Who (Delivery Organisations) 2. How 3. When	Risk/Dependencies and Other Comments
<ul style="list-style-type: none"> <li>Links to Bracknell Town Centre and the wider area need to be improved.</li> <li>Potential subsidy to support buss services to and from the site.</li> </ul>	<ol style="list-style-type: none"> <li>Schemes delivered in-kind through Section 278 or Section 38 highway legal agreements, or by developer contributions (Section 106 Legal Agreements/Community Infrastructure Levy (CIL)).</li> <li>At agreed trigger points during the phasing of development.</li> </ol>	<ul style="list-style-type: none"> <li>Allocation of CIL funding.</li> <li>Bus and train operator agreement.</li> <li>Bus and train operator tendering processes.</li> <li>Bus service route changes.</li> </ul>
<i>Strategic Road Network (SRN) and Community Transport</i>		
No site-specific infrastructure requirements identified at this stage but to be considered for the Draft Submission stage of the BFLP.		
Education Category		
<i>Early Years infrastructure</i>		
<ul style="list-style-type: none"> <li>No site-specific infrastructure requirements identified at this stage but to be considered further for the Draft Submission stage of the BFLP.</li> <li>Infrastructure could be provided within multi-functional community centre/hub.</li> </ul>		
<i>Primary Education infrastructure</i>  On-site provision of a new primary school including land, buildings and ancillary facilities (1 form of Entry).	<ol style="list-style-type: none"> <li>BFC and Developer.</li> <li>In-kind provision of land and works secured through a s106 Agreement.</li> <li>At agreed trigger points during the phasing of development.</li> </ol>	<ul style="list-style-type: none"> <li>Phasing of this and other developments.</li> <li>Delivery of land for the new school.</li> <li>S106 Agreement pooling restrictions.</li> <li>2nd form of Entry could be paid for by other developments.</li> </ul>
<i>Secondary Education infrastructure</i>  <ul style="list-style-type: none"> <li>Financial contribution towards constructing a new secondary school capable of serving the site.</li> </ul>	<ol style="list-style-type: none"> <li>BFC and Developer.</li> <li>Financial contribution through a S106 Agreement and or Community Infrastructure Levy (CIL).</li> <li>At agreed trigger points during the phasing of development.</li> </ol>	<ul style="list-style-type: none"> <li>Phasing of this and other developments.</li> <li>Delivery of land for the new school.</li> <li>Allocation of CIL funding.</li> <li>S106 Agreement pooling restrictions.</li> <li>Obtaining planning permission and commencement of development.</li> </ul>
<i>Further Education infrastructure</i>		
No site-specific infrastructure requirements identified at this stage but to be considered further for the Draft Submission stage of the BFLP.		



What Infrastructure is Required	1. Who (Delivery Organisations) 2. How 3. When	Risk/Dependencies and Other Comments
<i>Special Education Needs (SEN) infrastructure</i>		
<i>Adult and Community Learning infrastructure</i>		
<b>Green and Blue Infrastructure Category</b>		
<i>Active Open Space of Public Value</i> <ul style="list-style-type: none"> <li>The new development will need to provide on-site area for Active Open Space of Public Value (OSPV), of at least 1.09 hectares based on 235 dwellings.</li> </ul>	<ol style="list-style-type: none"> <li>BFC, Voluntary Sector and Developer.</li> <li>On-site in-kind provision of open space through section 106 legal agreements and 30 years commuted maintenance sums if transferred to the Council.</li> <li>At agreed trigger points during the phasing of development.</li> </ol>	<ul style="list-style-type: none"> <li>Maintenance sum is dependent on transferral of Active OSPV for commuted maintenance by BFC.</li> </ul>
<i>Passive Open Space of Public Value (Passive OSPV)</i> <ul style="list-style-type: none"> <li>The new development will need to provide on-site area for Passive Open Space of Public Value (OSPV), of at least 1.25 hectares based on 235 dwellings.</li> </ul>	<ol style="list-style-type: none"> <li>BFC and Developer.</li> <li>On-site in-kind provision of Passive OSPV at a standard of 2.3 ha per 1000 persons to be secured through a S106 legal agreement and 30 years commuted maintenance sums if transferred to the Council.</li> <li>At agreed trigger points during the phasing of development.</li> </ol>	<ul style="list-style-type: none"> <li>Maintenance sum is dependent on transferral of Passive OSPV for commuted maintenance by BFC.</li> </ul>
<i>Suitable Alternative Natural Greenspaces (SANGs)</i> <ul style="list-style-type: none"> <li>The proposed development would therefore have to contribute (financially) towards Bespoke Suitable Alternative Natural Greenspace (SANGs) of at least</li> </ul>	<ol style="list-style-type: none"> <li>SANG laid out by developer. Ownership of SANG will be transferred to BFC (or to an acceptable alternative owner).</li> </ol>	<ul style="list-style-type: none"> <li>SANG solution is dependant potentially on a 3<sup>rd</sup> party land owner if the Council cannot facilitate a solution.</li> </ul>

What Infrastructure is Required	1. Who (Delivery Organisations) 2. How 3. When	Risk/Dependencies and Other Comments
<p>4.34 hectares based on 235 dwellings (such as, the new SANGs at Wellers Lane/Moss End or another solution).</p> <ul style="list-style-type: none"> <li>Other measures may be required to satisfy the Habitats Regulations and the Councils Thames Basin Heaths SPA.</li> </ul>	<ol style="list-style-type: none"> <li>Off-site provision of a Bespoke SANG and a financial contribution towards in-perpetuity maintenance.</li> <li>Off-site Bespoke SANG to be laid out and made publically available prior to the occupation of the first dwelling.</li> </ol>	
<p><i>Strategic Access Management and Monitoring measures (SAMM)</i></p> <ul style="list-style-type: none"> <li>A financial contribution towards Strategic Access Management and Monitoring (SAMM).</li> </ul>	<ol style="list-style-type: none"> <li>SAMM – is delivered by Natural England and is funded by developer contributions.</li> <li>SAMM secured through S106 agreements.</li> <li>Payments prior to commencement of each phase of development.</li> </ol>	<ul style="list-style-type: none"> <li>None identified. Low risk - provision is supported by policy, guidance and the Habitats Regulations.</li> </ul>
<p><i>Biodiversity</i></p> <ul style="list-style-type: none"> <li>The site is ecologically rich with mixed deciduous woodland and hedgerows.</li> <li>Careful ecological mitigation, both on and off-site, is required in conjunction with the development of the site.</li> </ul>	<ol style="list-style-type: none"> <li>BFC, Voluntary Sector (Local Wildlife Groups) and Developer.</li> <li>On-site protection and enhancements of existing assets and financial contributions towards off-site biodiversity enhancement projects to be secured through section 106 legal agreements, will be required to mitigate and compensate any habitat loss in addition to enhancements.</li> <li>At agreed trigger points during the phasing of development.</li> </ol>	<ul style="list-style-type: none"> <li>Retention of areas with high biodiversity value.</li> <li>New physical conditions affecting habitat type.</li> <li>Space restrictions relating to housing provision and/density.</li> <li>Ability to link habitats with wildlife corridors.</li> </ul>
<p><i>Green Corridors</i></p> <ul style="list-style-type: none"> <li>The site should provide green corridor connection within the site and beyond the site including to and from the nearby public right of way (FP24), Westmorland Park and the River Cut River Park and</li> </ul>	<ol style="list-style-type: none"> <li>BFC, Voluntary Sector (Local Wildlife Groups) and Developer.</li> <li>Bespoke in-kind works to be secured through planning conditions and/or a s106 Agreement.</li> <li>At agreed trigger points during the phasing of development.</li> </ol>	<ul style="list-style-type: none"> <li>Ability to link habitats with wildlife corridors.</li> <li>Delivery of green corridors associated with SALP Policy SA9.</li> </ul>

What Infrastructure is Required	1. Who (Delivery Organisations) 2. How 3. When	Risk/Dependencies and Other Comments
East to West Greenway to be provided as part of the SALP Warfield site (SA9).		
<p><i>Flood Management and Drainage measures</i></p> <ul style="list-style-type: none"> <li>The site did not pass the sequential test assessment and there is risk of surface water and groundwater flood risk. A flood risk mitigation strategy would have to be included within a Strategic Flood Risk Assessment (SFRA) (level 2).</li> </ul>	<ol style="list-style-type: none"> <li>BFC, Developer and Environment Agency (EA).</li> <li>Works to be undertaken by Developer and secured by planning conditions and/or a s106 Agreement. Commuted sums for future maintenance of SuDS, to be agreed and provided through section 106 legal agreements planning obligations.</li> <li>At agreed trigger points during the phasing of development.</li> </ol>	<ul style="list-style-type: none"> <li>Potential to integrate with green infrastructure (OSPV or SANG).</li> <li>Design and layout of development to accord with site-specific Flood Risk Assessment (FRA), EA approval, and any national and local standards for SuDS to be adopted by the local authority.</li> </ul>
<b>Community Infrastructure Category</b>		
<p><i>Community Centre infrastructure</i></p> <ul style="list-style-type: none"> <li>The new development would need to be supported by on-site in-kind multi-functional community hub or an accessible off-site multi-functional community hub.</li> </ul>	<ol style="list-style-type: none"> <li>BFC and Developer.</li> <li>Though the delivery of land and building on-site or through financial contributions to a centre capable of serving the site. Provision to be secured through section 106 legal agreements and/or CIL.</li> <li>At agreed trigger points during the phasing of development.</li> </ol>	<ul style="list-style-type: none"> <li>S106 pooling restrictions.</li> <li>Consideration of other uses.</li> <li>Allocation of CIL funding.</li> <li>Obtaining planning permission and commencement of development.</li> </ul>
<p><i>Youth Centre Infrastructure</i></p>	<ul style="list-style-type: none"> <li>No site-specific infrastructure requirements identified at this stage but to be considered further for the Draft Submission stage of the BFLP.</li> <li>Could be provided within multi-functional community centre/hub capable of serving the site.</li> </ul>	
<p><i>Libraries infrastructure</i></p>	<p>Any new infrastructure will be delivered through the Community Infrastructure Levy (CIL).</p>	
<p><i>Built Sports infrastructure</i></p>		

What Infrastructure is Required	1. Who (Delivery Organisations) 2. How 3. When	Risk/Dependencies and Other Comments
<i>Faith Groups and Places of Worship infrastructure</i>	No site-specific infrastructure requirements identified at this stage but to be considered further for the Draft Submission stage of the BFLP.	
<i>Heritage provision</i>	All heritage assets within or near to the site will be considered in the determination of planning applications.	
<i>Public Art</i>	Public Art provision will be delivered on-site and secured through planning conditions.	
Social Infrastructure Category		
<i>Affordable Housing</i> On-site affordable rented and part buy/part rent.	<ol style="list-style-type: none"> <li>1. BFC, Developer and Registered Partners.</li> <li>2. Works to be undertaken by Developer and secured by planning conditions and/or a s106 Agreement. Commuted sums for future maintenance of SuDS, to be agreed and provided through section 106 legal agreements planning obligations.</li> <li>3. At agreed trigger points during the phasing of development.</li> </ol>	<ul style="list-style-type: none"> <li>• Any valid viability issues could reduce the amount of affordable housing provided.</li> </ul>
<i>Children's Social Care infrastructure</i>	No site-specific infrastructure requirements identified at this stage but to be considered further for the Draft Submission stage of the BFLP.	
<i>Adult Social Care infrastructure</i>		
<i>Cemeteries and Crematoriums</i>		
Emergency Services Category		
<i>Police Service infrastructure</i>	<ul style="list-style-type: none"> <li>• No site-specific infrastructure requirements identified at this stage but to be considered further for the Draft Submission stage of the BFLP.</li> <li>• Any new infrastructure, if identified, to be secured through the Community Infrastructure Levy (CIL) or directly from individual service.</li> <li>• Police Service infrastructure could be provided within multi-functional community centre/hub capable of serving the site.</li> </ul>	
<i>Ambulance Service infrastructure</i>		
<i>Fire and Rescue Service infrastructure</i>		
Health Infrastructure Category		

What Infrastructure is Required	1. Who (Delivery Organisations) 2. How 3. When	Risk/Dependencies and Other Comments
<i>Primary Health Care infrastructure</i>	<ul style="list-style-type: none"> <li>No site-specific infrastructure requirements identified at this stage but to be considered further for the Draft Submission stage of the BFLP.</li> <li>Could be provided within multi-functional community centre/hub capable of serving the site.</li> </ul>	
<i>Acute Care and General Hospital infrastructure</i>		
<i>Mental Health infrastructure</i>		
<i>Public Health infrastructure</i>		
<b>Waste Infrastructure Category</b>		
<i>Waste and Recycling</i> <ul style="list-style-type: none"> <li>Area of hard standing to accommodate an over ground recycling facility on-site is required for 3 glass banks and an area for 1 textile bank. Land for service access to be included.</li> </ul>	<ol style="list-style-type: none"> <li>BFC, SUEZ, FCC (Re3 Partnership) and Developer.</li> <li>Provided on-site in-kind through section 106 legal agreements planning obligations. Over ground recycling banks provided by re3 and charities.</li> <li>At and agreed trigger point during the phasing of development.</li> </ol>	<ul style="list-style-type: none"> <li>Obligations by agreement to be entered into.</li> </ul>
<b>Utilities Category</b>		
<i>Water Supply</i> <ul style="list-style-type: none"> <li>There is capacity in the locality to accommodate the proposed housing numbers.</li> </ul>	<ol style="list-style-type: none"> <li>South East Water (SEW) and Developer.</li> <li>Initial impact studies funded by the developer. Water services infrastructure improvements funded by SEW through the Asset Management Plan (AMP) process on a 5 year funding cycle.</li> <li>Prior to commencement of development.</li> </ol>	<ul style="list-style-type: none"> <li>Time taken for upgrades.</li> <li>Alignment with SEW's investment programme.</li> <li>Requires early engagement between developers and SEW to understand proposals.</li> </ul>
<i>Waste Water</i> <ul style="list-style-type: none"> <li>The existing waste water network capacity in this area is unlikely to support the demand from this development. Strategic drainage infrastructure needs to be brought forward in the early stages of the development to ensure sufficient waste water capacity is available.</li> </ul>	<ol style="list-style-type: none"> <li>Thames Water (TW) and Developer.</li> <li>Initial impact studies funded by the developer. Waste water services infrastructure improvements funded by TW through the Asset Management Plan (AMP) process. Upgrades can be undertaken outside of this process but may require developer funding. A developer tariff system is being introduced in April 2018.</li> <li>Prior to commencement of development.</li> </ol>	<ul style="list-style-type: none"> <li>Time taken for upgrades.</li> <li>Alignment with TW's investment programme.</li> <li>Requires early engagement between developers and TW to understand proposals and impact on service.</li> </ul>

What Infrastructure is Required	1. Who (Delivery Organisations) 2. How 3. When	Risk/Dependencies and Other Comments
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<i>Electricity and Gas Network and Telecommunications</i>	No site-specific infrastructure requirements identified at this stage but to be considered for the Draft Submission stage of the BFLP.	
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Renewable Energy Infrastructure Category

<p><i>Solar Photovoltaic.</i></p> <p><i>Solar Thermal.</i></p> <p><i>Wind.</i></p> <p><i>Ground Source Heat Pumps.</i></p> <p><i>Air Source Heat Pumps.</i></p> <p><i>Biomass.</i></p> <p><i>Biofuels.</i></p>	<ol style="list-style-type: none"> <li>1. Developer/individual householders.</li> <li>2. Compliance with building regulations by developers and through personal choice by householders.</li> <li>3. Ongoing.</li> </ol>	<ul style="list-style-type: none"> <li>• None.</li> </ul>
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Sand 5 - Land east of Wokingham Road and south of Dukes Ride (Derby Field)

What Infrastructure is Required	1. Who (Delivery Organisations) 2. How 3. When	Risk/Dependencies and Other Comments
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Transport Infrastructure Category

What Infrastructure is Required	1. Who (Delivery Organisations) 2. How 3. When	Risk/Dependencies and Other Comments
<p><i>Local Road Network</i></p> <p>Capacity improvements to junctions including:</p> <ul style="list-style-type: none"> <li>• Crowthorne High Street.</li> </ul>	<ol style="list-style-type: none"> <li>1. Bracknell Forest Council (BFC) and Developer.</li> <li>2. Schemes delivered in-kind through Section 278 or Section 38 highway legal agreements, or by developer contributions (Section 106 Legal Agreements/Community Infrastructure Levy (CIL)).</li> <li>3. At agreed trigger points during the phasing of development.</li> </ol>	<ul style="list-style-type: none"> <li>• Phasing of development and co-ordination of works.</li> <li>• Pooling of section 106 contributions from other developments.</li> <li>• Allocation of CIL funding.</li> <li>• Section 106 planning obligations by agreement to be entered into.</li> <li>• Obtaining planning permission and commencement of development.</li> </ul>
<p><i>Footpaths and Cycleways</i></p> <p>The existing footway/cycleways network needs to be improved linking the site to facilities. Schemes could include:</p> <ul style="list-style-type: none"> <li>• Improving connections to Crowthorne Rail Station with improved cycle parking and waiting facilities.</li> <li>• Improvements to the footways along Dukes Ride to allow shared use providing better accessibility for pedestrians and cyclists to Crowthorne High Street.</li> <li>• Upgrading of the existing Public Footpath linking Cheviot Road to Dukes Ride.</li> <li>• Improving walking and cycling links to educational facilities including Edgbarrow School and possibly the proposed primary school on the TRL site.</li> <li>• Further improvements to the network within 3km of the site.</li> </ul>		
<p><i>Public Transport Infrastructure and Service Subsidy</i></p>	<ol style="list-style-type: none"> <li>1. BFC, Bus and Train Operators and Developer.</li> </ol>	<ul style="list-style-type: none"> <li>• Phasing of this and other developments.</li> </ul>

What Infrastructure is Required	1. Who (Delivery Organisations) 2. How 3. When	Risk/Dependencies and Other Comments
<ul style="list-style-type: none"> <li>Improvements to links with Bracknell Town Centre and links to wider area, including the TRL development and Crowthorne Rail Station.</li> <li>Potential subsidy to support buss services to and from the site.</li> </ul>	<ol style="list-style-type: none"> <li>Schemes delivered in-kind through Section 278 or Section 38 highway legal agreements, or by developer contributions (Section 106 Legal Agreements/Community Infrastructure Levy (CIL)).</li> <li>At agreed trigger points during the phasing of development.</li> </ol>	<ul style="list-style-type: none"> <li>Allocation of CIL funding;</li> <li>Bus and train operator agreement.</li> <li>Bus and train operator tendering processes.</li> <li>Bus service route changes.</li> </ul>
<i>Strategic Road Network (SRN) and Community Transport</i>		No site-specific infrastructure requirements identified at this stage but to be considered for the Draft Submission stage of the BFLP.
Education Category		
<i>Early Years infrastructure</i>		
<ul style="list-style-type: none"> <li>Financial contribution towards expanding an existing primary school.</li> </ul>	<ol style="list-style-type: none"> <li>BFC and Developer.</li> <li>Financial contribution through a s106 Agreement and or Community Infrastructure Levy (CIL).</li> <li>At agreed trigger points during the phasing of development.</li> </ol>	<ul style="list-style-type: none"> <li>Phasing of this and other developments.</li> <li>S106 Pooling restrictions.</li> <li>Allocation of CIL funding.</li> <li>Obtaining planning permission and commencement of development.</li> </ul>
<i>Secondary Education infrastructure</i>		
<ul style="list-style-type: none"> <li>Financial contribution towards constructing a new secondary school capable of serving the site.</li> </ul>	<ol style="list-style-type: none"> <li>BFC and Developer.</li> <li>Financial contribution through a S106 Agreement and or Community Infrastructure Levy (CIL).</li> <li>At agreed trigger points during the phasing of development.</li> </ol>	<ul style="list-style-type: none"> <li>Phasing of this and other developments.</li> <li>Delivery of land for the new school.</li> <li>S106 Agreement pooling restrictions.</li> <li>Allocation of CIL funding.</li> <li>Obtaining planning permission and commencement of development.</li> </ul>
<i>Further Education infrastructure</i>		
No site-specific infrastructure requirements identified at this stage but to be considered further for the Draft Submission stage of the BFLP.		



What Infrastructure is Required	1. Who (Delivery Organisations) 2. How 3. When	Risk/Dependencies and Other Comments
<i>Special Education Needs (SEN) infrastructure</i>		
<i>Adult and Community Learning infrastructure</i>		
<b>Green and Blue Infrastructure Category</b>		
<p><i>Active Open Space of Public Value</i></p> <ul style="list-style-type: none"> <li>The new development will need to provide on-site area for Active Open Space of Public Value (OSPV), of at least 1 hectare based on 217 dwellings.</li> <li>There are 5 cricket pitches on site and the landowner will have to demonstrate to Sport England that they are surplus to requirements.</li> </ul>	<ol style="list-style-type: none"> <li>BFC, Voluntary Sector and Developer.</li> <li>On-site in-kind provision of open space through section 106 legal agreements and 30 years commuted maintenance sums if transferred to the Council.</li> <li>At agreed trigger points during the phasing of development.</li> </ol>	<ul style="list-style-type: none"> <li>Maintenance sum is dependent on transferral of Active OSPV to be maintained by BFC.</li> </ul>
<p><i>Passive Open Space of Public Value (Passive OSPV)</i></p> <ul style="list-style-type: none"> <li>The new development will need to provide on-site area for Passive Open Space of Public Value (OSPV), of at least 1.15 hectares based on 217 dwellings.</li> </ul>	<ol style="list-style-type: none"> <li>BFC and Developer.</li> <li>On-site in-kind provision of Passive OSPV at a standard of 2.3 ha per 1000 persons to be secured through a S106 legal agreement and 30 years commuted maintenance sums if transferred to the Council.</li> <li>At agreed trigger points during the phasing of development.</li> </ol>	<ul style="list-style-type: none"> <li>Maintenance sum is dependent on transferral of Passive OSPV to be maintained by BFC.</li> </ul>
<p><i>Suitable Alternative Natural Greenspaces (SANGs)</i></p> <ul style="list-style-type: none"> <li>The site is located within 5km of the Thames Basin Heaths SPA. Therefore, the proposed housing numbers would require financial contribution towards</li> </ul>	<ol style="list-style-type: none"> <li>SANG laid out by developer. Ownership of SANG will be transferred to BFC (or to an acceptable alternative owner).</li> </ol>	<ul style="list-style-type: none"> <li>None identified. Low risk - provision is supported by policy, guidance and the Habitats Regulations.</li> </ul>

What Infrastructure is Required	1. Who (Delivery Organisations) 2. How 3. When	Risk/Dependencies and Other Comments
<p>an off-site Bespoke SANG of at least 4.01 hectares. This figure may change if the proposed housing numbers change.</p> <ul style="list-style-type: none"> <li>Other measures may be required to satisfy the Habitats Regulations and the Councils Thames Basin Heaths SPA.</li> </ul>	<ol style="list-style-type: none"> <li>On-site in-kind provision of SANG and maintenance measures in perpetuity and a financial contribution towards in-perpetuity maintenance.</li> <li>SANG to be laid out and made publically available prior to the occupation of the first dwelling.</li> </ol>	
<p><i>Strategic Access Management and Monitoring measures (SAMM)</i></p> <ul style="list-style-type: none"> <li>A financial contribution towards Strategic Access Management and Monitoring (SAMM).</li> </ul>	<ol style="list-style-type: none"> <li>SAMM – is delivered by Natural England and is funded by developer contributions.</li> <li>SAMM secured through S106 agreements.</li> <li>Payments prior to commencement of each phase of development.</li> </ol>	<ul style="list-style-type: none"> <li>None identified. Low risk - provision is supported by policy, guidance and the Habitats Regulations.</li> </ul>
<p><i>Biodiversity</i></p> <ul style="list-style-type: none"> <li>The site is ecologically rich with broadleaved trees bordering the site and a native species hedgerow along the western and northern boundary.</li> <li>Careful ecological mitigation, both on and off-site, is required in conjunction with the development of the site.</li> <li>Financial contributions towards off-site biodiversity enhancement projects.</li> </ul>	<ol style="list-style-type: none"> <li>BFC, Voluntary Sector (Local Wildlife Groups) and Developer.</li> <li>Bespoke measures, including financial contributions through section 106 legal agreements, will be required to mitigate and compensate any habitat loss in addition to enhancements.</li> <li>At agreed trigger points during the phasing of development.</li> </ol>	<ul style="list-style-type: none"> <li>Retention of areas with high biodiversity value.</li> <li>New physical conditions affecting habitat type.</li> <li>Space restrictions relating to housing provision and/density.</li> </ul>
<p><i>Green Corridors</i></p> <ul style="list-style-type: none"> <li>The site should provide green corridor connection within the site and beyond including the provision of green routes to the public right of way (FP1) within the boundaries of Wellington College and to and from land at Silverdene and Ambarrow Hill/Court.</li> </ul>	<ol style="list-style-type: none"> <li>BFC; Voluntary Sector (Local Wildlife Groups) and Developer.</li> <li>Bespoke in-kind works to be secured through planning conditions and/or a s106 Agreement.</li> <li>At agreed trigger points during the phasing of development.</li> </ol>	<ul style="list-style-type: none"> <li>Ability to link habitats with wildlife corridors, and</li> <li>Land at Silverdene becoming publically available.</li> </ul>

What Infrastructure is Required	1. Who (Delivery Organisations) 2. How 3. When	Risk/Dependencies and Other Comments
<p><i>Flood Management and Drainage measures</i></p> <ul style="list-style-type: none"> <li>The site passed the sequential test assessment, however there is risk of surface water and groundwater flood risk. A Sustainable Drainage System (SuDS) would have to be included with the development proposal of the scheme, early in the design process.</li> </ul>	<ol style="list-style-type: none"> <li>BFC, Developer and Environment Agency (EA).</li> <li>Works to be undertaken by Developer and secured by planning conditions and/or a s106 Agreement. Commuted sums for future maintenance of SuDS, to be agreed and provided through section 106 legal agreements planning obligations.</li> <li>At agreed trigger points during the phasing of development.</li> </ol>	<ul style="list-style-type: none"> <li>Potential to integrate with green infrastructure (OSPV or SANG).</li> <li>Design and layout of development and any National and local standards for SuDS to be adopted by the local authority.</li> </ul>
Community Infrastructure Category		
<p><i>Community Centre infrastructure</i></p> <ul style="list-style-type: none"> <li>The new development would need to be supported by on-site in-kind multi-functional community hub or an accessible off-site multi-functional community hub.</li> </ul>	<ol style="list-style-type: none"> <li>BFC and Developer.</li> <li>Though the delivery of land and building on-site or through financial contributions to a centre capable of serving the site. Provision to be secured through section 106 legal agreements and/or CIL.</li> <li>At agreed trigger points during the phasing of development.</li> </ol>	<ul style="list-style-type: none"> <li>S106 pooling restrictions.</li> <li>Consideration of other uses.</li> <li>Allocation of CIL funding.</li> <li>Obtaining planning permission and commencement of development.</li> </ul>
<p><i>Youth Centre Infrastructure</i></p>	<ul style="list-style-type: none"> <li>No site-specific infrastructure requirements identified at this stage but to be considered further for the Draft Submission stage of the BFLP.</li> <li>Could be provided within multi-functional community centre/hub capable of serving the site.</li> </ul>	
<p><i>Libraries infrastructure</i></p>	<p>Any new infrastructure will be delivered through the Community Infrastructure Levy (CIL).</p>	
<p><i>Built Sports infrastructure</i></p>		
<p><i>Faith Groups and Places of Worship infrastructure</i></p>	<p>No site-specific infrastructure requirements identified at this stage but to be considered further for the Draft Submission stage of the BFLP.</p>	

What Infrastructure is Required	1. Who (Delivery Organisations) 2. How 3. When	Risk/Dependencies and Other Comments
<i>Heritage provision</i>	All heritage assets within or near to the site will be considered in the determination of planning applications.	
<i>Public Art</i>	Public Art provision will be delivered on-site and secured through planning conditions.	
<b>Social Infrastructure Category</b>		
<i>Affordable Housing</i> On-site affordable rented and part buy/part rent.	<ol style="list-style-type: none"> <li>1. BFC, Developer and Registered Partners.</li> <li>2. Works to be undertaken by Developer and secured by planning conditions and/or a s106 Agreement. Commuted sums for future maintenance of SuDS, to be agreed and provided through section 106 legal agreements planning obligations.</li> <li>3. At agreed trigger points during the phasing of development.</li> </ol>	<ul style="list-style-type: none"> <li>• Any valid viability issues could reduce the amount of affordable housing provided.</li> </ul>
<i>Children's Social Care infrastructure</i>	No site-specific infrastructure requirements identified at this stage but to be considered further for the Draft Submission stage of the BFLP.	
<i>Adult Social Care infrastructure</i>		
<i>Cemeteries and Crematoriums</i>		
<b>Emergency Services Category</b>		
<i>Police Service infrastructure</i>	<ul style="list-style-type: none"> <li>• No site-specific infrastructure requirements identified at this stage but to be considered further for the Draft Submission stage of the BFLP.</li> <li>• Any new infrastructure, if identified, to be secured through the Community Infrastructure Levy (CIL) or directly from individual service.</li> <li>• Police Service infrastructure could be provided within multi-functional community centre/hub capable of serving the site.</li> </ul>	
<i>Ambulance Service infrastructure</i>		
<i>Fire and Rescue Service infrastructure</i>		
<b>Health Infrastructure Category</b>		

What Infrastructure is Required	1. Who (Delivery Organisations) 2. How 3. When	Risk/Dependencies and Other Comments
<i>Primary Health Care infrastructure</i>	<ul style="list-style-type: none"> <li>No site-specific infrastructure requirements identified at this stage but to be considered further for the Draft Submission stage of the BFLP.</li> </ul>	<ul style="list-style-type: none"> <li>Could be provided within multi-functional community centre/hub capable of serving the site.</li> </ul>
<i>Acute Care and General Hospital infrastructure</i>		
<i>Mental Health infrastructure</i>		
<i>Public Health infrastructure</i>		
<b>Waste Infrastructure Category</b>		
<i>Waste and Recycling</i> <ul style="list-style-type: none"> <li>Area of hard standing to accommodate an over ground recycling facility on-site is required for 3 glass banks and an area for 1 textile bank. Land for service access to be included.</li> </ul>	<ol style="list-style-type: none"> <li>BFC, SUEZ, FCC (Re3 Partnership) and Developer.</li> <li>Provided on-site in-kind through section 106 legal agreements planning obligations. Over ground recycling banks provided by re3 and charities.</li> <li>At agreed trigger point during the phasing of development.</li> </ol>	<ul style="list-style-type: none"> <li>Obligations by agreement to be entered into.</li> </ul>
<b>Utilities Category</b>		
<i>Water Supply</i> <ul style="list-style-type: none"> <li>There is capacity in the locality to accommodate the proposed housing numbers.</li> </ul>	<ol style="list-style-type: none"> <li>South East Water (SEW) and Developer.</li> <li>Initial impact studies funded by the developer. Water services infrastructure improvements funded by SEW through the Asset Management Plan (AMP) process on a 5 year funding cycle.</li> <li>Prior to commencement of development.</li> </ol>	<ul style="list-style-type: none"> <li>Time taken for upgrades.</li> <li>Alignment with SEW's investment programme.</li> <li>Requires early engagement between developers and SEW to understand proposals.</li> </ul>
<i>Waste Water</i> <ul style="list-style-type: none"> <li>The existing waste water network capacity in this area is unlikely to support the demand from this development. Strategic drainage infrastructure needs to be brought forward in the early stages of the development to ensure sufficient waste water capacity is available.</li> </ul>	<ol style="list-style-type: none"> <li>Thames Water (TW) and Developer.</li> <li>Initial impact studies funded by the developer. Waste water services infrastructure improvements funded by TW through the Asset Management Plan (AMP) process. Upgrades can be undertaken outside of this process but may require developer funding. A developer tariff system is being introduced in April 2018.</li> <li>Prior to commencement of development.</li> </ol>	<ul style="list-style-type: none"> <li>Time taken for upgrades.</li> <li>Alignment with TW's investment programme.</li> <li>Requires early engagement between developers and TW to understand proposals and impact on service.</li> </ul>

What Infrastructure is Required	1. Who (Delivery Organisations) 2. How 3. When	Risk/Dependencies and Other Comments
<i>Electricity and Gas Network and Telecommunications</i>	No site-specific infrastructure requirements identified at this stage but to be considered for the Draft Submission stage of the BFLP.	
Renewable Energy Infrastructure Category		
<i>Solar Photovoltaic.</i>  <i>Solar Thermal.</i>  <i>Wind.</i>  <i>Ground Source Heat Pumps.</i>  <i>Air Source Heat Pumps.</i>  <i>Biomass.</i>  <i>Biofuels.</i>	1. Developer/individual householders. 2. Compliance with building regulations by developers and through personal choice by householders. 3. Ongoing.	<ul style="list-style-type: none"> <li>• None.</li> </ul>

Wink 20 - Former landfill site, London Road

What Infrastructure is Required	1. Who (Delivery Organisations) 2. How 3. When	Risk/Dependencies and Other Comments
Transport Infrastructure Category		

What Infrastructure is Required	1. Who (Delivery Organisations) 2. How 3. When	Risk/Dependencies and Other Comments
<p><i>Local Road Network</i></p> <p>Capacity improvements to junctions including:</p> <ul style="list-style-type: none"> <li>● Running Horse roundabout; and</li> <li>● Locks Ride/Priory Road.</li> </ul> <p>A link road is proposed between the junction of the Northern Distributor Road, Long Hill Road and the A329 London Road.</p>	<ol style="list-style-type: none"> <li>1. Bracknell Forest Council (BFC) and Developer.</li> <li>2. Schemes delivered in-kind through Section 278 or Section 38 highway legal agreements, or by developer contributions (Section 106 Legal Agreements/Community Infrastructure Levy (CIL)).</li> <li>3. At agreed trigger points during the phasing of development.</li> </ol>	<ul style="list-style-type: none"> <li>● Phasing of development and co-ordination of works.</li> <li>● Pooling of section 106 contributions from other developments.</li> <li>● Allocation of CIL funding.</li> <li>● Section 106 planning obligations by agreement to be entered into.</li> <li>● Obtaining planning permission and commencement of development.</li> </ul>
<p><i>Footpaths and Cycleways</i></p> <p>The existing footway/cycletrack network needs to be improved linking the site to facilities. Schemes could include:</p> <ul style="list-style-type: none"> <li>● Improvements to the footway along New Forest Ride to allow shared use, providing better accessibility for pedestrians and cyclists to education and the wider pedestrian and cycle network.</li> <li>● Toucan Crossing on Long Hill Road to link to the crossing facilities at Martins Heron junction.</li> <li>● Further improvements to the network within 3km of the site.</li> </ul>		
<p><i>Public Transport Infrastructure and Service Subsidy</i></p>	<ol style="list-style-type: none"> <li>1. BFC, Bus and Train Operators and Developer.</li> </ol>	<ul style="list-style-type: none"> <li>● Phasing of this and other developments.</li> </ul>

What Infrastructure is Required	1. Who (Delivery Organisations) 2. How 3. When	Risk/Dependencies and Other Comments
<ul style="list-style-type: none"> <li>Links to Bracknell Town Centre and the wider area need to be improved.</li> <li>Potential subsidy to support bus services to and from the site.</li> </ul>	<ol style="list-style-type: none"> <li>Schemes delivered in-kind through Section 278 or Section 38 highway legal agreements, or by developer contributions (Section 106 Legal Agreements/Community Infrastructure Levy (CIL)).</li> <li>At agreed trigger points during the phasing of development.</li> </ol>	<ul style="list-style-type: none"> <li>Allocation of CIL funding.</li> <li>Bus and train operator agreement.</li> <li>Bus and train operator tendering processes.</li> <li>Bus service route changes.</li> </ul>
<i>Strategic Road Network (SRN) and Community Transport</i>	No site-specific infrastructure requirements identified at this stage but to be considered for the Draft Submission stage of the BFLP.	
Education Category		
<i>Early Years infrastructure</i>	<ul style="list-style-type: none"> <li>No site-specific infrastructure requirements identified at this stage but to be considered further for the Draft Submission stage of the BFLP.</li> <li>Infrastructure could be provided within multi-functional community centre/hub.</li> </ul>	
<i>Primary Education infrastructure</i> <ul style="list-style-type: none"> <li>Off-site provision to extend the new primary school at Wink 22 to make it a 2 Form of Entry.</li> </ul>	<ol style="list-style-type: none"> <li>BFC and Developer.</li> <li>Financial contribution through a s106 Agreement and or Community Infrastructure Levy (CIL).</li> <li>At agreed trigger points during the phasing of development.</li> </ol>	<ul style="list-style-type: none"> <li>Phasing of this and Wink 22 development.</li> <li>S106 Agreement pooling restrictions..</li> <li>Allocation of CIL funding.</li> <li>Obtaining planning permission and commencement of development.</li> </ul>
<i>Secondary Education infrastructure</i> <ul style="list-style-type: none"> <li>Financial contribution towards constructing a new secondary school capable of serving the site.</li> </ul>	<ol style="list-style-type: none"> <li>BFC and Developer.</li> <li>Financial contribution through a S106 Agreement and or Community Infrastructure Levy (CIL).</li> <li>At agreed trigger points during the phasing of development.</li> </ol>	<ul style="list-style-type: none"> <li>Phasing of this and other developments.</li> <li>Delivery of land for the new school.</li> <li>S106 Agreement pooling restrictions.</li> </ul>



What Infrastructure is Required	1. Who (Delivery Organisations) 2. How 3. When	Risk/Dependencies and Other Comments
		<ul style="list-style-type: none"> <li>Allocation of CIL funding.</li> <li>Obtaining planning permission and commencement of development.</li> </ul>
<i>Further Education infrastructure</i>	No site-specific infrastructure requirements identified at this stage but to be considered further for the Draft Submission stage of the BFLP.	
<i>Special Education Needs (SEN) infrastructure</i>		
<i>Adult and Community Learning infrastructure</i>		
Green and Blue Infrastructure Category		
<p><i>Active Open Space of Public Value</i></p> <ul style="list-style-type: none"> <li>The new development will need to provide on-site area for Active Open Space of Public Value (OSPV), of at least 1.28 hectares based on 278 dwellings.</li> <li>The site is in close proximity to Longhill Park and there is scope to improve local footway and cycleway links to this area along with other open spaces.</li> </ul>	<ol style="list-style-type: none"> <li>BFC, Voluntary Sector and Developer.</li> <li>On-site in-kind provision of open space through section 106 legal agreements and 30 years commuted maintenance sums if transferred to the Council.</li> <li>At agreed trigger points during the phasing of development.</li> </ol>	<ul style="list-style-type: none"> <li>Maintenance sum is dependent on transferral of Active OSPV for commuted maintenance by BFC.</li> </ul>
<p><i>Passive Open Space of Public Value (Passive OSPV)</i></p> <ul style="list-style-type: none"> <li>The new development will need to provide on-site area for Passive Open Space of Public Value (OSPV), of at least 1.48 hectares based on 278 dwellings.</li> </ul>	<ol style="list-style-type: none"> <li>BFC and Developer.</li> <li>On-site in-kind provision of Passive OSPV at a standard of 2.3 ha per 1000 persons to be secured through a S106 legal agreement and 30 years commuted maintenance sums if transferred to the Council.</li> <li>At agreed trigger points during the phasing of development.</li> </ol>	<ul style="list-style-type: none"> <li>Maintenance sum is dependent on transferral of Passive OSPV to be maintained by BFC.</li> </ul>

What Infrastructure is Required	1. Who (Delivery Organisations) 2. How 3. When	Risk/Dependencies and Other Comments
<p><i>Suitable Alternative Natural Greenspaces (SANGs)</i></p> <ul style="list-style-type: none"> <li>The site is located within 5km of the Thames Basin Heaths SPA. The proposed development would therefore have to contribute (financially) towards Bespoke Suitable Alternative Natural Greenspace (SANGs) of at least 5.14 hectares based on 278 dwellings (such as, the new SANGs at Wellers Lane/Moss End or another solution).</li> <li>Other measures may be required to satisfy the Habitats Regulations and the Councils Thames Basin Heaths SPA.</li> </ul>	<ol style="list-style-type: none"> <li>SANG laid out by developer. Ownership of SANG will be transferred to BFC (or to an acceptable alternative owner).</li> <li>Off-site provision of a Bespoke SANG and a financial contribution towards in-perpetuity maintenance.</li> <li>Off-site Bespoke SANG to be laid out and made publically available prior to the occupation of the first dwelling.</li> </ol>	<ul style="list-style-type: none"> <li>SANG solution is dependant potentially on a 3<sup>rd</sup> party land owner if the Council cannot facilitate a solution.</li> </ul>
<p><i>Strategic Access Management and Monitoring measures (SAMM)</i></p> <ul style="list-style-type: none"> <li>A financial contribution towards Strategic Access Management and Monitoring (SAMM).</li> </ul>	<ol style="list-style-type: none"> <li>SAMM – is delivered by Natural England and is funded by developer contributions.</li> <li>SAMM secured through S106 agreements.</li> <li>Payments prior to commencement of each phase of development.</li> </ol>	<ul style="list-style-type: none"> <li>None identified. Low risk - provision is supported by policy, guidance and the Habitats Regulations.</li> </ul>
<p><i>Biodiversity</i></p> <ul style="list-style-type: none"> <li>The site is ecologically rich with a UK Priority Habitat Woodland (some protected) on site that connects to further woodland to the east and west. The continuous woodland provides a habitat for protected species, including birds, bats, badgers and reptiles. There is also UK Priority Habitat neutral grassland on site forming connections with woodland habitats</li> </ul>	<ol style="list-style-type: none"> <li>BFC, Voluntary Sector (Local Wildlife Groups), Developer.</li> <li>Bespoke measures, including on-site enhancements and management and financial contributions secured through planning conditions and a S106 agreement, will be required to mitigate and compensate any habitat loss in addition to enhancements.</li> <li>At agreed trigger points during the phasing of development.</li> </ol>	<ul style="list-style-type: none"> <li>Retention of areas with high biodiversity value.</li> <li>New physical conditions affecting habitat type.</li> <li>Space restrictions relating to housing provision and/density.</li> <li>Ability to link habitats with wildlife corridors.</li> </ul>

What Infrastructure is Required	1. Who (Delivery Organisations) 2. How 3. When	Risk/Dependencies and Other Comments
<p>and badgers. There are badgers and common reptiles on site.</p> <ul style="list-style-type: none"> <li>Careful ecological mitigation, both on and off-site, is required in conjunction with the development of the site.</li> <li>Financial contributions towards off-site biodiversity enhancement projects.</li> </ul>		
<p><i>Green Corridors</i></p> <ul style="list-style-type: none"> <li>The site should provide green corridor connection within the site and beyond including the provision of green routes to the public right of way alongside the boundary of the site (FP20) and to and from Longhill Park.</li> </ul>	<ol style="list-style-type: none"> <li>BFC, Voluntary Sector (Local Wildlife Groups) and Developer.</li> <li>Bespoke in kind works to be secured through planning conditions and /or a s106 Agreement.</li> <li>At agreed trigger points during the phasing of development.</li> </ol>	<ul style="list-style-type: none"> <li>Ability to link habitats with wildlife corridors.</li> </ul>
<p><i>Flood Management and Drainage measures</i></p> <ul style="list-style-type: none"> <li>The site passed the sequential test assessment, however there is risk of surface water and groundwater flood risk. A Sustainable Drainage System (SuDS) would have to be included with the development proposal of the scheme, early in the design process.</li> </ul>	<ol style="list-style-type: none"> <li>BFC, Developer and Environment Agency (EA).</li> <li>Works to be undertaken by Developer and secured by planning conditions and/or a s106 Agreement. Commuted sums for future maintenance of SuDS, to be agreed and provided through section 106 legal agreements planning obligations.</li> <li>At agreed trigger points during the phasing of development.</li> </ol>	<ul style="list-style-type: none"> <li>Potential to integrate with green infrastructure (OSPV).</li> <li>Design and layout of development and any national and local standards for SuDS to be adopted by the local authority.</li> </ul>
Community Infrastructure Category		
<p><i>Community Centre infrastructure</i></p> <p>The new development would need to be supported by on-site in-kind multi-functional community hub or an accessible off-site multi-functional community hub.</p>	<ol style="list-style-type: none"> <li>BFC and Developer.</li> <li>Though the delivery of land and building on-site or through financial contributions to a centre capable of serving the site. Provision to be secured through</li> </ol>	<ul style="list-style-type: none"> <li>S106 pooling restrictions.</li> <li>Consideration of other uses.</li> <li>Allocation of CIL funding.</li> <li>Obtaining planning permission and commencement of development.</li> </ul>

What Infrastructure is Required	1. Who (Delivery Organisations) 2. How 3. When	Risk/Dependencies and Other Comments
	section 106 legal agreements and/or CIL. 3. At agreed trigger points during the phasing of development.	
<i>Youth Centre Infrastructure</i>	<ul style="list-style-type: none"> <li>No site-specific infrastructure requirements identified at this stage but to be considered further for the Draft Submission stage of the BFLP.</li> <li>Could be provided within multi-functional community centre/hub capable of serving the site.</li> </ul>	
<i>Libraries infrastructure</i>	Any new infrastructure will be delivered through the Community Infrastructure Levy (CIL).	
<i>Built Sports infrastructure</i>		
<i>Faith Groups and Places of Worship infrastructure</i>	No site-specific infrastructure requirements identified at this stage but to be considered further for the Draft Submission stage of the BFLP.	
<i>Heritage provision</i>	All heritage assets within or near to the site will be considered in the determination of planning applications.	
<i>Public Art</i>	Public Art provision will be delivered on-site and secured through planning conditions.	
<b>Social Infrastructure Category</b>		
<i>Affordable Housing</i> On-site affordable rented and part buy/part rent.	<ol style="list-style-type: none"> <li>BFC, Developer and Registered Partners.</li> <li>Works to be undertaken by Developer and secured by planning conditions and/or a s106 Agreement. Commuted sums for future maintenance of SuDS, to be agreed and provided through section 106 legal agreements planning obligations.</li> <li>At agreed trigger points during the phasing of development.</li> </ol>	<ul style="list-style-type: none"> <li>Any valid viability issues could reduce the amount of affordable housing provided.</li> </ul>
<i>Children's Social Care infrastructure</i>	No site-specific infrastructure requirements identified at this stage but to be considered further for the Draft Submission stage of the BFLP.	

What Infrastructure is Required	1. Who (Delivery Organisations) 2. How 3. When	Risk/Dependencies and Other Comments
<i>Adult Social Care infrastructure</i>		
<i>Cemeteries and Crematoriums</i>		
<b>Emergency Services Category</b>		
<i>Police Service infrastructure</i>	<ul style="list-style-type: none"> <li>No site-specific infrastructure requirements identified at this stage but to be considered further for the Draft Submission stage of the BFLP.</li> </ul>	
<i>Ambulance Service infrastructure</i>	<ul style="list-style-type: none"> <li>Any new infrastructure, if identified, to be secured through the Community Infrastructure Levy (CIL) or directly from individual service.</li> </ul>	
<i>Fire and Rescue Service infrastructure</i>	<ul style="list-style-type: none"> <li>Police Service infrastructure could be provided within multi-functional community centre/hub capable of serving the site.</li> </ul>	
<b>Health Infrastructure Category</b>		
<i>Primary Health Care infrastructure</i>	<ul style="list-style-type: none"> <li>No site-specific infrastructure requirements identified at this stage but to be considered further for the Draft Submission stage of the BFLP.</li> </ul>	
<i>Acute Care and General Hospital infrastructure</i>	<ul style="list-style-type: none"> <li>Could be provided within multi-functional community centre/hub capable of serving the site.</li> </ul>	
<i>Mental Health infrastructure</i>		
<i>Public Health infrastructure</i>		
<b>Waste Infrastructure Category</b>		
<i>Waste and Recycling</i> <ul style="list-style-type: none"> <li>Area of hard standing to accommodate an underground recycling facility on-site is required for 3 glass banks and an area for 1 textile bank. Land for service access to be included.</li> </ul>	<ol style="list-style-type: none"> <li>BFC, SUEZ, FCC (Re3 Partnership) and Developer.</li> <li>Provided on-site in-kind through section 106 legal agreements planning obligations. Overground recycling banks provided by re3 and charities.</li> <li>At agreed trigger point during the phasing of development.</li> </ol>	<ul style="list-style-type: none"> <li>Obligations by agreement to be entered into.</li> </ul>
<b>Utilities Category</b>		

What Infrastructure is Required	1. Who (Delivery Organisations) 2. How 3. When	Risk/Dependencies and Other Comments
<p><i>Water Supply</i></p> <p>Infrastructure upgrades are required in the locality to accommodate the proposed housing numbers.</p>	<ol style="list-style-type: none"> <li>1. Affinity Water (AW) and Developer.</li> <li>2. Initial impact studies funded by the developer. Water services infrastructure improvements funded by AW through the Asset Management Plan (AMP) process on a 5 year funding cycle.</li> <li>3. Prior to commencement of development</li> </ol>	<ul style="list-style-type: none"> <li>• Time taken for upgrades.</li> <li>• Alignment with AW's investment programme.</li> <li>• Requires early engagement between developers and AW to understand proposals.</li> </ul>
<p><i>Waste Water</i></p> <p>The existing waste water network capacity in this area is unlikely to support the demand from this development. Strategic drainage infrastructure needs to be brought forward in the early stages of the development to ensure sufficient waste water capacity is available.</p>	<ol style="list-style-type: none"> <li>1. Thames Water (TW) and Developer.</li> <li>2. Initial impact studies funded by the developer. Waste water services infrastructure improvements funded by TW through the Asset Management Plan (AMP) process. Upgrades can be undertaken outside of this process but may require developer funding. A developer tariff system is being introduced in April 2018.</li> <li>3. Prior to commencement of development.</li> </ol>	<ul style="list-style-type: none"> <li>• Time taken for upgrades.</li> <li>• Alignment with TW's investment programme.</li> <li>• Requires early engagement between developers and TW to understand proposals and impact on service.</li> </ul>
<p><i>Electricity and Gas Network and Telecommunications</i></p>	<p>No site-specific infrastructure requirements identified at this stage but to be considered for the Draft Submission stage of the BFLP.</p>	
<p>Renewable Energy Infrastructure Category</p>		
<p><i>Solar Photovoltaic.</i></p> <p><i>Solar Thermal.</i></p> <p><i>Wind.</i></p> <p><i>Ground Source Heat Pumps.</i></p> <p><i>Air Source Heat Pumps.</i></p>	<ol style="list-style-type: none"> <li>1. Developer/individual householders.</li> <li>2. Compliance with building regulations by developers and through personal choice by householders.</li> <li>3. Ongoing.</li> </ol>	<ul style="list-style-type: none"> <li>• None.</li> </ul>

What Infrastructure is Required	1. Who (Delivery Organisations) 2. How 3. When	Risk/Dependencies and Other Comments
<i>Biomass.</i>  <i>Biofuels.</i>		

## General Infrastructure Delivery Schedule

What Infrastructure is Required	1. Who (Delivery Organisations) 2. How 3. When	Risk/Dependencies and Other Comments
<b>Transport Infrastructure Category</b>		
<p><i>Local Road Network</i></p> <ul style="list-style-type: none"> <li>Specific localised improvement works to be determined through transport assessments in support of planning applications and/or projects as detailed in the Additional Infrastructure Projects Schedule.</li> </ul>	<ol style="list-style-type: none"> <li>BFC, Developers and third party contractors.</li> <li>Through transport assessments and secured through a combination of planning conditions, s106 Agreements and s38/278 Highways Agreements.</li> <li>At agreed timescales determined through the planning application process.</li> </ol>	<ul style="list-style-type: none"> <li>Land ownership issues if land is not adopted highways.</li> </ul>
<p><i>Footpaths and Cycleways</i></p> <ul style="list-style-type: none"> <li>Specific localised links to and from new sites to the existing network and/or financial contributions towards local footpath and cycleway projects capable of serving the site as detailed in the Additional Infrastructure Projects Schedule.</li> </ul>	<ol style="list-style-type: none"> <li>BFC, Developers and third party contractors.</li> <li>Through transport assessments and secured through a combination of planning conditions, S106 Agreements and S38/278 Highways Agreements or financial contributions secured by S106 Agreements.</li> <li>At agreed timescales determined through the planning application process.</li> </ol>	<ul style="list-style-type: none"> <li>Land availability to provide improvements. Land ownership issues if land is not adopted highways.</li> <li>S106 Pooling Restrictions.</li> </ul>
<p><i>Public Transport Infrastructure</i></p> <ul style="list-style-type: none"> <li>Public Transport (PT) Infrastructure projects to be developed in the next version of the IDP.</li> </ul>	<ol style="list-style-type: none"> <li>BFC, Developers and PT providers.</li> <li>Financial contributions secured by S106 Agreements.</li> <li>At agreed timescales determined through the planning application process.</li> </ol>	<ul style="list-style-type: none"> <li>S106 Pooling Restrictions.</li> </ul>
<p><i>Public Transport Infrastructure</i></p> <ul style="list-style-type: none"> <li>Bus service subsidies</li> </ul>	<ul style="list-style-type: none"> <li>To be provided by CIL depending on other Regulation 123 competing priorities.</li> </ul>	
<p><i>Strategic Road Network (SRN)</i></p> <ul style="list-style-type: none"> <li>Following formal consent from the Government on 02 September 2016, the M4 junctions 3-12: smart motorway is programmed to have commenced in late Autumn 2017. If required, the Council will work in</li> </ul>	<ol style="list-style-type: none"> <li>Highways England, Bracknell Forest Council and other neighbouring authorities, such as Wokingham Borough Council and the Royal Borough of Windsor and Maidenhead, etc.</li> </ol>	<ul style="list-style-type: none"> <li>Bids are dependent on modelling information, which can have a time constraint.</li> </ul>



What Infrastructure is Required	1. Who (Delivery Organisations) 2. How 3. When	Risk/Dependencies and Other Comments
<p>partnership with Highways England and other authorities in the event of a pint point programme (PPP) bid to fund any major strategic transport schemes close to Bracknell Forest Borough. If this bid is unsuccessful, the Council will explore other funding mechanisms, such as requiring section 106 legal agreement financial contributions from developers. The Council will work in partnership with HE and other authorities to ensure appropriate transport mitigation schemes are provided in a timely manner.</p>	<ol style="list-style-type: none"> <li>2. Costs outlined in a PPP bid and included within this IDP or subsequent version.</li> <li>3. No schemes have been identified.</li> </ol>	
<p><i>Community Transport</i></p> <ul style="list-style-type: none"> <li>• No requirements for developer contributions through section 106 legal agreements have been identified at this stage. Community transport schemes do not feature in the Councils adopted CIL Regulation 123 List.</li> </ul>	<ol style="list-style-type: none"> <li>1. Bracknell Forest Council and external taxi companies.</li> <li>2. Community transport schemes are provided mainly through the Councils Capital Programme.</li> <li>3. Unknown at this stage.</li> </ol>	<ul style="list-style-type: none"> <li>• Funding availability.</li> </ul>
<b>Education Category</b>		
<p><i>Early Years infrastructure</i></p> <ul style="list-style-type: none"> <li>• The BFLP potential sites in the site-specific schedules will generate a requirement for additional early years facilities in the borough. No site-specific requirements have been identified at this stage. Provision through multi-use community hubs would be a sustainable solution.</li> </ul>	<ol style="list-style-type: none"> <li>1. Bracknell Forest Council, private, voluntary and independent organisations and schools, such as academies and free schools.</li> <li>2. Provision secured through dedicated service funding and/or S106 agreements and/or CIL.</li> <li>3. Unknown at this stage.</li> </ol>	<ul style="list-style-type: none"> <li>• Funding availability.</li> <li>• S106 Pooling Restrictions.</li> <li>• Competition for other priorities for CIL funding.</li> <li>• Obtaining planning permission and commencement of development.</li> </ul>
<p><i>Primary Education infrastructure</i></p> <ul style="list-style-type: none"> <li>• No identified specific provision is identified at this stage but the issue will be considered in more detail for the next version of the IDP and at the more detailed planning application stage.</li> <li>• Possible financial contributions towards providing increased primary school capacity to serve the individual sites.</li> </ul>	<ol style="list-style-type: none"> <li>1. Bracknell Forest Council and developer.</li> <li>2. Provision secured through dedicated service funding and/or S106 agreements and/or CIL.</li> <li>3. Unknown at this stage.</li> </ol>	<ul style="list-style-type: none"> <li>• Funding availability.</li> <li>• Competition with other priorities and allocation of CIL funding.</li> <li>• Competition for other priorities for CIL funding.</li> <li>• Obtaining planning permission and commencement of development.</li> </ul>

What Infrastructure is Required	1. Who (Delivery Organisations) 2. How 3. When	Risk/Dependencies and Other Comments
<p><i>Secondary Education infrastructure</i></p> <ul style="list-style-type: none"> <li>No identified specific provision is identified at this stage but the issue will be considered in more detail for the next version of the IDP and at the more detailed planning application stage.</li> <li>The location of sites will then depend on local existing capacity available to serve the site at the time of determining planning application.</li> </ul>	<ol style="list-style-type: none"> <li>Bracknell Forest Council and Developer.</li> <li>Provision secured through dedicated service funding and/or CIL.</li> <li>Unknown at this stage.</li> </ol>	<ul style="list-style-type: none"> <li>Funding availability.</li> <li>Competition with other priorities and allocation of CIL funding.</li> <li>The S106 Pooling Restrictions will likely result in s106 Contributions not being secured.</li> <li>Obtaining planning permission and commencement of development.</li> </ul>
<p><i>Further Education Infrastructure</i></p> <ul style="list-style-type: none"> <li>The BFLP potential sites in the site-specific schedules will generate a requirement for additional further education services in the borough. No site-specific requirements have been identified at this stage.</li> </ul>	<ol style="list-style-type: none"> <li>Bracknell Forest Council, secondary schools and technical colleges, such as Bracknell and Wokingham College, Greenshaw Academy Trust, Ranelagh Academy School and Kings Group Academies.</li> <li>Provision secured through dedicated service funding and/or CIL.</li> <li>Unknown at this stage.</li> </ol>	<ul style="list-style-type: none"> <li>Funding availability.</li> <li>Competition with other priorities and allocation of CIL funding.</li> <li>The S106 Pooling Restrictions will likely result in s106 Contributions not being secured.</li> </ul>
<p><i>Special Education Needs (SEN) infrastructure</i></p> <ul style="list-style-type: none"> <li>The BFLP potential sites in the site-specific schedules will generate a requirement for additional SEN facilities in the borough. No site-specific requirements have been identified at this stage.</li> </ul>	<ol style="list-style-type: none"> <li>Bracknell Forest Council and Developer.</li> <li>Provision secured through dedicated service funding and/or CIL.</li> <li>Unknown at this stage.</li> </ol>	<ul style="list-style-type: none"> <li>Funding availability.</li> <li>Competition with other priorities and allocation of CIL funding.</li> <li>The S106 Pooling Restrictions will likely result in s106 Contributions not being secured.</li> <li>Obtaining planning permission and commencement of development.</li> </ul>
<p><i>Adult and Community Learning (ACL) infrastructure</i></p> <ul style="list-style-type: none"> <li>The BFLP potential sites in the site-specific schedules will generate a requirement for additional ACL facilities in the borough. No site-specific requirements have been identified at this stage.</li> </ul>	<ol style="list-style-type: none"> <li>Bracknell and Sandhurst Open Learning Centres.</li> <li>Central Government funding through the Skills Funding Agency (within the Department for Business Innovation and Skills) and/or CIL.</li> <li>Unknown at this stage.</li> </ol>	<ul style="list-style-type: none"> <li>Phasing of developments.</li> <li>Funding availability and allocation of CIL Funding.</li> <li>Obtaining Planning permission and commencement of development.</li> </ul>
Green and Blue Infrastructure Category		

What Infrastructure is Required	1. Who (Delivery Organisations) 2. How 3. When	Risk/Dependencies and Other Comments
<p><i>Active Open Space of Public Value (Active OSPV)</i></p> <ul style="list-style-type: none"> <li>The provision of on-site Active OSPV or financial contributions towards off-site Active OSPV projects as detailed in the Additional Infrastructure Projects Schedule.</li> </ul>	<ol style="list-style-type: none"> <li>BFC, Voluntary Sector and Developer.</li> <li>On-site in-kind provision of open space through S106 legal agreements and 30 years commuted maintenance sums if transferred to the Council. Financial contributions secured by S106 Agreements.</li> <li>At agreed trigger points during the development.</li> </ol>	<ul style="list-style-type: none"> <li>Maintenance sum is dependent on transferral of Active OSPV for commuted maintenance by BFC.</li> <li>Off-site projects are carried out in a timely manner by BFC to serve the development.</li> <li>S106 Pooling Restrictions and timing of other S106 payments from other sites.</li> </ul>
<p><i>Passive Open Space of Public Value (Passive OSPV)</i></p> <ul style="list-style-type: none"> <li>The provision of on-site Passive OSPV or financial contributions towards off-site Passive OSPV projects as detailed in the Additional Infrastructure Projects Schedule.</li> </ul>	<ol style="list-style-type: none"> <li>BFC and Developer.</li> <li>On-site in-kind provision of Passive OSPV or financial contribution secured through a S106 agreement at a standard of 2.3 hectares per 1000 persons less any on-site passive OSPV and 30 years commuted maintenance sums if transferred to the Council.</li> <li>At agreed trigger points during the development.</li> </ol>	<ul style="list-style-type: none"> <li>Maintenance sum is dependent on transferral of Passive OSPV for commuted maintenance by BFC.</li> <li>Off-site projects are carried out in a timely manner by BFC to serve the development.</li> <li>S106 Agreement pooling restrictions and timing of other S106 payments from other sites.</li> </ul>
<p><i>Suitable Alternative Natural Greenspaces (SANGs)</i></p> <ul style="list-style-type: none"> <li>All sites will be required to provide either Bespoke SANGs or financial contributions towards Strategic or Third Party SANGs.</li> </ul>	<ol style="list-style-type: none"> <li>BFC and Developers.</li> <li>S106 Agreements to secure in-kind provision of works to provide a SANG or financial contributions.</li> <li>All payments on commencement of development. All Bespoke SANGs to be laid out and made publically available prior to first dwelling occupation of development.</li> </ol>	<ul style="list-style-type: none"> <li>None identified. Low risk - provision is supported by policy, guidance and the Habitats Regulations.</li> </ul>
<p><i>Strategic Access Management and Monitoring measures (SAMM)</i></p> <ul style="list-style-type: none"> <li>All sites to provide a financial contribution towards Strategic Access Management and Monitoring (SAMM).</li> </ul>	<ol style="list-style-type: none"> <li>SAMM – is delivered by Natural England and is funded by developer contributions.</li> <li>SAMM secured through section 106 legal agreements.</li> <li>Payments prior to commencement of development on small/medium sites and prior to commencement of each phase of development on phased developments..</li> </ol>	<ul style="list-style-type: none"> <li>None identified. Low risk - provision is supported by policy, guidance and the Habitats Regulations.</li> </ul>
<p><i>Biodiversity Measures</i></p>	<ol style="list-style-type: none"> <li>BFC, Voluntary Sector (Local Wildlife Groups) and Developer.</li> </ol>	<ul style="list-style-type: none"> <li>Retention of areas with high biodiversity value.</li> </ul>

What Infrastructure is Required	1. Who (Delivery Organisations) 2. How 3. When	Risk/Dependencies and Other Comments
<ul style="list-style-type: none"> <li>The protection and enhancements of valued biodiversity features and improve connectivity.</li> <li>Financial contributions towards off-site biodiversity enhancement projects as listed in the Additional Infrastructure Projects Schedule.</li> </ul>	<ol style="list-style-type: none"> <li>Bespoke measures, including financial contributions through s106 agreements, will be required to mitigate and compensate any habitat loss in addition to enhancements.</li> <li>At agreed trigger points during the phasing of development.</li> </ol>	<ul style="list-style-type: none"> <li>New physical conditions affecting habitat type.</li> <li>Space restrictions relating to housing provision and/density.</li> <li>S106 Pooling Restrictions and timing of other S106 payments from other sites.</li> </ul>
<p><i>Green Corridors</i></p> <ul style="list-style-type: none"> <li>Creation of green corridors within the development site to connect habitats which may otherwise be separated by development parcels and/or projects as detailed in the Additional Infrastructure Projects Schedule.</li> </ul>	<ol style="list-style-type: none"> <li>BFC, Voluntary Sector (Local Wildlife Groups) and Developer.</li> <li>Through the detailed consideration of planning applications which will secure bespoke in-kind works to be secured through planning conditions and/or a s106 Agreement. Financial contributions may also be sought towards off-site provision secured through s106 Agreements.</li> <li>At agreed trigger points during the phasing of development.</li> </ol>	<ul style="list-style-type: none"> <li>Ability to link habitats with wildlife corridors off-site</li> <li>S106 Pooling Restrictions and timing of other S106 payments from other sites.</li> </ul>
<p><i>Flood Management and Drainage measures</i></p> <ul style="list-style-type: none"> <li>Site-specific measures may be required for each site through the consideration of detailed planning applications.</li> </ul>	<ol style="list-style-type: none"> <li>BFC, Developer and Environment Agency (EA).</li> <li>Works to be undertaken by Developer and secured by planning conditions and/or a s106 Agreement. Commuted sums for future maintenance of SuDS, to be agreed and provided through section 106 legal agreements planning obligations.</li> <li>At agreed trigger points during the development.</li> </ol>	<ul style="list-style-type: none"> <li>Potential to integrate with green infrastructure (e.g. OSPV).</li> <li>Design and layout of development to accord with site-specific Flood Risk Assessment (FRA), EA approval, and any national and local standards for SuDS to be adopted by the local authority.</li> </ul>
<b>Community Infrastructure Category</b>		
<p><i>Community Centre infrastructure</i></p> <ul style="list-style-type: none"> <li>Financial contributions towards buildings to provide community centre functions and with extra elements to create a multi-functional hub such as, early years and health provision and police points. It may also include land, parking and other ancillary facilities.</li> </ul>	<ol style="list-style-type: none"> <li>BFC, Developer and service providers.</li> <li>Financial contributions secured by s106 Agreements and/or CIL.</li> <li>At agreed trigger points during the development.</li> </ol>	<ul style="list-style-type: none"> <li>Co-ordination of service provider requirements.</li> <li>Delivery of land and all payments to provide the facility.</li> <li>S106 Pooling Restrictions and timing of other S106 payments from other sites.</li> <li>Obtaining planning permission and commencement of development.</li> </ul>

What Infrastructure is Required	1. Who (Delivery Organisations) 2. How 3. When	Risk/Dependencies and Other Comments
<p><i>Youth Centre Infrastructure</i></p> <ul style="list-style-type: none"> <li>Buildings and ancillary facilities.</li> </ul>	<ul style="list-style-type: none"> <li>No site-specific infrastructure requirements identified at this stage but to be considered further for the Draft Submission stage of the BFLP.</li> <li>Could be provided within multi-functional community centre/hub capable of serving the site.</li> </ul>	
<p><i>Libraries infrastructure</i></p> <p>The BFLP potential sites in the site-specific schedules will not create a requirement for additional library facilities in the borough. Improvements to existing facilities will be required over the new plan period. No site-specific requirements have been identified at this stage.</p>	<ol style="list-style-type: none"> <li>Bracknell Forest Council and Developers.</li> <li>The Councils Capital Programme and CIL.</li> <li>Unknown at this stage.</li> </ol>	<ul style="list-style-type: none"> <li>Funding availability and allocation of CIL Funding, and</li> <li>Obtaining Planning permission and commencement of development.</li> </ul>
<p><i>Built Sports infrastructure</i></p> <p>The BFLP potential sites in the site-specific schedules will increase the need for the enhancement of existing built sports facilities in the borough and potentially new facilities. No site-specific requirements have been identified at this stage.</p>	<ol style="list-style-type: none"> <li>Bracknell Forest Council and Developers.</li> <li>The Councils Capital Programme and CIL.</li> <li>Unknown at this stage.</li> </ol>	<ul style="list-style-type: none"> <li>Funding availability and allocation of CIL Funding, and</li> <li>Obtaining Planning permission and commencement of development.</li> </ul>
<p><i>Faith Groups and Places of Worship</i></p> <ul style="list-style-type: none"> <li>Buildings and ancillary facilities.</li> </ul>	<ul style="list-style-type: none"> <li>No site-specific infrastructure requirements identified at this stage but to be considered further for the Draft Submission stage of the BFLP.</li> <li>Could be provided within multi-functional community centre/hub capable of serving the site.</li> </ul>	
<p><i>Heritage Protection/Provision</i></p> <ul style="list-style-type: none"> <li>Archaeological remains should not be disturbed by new development and if this is not possible, a recorded preserved excavation should be facilitated before the development commences on site. No site-specific requirements have been identified at this stage.</li> </ul>	<ol style="list-style-type: none"> <li>Bracknell Forest Council, English Heritage, Berkshire Archaeology and Developers.</li> <li>Secured through the consideration of planning applications and planning conditions.</li> <li>At timings agreed at the planning application stage.</li> </ol>	<ul style="list-style-type: none"> <li>Site surveys and monitoring;</li> <li>Obtaining Planning permission and commencement of development.</li> </ul>
<p><i>Public Art Provision</i></p> <ul style="list-style-type: none"> <li>Public art is usually negotiated with developers and is provided in-kind on a site by site basis. Public art should be accessible to view in the public realm. No site-specific requirements have been identified at this stage.</li> </ul>	<ol style="list-style-type: none"> <li>Bracknell Forest Council and Developers.</li> <li>Secured through the consideration of planning applications and planning conditions.</li> <li>At timings agreed at the planning application stage.</li> </ol>	<ul style="list-style-type: none"> <li>Obtaining Planning permission and commencement of development.</li> </ul>

What Infrastructure is Required	1. Who (Delivery Organisations) 2. How 3. When	Risk/Dependencies and Other Comments
Social Infrastructure Category		
<p><i>Affordable Housing</i></p> <ul style="list-style-type: none"> <li>25% Affordable Housing should be provided in new development proposals for housing on schemes with 15 dwellings and above as per current policy. Provision of affordable housing in the borough is constrained by the vacant building credit and viability assessments from developers demonstrating a scheme to be unviable unless the Councils affordable housing threshold is reduced.</li> </ul>	<ol style="list-style-type: none"> <li>Bracknell Forest Council, Bracknell Forest Homes and Registered Providers.</li> <li>Developer contributions through section 106 legal agreements.</li> <li>At agreed trigger points during the phasing of development.</li> </ol>	<ul style="list-style-type: none"> <li>Provision is subject to viability assessment.</li> <li>Vacant building credit lawful gross internal floorspace can result in reduced affordable units being provided on site.</li> <li>Obtaining Planning permission and commencement of development.</li> </ul>
<p><i>Children's Social Care infrastructure</i></p> <ul style="list-style-type: none"> <li>The BFLP potential sites in the site-specific schedules may increase the demand for children's social care services in the borough. No site-specific requirements have been identified at this stage.</li> </ul>	<ol style="list-style-type: none"> <li>Bracknell Forest Council.</li> <li>Council Capital Budget.</li> <li>Unknown at this stage.</li> </ol>	<ul style="list-style-type: none"> <li>Funding availability.</li> </ul>
<p><i>Adult Social Care infrastructure</i></p> <ul style="list-style-type: none"> <li>The BFLP potential sites in the site-specific schedules may increase the demand for adult social care services in the borough. No site-specific requirements have been identified at this stage.</li> </ul>	<ol style="list-style-type: none"> <li>Bracknell Forest Council.</li> <li>Council Capital Budget.</li> <li>Unknown at this stage.</li> </ol>	<ul style="list-style-type: none"> <li>Funding availability.</li> </ul>
<p><i>Cemeteries and Crematoriums</i></p> <ul style="list-style-type: none"> <li>The Easthampstead Park Cemetery and Crematorium facility has existing capacity for the next approx. 7-8 years. It will also be extended to cover a further 20 year capacity period. There are adjacent sites that can be bought by the Easthampstead Park Cemetery and Crematorium for additional capacity beyond the 20 year period.</li> </ul>	<ol style="list-style-type: none"> <li>Bracknell Forest Council.</li> <li>Council Capital Budget.</li> <li>No capacity constraints have been identified.</li> </ol>	<ul style="list-style-type: none"> <li>Availability of adjacent sites beyond the 20 year capacity period.</li> </ul>
Emergency Services Category		

What Infrastructure is Required	1. Who (Delivery Organisations) 2. How 3. When	Risk/Dependencies and Other Comments
<p><i>Police Service</i></p> <ul style="list-style-type: none"> <li>New Police points could be included within Community Centre infrastructure.</li> <li>Furthermore, the Police &amp; Crime Commissioner (PCC) for the Thames Valley have requested that they are notified in advance of telecommunications companies laying ducting along highways in the borough in order to 'double-up' and lay their Automatic Number Plate Recognition (ANPR) cabling. This would avoid unnecessary expense and repeated digging-up of roads. This is not a direct role for planning but the Council will pass on information between interested parties.</li> </ul>	<ol style="list-style-type: none"> <li>BFC for community centre infrastructure and the Police &amp; Crime Commissioner (PCC) for the Thames Valley and developers / telecommunication companies for cabling issues.</li> <li>Community centre infrastructure can be secured through developer contributions (S106 agreements and/or CIL). Cabling issues by exchange of information between interested parties.</li> <li>For community centre infrastructure, at timings agreed at the detailed planning stage. For cabling issues, as soon as practical when developers are active on site.</li> </ol>	<p>For community centre infrastructure:</p> <ul style="list-style-type: none"> <li>Phasing of developments;</li> <li>Funding availability and allocation of CIL Funding, and</li> <li>Obtaining Planning permission and commencement of development.</li> </ul> <p>For cabling issues:</p> <ul style="list-style-type: none"> <li>Exchange of contact information between interest parties.</li> </ul>
<p><i>Ambulance Service</i></p> <p>The BFLP potential sites in the site-specific schedules may increase the demand for ambulance service in the borough. No site-specific requirements have been identified at this stage but further consideration will be given in the next IDP.</p>	<ol style="list-style-type: none"> <li>South Central Ambulance Service and the Bracknell and Ascot Clinical Commissioning Group (CCG).</li> <li>NHS Funding through the Bracknell and Ascot CCG.</li> <li>Unknown at this stage.</li> </ol>	<ul style="list-style-type: none"> <li>Funding availability.</li> </ul>
<p><i>Fire &amp; Rescue Service</i></p> <p>No site-specific requirements have been identified at this stage. Other than a general point that if the new houses in the potential sites contained sprinklers, this would reduce the need and cost of extending the existing fire service operating in the borough. Whilst sympathetic to this view, the current legislative system does not allow for sprinklers to be imposed on developers. It is voluntary. This matter will be investigated further in the next IDP.</p>	<ol style="list-style-type: none"> <li>Royal Berkshire, Fire and Rescue Service (RBFRS) and Developers.</li> <li>Voluntary provision of sprinklers by developers.</li> <li>Unknown at this stage.</li> </ol>	<ul style="list-style-type: none"> <li>Direct developer and Fire Service dialogue.</li> </ul>
<b>Health Category</b>		
<p><i>Primary Health Care infrastructure</i></p>	<ol style="list-style-type: none"> <li>Bracknell and Ascot CCG and Developers.</li> <li>Direct provision from providers supported through planning</li> </ol>	<ul style="list-style-type: none"> <li>Timing of facilities provision verses timing of development.</li> </ul>

What Infrastructure is Required	1. Who (Delivery Organisations) 2. How 3. When	Risk/Dependencies and Other Comments
<ul style="list-style-type: none"> <li>The provision of new or expanded facilities by the health provider and/or financial contributions towards expanded or new facilities. Currently the health providers state that they do not need any specific facilities from the potential sites. This will be reviewed in the next version of the IDP.</li> </ul>	<p>applications. Developer contributions to be secured through S106 agreements. Funding from NHS Bracknell &amp; Ascot CCG sponsored applications to the NHS England through the Estates and Technology Transformation Fund and/or the Sustainability and Transformation Plan.</p> <p>3. Unknown at this stage.</p>	<ul style="list-style-type: none"> <li>Funding availability.</li> <li>Obtaining planning permission for new facilities and sites.</li> <li>S106 Pooling Restrictions and timing of other S106 payments from other sites.</li> </ul>
<p><i>Acute Care and General Hospital infrastructure</i></p> <ul style="list-style-type: none"> <li>No site-specific infrastructure requirements identified at this stage but to be considered further for the Draft Submission stage of the BFLP.</li> </ul>	<p>1. The Heatherwood and Wexham Park NHS Hospitals Foundation Trust and Developers.</p> <p>2. Funding from Central Government and the consideration of planning applications for new or expanded facilities.</p> <p>3. Unknown at this stage.</p>	<ul style="list-style-type: none"> <li>Timing of facilities verses timing of development.</li> <li>Funding availability.</li> <li>Obtaining planning permission for new facilities and site.</li> </ul>
<p><i>Mental Health infrastructure</i></p> <p>No site-specific infrastructure requirements identified at this stage but to be considered further for the Draft Submission stage of the BFLP.</p>	<p>1. The Berkshire Healthcare NHS Foundation Trust, the West London Mental Health NHS Trust (who manage the mental health services at Broadmoor Hospital) and Developers.</p> <p>2. Funding from Central Government and/or CIL.</p> <p>3. Unknown at this stage.</p>	<ul style="list-style-type: none"> <li>Phasing of developments.</li> <li>Funding availability and allocation of CIL Funding.</li> <li>Obtaining Planning permission and commencement of development.</li> </ul>
<p><i>Public Health infrastructure</i></p> <ul style="list-style-type: none"> <li>Refer to 'Community Centre infrastructure' in SALP and Draft BFLP site specific schedules. The other BFLP potential sites in the site-specific schedules will increase the demand for public health facilities and services in the borough. No infrastructure projects identified at this stage but to be considered further for the Draft Submission stage of the BFLP.</li> </ul>	<p>1. Public Health England, NHS England, BFC and developers.</p> <p>2. Funding from NHS England, Central Government, developer contributions through section 106 legal agreements and/or CIL.</p> <p>3. Unknown at this stage.</p>	<ul style="list-style-type: none"> <li>Phasing of developments.</li> <li>Funding availability and allocation of CIL Funding.</li> <li>Obtaining Planning permission and commencement of development.</li> </ul>
<b>Waste Infrastructure Category</b>		
<i>Waste and Recycling</i>	<ul style="list-style-type: none"> <li>No site-specific infrastructure requirements identified at this stage but to be considered further for the Draft Submission stage of the BFLP.</li> </ul>	
<b>Utilities Category</b>		



What Infrastructure is Required	1. Who (Delivery Organisations) 2. How 3. When	Risk/Dependencies and Other Comments
<p><i>Water Supply</i></p> <ul style="list-style-type: none"> <li>Currently there are no specific capacity issues for the other Draft BFLP potential sites but this will be considered further for the Draft Submission stage of the BFLP.</li> </ul>	<ol style="list-style-type: none"> <li>Affinity Water (AW) or South East Water (SEW) (depending on which area the development site is located) and Developer.</li> <li>Initial impact studies funded by the developer. Water services infrastructure improvements funded by AW or SEW through the Asset Management Plan (AMP) process on a 5 year funding cycle.</li> <li>Prior to commencement of development</li> </ol>	<ul style="list-style-type: none"> <li>Time taken for upgrades.</li> <li>Alignment with AW's/SEW's investment programmes.</li> <li>Requires early engagement between developers and AW/SEW to understand proposals.</li> </ul>
<p><i>Waste Water</i></p> <ul style="list-style-type: none"> <li>There is capacity for some sites but not for others. This to be considered further for the Draft Submission stage of the BFLP.</li> </ul>	<ol style="list-style-type: none"> <li>Thames Water (TW) and Developer.</li> <li>Initial impact studies funded by the developer. Waste water services infrastructure improvements funded by TW through the Asset Management Plan (AMP) process. Upgrades can be undertaken outside of this process but may require developer funding. A developer tariff system is being introduced in April 2018.</li> <li>Prior to commencement of development.</li> </ol>	<ul style="list-style-type: none"> <li>Time taken for upgrades.</li> <li>Alignment with TW's investment programme.</li> <li>Requires early engagement between developers and TW to understand proposals and impact on service.</li> </ul>
<p><i>Electricity Supply Infrastructure</i></p> <ul style="list-style-type: none"> <li>The BFLP other sites should not put pressure on electricity supply in the borough, given the scale of the transmission network. This will be monitored throughout and beyond the BFLP period.</li> </ul>	<ol style="list-style-type: none"> <li>National Grid (NG) and Scottish &amp; Southern Electricity Networks (SSEN) Public Limited Company and developers.</li> <li>Modifications of the existing network are through agreement between the utility provider and the developer. Maintenance, repairs or upgrades are funded by the utility provider and network relocation costs are met by the developer.</li> <li>Unknown at this stage.</li> </ol>	<ul style="list-style-type: none"> <li>Phasing of developments.</li> <li>Funding availability.</li> <li>Time taken for upgrades.</li> <li>Requires early engagement between developer and utility provider to understand proposals and their impact on service.</li> <li>Either the layout will have to accommodate power lines or the lines will need re-routing. This would be funded by the developer, subject to agreement with utility provider.</li> </ul>
<p><i>Gas Supply Infrastructure</i></p> <ul style="list-style-type: none"> <li>The BFLP potential sites in the site-specific schedules should not put pressure on gas supply in the</li> </ul>	<ol style="list-style-type: none"> <li>National Grid (NG), Scotia (Southern) Gas Networks (SGN), Cadent Gas Limited (CGL) and developers.</li> </ol>	<ul style="list-style-type: none"> <li>Phasing of developments.</li> <li>Funding availability;</li> </ul>

What Infrastructure is Required	1. Who (Delivery Organisations) 2. How 3. When	Risk/Dependencies and Other Comments
borough, given the scale of the transmission network. This will be monitored throughout and beyond the new local plan period.	2. Modifications of the existing network are through agreement between the utility provider and the developer. Maintenance, repairs or upgrades are funded by the utility provider and network relocation costs are met by the developer. 3. Unknown at this stage.	<ul style="list-style-type: none"> <li>Time taken for upgrades.</li> <li>Requires early engagement between developer and utility provider to understand proposals and their impact on service.</li> </ul>
<i>Telecommunications Infrastructure</i> <ul style="list-style-type: none"> <li>The BFLP potential sites in the site-specific schedules will increase the demand for access to telecommunications infrastructure in the borough.</li> </ul>	1. British Telecommunications PLC, Openreach and developers. 2. Modifications of the existing network are through agreement between the developer and the telecommunications company. 3. Unknown at this stage.	<ul style="list-style-type: none"> <li>Phasing of developments.</li> <li>Funding availability.</li> <li>Time taken for upgrades.</li> <li>Requires early engagement between developer and telecommunications company to understand proposals and their telecommunications requirements.</li> </ul>
<b>Renewable Energy Infrastructure Category</b>		
<i>Solar Photovoltaic.</i>  <i>Solar Thermal.</i>  <i>Wind.</i>  <i>Ground Source Heat Pumps.</i>  <i>Air Source Heat Pumps.</i>  <i>Biomass.</i>  <i>Biofuels.</i>	1. Developer/individual householders. 2. Compliance with building regulations by developers and through personal choice by householders. 3. Ongoing.	<ul style="list-style-type: none"> <li>None.</li> </ul>

## 5 BFLP Additional Infrastructure Projects Schedule

**5.0.1** The projects that are identified in the following table outline the internal and external infrastructure service providers requirements following the publication of SALP and the first round of consultation as part of the production of this IDP. The Borough's Parish and Town Councils have also submitted their own infrastructure projects schedules that are included below. The projects in the additional infrastructure projects schedule below may form part of the site-specific infrastructure delivery schedules following the Draft BFLP public consultation and will be programmed/delivered in association with other developments across the borough.

**Table 12 Additional Infrastructure Projects Schedule**

Project	Site	Ward	Estimated Cost
		Parish/Town	
<b>Transport Infrastructure</b>			
<b>Local Road Network</b>			
Proposed Junction Improvements.	Hanworth Roundabout	Hanworth	£3.0m
		Bracknell	
	Hanworth Road/Ringmead Junction	Hanworth	£800k
		Bracknell	
	Bracknell Road/Old Wokingham Road Roundabout	Crowthorne	£160k
		Crowthorne	
	B3408 Wokingham Road/Stoney Road Junction	Priestwood and Garth	£200k
		Bracknell	
	A3095 Rackstraw Road / Owlsmoor Road Junction	Owlsmoor	£450k
		Sandhurst	
	Forest Road/Binfield Road Junction	Binfield with Warfield	£550k
		Warfield	
	Crowthorne High Street Roundabout	Crowthorne	£200k
		Crowthorne	
	London Road/Priory Road Junction	Ascot	£50k
		Winkfield	
London Road/Fernbank Road Junction	Ascot	£50k	
	Winkfield		

Project	Site	Ward	Estimated Cost
		Parish/Town	
	Easthampstead Road/Western Road	Priestwood and Garth	£250k
		Bracknell	
	A322/Swinley Road	Ascot	£500k
		Winkfield	
	Locks Ride/Long Hill Road	Ascot	£150k
		Winkfield	
	B3022 Bracknell Road/A330 Maidens Green Junction	Winkfield and Cranbourne	£250k
		Winkfield	
	Shepherds Lane/Stoney Road	Priestwood and Garth	£250k
		Bracknell	
	London Road corridor, including Martins Heron Roundabout	Harmans Water	£900k
		Winkfield	
	North side of London Road		£88.5
<b>Footpaths and Cycleways</b>			
Borough-wide footpath and cycleway projects.			£3.89m
Proposed Footpath and Cycleway.	Yorktown Road from College Road to the Meadows		
	Wellington Road & The Broadway		£270k
	Rackstraw Road - South Road to Magdalene Road		£90k
	Longdown Road, Edgbarrow Rise to Crowthorne Road		£100k
	Sandhurst Road - Byron Drive to Lower Broadmoor Road		£80k
	Magdalene Road - Rackstraw Road to Harvard Road		£200k
	Wooden Hill - Nine Mile Ride to Staplehurst		£100k

Project	Site	Ward	Estimated Cost
		Parish/Town	
	Beehive Road - London Road to Berkshire Way		£190k
	Turnpike Road - Beehive Road to B3408		£190k
	Stoney Road/Binfield Road/Downshire Way		£380k
	Shepherds Lane		£150k
	Sandy Lane		£80k
	Kennel Lane		£80k
	Goughs Lane/Warfield Road (along Holly Spring Lane)		£30k
	Holly Spring Lane		£230k
	Bay Road / Lily Hill Road		£90k
	South Road - Lower Broadmoor Road to junction with Owlsmoor/Rackstraw Road		£360k
	Old Wokingham Road - Nine Mile Ride to Bracknell Road		£280k
	North side of London Road		£88.5k
	Northern Bank, River Blackwater, between Yatley Road and Mill Lane		
New cycleway commuted maintenance sums.			£350k
<b>Public Transport</b>			
Borough-wide public transport routes/services (excluding enhancements to physical infrastructure).			£5.95m
Routes/services serving Broadmoor.		Crowthorne	£1.4m

Project	Site	Ward	Estimated Cost
		Parish/Town	
		Crowthorne	
Routes/services serving Blue Mountain.		Binfield With Warfield	£700k
		Binfield	
Routes/services serving Amen Corner South.		Binfield With Warfield	£700k
		Binfield	
<b>Strategic Road Network</b>			
M4 junctions 3-12: smart motorway scheme.			£586.4m-£862.4m
<b>Community Transport</b>			
No projects have been identified at this stage.			
<b>Waste Management</b>			
One overground recycling facility at Broadmoor (SALP Policy Policy SA4).		Crowthorne	
		Crowthorne	
One overground recycling facility at Amen Corner South (SALP Policy Policy SA8).		Binfield With Warfield	
		Binfield	
<b>Utilities</b>			
<b>Water Supply &amp; Waste Water</b>			
Waste Water (Thames Water) - Camberley and Sandhurst Phosphate reduction scheme.	Sandhurst Sewage Treatment Works	Central Sandhurst	
		Sandhurst	
Waste Water - Easthampstead Phosphate and Ammonia reduction scheme.	Easthampstead Sewage Treatment Works	Great Hollands South	
		Bracknell	
<b>Electricity &amp; Gas Network</b>			
Electricity Network (National Grid) - Reconductor both of the Bramley-West Weybridge overhead line circuits with 2x500mmm <sup>2</sup> AAAC conductor to operate at a maximum of 75C.			
Gas network - No projects have been identified at this stage.			
<b>Telecommunications</b>			
No projects have been identified at this stage.			

Project	Site	Ward	Estimated Cost
		Parish/Town	
<b>Renewable Energy</b>			
No projects have been identified at this stage.			
<b>Education</b>			
<b>Early Years</b>			
New facilities within the proposed new developments for the delivery of additional early years and childcare.			
<b>Primary Education</b>			
Expansion of Warfield Primary School through provision of additional 1FE (Woodhurst site) at Sopwith Road.	Warfield CE Primary School	Binfield with Warfield	
	Sopwith Road Warfield Bracknell RG42 6BR	Warfield	
Wildmoor Heath: expansion by 1FE.	Wildmoor Heath School	Crowthorne	£3.5m
	Lower Broadmoor Road, Crowthorne RG45 7HD	Crowthorne	
One new 2FE school at Amen Corner South (SALP Policy Policy SA8).		Binfield With Warfield	£5m
		Binfield	
<b>Secondary Education</b>			

Project	Site	Ward	Estimated Cost
		Parish/Town	
Easthampstead Park: expansion by 1FE.		Great Hollands South	£3.5m
		Bracknell	
Edgbarrow: expansion by 1FE.		Crowthorne	£3.8m
		Crowthorne	
<b>Further Education</b>			
No projects have been identified at this stage.			
<b>Special Educational Needs</b>			
No projects have been identified at this stage.			
<b>Adult &amp; Community Learning</b>			
No projects have been identified at this stage.			
<b>Community Infrastructure</b>			
<b>Community Centres</b>			
Farley Wood Community Centre at Amen Corner South (SALP Policy Policy SA8).		Binfield With Warfield	£1.1m
		Binfield	
<b>Youth Centres</b>			
No projects have been identified at this stage.			
<b>Libraries</b>			
No projects have been identified at this stage.			
<b>Built Sports</b>			
Bracknell Leisure Centre: capacity improvements to sports hall, gymnasium, floodlighting, grandstand and car parking facilities.		Old Bracknell	£2.8m
		Bracknell	
Purpose built Gymnasium on public open space for Bracknell Gymnastic Club	Great Hollands Recreation Ground  South Road  Bracknell  RG40 3EE	Great Hollands South	
		Bracknell Town	



Project	Site	Ward	Estimated Cost
		Parish/Town	
<b>Faith Groups and Places of Worship</b>			
No projects have been identified at this stage.			
<b>Heritage</b>			
No projects have been identified at this stage.			
<b>Public Art</b>			
No projects have been identified at this stage.			
<b>Social Infrastructure</b>			
<b>Children's Social Care</b>			
No projects have been identified at this stage.			
<b>Adult Social Care</b>			
No projects have been identified at this stage.			
<b>Affordable Housing</b>			
No projects have been identified at this stage.			
<b>Cemeteries &amp; Crematoriums</b>			
Extension to the Easthampstead Park Cemetery and Crematorium.	Easthampstead Park Cemetery and Crematorium  South Road  Bracknell  RG40 3DW	Great Hollands South  Bracknell	
Refer to projects that have been identified in the Open Space list.			
<b>Emergency Services</b>			
<b>Police Service</b>			
Equipment, e.g. Bicycles.			£10k

Project	Site	Ward	Estimated Cost
		Parish/Town	
Police Community Support Officers (PCSOs).			£400k
Automatic Number Plate Recognition (ANPR) cameras.			£150k
<b>Ambulance Service</b>			
No projects have been identified at this stage.			
<b>Fire &amp; Rescue Service</b>			
No projects have been identified at this stage.			
<b>Health</b>			
<b>Primary Health Care</b>			
Redevelopment of the Skimped Hill Health Centre, Skimped Hill Lane, Bracknell RG12 1LH	Skimped Hill Health Centre, Skimped Hill Lane  Bracknell  RG12 1LH	Wildridings and Central  Bracknell	
Redevelopment of the Royal Berkshire Bracknell Healthspace, London Road, Bracknell RG12 9BG	Royal Berkshire Bracknell Healthspace  London Road  Bracknell  RG12 9BG	Bullbrook  Bracknell	
Primary Health and Care Facility in Bracknell Town Centre			
<b>Acute Care / General Hospitals &amp; Mental Health</b>			
No projects have been identified at this stage.			
<b>Public Health</b>			
No projects have been identified at this stage.			

Project	Site	Ward	Estimated Cost
		Parish/Town	
<b>Green Infrastructure</b>			
<b>Open Space</b>			
Parks and Gardens			
Complete upgrade of all play equipment	King George V Recreation Ground	Winkfield and Cranbourne	
		Winkfield	
SANG Enhancements			
<p>Provide new facilities / features</p> <ul style="list-style-type: none"> <li>● New public toilets; permanent café; tree top walkway; fitness trail; irrigation system; water feature/fountain; outdoor BBQ's available for public hire.</li> <li>● Upgrade benches and park furniture (incl litter/recycling bins) and machinery e.g. digger, chipper, tractor, ranger vehicle.</li> </ul>	Lily Hill Park	Bullbrook	
<p>Promote art / education</p> <ul style="list-style-type: none"> <li>● New sculpture/art work for fallen Douglas Fir; educational nature sculpture trail; outdoor classroom for schools/community group use; animal/insect/bees children's educational facility; human sundial feature; maze and natural play features for children; tree house for educational purposes; community kitchen garden for public learning.</li> <li>● Upgrade amphitheatre.</li> <li>● Upgrade education pack for school use.</li> <li>● Consider converting Lily Hill Lodge to outdoor facility for public facility for public education/community use.</li> </ul>			
<p>Access improvements</p> <ul style="list-style-type: none"> <li>● Upgrade path network (areas outside SANG improvements).</li> <li>● Upgrade bridge by Running Horse pub.</li> <li>● Install park information point for visitor contact.</li> <li>● Enhance green corridor access to Scott's Hill e.g. bridge/pedestrian crossing.</li> </ul>			
<p>Conserve and enhance natural and built heritage</p> <ul style="list-style-type: none"> <li>● Carry out long term tree planting programme.</li> <li>● Long term maintenance work required to pond to remove invasive species.</li> <li>● Complete wildlife surveys and tree surveys for whole grounds.</li> <li>● Long term woodland management work required to remove understorey invasive species e.g. laurel, rhododendron, bramble etc.</li> <li>● Look to implement natural grass maintenance regime e.g. sheep grazing.</li> <li>● Ditch maintenance work required to remove invasive species and dredge.</li> <li>● Upgrade French drain systems.</li> </ul>			
Environmental sustainability measures			

Project	Site	Ward	Estimated Cost
		Parish/Town	
<ul style="list-style-type: none"> <li>• New composting facility in gardeners compound.</li> <li>• New outdoor solar lighting along main carriageway.</li> </ul>			
<p>Make the park welcoming, safe and secure</p> <ul style="list-style-type: none"> <li>• Upgrade fencing and gates around Edwardian Water Garden and replace and reinstate estate rail around park boundary.</li> <li>• New automatic barriers in car park, app or interpretation facility for mobiles/talking trail, webcam and CCTV.</li> <li>• Improve biosecurity facility in gardeners compound.</li> </ul>		Bracknell	
<p>SANG enhancements.</p> <p>S106 funded project - new path from car park into and around the site.</p> <p>New noticeboard required</p> <p>Biodiversity enhancements - New bird boxes, Murrell Hill Lane ditch / pond planting and de-silting, grassland improvements – enhanced wildflowers, wildlife themed interpretation.</p>	Pope's Meadow	Binfield with Warfield	
		Binfield	
<p>New multi use play court.</p> <p>Refurbishment of the tennis courts.</p> <p>Upgrade of bins and benches.</p> <p>Replacement map outside the Town Hall.</p> <p>Replacement noticeboard.</p> <p>Removal of metal structure near football club.</p>	Sandhurst Memorial Park	Central Sandhurst	
		Sandhurst	
<p>Heritage restoration works, including restoring the pond, new pond dipping platform.</p> <p>New bird / bat boxes.</p> <p>Planting native trees.</p> <p>Pond improvements (dredging, culvert opening, replanting, habitat improvements including reed beds, pond dipping opportunities)</p>	Snaprails Park	Central Sandhurst	
		Sandhurst	
<p>Provide new facilities / features:</p> <ul style="list-style-type: none"> <li>• New outdoor shelter for public use; tree top walkway; fitness trail;</li> <li>• irrigation system;</li> <li>• gardeners compound;</li> <li>• Upgrade toddlers play area and benches / park furniture (including litter/recycling bins), and</li> <li>• Add lighting to fountain.</li> </ul>	South Hill Park (South Lake)	Hanworth	
		Bracknell	

Project	Site	Ward	Estimated Cost
		Parish/Town	
<p>Promote art / education:</p> <ul style="list-style-type: none"> <li>● Improve amphitheatre, and</li> <li>● New tree trail and signage and pond dipping platform.</li> </ul> <p>Access improvements:</p> <ul style="list-style-type: none"> <li>● Upgrade CEDEC paths through the woods and resin paths throughout the park;</li> <li>● Restore bridge over South Lake;</li> <li>● New park map illustration, and</li> <li>● New directional signage and car park vehicle and pedestrian flow management.</li> </ul> <p>Conserve and enhance natural and built heritage:</p> <ul style="list-style-type: none"> <li>● Reinststate kitchen garden;</li> <li>● Woodland management work e.g. invasive species control (bamboo, laurel, rhododendron ponticum);</li> <li>● Dredge silt from lake and carry out bank edge erosion control measures;</li> <li>● Tree planting programme and more formal planting at pedestrian entrances;</li> <li>● Restore ice house;</li> <li>● New stumpery with interpretation;</li> <li>● Restore reed marsh and Italian Garden fountain;</li> <li>● Complete wildlife surveys and tree surveys for whole grounds;</li> <li>● Restore and enhance wildflower meadow areas, and</li> <li>● Label historic trees and important plants.</li> </ul> <p>Environmental sustainability measures:</p> <ul style="list-style-type: none"> <li>● New outdoor solar lighting along main routes and new composting facility.</li> </ul> <p>Make the park welcoming, safe and secure:</p> <ul style="list-style-type: none"> <li>● New on-site interpretation; CCTV; permanent decorative metal fencing around beds at base of terrace.</li> </ul>			
<p>Provide new Disability Discrimination Act (DDA) play equipment (South Hill Road Play Area).</p> <p>Potential for signage project.</p>	South Hill Road Play Area / North Lake	Old Bracknell Bracknell	
<p>Drainage scheme to improve pitches;</p> <p>New parking and access road improvements;</p> <p>Biodiversity enhancements, and</p>	The Elms	Bullbrook Bracknell	

Project	Site	Ward	Estimated Cost
		Parish/Town	
New toilets.			
Natural and Semi-Natural Greenspaces including Urban Woodlands			
SANG enhancements; New finger posts / way markers to connect up Jennett's Park via PROW network; New willow tunnel; Replacement Bridge; Passive OSPV improvements, and Replacement play equipment.	Ambarrow Court	Little Sandhurst and Wellington	
	Ambarrow Hill	Sandhurst	
	Anneforde Place playing field	Priestwood and Garth	
		Bracknell	
Understorey clearance, selective thinning and path upgrade. Remove paint/graffiti on Utilities box and lamppost. Directional signage over footbridge.	Avebury	Great Hollands North	
		Bracknell	
Understorey woodland enhancement. Update noticeboard information. Treat wooden furniture. Remove graffiti and fly tipping waste.	Berrybank Copse	College Town	
		Sandhurst	
S106 funded new wooden sculptures, and Scrub / tree management.	Bill Hill	Wildridings and Central	
		Bracknell	
No further projects recommended – site has recently received significant improvements via s106 funding.	Blackmoor Pond	Ascot	
		Winkfield	
Biodiversity improvements. Signage improvements. Replacement or removal of wooden fence in poor condition.	Bluebell Hill	Bullbrook	
		Bracknell	
Woodland understorey enhancement. Removal of Green waste.	Bog Lane	Harmans Water	
		Winkfield	
SPA enhancements through the SAMM project. S106 funded biodiversity enhancements – heathland restoration.	Caesar's Camp	Crowthorne	
		Crowthorne	

Project	Site	Ward	Estimated Cost
		Parish/Town	
Litter pick. Dog Fouling Signage.			
Understorey woodland planting and invasive species removal. Pond restoration.	Chaucer Woods	Little Sandhurst and Wellington Sandhurst	
Clearance of non-native plant species i.e. laurel. Installation of bird/bat boxes. Removal of signs nailed to trees.	Circle Hill Woodland	Crowthorne Crowthorne	
SANG enhancements.	Clinton's Hill	Bullbrook Bracknell	
SPA enhancements through the SAMM project. Additional Dog Foul bins.	Crowthorne Woods	Crowthorne Crowthorne	
S106 funded visitor access, and wildlife enhancements. Tarmac car park and noticeboard.	Domesday Copse	Wildridings and Central Bracknell	
Install play equipment for older children.	Dryden Play Area	Hanworth Bracknell	
Biodiversity enhancements. Tree thinning/clearance/management of vegetation around car park perimeters.	Easthampstead Park	Great Hollands North Bracknell	
SANG enhancements. S106 funded biodiversity enhancements.	Englemere Pond	Ascot Winkfield	
S106 funded biodiversity enhancements.	Farley Copse	Binfield With Warfield Binfield	
Pond restoration. Replacement bench and bin at Boxford Ridge. Litter Pick.	Friendship Way	Wildridings And Central Bracknell	
S106 funded visitor access, and wildlife enhancements. Litter pick.	Frog Copse	Wildridings And Central Bracknell	

Project	Site	Ward	Estimated Cost
		Parish/Town	
New Play area.	Garswood	Crown Wood	
		Bracknell	
SANG enhancements. S106 funded biodiversity enhancements. Green bridge linking Garth Meadows to Garth Pond. Potential for installation of benches and bins.	Garth Meadows	Warfield Harvest Ride	
		Warfield	
Upgrade play provision. S106 funded access improvements.	Harvest Hill	Warfield Harvest Ride	
		Warfield	
Small pond could be created to make use of natural low point.	Hitherhooks Copse	Binfield With Warfield	
		Binfield	
SANG enhancements. River edge/pond habitat enhancements and new bird boxes.	Horseshoe Lake	Little Sandhurst and Wellington	
		Sandhurst	
SANG enhancements.	Jock's Copse	Binfield with Warfield	
		Binfield	
Biodiversity enhancements – looking at creating a better first impression of the centre of Binfield with a garden at the TRN/Forest Road roundabout.	Knox Green	Binfield with Warfield	
		Binfield	
SANG enhancements - Part of East to West Greenway. Replacement or removal of gate. Management of invasive scrub.	Larks Hill	Binfield with Warfield	
		Warfield	
SANG enhancements. Management of trees and scrub.	Longhill Park	Ascot	
		Winkfield	
More play equipment.	Ludlow Play Area	Hanworth	
		Bracknell	
SANG enhancements.	Milman Close	Bullbrook	
		Bracknell	
Woodland understorey planting.	Napier Close	Crowthorne	
		Crowthorne	
Improved access gateway, new newt sculpture and habitat improvement works. Improvements to signage.	Newt Reserve	Warfield Harvest Ride	
		Warfield	



Project	Site	Ward	Estimated Cost
		Parish/Town	
<p>New Wildlife interpretation panels (in 2-7 years).</p> <p>Finger posts / way markers to connect up to Jennett's Park (in 1 -2 years).</p> <p>Disabled accessible footpath to connect to the woodland entrance through Bracknell Town Council playing fields to other existing paths (in 2-7 years).</p> <p>Pond improvements - natural clay lining / bird / bat boxes.</p>	Northerams Wood	Great Hollands North	
		Bracknell	
<p>New entrance way gate and signage. Develop old garage area, remove concrete and create wildflower and woodland for a more attractive entrance to site.</p> <p>Upgrade metal fencing.</p> <p>Repair/reinforce steps.</p>	Osman's Close woodland	Winkfield and Cranbourne	
		Winkfield	
Understorey woodland enhancement.	Owlsmoor Woodland	Owlsmoor	
		Sandhurst	
<p>SANG enhancements.</p> <p>Clear understorey and create mini-meadow.</p>	Piggy Wood	Warfield Harvest Ride	
		Warfield	
<p>Biodiversity enhancements - new bat and bird boxes, enhancing woodland habitat by converting from plantation to deciduous and encouraging native tree and ground flora.</p> <p>Invasive/non-native species replacement.</p> <p>Site entrances enhancement (car park improvements, new signs).</p> <p>New seating area.</p> <p>Pond marginal planting and improvements.</p> <p>Litter pick and further dog foul bins.</p>	Savernake Park	Crown Wood	
		Winkfield	
<p>Understorey woodland enhancement.</p> <p>Improvements for disability access.</p> <p>Potential for installation of bins and upgrade of bench.</p>	School Hill	Little Sandhurst and Wellington	
		Sandhurst	
<p>Understorey woodland enhancement.</p> <p>Install BFC signage.</p> <p>Removal of temporary fencing and formalise entrance.</p> <p>Litter pick.</p>	Scotts Hill (Drovers Way)	Harmans Water	
		Bracknell	

Project	Site	Ward	Estimated Cost
		Parish/Town	
SANG enhancements.  New circular route, which includes a 'feature' footbridge over Blackwater River and upgrades to paths.	Shepherd Meadows	College Town	
		Sandhurst	
SPA enhancements through the SAMM project.  Removal of litter on Forrester's Way.  Install Dog Fouling Penalty notice.	Swinley Forest	Crowthorne	
		Winkfield / Crowthorne	
Understorey woodland enhancement.  Install Dog Fouling Penalty sign.	Temple Copse	Binfield with Warfield	
		Binfield	
New bench and path works.  Litter Pick.	The Chestnuts	Warfield Harvest Ride	
		Warfield	
Rhododendron removal, understorey clearance, scot's pine thinning and possible path upgrade.  Install BFC signage.  Consider plan for reduction of fly tipping.	The Mound	Harmans Water	
		Bracknell	
SANG enhancements.	Tinker's Copse	Binfield with Warfield	
		Binfield	
S106 funded biodiversity enhancements and access improvements.	Wentworth Way/Ascot Priory Woodland	Ascot	
		Winkfield	
Replace bridges, path works and hedge laying.	Whitegrove Copse	Warfield Harvest Ride	
		Warfield	
Access path recently added.  Add signage to outdoor gym equipment.  Replace benches and bins.	Wicks Green	Binfield with Warfield	
		Binfield	
SPA enhancements through the SAMM project.  Add further information to notice board.  Install bin at south road entrance.	Wildmoor Heath	Central Sandhurst	
		Sandhurst / Crowthorne	
		Crowthorne	
		Sandhurst	
Rhododendron removal, understorey clearance and scot's pine thinning.  Address fly tipping.	Woodland by Oareborough	Harmans Water	
		Bracknell	

Project	Site	Ward	Estimated Cost
		Parish/Town	
Understorey clearance, pine removal, path and steps installation.  Install signage.	Woodland east of Harvard Road	Owlsmoor	
		Sandhurst	
Remedial works land not yet transferred.  Signage review.	The Parks (RAF Staff College)	Harmans Water	
		Bracknell	
Interpretation – boards/leaflet, fruit tree trail, ditch improvements, way markers to link site and improve joined up access, orienteering course set up.  North and south link of Peacock Meadows via a Green Bridge.  West Garden Copse:  <ul style="list-style-type: none"> <li>● New surfaced footpath (in 2-7 years).</li> <li>● New storytelling chair and circle and sculpture entrance way (in 2- 7 years).</li> <li>● New wild play trail (in 2-7 years) - possibly extending into Peacock Meadows.</li> <li>● New pond creation (in 1 year).</li> </ul>	Peacock Meadows (Jennett's Park)	Great Hollands North	
		Bracknell	
		Binfield with Warfield	
		Binfield	
New interpretation design x 3.  New site name signs (in 1 - 2 years).  New finger posts/way markers to connect up across Jennett's park ( 1 - 2 years).  Potential SANG enhancements.	Tarmans Copse (Jennett's Park)	Great Hollands North	
		Bracknell	
New interpretation x2. (in 1 year).  Finger posts / way markers to connect through Jennett's Park (1-2 years).  Upgrade boardwalk (in 5-7 years).  New seating (in 1- 7 years).  Plant mature trees.  New bird / bat boxes.	Wykery Copse	Binfield with Warfield	
		Binfield	
Remove Graffiti on metal Vehicle gate.	Brookers Row	Crowthorne	
		Crowthorne	
Pond enhancement.	Foxley Lane (Nash Pond)	Binfield with Warfield	
		Binfield	

Project	Site	Ward	Estimated Cost
		Parish/Town	
Rhododendron removal and pine thinning.	Woodland south of Firlands (Nightingale Crescent)	Harmans Water	
		Bracknell	
Rhododendron removal. Replace bins.	Spaces near South Hill Park	Hanworth	
		Bracknell	
Understorey clearance/rhododendron removal. Litter pick and removal of green waste and graffiti.	Bagshot Road (Woodland off Chesterblade Lane)	Crown Wood	
		Winkfield/Bracknell	
Understorey clearance/rhododendron removal.	Garswood, Bagshot Road	Crown Wood	
		Bracknell	
Understorey clearance/rhododendron removal.	Opladen Way, Garswood	Crown Wood	
		Bracknell	
Replace deteriorating bench and bin.	Garswood	Crown Wood	
		Bracknell	
SPA enhancements through the SAMM project. Work with Crown Estate to upgrade signage at Caesars camp.	Swinley Forest	Crowthorne	
		Crowthorne	
Repair metal fence.	Broadmoor woodland	Crowthorne	
		Crowthorne	
Potential SANG enhancements.	Big Wood (Warfield Park)	Winkfield and Cranbourne	
		Warfield	
SANG enhancements.	Cabbage Hill	Binfield with Warfield	
		Warfield	
Rhododendron removal.	Windmill Road Copse	Priestwood and Garth	
		Bracknell	
SANG enhancements.	Beswick Gardens	Bullbrook	
		Bracknell	
Work with Crown Estate to upgrade signage and consider interpretation board for Devils Highway (Roman Road).	Swinley Forest - Butter Hill	Crowthorne	
		Crowthorne	
SANG enhancements. Install BFC Signage. Remove telegraph pole. Install access gates.	Big Wood (Binfield)	Binfield with Warfield	£638k (Big Wood SANG enhancements)
		Binfield	

Project	Site	Ward	Estimated Cost
		Parish/Town	
Understorey removal. Repairs to fencing and boundaries. New bird/bat boxes and wildflower grassland improvements.			
New interpretation panels; directional waymarkers; Bird/bat/hedgehog boxes and natural wood sculpture.	Church Hill House	Old Bracknell	
		Bracknell	
New SANG and Bridge and new Passive OSPV.	Manor Farm	Warfield Harvest Ride	
		Warfield	
Biodiversity enhancements. Installation of bird/bat boxes.	Walter Recreation Ground	Crowthorne	
		Crowthorne	
Biodiversity enhancements. Looking at long term planting to increase biodiversity, working on reducing brambles and restoring hawthorn hedging.	Silver Jubilee Fields	Binfield with Warfield	
		Binfield	
SPA enhancements through the SAMM.	Swinley Forest	Great Hollands North	
		Bracknell	
New SANG.	Broadmoor	Crowthorne	
		Crowthorne	
New SANG.	Transport Research Laboratory	Crowthorne	
		Crowthorne	
New SANG.	Amen Corner North	Binfield with Warfield	
		Binfield	
New SANG.	Blue Mountain	Binfield with Warfield	
		Binfield	
New SANG.	Riggs Copse	Binfield with Warfield	
		Binfield	
New SANG.	Wellers Lane	Binfield with Warfield	
		Warfield	
New SANG.	Cabbage Hill west	Binfield with Warfield	
		Warfield	
New SANG.	Field south of Moss End Garden Centre	Binfield with Warfield	
		Warfield	

Project	Site	Ward	Estimated Cost
		Parish/Town	
New SANG and bridge/Passive OSPV.	Elen Place (Area 4 of the Warfield SPD, 2012)	Binfield with Warfield	
		Warfield	
New Passive OSPV.	Bullbrook River Park	Binfield with Warfield	
		Warfield	
New Passive OSPV.	The Cut River Park	Binfield with Warfield	
		Warfield	
New Passive OSPV.	Land east of Murrell Hill Lane	Binfield with Warfield	
		Binfield	
Passive OSPV.	Garth Hill College	Priestwood and Garth	
		Bracknell	
Passive OSPV.	Binfield Nursery	Binfield with Warfield	
		Binfield	
Passive OSPV.	Farley Hall	Binfield with Warfield	
		Binfield	
Passive OSPV.	The Depot	Wildridings and Central	
		Bracknell	
Passive OSPV.	Land north of Eastern Road	Bullbrook	
		Bracknell	
Passive OSPV.	Land at Old Bracknell Lane West	Wildridings and Central	
		Bracknell	
Passive OSPV.	Land at Cricket Field Grove	Crowthorne	
		Crowthorne	
Passive OSPV.	Land north of Cain Road	Binfield with Warfield	
		Binfield	
Passive OSPV.	Land south of Dukes Ride	Crowthorne	
		Crowthorne	
Passive OSPV.	Land at junction of Forest Road and Foxley Lane	Binfield with Warfield	
		Binfield	
Passive OSPV.	Land west of Alford Close	Little Sandhurst and Wellington	
		Sandhurst	
Passive OSPV.	Sandbanks, Longhill Road and Dolyhir, Fern Bungalow and Palm Hills Estate	Ascot	
		Winkfield	

Project	Site	Ward	Estimated Cost
		Parish/Town	
Passive OSPV.	Land at Bog Lane	Ascot	
		Winkfield	
Passive OSPV.	Transport Research Laboratory	Crowthorne	
		Crowthorne	
Green Corridors			
S106 funded improvements - new path links, bridges, boardwalks and habitat improvements.	Allsmoor Lane North	Harmans Water	
		Winkfield	
Stream enhancements (Bullbrook).	Allsmoor Lane South/The Warren FSA (balancing pond)	Harmans Water	
		Winkfield	
Tree planting to enhance the wildlife corridor	Chestnuts Lane	Warfield Harvest Ride	
		Warfield	
S106 funded biodiversity enhancements and new feature seating.  Remove litter and graffiti	Farningham Ride	Crown Wood	
		Bracknell	
Ditch enhancement for biodiversity and drainage.	Kennel Lane	Warfield Harvest Ride	
		Warfield	
Rhodedendron removal.	Linear Space between Oakengates & Nutley	Hanworth	
		Bracknell	
Rhodedendron removal.	Linear space between Juniper & Jameston	Hanworth	
		Bracknell	
Rhodedendron removal.	Linear space between Jevington & Hillberry	Hanworth	
		Bracknell	
Remove all rhodedendron and replant native species.  New bat/bird boxes.  Rationalise signage.  Provision of a new permissive cycle route to connect Coral Reef and The Look Out with the approved housing development at the former-TRL site, and to link with existing cycle routes to Crowthorne and Sandhurst.	Nine Mile Ride	Hanworth	
		Bracknell	
SANG enhancements.  Biodiversity offsetting.	Piggy Wood (Quelm Lane)	Warfield Harvest Ride	
		Warfield	
Biodiversity Enhancements (Offsetting).  Hedgerow and tree planting.	Queensway	Priestwood And Garth	
		Bracknell	

Project	Site	Ward	Estimated Cost
		Parish/Town	
Furniture enhancements.			
SANG enhancements.	The Cut Riverside Path	Binfield With Warfield	
		Binfield	
Biodiversity Offsetting.	Off Queensway	Priestwood And Garth	
		Bracknell	
Understorey clearance/rhododendron removal.	Bagshot Road	Crown Wood	
		Bracknell	
Scots pine thinning – broadleaf tree planting. Potential for installation of distance signage.	Crowthorne Road	Great Hollands South	
		Bracknell	
New leisure footpath.	Crowthorne Road	Great Hollands South	
		Bracknell	
SANG enhancements.	Tarmans Copse Wildlife Corridor	Great Hollands North	
		Bracknell	
East to West Greenway	Part Area 1 of the Warfield SPD (2012)	Binfield with Warfield	
		Warfield	
East to West Greenway	Part Area 1 (Hedge Lane) of the Warfield SPD (2012)	Binfield with Warfield	
		Warfield	
East to West Greenway	Area 2 (Berkeley Homes) of the Warfield SPD (2012)	Binfield with Warfield	
		Warfield	
East to West Greenway	Area 3 (Maize Lane to The Bullbrook River) of the Warfield SPD (2012)	Binfield with Warfield	
		Warfield	
Central open space and north to south green link.	Area 1 (land south of Gibbins Lane to Harvest Ride) of the Warfield SPD (2012)	Binfield with Warfield	
		Warfield	
Footpath construction and planting. S106 funded biodiversity enhancements. Green bridge linking Garth Meadows to Garth Pond.	Garth Pond	Binfield with Warfield	
		Warfield	
PROW improvements.	Footpath 23 (north of Warfield Memorial Ground)	Binfield with Warfield	
		Warfield	
PROW improvements.	Footpath 8 (Broadmoor)	Crowthorne	
		Crowthorne	



Project	Site	Ward	Estimated Cost
		Parish/Town	
PROW improvements.	Footpath 6 and 26 (Western Industrial Estate)	Priestwood and Garth	
		Bracknell	
PROW improvements.	Footbridge over A329 to connect Footpath 5 with Footpath 6 and 26	Great Hollands North	
		Bracknell	
Biodiversity offsetting.	Hedgerow and tree planting (alongside Wordsworth 400-450m in length)	Great Hollands North	
		Bracknell	
Biodiversity offsetting.	Crown Wood greenway	Crown Wood	
		Bracknell	
Relocate PROW (FP1).	Relocate PROW (FP1) from railway line in Wellington College Grounds	Little Sandhurst and Wellington	
		Crowthorne	
Children and Young People (Children's Play)			
New bench	All Saints Rise	Warfield Harvest Ride	
		Warfield	
Refurbish/Replace all Play Equipment.  Landscape - put drainage in to bring field back into a usable public space.	Asher Recreation Ground	Winkfield and Cranbourne	
		Winkfield	
New furniture (seating and disabled access picnic benches).  New finger posts/waymarkers to join up with Jennett's Park (in 1-2 yrs).  New willow tunnel.	Beedon Drive	Great Hollands South	
		Bracknell	
Refurbish/Replace all Play Equipment.  Remove spare surfacing.	Blackmoor Close	Ascot	
		Winkfield	
Larger play area.	Bullbrook Drive (south)	Bullbrook	
		Bracknell	
Refurbish/Replace all Play Equipment.	Carnation Hall	Winkfield and Cranbourne	
		Winkfield	
Larger play area into Woodland	Freeborn Way (part of Clintons Hill)	Bullbrook	
		Bracknell	
Upgrade kick-a-bout area.	Crown Wood Play Area	Crown Wood	
		Bracknell	
Upgrade signage.	Deepfield Road	Bullbrook	

Project	Site	Ward	Estimated Cost
		Parish/Town	
Upgrade furniture. Improve entrance.		Bracknell	
Biodiversity enhancements. Play park improvements (benches, wooden shelter, new swing and slide, education panels). Signage improvements.	Evenlode Way	Central Sandhurst Sandhurst	
Refurbish/Replace all Play Equipment. Repair metal fencing.	Fernbank Road Play Area	Ascot Winkfield	
<del>New parking and access road improvements.</del> Drainage scheme to improve field conditions. Exploring the potential to add a community/kitchen garden linked to the parish office extension project.	Foxley Fields	Binfield with Warfield Binfield	
Play equipment removed. Install Signage.	Goughs Meadow	Central Sandhurst Sandhurst	
S106 funded access and wildlife enhancements. Upgrade signage. Consider joint project with Scouts to install picnic benches. Cutback scrub.	Land off Ambarrow Crescent	Little Sandhurst and Wellington Sandhurst	
New path/upgrade play equipment.	Land off Nine Mile Ride (Quintilis)	Hanworth Bracknell	
Biodiversity offsetting (planting and rubbish clearance). Upgrade playground surfacing. Drainage improvements.	Latimer/Lydney Play Area	Hanworth Bracknell	
Environmental enhancements - upgrade roadway into Park – (To upgrade access route, vehicles entering McDonalds block access to the Park. Third lane required).	Mill Park	Wildridings and Central Bracknell	
Ancillary facilities – new public toilets. Upgrade signage. Remove graffiti on boulders and fence.	Morgan Recreation Ground	Crowthorne Crowthorne	
Upgrade play equipment.	Nettlecombe Play Area	Crown Wood	

Project	Site	Ward	Estimated Cost
		Parish/Town	
		Bracknell	
Provide additional play equipment.	Oareborough Play Area	Harmans Water	
		Bracknell	
Provide new play area. Improve drainage.	Opladen Way Play Area	Crown Wood	
		Bracknell	
Increase size of play area.	The Green Play Area	Old Bracknell	
		Bracknell	
Improve entrance. Improve drainage (sand pit). Clear vegetation on paths.	Pollardrow Avenue	Priestwood and Garth	
		Bracknell	
Repair signage.	Prince Drive	Little Sandhurst and Wellington	
		Sandhurst	
Potential replacement swingset, rockers and benches. Potential fencing upgrade. Environmental improvement needed.	Rookwood Avenue	Owlsmoor	
		Sandhurst	
Signage improvements. Play area upgraded in 2015.	Silver Hill	College Town	
		Sandhurst	
Repair/replace broken fencing.	St Anthony's Close Play Area	Priestwood and Garth	
		Bracknell	
New footpaths. Remove graffiti, litter and fly tipping waste. Drainage improvements. Upgrade furniture and play equipment.	Stoney Road Play Area	Priestwood and Garth	
		Bracknell	
Biodiversity improvements (planting a Cherry Tree avenue). Remove litter and graffiti.	The Greenway (Branksome Hill)	College Town	
		Sandhurst	
Upgrade/replace children's outdoor play area equipment. Litter removal along Nine Mile Ride verges.	The Look Out	Crowthorne	
		Crowthorne	

Project	Site	Ward	Estimated Cost
		Parish/Town	
Increase size of play area/Drainage improvements. Replace bench. Paint goal post and swings. Remove fly tipping.	Threshfield Play Area	Wildridings and Central	
		Bracknell	
Drainage improvements.	Helicopter Park	Great Hollands South	
		Bracknell	
Increase size of Ullswater Play Area.	Ullswater	Great Hollands South	
		Bracknell	
Improve pathways.	Winscombe Play Area	Great Hollands North	
		Bracknell	
Increase size of Yardley Play Area.	Yardley Play Area	Great Hollands North	
		Bracknell	
A project is being looked at to increase the number of allotments by creating allotments and/or a community garden.  Revamp the play area and add parking – subject to S106 Funding.	York Road Play Area	Binfield with Warfield	
		Binfield	
New safety surfacing.	Jameston Play Area	Hanworth	
		Bracknell	
More play equipment.	Opladen Way Play Area	Crown Wood	
		Bracknell	
New LEAP.	Alford Close	Little Sandhurst & Wellington	
		Sandhurst	
New LEAP.	At a location in the west of the ward where there is an identified gap in play provision. This is an aspiration project should a development opportunity arise.	Little Sandhurst & Wellington	
		Sandhurst	
Two New LEAPs.	Area 2 (Berkeley Homes) of the Warfield SPD (2012)	Binfield with Warfield	
		Warfield	
New LEAP.	Area 1 (Harrow Estates) of the Warfield SPD (2012)	Binfield with Warfield	
		Warfield	
New LEAP.	Priory Fields Area 1 of the Warfield SPD (2012)	Binfield with Warfield	
		Warfield	

Project	Site	Ward	Estimated Cost
		Parish/Town	
New LEAP.	Area 3 of the Warfield SPD (2012). Location to be determined.	Binfield with Warfield	
		Warfield	
Outdoor sports facilities.			
Enhance/extend the Pavilion.	Ascot Jubilee Recreation Ground	Ascot	
		Winkfield	
Upgrade pathways.	Birch Hill Recreation Ground	Hanworth	
		Bracknell	
New paths.	Braybrooke Recreation Ground	Priestwood And Garth	
		Bracknell	
Drainage improvements. Replacement bins and benches.	Jurassic Park	Great Hollands North	
		Bracknell	
Refurbish basketball court.	Ennerdale (playing field)	Wildridings And Central	
		Bracknell	
Extension to Bowl Club for maintenance equipment.	Great Hollands Recreation Ground	Great Hollands South	
New Sports Pavilion.		Bracknell	
SANG enhancements (to woodland).			
Pitch enhancements upgrade of play area. Additional parking at far end of field. Replacing vehicle barriers.	Harmanswater Playing Field	Harmans Water	
		Bracknell	
SANG enhancements.	Jock's Lane Recreation Ground (woodland corridor part of site)	Binfield With Warfield	
		Binfield	
Upgrade Pavilion.	Locks Ride Recreation Ground	Winkfield And Cranbourne	
Ancillary Café/snack bar.		Winkfield	
Changing rooms (in community hub). Re-configuration of pitches. New LEAP. East to West Greenway section. New Allotments. Pegasus crossing connecting Larks Hill to Priory Fields. New pathways and benches. Path around site.	Priory Field	Binfield With Warfield	
		Warfield	

Project	Site	Ward	Estimated Cost
		Parish/Town	
Drainage improvements. New signage and interpretation board.	Ringmead Playing Field	Great Hollands North	
		Bracknell	
Biodiversity enhancements in the river edge/grassland/woodland habitats.	Ryehurst Lane	Binfield With Warfield	
		Binfield	
New pavilion. Creation of football pitches. Cricket nets. Improved drainage. Rationalise and upgrade signage	Warfield Memorial Ground	Binfield With Warfield	
		Warfield	
Extend path around site to form a new mini MUGA. New bird/bat boxes in Hayley Green Woods. New wildlife interpretation in Hayley Green Woods and information panels at key entrance points to the park.	Westmorland Park (Hayley Green Wood and Edmund's Lane North)	Warfield Harvest Ride	
		Warfield	
Drainage improvements. Upgrade signage.	Wildridings Playing Field	Wildridings And Central	
		Bracknell	
New interpretation - Wooden display board already exists (in 1 year). New leaflet, fruit tree trail, ditch improvements, way markers to link site and improve joined up access and orienteering course set up. New willow tunnel and wild play trail extending through grass and woodland area (in 2- 7 years). Possible new dog agility trail area.	Jennett's Hill (Jennett's Park)	Great Hollands North	
		Bracknell	
Replace grass pitch with 3G AGP and improve facilities.	Bracknell Town Football Club	Wildridings and Central	
		Bracknell	
Improved lighting for athletics track facilities.	Bracknell Sports & Leisure Centre	Old Bracknell	
		Bracknell	
Biodiversity enhancements as golf course principally managed for recreation rather than wildlife.	Downshire Golf Course	Great Hollands South	
		Bracknell	
New sports pitches.	Broadmoor	Crowthorne	
		Crowthorne	
School facilities			

Project	Site	Ward	Estimated Cost
		Parish/Town	
Reseeding of bare soil (grass playing field).	New Scotland Hill Primary School	Little Sandhurst & Wellington	
		Sandhurst	
Grass reinforcement. Infill eroded desire line area and reseed all bare soil.	Wildridings Primary School	Wildridings and Central	
		Bracknell	
Installation of field drainage system. Reseeding of bare soil (grass playing field).	Meadow Vale Primary School (fields)	Priestwood and Garth	
		Bracknell	
Installation of field drainage system. Installation of amelioration sand (sand carpet system) (grass playing field).	Warfield C of E Primary (All Saints) school playing fields	Warfield Harvest Ride	
		Warfield	
Grass reinforcement. Reseeding of bare soil (grass playing field).	Fox Hill Primary School playing fields	Old Bracknell	
		Bracknell	
Grass reinforcement and reseed bare soil (grass playing field).	Birch Hill Primary School	Hanworth	
		Bracknell	
Installation of field drainage system (grass playing field).	Holly Spring Infant & Nursery School	Bullbrook	
		Bracknell	
Infilling minor dip(s) and reseed grass (grass playing field).	Ascot Heath CE Junior School	Ascot	
		Winkfield	
Reseeding of bare soil/overseeding of spare turf (grass playing fields).	The Pines Primary School/Hanworth Community Centre	Hanworth	
		Bracknell	
Drainage works (grass playing fields)	Easthampstead Park Community School	Great Hollands North	
		Bracknell	
Infill liner ruts and recessed patches and reseed (grass playing fields).	Sandy Lane Primary School	Priestwood And Garth	
		Bracknell	
Installation of field drainage system. Reseeding of bare soil. Re-grading earthworks (grass playing fields).	College Town Junior School / Infants School	College Town	
		Sandhurst	
Replacement 3G AGP (larger court). Replacement sand –filled AGP (smaller court). Drainage works (grass playing fields).	Sandhurst School	College Town	
		Sandhurst	

Project	Site	Ward	Estimated Cost
		Parish/Town	
Topsoil testing. Topsoil amelioration. Seeding. Addition of topsoil (grass playing fields).	Owlsmoor Primary School	Owlsmoor	
		Sandhurst	
Re-grading earthworks (grass playing fields).	Crowthorne Church Of England Primary School	Crowthorne	
		Crowthorne	
Re-grading earthworks (grass playing fields).	Uplands Primary School	Central Sandhurst	
		Sandhurst	
Reseeding of bare soil. Installation of drainage system to playground edge (grass playing fields).	Wildmoor Heath School	Crowthorne	
		Crowthorne	
Infilling minor dip(s) and reseed grass (grass playing field).	Ascot Heath Infant School	Ascot	
		Winkfield	
Infill recessed areas and reseed. Levelling (grass playing field).	Kennel Lane School	Warfield Harvest Ride	
		Warfield	
New primary school playing fields.	Transport Research Laboratory	Crowthorne	
		Crowthorne	
New primary school playing fields.	Amen Corner North	Binfield with Warfield	
		Binfield	
New primary school playing fields.	Blue Mountain	Binfield with Warfield	
		Binfield	
New secondary school playing fields.	Blue Mountain	Binfield with Warfield	
		Binfield	
New secondary Artificial Grass Pitch.	Blue Mountain	Binfield with Warfield	
		Binfield	
New primary school playing fields.	Warfield west (Berkeley Homes)	Binfield with Warfield	
		Warfield	
New primary school playing fields.	Warfield east (Area 1 of the Warfield SPD 2012)	Binfield with Warfield	
		Warfield	
Replacement Artificial Grass Pitch.	Sandhurst School	Central Sandhurst	
		Sandhurst	



Project	Site	Ward	Estimated Cost
		Parish/Town	
Allotments			
Replacement fencing.	Anneforde Place Allotments	Priestwood and Garth	
		Bracknell	
New composting bay.	Winkfield Row Allotments	Winkfield and Cranbourne	
		Winkfield	
Provide water on site.	Limerick Close Allotments	Priestwood and Garth	
		Bracknell	
Replacement fencing.	Bracknell TC Allotments - Windlesham Road	Priestwood and Garth	
		Bracknell	
New fence around site.	Bracknell TC Allotments - Wilders Close	Priestwood and Garth	
		Bracknell	
Replacement fencing.	Bracknell TC Allotments – Glenwood	Harmans Water	
		Bracknell	
<p>The pot holes leading down from the main gate at Pistachio cafe are in desperate need of repair and something more permanent.</p> <p>Some hard standing ground outside the Allotments and scout hut for parking on.</p> <p>Electricity supply for CCTV security.</p> <p>Toilet facilities.</p>	Sandhurst Allotments	Central Sandhurst	
		Sandhurst	
New Allotment site.	Transport Research Laboratory	Crowthorne	
		Crowthorne	
New Allotment site.	Larks Hill (Lackmans Hill on land west of Sopwith Road)	Binfield with Warfield	
		Warfield	
New Allotment site.	Priory Fields	Binfield with Warfield	
		Warfield	
New Allotment site.	Location to be confirmed in Area1 or 3 of the Warfield SPD (2012)	Binfield with Warfield	
		Warfield	
New Allotments site and/or a community garden.	York Road Play Area	Binfield with Warfield	
		Binfield	
Cemeteries and churchyards			
<p>Biodiversity enhancements.</p> <p>New signage.</p>	Larges Lane Cemetery	Bullbrook	
		Bracknell	

Project	Site	Ward	Estimated Cost
		Parish/Town	
Amenity greenspace/landscape buffer/incidental verge.			
Part meadow management.	Area around Point Royal	Old Bracknell	
		Bracknell	
Laurel removal and meadow management.	Chaffinch Close	Central Sandhurst	
		Sandhurst	
Bench installation.	Derbyshire Green	Warfield Harvest Ride	
		Warfield	
Meadow management and shrub removal with hedge installation.	Hornby Avenue	Hanworth	
		Bracknell	
Meadow management, woodland thinning, bench installation, pond installation and bird boxes.	Land either side of Copperfield Avenue	Owlsmoor	
		Sandhurst	
Understorey clearance and scots pine thinning.	Land north & west of Crown Row shops	Crown Wood	
		Bracknell	
Carnation Drive pond.  Path, bench and interpretation installation, laurel removal with hedge installation and meadow maintenance.	Land north of Foxglove Close	Winkfield and Cranbourne	
		Winkfield	
Meadow maintenance and scots pine thinning with broadleaf tree planting.	Land off Bruton Way	Crown Wood	
		Winkfield	
Meadow maintenance, interpretation and bench installation.	Nash Pond	Binfield with Warfield	
		Binfield	
Woodland understorey enhancements	Priory Lane Copse	Warfield Harvest Ride	
		Warfield	
Laurel removal with hedge installation.	Sage Walk	Warfield Harvest Ride	
		Warfield	
Leisure path, rubbish/scrub clearance and general biodiversity offsetting.	South of Ullswater	Great Hollands South	
		Bracknell	
Biodiversity offsetting.  Kickabout area enhancements.	Priestwood Avenue	Priestwood and Garth	
		Bracknell	
Some meadow management.	Below South Hill Park	Hanworth	
		Bracknell	
Rhododendron removal.	Linear spaces nr South Hill Park	Hanworth	
		Bracknell	

Project	Site	Ward	Estimated Cost
		Parish/Town	
Understorey clearance and scots pine thinning.	Land near Crown Row shops	Crown Wood	
		Bracknell	
Invasive species removal, bracken control, bird box and bench installation.	Near Ullswater	Great Hollands South	
		Bracknell	
Some meadow management.	Lydney	Hanworth	
		Bracknell	
Rhododendron removal for links between Nine Mile Ride and Ringmead.	Ringmead - Near Nine Mile Ride	Hanworth	
		Bracknell	
Shrub clearance with hedge installation and meadow management.  Large central area reduced to single new multiplay area.  New play equipment proposals not taken forward after consultation.	Boyd Court	Priestwood and Garth	
		Bracknell	
Invasive species removal, upgrade path and sign installation to navigate to nearby parks (Snaprails).	Evesham Walk	Owlsmoor	
		Sandhurst	
Remove alien shrubs with hedge installation and meadow maintenance.	Harvard Road	Owlsmoor	
		Sandhurst	
Upgrade path.	Birkbeck Place	Owlsmoor	
		Sandhurst	
SANG enhancements.	Frost Folly car park an amenity area (as part of the Wellers Lane SANG)	Binfield with Warfield	
		Warfield	
Landscape buffer.	West End Lane	Binfield with Warfield	
		Warfield	
Landscape amenity land.	Surplus Land (Cabbage Hill east)	Binfield with Warfield	
		Warfield	
Other Projects			
On-site Open Space of Public Value, including re-provision of lost Open Space of Public Value at Cricket Field Grove.	Land at Broadmoor	Crowthorne	
Protection and enhancement of Public Rights of Way.			
Provision of new SANG land.		Crowthorne	
Primary School Playing Fields.	Land at Transport Research Laboratory	Crowthorne	
Provision of on-site Open Space of Public Value.			
Provision of Green Infrastructure.			

Project	Site	Ward	Estimated Cost
		Parish/Town	
Protection and enhancement of Public Rights of Way.		Crowthorne	
Provision of on-site Open Space of Public Value.	Land at Amen Corner (North)	Binfield with Warfield	
Provision of Green Infrastructure.			
Protection and enhancement of Public Rights of Way.			
Green bridge over the B3408 linking FPs 11 and 14 in Binfield.		Binfield	
Provision of on-site Open Space of Public Value.	Land at Blue Mountain	Binfield with Warfield	
Provision of Green Infrastructure. School pitches.		Binfield	
Play areas.	Land at Amen Corner South	Binfield with Warfield	£169k (Riggs Copse SANG enhancement).
Passive Open Space.			
SANG enhancement works to Riggs Copse.			
Enhancements to public Rights of Way.		Binfield	
Footpath linking BFC-owned green route to OSPV on parcel 18 provided by Berkeley's.	Footpath 29a (land at Warfield)	Binfield with Warfield	
		Warfield	
Fitting-out of Berkeley's-provided pavilion on the Greenway to host school parties for education events.	Eco-education centre in Warfield (land at Warfield)	Binfield with Warfield	
		Warfield	
Biodiversity Enhancements. Hedgerow and tree planting.	Approx. 800m corridor alongside Wordsworth	Great Hollands North	
		Bracknell	
Biodiversity Enhancements. Hedgerow and tree planting.	Wildridings central footway	Wildridings and Central	
		Bracknell	
Extension of pitch drainage. Clearance/reseeding for training/mini pitches in area adjacent to the pitch. Possible 3/4G pitch if drainage/flooding issues can be overcome. Share with Sandhurst Town Boys and Girls Club (STBGC). Refurbishment/extension of clubhouse and floodlight upgrade to cover training area.	Bottom Meadow / Sandhurst Memorial Ground	Central Sandhurst	
		Sandhurst	
<b>SPA Avoidance and Mitigation</b>			
Refer to projects that have been identified in the Open Space list.			

Project	Site	Ward	Estimated Cost
		Parish/Town	
<b>Biodiversity</b>			
Refer to projects that have been identified in the Open Space list.			
<b>Flood Management</b>			
No projects have been identified at this stage.			
<b>Public Rights of Way (PRoW)</b>			

**Table 13 Parish and Town Council Additional Infrastructure Projects Schedule**

Project	Site	Delivery Organisation	Ward	Estimated Cost
			Parish/Town	
Five out of the six Parish and Town Councils in the Borough have submitted tables of projects that may/will require Council support. These projects are included in this general infrastructure projects schedule below.				
<b>Bracknell Town Council Infrastructure Projects</b>				
<b>Transport Infrastructure</b>				
Local Road Network				
Extra recreational facilities car parking.		BTC		
			Bracknell Town Council	
Access to Mill Park, including re-align McDonald's Car Park entrance.	McDonald's The Keep, Wildridings Road, Bracknell RG12 7WT	BFC/BTC	Wildridings and Central Bracknell Town Council	£0.5m
Residential layby parking at various locations.		BFC		£0.1m per annum
			Bracknell Town Council	
Footpaths & Cycleways				
Improvements to cycleway network, within and around Bracknell.		BFC		£0.1m pa
			Bracknell Town Council	
Public Transport				
Investment in new bus shelters, including with electronic signage for timing of arrivals etc.		BFC/BTC		£0.1m pa
			Bracknell Town Council	
<b>Waste Management</b>				
Waste & Recycling				

Project	Site	Delivery Organisation	Ward	Estimated Cost
			Parish/Town	
Waste bins renewal.		BFC/BTC		£2k pa
			Bracknell Town Council	
<b>Community Infrastructure</b>				
Community facilities				
New pavilion (or major refurbishment of Great Hollands pavilion).  Linked improvements of adjacent car park, sports facilities and play areas.	Great Hollands Recreation Ground  South Road,  Bracknell,  Wokingham  RG40 3EE	BTC	Great Hollands South  Bracknell Town Council	£2m to £3m
Cemetery – remedial works, and possible securing additional plots to meet unmet demand.	Easthampstead Park Cemetery and Crematorium  South Road,  Bracknell,  RG40 3DW	BTC	Great Hollands South  Bracknell Town Council	£25k pa
Recreation and play				
Play area refurbishments (cycle of 3 per annum, based on 11 year replacement cycle).		BTC		60k pa
			Bracknell Town Council	
Replace or refurbish paddling pool – Great Hollands.	Great Hollands Recreation Ground  South Road,  Bracknell,  RG40 3EE	BTC	Great Hollands South  Bracknell Town Council	£0.1m
Allotments – expansion to meet unmet demand.		BTC		
			Bracknell Town Council	
Replace artificial pitch at Birch Hill recreation area.	Birch Hill Recreation Area  RG12 7WZ	BTC	Hanworth  Bracknell Town Council	£0.2m
Built Sports				
Refurbish changing rooms at Wildridings and Great Hollands (Ringmead).	Great Hollands Recreation Ground  South Road,  Bracknell,  RG40 3EE and  Wildridings Playing Field	BTC	Great Hollands South and Wildridings and Central  Bracknell Town Council	£0.5m

Project	Site	Delivery Organisation	Ward	Estimated Cost
			Parish/Town	
	RG12 7RH			
Great Hollands Bowls Club – pavilion improvements.	Great Hollands Bowls Club  Great Hollands Recreation Ground  South Road  Bracknell,  RG40 3EE	BTC	Great Hollands South	£0.1m
			Bracknell Town Council	
Other pavilions refurb.		Unknown at this stage.		
			Bracknell Town Council	
<b>Environmental enhancements</b>				
Public Art				
New town centre art features.		Bracknell Regeneration Partnership		
			Bracknell Town Council	
Planting schemes				
Planting - various roundabouts, verges and neighbourhood centres (link to Bracknell in Bloom).		BFC/BTC		£20k
			Bracknell Town Council	
Signage				
Replacement town entry signs on entry to Bracknell.		BFC/BTC		£5k
			Bracknell Town Council	
Replacement BTC facility signs, for example at Great Hollands especially.		BTC	Wildridings and Central	
			Bracknell Town Council	
<b>Other</b>				
Public Toilets				
New public toilets to replace those located below Brooke House.	Brooke House,  54 High Street,  Bracknell,  RG12 1LL	BRP	Wildridings and Central	£0.3m
			Bracknell Town Council	
Refurbish public toilets in Birch Hill.	Birch Hill Community Centre  Birch Hill Primary School,  Leppington,  Bracknell,  RG12 7WW	BTC	Hanworth	£0.1m
			Bracknell Town Council	

Project	Site	Delivery Organisation	Ward	Estimated Cost
			Parish/Town	
<b>Warfield Parish Council Infrastructure Projects</b>				
<b>Transport Infrastructure</b>				
Local Road Network				
Osborne Lane improvement scheme.		BFC		
			Warfield Parish Council	
Malt Hill/Hayley Green junction scheme.		BFC	Winkfield and Cranbourne	
			Warfield Parish Council	
Maidenhead Road/Ascot Road junction scheme.		BFC	Binfield with Warfield	
			Warfield Parish Council	
Bracknell Road/Cricketers Lane junction scheme.		BFC	Winkfield and Cranbourne	
			Warfield Parish Council	
Malt Hill/Ascot Road junction scheme.		BFC	Winkfield and Cranbourne	
			Warfield Parish Council	
Maidenhead Road/Buckle Lane/Bowyers Lane scheme.		BFC	Binfield with Warfield	
			Warfield Parish Council	
Traffic calming on Harvest Ride.		BFC		
			Warfield Parish Council	
Traffic calming on County Lane.		BFC		
			Warfield Parish Council	
Traffic calming on Warfield Road.		BFC		
			Warfield Parish Council	
Traffic calming on Forest Road (Hayley Green).		BFC		
			Warfield Parish Council	
Further parking restrictions around schools.		BFC		
			Warfield Parish Council	
Footpaths & Cycleways				
Gibbins Lane footpath-to-bridleway scheme.		BFC/WPC		
			Warfield Parish Council	
Cabbage Hill SANG to Hazelwood Lane link.		BFC/WPC		
			Warfield Parish Council	
Newell Green/West End to north of parish bridleway scheme.		BFC/WPC		
			Warfield Parish Council	
Improvements to cycle and path networks in Warfield.		BFC		
			Warfield Parish Council	



Project	Site	Delivery Organisation	Ward	Estimated Cost
			Parish/Town	
<b>Community Infrastructure</b>				
Community facilities				
Enhancements to proposed community hub.		BFC/WPC	Warfield Parish Council	
Recreation and play				
SALP Policy SA9 Allotment(s) – area 1.		BFC/WPC	Binfield With Warfield Warfield Parish Council	£80k
SALP Policy SA9 Allotment(s) – area 3.		BFC/WPC	Binfield With Warfield Warfield Parish Council	£80k
Warfield Memorial Ground play area – new surfaces.		WPC	Binfield With Warfield Warfield Parish Council	£15k
<b>Environmental enhancements</b>				
Enhancements @ land south of Whitegrove (Maize Lane) roundabout, to east & west of Goughs Lane.		BFC/WPC	Warfield Harvest Ride Warfield Parish Council	
Enhancements @ land south of Flemish Place.		BFC/WPC	Warfield Harvest Ride Warfield Parish Council	
Further expansion of Hayley Green Wood.		BFC/WPC	Winkfield and Cranbourne Warfield Parish Council	
Wildlife corridor @ Newell Green/Cuckoo Cottage.		BFC/WPC	Binfield with Warfield Warfield Parish Council	
The Cut Corridor extension.		BFC/WPC	Warfield Parish Council	
<b>Winkfield Parish Council Infrastructure Projects</b>				
<b>Transport Infrastructure</b>				
Local Road Network				
B3022 Bracknell Road/A330 Maidens Green Crossroads.		BFC/WPC/Warfield PC/Binfield PC	Winkfield and Cranbourne Winkfield Parish Council	
Braziers Lane/Locks Ride/B3034 Forest Road Crossroads.		BFC/WPC	Winkfield and Cranbourne Winkfield Parish Council	
Locks Ride/Long Hill Rd/Priory Lane Junction.		BFC/WPC/Warfield PC	Ascot Winkfield Parish Council	
Hatchet Lane/B3034 Forest Road 'T' Junction.		Royal Borough of Windsor and Maidenhead/BFC/WPC	Winkfield and Cranbourne Winkfield Parish Council	
Swinley Road Bridge.		BFC/WPC	Ascot	

Project	Site	Delivery Organisation	Ward	Estimated Cost
			Parish/Town	
			Winkfield Parish Council	
Swinley Road exit onto A332.		BFC/WPC	Ascot	
			Winkfield Parish Council	
Winkfield Row/Bracknell Road, Brockhill 'T' junction.		BFC/WPC	Winkfield and Cranbourne	
			Winkfield Parish Council	
London Road Corridor, including Martin's Heron roundabout.		BFC		
			Winkfield Parish Council	
London Road/Priory Road Junction.		BFC	Ascot	
			Winkfield Parish Council	
London Road/Fernbank Road Junction.		BFC	Ascot	
			Winkfield Parish Council	
Footpaths and Cycleways				
Cycleway link from the Windsor Great Park to the Lookout.		BFC/WPC		
			Winkfield Parish Council	
Met Office R/A, Forest Rd to Woodside		BFC/WPC		
			Winkfield Parish Council	
Woodside to Cheapside		BFC/WPC		
			Winkfield Parish Council	
Woodside to Legoland, Windsor		BFC/WPC		
			Winkfield Parish Council	
North Ascot to Coral Reef		BFC/WPC		
			Winkfield Parish Council	
A329, Racecourse, Rangers Gate to Windsor		BFC/WPC		
			Winkfield Parish Council	
A329, Racecourse, Sunninghill Rd to Windsor		BFC/WPC		
			Winkfield Parish Council	
Public Transport				
Buses in Winkfield.		Unknown at this stage.		
			Winkfield Parish Council	
Speeding				
Speed Limits.		BFC/WPC		
			Winkfield Parish Council	
Maidens Green to North Street/Church Road/Pigeonhouse Lane.		Unknown at this stage.		
			Winkfield Parish Council	
Brockhill B0322.		Unknown at this stage.		

Project	Site	Delivery Organisation	Ward	Estimated Cost
			Parish/Town	
			Winkfield Parish Council	
Forest Rd from Locks Ride Playing Field to the crossroads with Chavey Down Road and Chavey Down Road from Carnation Drive down to the same crossroads.		BFC/WPC	Winkfield Parish Council	
<b>Waste Management</b>				
Recycling.		BFC/WPC	Winkfield Parish Council	
<b>Community Infrastructure</b>				
Sewerage/Drainage				
Warfield/Winkfield sewage junction.		Unknown at this stage.	Winkfield Parish Council	
Drainage Ditches.		Unknown at this stage.	Winkfield Parish Council	
Education				
Land at Blue Mountain: new 7FE school.		BFC/WPC	Binfield With Warfield Winkfield Parish Council	
Recreation and Play				
King George V Recreation Ground.		BFC/WPC	Winkfield and Cranbourne Winkfield Parish Council	
Toilet Facilities at Locks Ride Recreation Ground.		BFC/WPC/Sports funding	Winkfield and Cranbourne Winkfield Parish Council	
Carnation Hall.		BFC/WPC/Lottery funding	Winkfield and Cranbourne Winkfield Parish Council	
Ascot Jubilee Pavilion.		BFC/WPC/Sports funding	Ascot Winkfield Parish Council	
Asher Recreation Ground.		BFC/WPC/Sports funding	Winkfield and Cranbourne Winkfield Parish Council	
<b>Crowthorne Parish Council Infrastructure Projects</b>				
<b>Transport Infrastructure</b>				
Local Road Network				
Improvements to the road junction with Sandhurst Road and Pinehill Road.		BFC	Crowthorne Crowthorne Parish Council	
Cycleways				
Infrastructure link to existing schools, new developments, the Broadmoor & TRL sites and transport links. To include stretches of existing designated cycle ways in the overall plan.		BFC	Crowthorne Parish Council	

Project	Site	Delivery Organisation	Ward	Estimated Cost
			Parish/Town	
Footpaths				
Improvements to the surface of Footpath no2.		BFC		
			Crowthorne Parish Council	
Public Transport				
Investment in new or improved Bus Shelters.		BFC		
			Crowthorne Parish Council	
Parking				
Investment in improved parking facilities in Dukes Ride (Train Station) location.		BFC/CPC	Crowthorne	
			Crowthorne Parish Council	
<b>Community Infrastructure</b>				
Community facilities				
To provide and maintain external public toilet facilities on the Morgan Recreation Ground.		CPC	Crowthorne	£70k
			Crowthorne Parish Council	
To refurbish the public toilets located in Napier Road.		BFC	Crowthorne	£35k
			Crowthorne Parish Council	
To upgrade the lighting in the Morgan Centre Car Park with energy saving fittings to comply with British Standards BS EN 12464 and BS 5489: 2013. To ensure the best quality of CCTV footage, if installed.		CPC	Crowthorne	£15k
			Crowthorne Parish Council	
Recreation and play				
To install a drainage system on the Morgan Recreation Ground to prevent flooding during heavy & continued periods of rain.		CPC	Crowthorne	£35k
			Crowthorne Parish Council	
To install sports lighting on the Morgan Recreation Ground with energy saving fittings to comply with British Standards BS EN 12464 and BS 5489: 2013. To ensure the best quality of CCTV footage, if installed.		CPC	Crowthorne	£30k
			Crowthorne Parish Council	
Built Sports				
To upgrade the sports facilities on the basketball court, Morgan Recreation Ground into a sports pavilion.		CPC	Crowthorne	£300k
			Crowthorne Parish Council	
<b>Environmental enhancements</b>				
Public Art				
Improvements to the Millennium concrete art stones.		CPC		£2k
			Crowthorne Parish Council	
Planting Schemes				
To replace the planters located in the High Street with robust maintenance free options to include seating.		CPC	Crowthorne	£4k
			Crowthorne Parish Council	
Signage				

Project	Site	Delivery Organisation	Ward	Estimated Cost
			Parish/Town	
New Welcome to Crowthorne signage at the three main entrances to the village to include updated logos.		BFC/CPC		£4.5k
			Crowthorne Parish Council	
<b>Education</b>				
Secondary Education				
Expansion of Edgbarrow School to accommodate new large scale developments.		BFC	Crowthorne	
			Crowthorne Parish Council	
<b>Binfield Parish Council Infrastructure Projects</b>				
<b>Transport</b>				
Public Amenity & Sustainable Transport				
Binfield village centre highways improvements plan.		BFC	Binfield with Warfield	
			Binfield Parish Council	
<b>Community Infrastructure</b>				
Open Spaces/Allotment/Play area provision				
York Road Play Area Redevelopment.		BPC	Binfield with Warfield	£60k
			Binfield Parish Council	

## 6 SALP Policies SA4 to SA9 Outstanding Infrastructure Delivery Schedules

**6.0.1** This section contains site-specific infrastructure requirements for SALP Policies SA4, SA8 and SA9, including the supporting general infrastructure schedule. It is to be used for sites (and parts of sites) that have not been subject to a planning permission and where the infrastructure requirements have not yet been delivered.

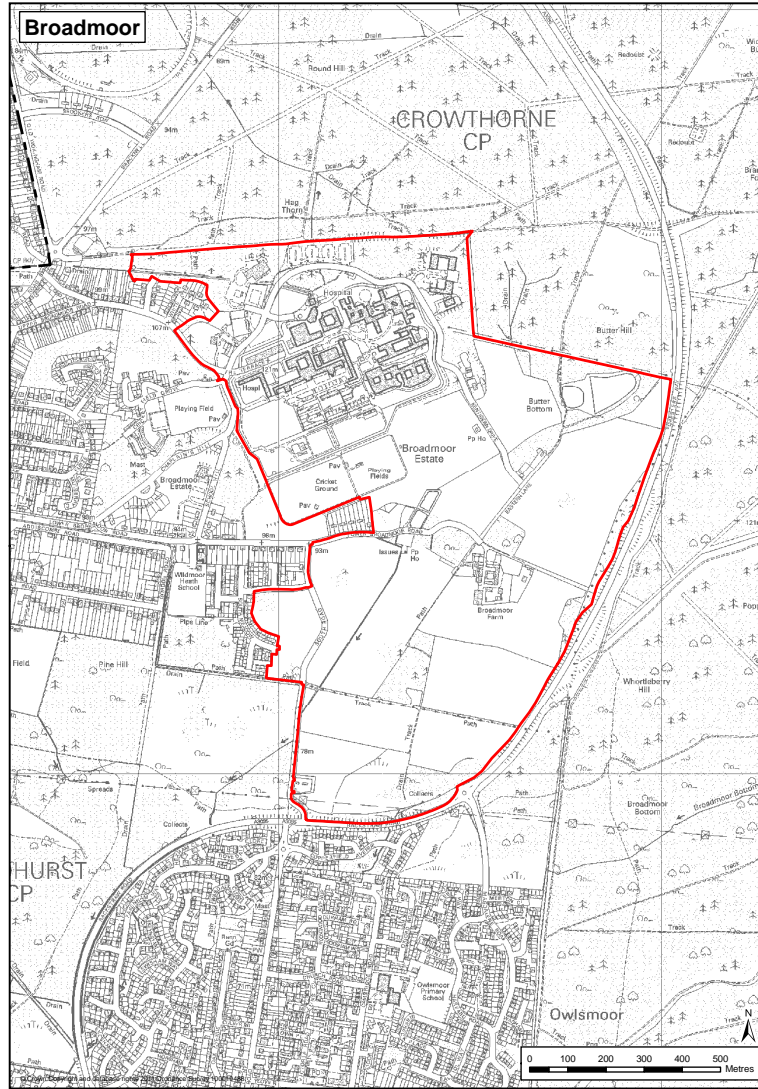
## **Policy SA4 - Land at Broadmoor - Infrastructure Delivery Schedule**

**6.0.2** Land at Broadmoor, Crowthorne is identified for a comprehensive mixed-use development.

**6.0.3** Refer to the Bracknell Forest policies map for the land allocation.

**6.0.4** The following schedule, in conjunction with the 'General Infrastructure Schedule', provides a comprehensive list of infrastructure required to support this development (SALP Policy SA4).

Figure 6.1 Broadmoor - Location Plan





Land at Broadmoor Hospital, Crowthorne				
Infrastructure required	Phasing	Delivery Organisation(s)	How (with cost estimates)	Risk/Dependencies
<b>Transport infrastructure</b>				
<p><b>Local Road Network</b></p> <p>In-kind and/or financial contributions towards capacity improvements to junctions listed in Proposed junction improvements and, if demonstrated to be necessary by robust evidence, to capacity improvements to roads and junctions outside the Borough. Details to be determined following the submission of a Transport Assessment at the planning application stage.</p> <p>The development will be required to provide a Travel Plan.</p>	<p>To be determined by the Local Planning Authority in discussion with landowner/developer.</p> <p>Phased provision as needed, as this and other development progress.</p>	<p>Bracknell Forest Council;</p> <p>Developer (with highway authority approval).</p>	<p>Schemes delivered in-kind through s278 or s38 highway legal agreements, or by developer contributions (s106/CIL) to value of £1.96m.</p> <p>Each Travel Plan costs £10k for future monitoring and review.</p>	<p>Phasing of development and coordination of works;</p> <p>Pooling of contributions from other developments;</p> <p>Allocation of CIL funding;</p> <p>Obligations by agreement to be entered into.</p>
<p><b>Footpaths &amp; Cycleways</b></p> <p>In-kind and/or financial contributions towards the construction of new links and improvements to the existing footpath/cycleway network, providing pedestrian and cycle access from the development to facilities including education, employment and shops. Such as:</p> <p>1) Converting South Rd to footway/cycletrack and connecting to Owlsmoor via Toucan Crossing across Rackstraw Road;</p> <p>2) Improvements to Upper Broadmoor Rd linking to B3348 Bracknell Road and Foresters Way;</p> <p>3) Improvements to Sandhurst Rd linking to Lower Broadmoor Rd.;</p>	<p>To be provided early in development to influence travel behaviour.</p> <p>To be determined by the Local Planning Authority.</p>			

<b>Land at Broadmoor Hospital, Crowthorne</b>				
<b>Infrastructure required</b>	<b>Phasing</b>	<b>Delivery Organisation(s)</b>	<b>How (with cost estimates)</b>	<b>Risk/Dependences</b>
<p>4) Improving walking and cycling links to primary educational facilities and Edgbarrow secondary school;</p> <p>5) Further improvements to the network within 3km of the site.</p>				
<p><b>Public Transport</b></p> <p>Improving links to Bracknell Town Centre and links to wider area, including the TRL development and Crowthorne Rail Station.</p> <p>All properties within 400m walking distance of Bus stops.</p> <p>Bus infrastructure improvements (inc. real time passenger information, Kassel kerbs, shelters).</p>	<p>To be provided early in development to influence travel behaviour - to be determined by the Local Planning Authority.</p>	<p>Bracknell Forest Council;</p> <p>Bus operators;</p> <p>Developer.</p>		<p>Phasing of this and other developments;</p> <p>Pooling of contributions from other developments;</p> <p>Allocation of CIL funding;</p> <p>Bus operator agreement;</p> <p>Bus operator tendering.</p>
<b>Waste Management</b>				
<p><b>Waste &amp; Recycling</b></p> <p>On-site in-kind provision of one overground waste recycling facility with good access, providing an area of hardstanding to accommodate 3 glass banks, a charity clothing bank and a litter bin.</p>	<p>Provide facility no later than completion of 200<sup>th</sup> dwelling.</p>	<p>Bracknell Forest Council;</p> <p>re3 partnership;</p> <p>Developer.</p>	<p>Provided on-site in-kind.</p> <p>Overground banks provided by re3 and charities.</p>	<p>Obligations by agreement to be entered into.</p>
<b>Utilities</b>				

Land at Broadmoor Hospital, Crowthorne				
Infrastructure required	Phasing	Delivery Organisation(s)	How (with cost estimates)	Risk/Dependencies
<p><b>Water Supply</b></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>	<p>By agreement between the developer and utility provider.</p> <p>Dependent on infrastructure upgrades required - to be determined following impact studies.</p>	<p>South East Water (SEW);</p> <p>Developer</p>	<p>Cost unknown.</p> <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>Time taken for upgrades;</p> <p>Alignment with SEW's investment programme.</p> <p>Requires early engagement between developers and SEW to understand proposals.</p>
<p><b>Waste Water</b></p> <p>Impact studies to be undertaken by developers to gauge precise upgrades to waste water infrastructure required.</p> <p>Served by Easthampstead Park STW. Thames Water have capacity concerns. Upgrades to infrastructure are expected to be required.</p>	<p>By agreement between the developer and utility provider.</p> <p>Investigations necessary into the impact of development - takes up to 12 weeks. Up to 3 year lead-in if upgrade required. Upgrades can take from 18 months to 5 years for major upgrades.</p>	<p>Thames Water (TW);</p> <p>Developer.</p>	<p>Cost unknown.</p> <p>Initial impact studies funded by developers.</p> <p>Water services infrastructure improvements funded by TW through the Asset Management Plan (AMP) process.</p> <p>Upgrades can be undertaken outside of this process but may require developer funding.</p>	<p>Time taken for upgrades;</p> <p>Alignment with TW's investment programme.</p> <p>Requires early engagement between developers and TW to understand proposals and impact on service.</p>

Land at Broadmoor Hospital, Crowthorne				
Infrastructure required	Phasing	Delivery Organisation(s)	How (with cost estimates)	Risk/Dependencies
<p><b>Electricity</b></p> <p>Electricity Distribution – potential requirement for upgrades to existing 11KV infrastructure.</p> <p>National Grid high voltage overhead lines cross this site. This constraint must be assessed in the site design and layout</p>	<p>Phasing conditions may need to be agreed to ensure that upgrades are completed prior to new development.</p> <p>Upgrades would not normally exceed 2 years therefore should not impede development.</p>	<p>Scottish and Southern Energy (SSE)</p> <p>Developer</p> <p>National Grid</p>	<p>Initial impact studies funded by developers.</p> <p>Costs of infrastructure improvements apportioned between Southern Electric Power Distribution and developer.</p> <p>Re-routing of power lines (if required by design solution) would need to be funded by the developer.</p>	<p>Phasing;</p> <p>Time taken for upgrades.</p> <p>Requires early engagement between developers and utility provider to understand proposals and impact on service.</p> <p>Either the layout will have to accommodate power lines or the lines will need re-routing; funded by the developer, subject to agreement with National Grid.</p>
Education				
<p><b>Early Years</b></p> <p>No additional infrastructure is likely to be required as it is anticipated the redevelopment of Broadmoor Hospital will include a new extended daycare centre to replace 'the Squirrels', and could provide services accessible to the public. Otherwise, contributions towards an early years element in the new community hub at TRL will be sought.</p>	<p>If contributions are required, phasing will accord with timing specified under 'Community Facilities'.</p>	<p>West London Mental Health Trust</p>	<p>To be determined if a requirement is identified.</p>	<p>Contributions are dependent on the new extended daycare centre providing services accessible to the public.</p>

Land at Broadmoor Hospital, Crowthorne				
Infrastructure required	Phasing	Delivery Organisation(s)	How (with cost estimates)	Risk/Dependences
<p><b>Primary Education</b></p> <p>Financial contribution towards equivalent of 0.63FE additional primary school and nursery places to be provided at either Wildmoor Heath Primary School or on the TRL development.</p>	<p>Financial contribution upon commencement of development.</p> <p>As an interim measure developers will be required to make provision for temporary accommodation fully equipped &amp; fitted out for use until new school buildings are ready for opening.</p>	<p>Bracknell Forest Council;</p> <p>Education provider;</p> <p>Developer.</p>	<p>Developer contribution of £1.4m, plus land to facilitate the expansion of Wildmoor Heath Primary School.</p>	<p>Phasing of development. Ability to enlarge Wildmoor Heath Primary School / large enough site at TRL. Planning permission.</p>
<p><b>Secondary Education</b></p> <p>Financial contribution towards equivalent of 0.3FE additional secondary places at Edgbarrow. Includes post-16 element.</p>			<p>Developer contribution of £660k.</p>	<p>Phasing of development. Planning permission.</p>
<p><b>Further Education</b></p> <p>Financial contribution towards Sixth Form element at Edgbarrow.</p>			<p>Developer contribution of £150k.</p>	
<p><b>Special Educational Needs</b></p> <p>Financial contributions towards SEN provision on land at Blue Mountain.</p>			<p>Developer contribution of £220k.</p>	<p>Phasing of development. Delivery of development on land at Blue Mountain.</p>
<b>Community Infrastructure</b>				

Land at Broadmoor Hospital, Crowthorne				
Infrastructure required	Phasing	Delivery Organisation(s)	How (with cost estimates)	Risk/Dependencies
<p><b>Community Facilities</b></p> <p>Off-site in-kind provision at a community facility, or financial contributions towards the new multi-functional community hub on land at TRL.</p> <p>Re-provision of Girl Guide hut if it were to be lost as a result of development, or as a minimum provide sufficient serviced land for re-provision.</p>	<p>Provide no later than upon completion of the 100<sup>th</sup> dwelling.</p> <p>The local Scout Association to be consulted in the re-provision of the Girl Guide Hut.</p>	<p>Bracknell Forest Council;</p> <p>Developer.</p> <p>Developer to lease to Scout Association at peppercorn rent, unless alternative arrangements are agreed.</p>	<p>Developer contribution of £450k towards the expansion of TRL community hub by c. 200m<sup>2</sup> Gross Internal Area (GIA).</p> <p>In-kind provision and/or Developer contribution to enable replacement of Girl Guide Hut.</p>	<p>Subject to land availability, viability and planning permission.</p> <p>Obligations by agreement to be entered into.</p> <p>Medium risk: considered an important element of a sustainable community.</p>
<p><b>Libraries</b></p> <p>Contribution towards enhancement of existing facilities able to serve development.</p>	<p>To be determined by the Local Planning Authority at the planning application stage.</p>	<p>Bracknell Forest Council;</p> <p>Developer.</p>	<p>Developer contribution (s106/CIL) of £70k.</p>	<p>Subject to viability and assessment of need at the time of the planning application.</p> <p>Allocation of CIL funding.</p>
<p><b>Built Sports</b></p> <p>Contribution towards provision of additional and enhancement of existing facilities able to serve the development.</p>			<p>Developer contribution (s106/CIL) of £200k.</p>	
<b>Health</b>				
<p><b>Primary Health Care</b></p>	<p>To be determined.</p>	<p>PCT;</p> <p>Developer.</p>	<p>Cost and source of funding unknown.</p>	<p>Site constraints;</p> <p>Justification.</p>

Land at Broadmoor Hospital, Crowthorne				
Infrastructure required	Phasing	Delivery Organisation(s)	How (with cost estimates)	Risk/Dependencies
Financial contribution towards the expansion of Heath Hill Road Surgery, Crowthorne, subject to robust justification from the PCT.				
Green Infrastructure				
<p><b>Open Space</b></p> <p>On-site in-kind provision of at least 4.78 hectares of Open Space of Public Value (OSPV)(includes re-provision of lost OSPV at Land South of Cricket Field Grove, SHLAA Ref. 76), and 30 years maintenance contribution if transferred to the Council.</p> <p>Opportunities should be sought for:</p> <ul style="list-style-type: none"> <li>● Protecting, extending and connecting to existing woodlands</li> <li>● Active provision; particularly safeguarding or mitigating potential loss of sports pitches</li> <li>● Raising quality of existing green spaces</li> <li>● Creating new links between and extensions of existing green spaces</li> <li>● Identifying and providing new larger recreational open spaces</li> </ul> <p>Sports pitches will be sought as part of an active open space element, including mitigating for the loss of facilities at Cricket Field Grove.</p>	<p>To be determined by the Local Planning Authority at the planning application stage.</p> <p>It is important that a proportion of new recreational facilities are provided (built and available for use) at an early stage to meet the needs of new residents moving in to the development.</p>	<p>Bracknell Forest Council;</p> <p>Voluntary Sector;</p> <p>Developer.</p> <p>Allotments to be offered to Parish Council – potentially managed by allotment association.</p>	<p>On-site in-kind provision of open space + 30 years commuted maintenance sums if transferred to the Council.</p>	<p>Maintenance sum is dependent on transferral of OSPV for commuted maintenance by BFC.</p>

Land at Broadmoor Hospital, Crowthorne				
Infrastructure required	Phasing	Delivery Organisation(s)	How (with cost estimates)	Risk/Dependencies
<p>OSPV should include 15 allotment plots on 0.38ha (based on average plot size of 250m<sup>2</sup>) with good access and supporting infrastructure, including water supply and parking.</p> <p>Play and youth provision opportunities should be sought to provide larger, more adventurous provision across the age ranges; with less reliance on numerous small LAPs and more focus on LEAPs and/or NEAPs (more emphasis on accessibility than quantity). This should include allowing for natural play (e.g. use of landscape features and new play environments created using timber and other natural materials).</p> <p>To be provided in accordance with Fields in Trust (FiT), Play England and Sport England standards.</p>				
<p><b>SPA Avoidance and Mitigation</b></p> <ul style="list-style-type: none"> <li>Provision in perpetuity of on-site bespoke Suitable Alternative Natural Greenspace (SANG) significantly in excess of 8ha per 1,000 new population including maintenance measures in perpetuity.</li> <li>A financial contribution towards Strategic Access Management and Monitoring.</li> <li>Any other measures that are required to satisfy Habitats Regulations, the Councils Thames Basin Heaths SPA Avoidance and Mitigation Strategy and relevant guidance.</li> </ul> <p>SANG provision will need to significantly exceed normal standards 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</p>	<p>SPA mitigation should be provided before the first dwelling is occupied. However, subject to detail, it is possible that part of the SANG could be provided before the first occupation as long as it meets all criteria necessary to allow the land to become a functional SANG. Each phase of SANG would need to meet quantitative and qualitative criteria as set out in the Avoidance and Mitigation Strategy.</p>	<p>Ownership of SANG will be transferred to Bracknell Forest Council (or an alternative acceptable ownership solution);</p> <p>SAMM - Natural England, with contributions, funded by developer.</p>	<p>On-site, in-kind provision of SANG + maintenance measures in perpetuity + £168k SAMM contribution.</p>	<p>None identified. Low risk - provision is supported by legislation under the EU Habitats Directive.</p> <p>Measures to avoid and mitigate impacts on the SPA will be monitored for their efficacy and may need to be reviewed.</p>



Land at Broadmoor Hospital, Crowthorne				
Infrastructure required	Phasing	Delivery Organisation(s)	How (with cost estimates)	Risk/Dependences
<p>the avoidance measures package, an area of land to the south of the site may need to be excluded from public access to provide ecological mitigation for sensitive species.</p> <p>The bespoke SANG would need to be significantly in excess of 7.67 hectares (415 dwellings (SA4 development (270 dwellings), plus mitigation for development on Land at Cricket Field Grove, Crowthorne (SA2) (145 dwellings)) x 2.31 average persons per dwelling / 1000 new population x 8 hectares). This figure will change if the no. of dwellings changes. SANG contributions will depend on housing mix.</p> <p>The level of contributions will be applied according to the Council's Thames Basin Heaths SPA Avoidance and Mitigation Strategy which is current at the time of a planning application being validated.</p> <p>The actual amount of SANG required is not specified because it will be an offer of land from the developer which will need to pass an Appropriate Assessment.</p>				
<p><b>Biodiversity</b></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 Biodiversity Opportunity Area (BOA) habitat targets: recreation of lowland heath, lowland acid grassland and maintain existing wetland habitats including fen and mesotrophic standing water.</p>	<p>Protection in place from start of construction.</p> <p>New and enhanced features in place commensurate with phase of development they relate to unless establishment time required indicates that features are in place in advance.</p> <p>*Provided prior to development.</p>	<p>Bracknell Forest Council;</p> <p>Voluntary Sector (Local Wildlife Groups);</p> <p>Developer.</p>	<p>Bespoke measures will be required to mitigate and compensate any habitat loss in addition to enhancements.</p>	<p>Retention of areas with high biodiversity value.</p> <p>Physical conditions affecting habitat type.</p> <p>Space restrictions relating to housing provision and/density.</p> <p>Ability to link habitats with wildlife corridors.</p>

Land at Broadmoor Hospital, Crowthorne				
Infrastructure required	Phasing	Delivery Organisation(s)	How (with cost estimates)	Risk/Dependencies
<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 * (ref. Phasing).</p> <p>Public access to habitats supporting schedule 1 birds (particularly ground nesting species) should be carefully controlled or avoided.</p>				
<p><b>Flood Management</b></p> <p>Sustainable Drainage Systems (SuDS) should be integrated into site design to mitigate flood risk and flood exceedance routes, and long term storage provided where necessary.</p> <p>SuDS should be on or as close as possible to the surface to minimise maintenance costs and provide a host of other sustainability benefits including amenity and biodiversity benefits and to mitigate the effects of pollution within surface water bodies.</p> <p>SuDS should ensure there is no increase in surface water runoff rates and volumes. Environment Agency, emerging National and Local Authority guidance should be followed for the design parameters.</p> <p>The majority of the site is located within Flood Zone 1 and drains directly into Sandhurst, therefore SuDS should be maximised to reduce surface water runoff to Greenfield rates thereby reducing flood risk.</p> <p>Numerous watercourses indicate susceptibility to surface water flooding.</p>	<p>Sufficient surface water mitigation and management measures should be in place for each development phase.</p>	<p>Bracknell Forest Council, Developers, Environment Agency.</p>	<p>Site design and layout issue. Potential to integrate with green infrastructure (OSPV or SANG).</p> <p>Committed sums for future maintenance of SuDS.</p>	<p>Design and layout of development to accord with site-specific Flood Risk Assessment (FRA), Environment Agency approval, and any National and local standards for SuDS to be adopted by the local authority.</p>

Land at Broadmoor Hospital, Crowthorne				
Infrastructure required	Phasing	Delivery Organisation(s)	How (with cost estimates)	Risk/Dependences
<p>Generally, existing watercourses should be retained, enhanced, de-culverted and, together with new SuDS watercourses and features, buffered (by a min. 5m) from development. They should, together with other SuDS features, be integrated into green infrastructure to combine a valuable network of wildlife habitats with flood mitigation.</p> <p>Opportunities should be taken to integrate SuDS (both hard and soft designs) on this site into the layout in an attractive way that creates attractive urban design; visual, biodiversity, recreational assets and surface water harvesting.</p>				
<p><b>Public Rights of Way (PRoW)</b></p> <p>BFC has a duty to assert and protect the rights of the public.....and to prevent so far as possible the stopping up or obstruction of all their highways (Highways Act 1980).</p> <p>The first principle should be to protect and enhance existing PRoW. Planning permission does not mean that paths can be extinguished or diverted; this can only happen subject to consideration of an application for a Modification Order.</p> <p>Three Castles Path (also Ramblers route) passes through site.</p> <p>Crowthorne FP8 (Sandhurst FP21 for part). This should be protected – with potential consideration re. upgrading to bridleway status.</p> <p>Opportunities should be sought to connect to Crowthorne village and attract people away from the Thames Basin Heath SPA.</p>	<p>To be determined. Commensurate with phase of development they relate to.</p> <p>Rights of way to be retained must be protected and managed from the outset.</p> <p>The grant of planning permission does not entitle developers to obstruct a public right of way. It cannot be assumed that because planning permission has been granted that an order under section 247 or 257 of the 1990 Act, for the diversion or extinguishment of the right of way, will invariably be made or confirmed.</p>	<p>Bracknell Forest Council (BFC/landowner has duty to maintain paths but limited capacity to improve or extend).</p> <p>Developers.</p>	<p>Bespoke measures delivered in-kind by developer, plus contribution (s106/CIL): £9k for infrastructure required to mitigate the impacts to rights of way network off-site.</p>	<p>Phasing of development;</p> <p>Land owner agreement;</p> <p>Allocation of CIL funding.</p> <p>Ability to protect and buffer the setting of paths/ways and not just the right of way itself, avoiding urbanisation.</p> <p>Reference should be made to DOE Circular 2/1993 annex D 4) and Extract from Rights of way circular 1-09, Section 7. Planning permission and public rights of way; 7.8.</p>

<b>Land at Broadmoor Hospital, Crowthorne</b>				
<b>Infrastructure required</b>	<b>Phasing</b>	<b>Delivery Organisation(s)</b>	<b>How (with cost estimates)</b>	<b>Risk/Dependences</b>
<p>South Road has good potential to be utilised by walkers cyclists and horse riders – with direct links to existing paths.</p> <p>Provision should accord with LTP3 Policy TP9.</p>	<p>Development, in so far as it affects a right of way, should not be started and the right of way should be kept open for public use, unless or until the necessary order has come into effect.</p>			

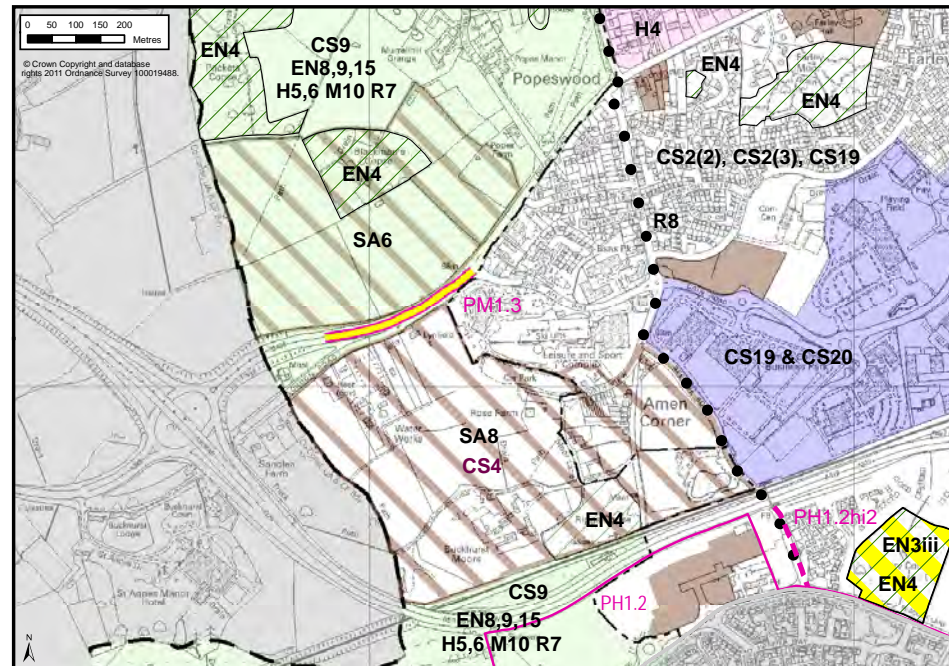
## Policy SA8 - Land at Amen Corner South, Binfield - Infrastructure Delivery Schedule

6.0.5 Land at Amen Corner (South), Binfield as shown is identified for a comprehensive mixed-use development.

6.0.6 Refer to the Bracknell Forest policies map for the land allocation.

6.0.7 The following schedule, in conjunction with the 'General Infrastructure Schedule', provides a comprehensive list of infrastructure required to support this development (SALP Policy SA8). This should be read in conjunction with the Amen Corner Supplementary Planning Document and/or any other relevant guidance.

Figure 6.2 Extract from Proposals Map (2011) of Amen Corner (South) development (ref. CS4 area)



Land at Amen Corner (South), Binfield				
Infrastructure Required	Phasing	Delivery Organisation(s)	How (with cost estimates)	Risk/Dependencies
<b>Transport Infrastructure</b>				
<p><b>Local Road Network</b></p> <p>In-kind and/or financial contributions towards capacity improvements to junctions listed in Proposed junction improvements. Details to be determined following the submission of a Transport Assessment at the planning application stage.</p> <p>In-kind provision of a new spine road linking London Road and the Beehive Road/John Nike Way junction in accordance with the Amen Corner SPD (Development Principle AC13).</p> <p>The development will be required to provide a Travel Plan.</p>	<p>To be determined by the Local Planning Authority in discussion with landowner/developer.</p>	<p>Bracknell Forest Council;</p> <p>Wokingham Borough Council;</p> <p>Developer (with highway authority approval).</p>	<p>Schemes delivered in-kind through s278 or s38 highway legal agreements, or Developer contributions (s106/CIL) to value of £2.72m.</p> <p>Spine road delivered in-kind as part of development - excluded from above cost.</p> <p>Each Travel Plan costs £10k for future monitoring and review.</p>	<p>Phasing of development and coordination of works;</p> <p>Pooling of contributions from other developments;</p> <p>Allocation of CIL funding;</p> <p>Obligations by agreement to be entered into.</p>
<p><b>Footpaths &amp; Cycleways</b></p> <p>In-kind and/or financial contribution towards the construction of new links and improvements to the existing footpath/cycleway network, providing pedestrian and cycle access from the development to facilities including education, employment and shops. Such as:</p> <p>1) Further improvements to the B3408 including safe pedestrian / cycle crossings linking the site to the existing network, the northern Amen Corner SADPD 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>To be provided early in development to influence travel behaviour.</p> <p>To be determined by the Local Planning Authority.</p>			

Land at Amen Corner (South), Binfield				
Infrastructure Required	Phasing	Delivery Organisation(s)	How (with cost estimates)	Risk/Dependencies
<p>3) Improvements to the north linking site to schools and facilities within Binfield and to the east providing access to the proposed educational facilities on Blue Mountain development;</p> <p>4) Safe pedestrian / cycle crossing of Temple Way linking site to the existing network.</p>				
<p><b>Public Transport</b></p> <p>Future Bus access - Direct Links to and from Town Centre and linking into the wider area and the future development planned for the area (e.g. Warfield, Amen Corner North and Blue Mountain developments).</p> <p>Re-investigate 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; Bus infrastructure improvements (real time passenger information, Kassel kerbs, shelters, etc.).</p>	<p>To be provided early in development to influence travel behaviour - to be determined by the Local Planning Authority.</p>	<p>Bracknell Forest Council;</p> <p>Bus operators;</p> <p>Developer.</p>		<p>Phasing of this and other developments;</p> <p>Pooling of contributions from other developments;</p> <p>Allocation of CIL funding;</p> <p>Bus operator agreement;</p> <p>Bus operator tendering.</p>
Waste Management				
<p><b>Waste &amp; Recycling</b></p> <p>On-site in-kind provision of one overground waste recycling facility with good access, providing an area of hardstanding to accommodate 3 glass banks, a charity clothing bank and a litter bin.</p>	<p>Provide facility no later than upon completion of 250<sup>th</sup> dwelling.</p>	<p>Bracknell Forest Council;</p> <p>re3 partnership;</p> <p>Developer.</p>	<p>Provided on-site in-kind.</p> <p>Overground banks provided by re3 and charities.</p>	<p>Obligations by agreement to be entered into.</p>

Land at Amen Corner (South), Binfield				
Infrastructure Required	Phasing	Delivery Organisation(s)	How (with cost estimates)	Risk/Dependencies
<b>Utilities</b>				
<p><b>Water Supply</b></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>	<p>By agreement between the developer and utility provider.</p> <p>Dependent on infrastructure upgrades required - to be determined following impact studies.</p>	<p>South East Water (SEW)</p> <p>Developer</p>	<p>Cost unknown.</p> <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>Time taken for upgrades;</p> <p>Alignment with SEW's investment programme.</p> <p>Requires early engagement between developers and SEW to understand proposals.</p>
<p><b>Waste Water</b></p> <p>Impact studies to be undertaken by developers to gauge precise upgrades to waste water infrastructure required.</p> <p>Served by Bracknell STW. Thames Water have capacity concerns. Upgrades to infrastructure are expected to be 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>Investigations necessary into the impact of development - takes up to 12 weeks. Up to 3 year lead-in if upgrade required. Upgrades can take from 18 months to 5 years for major upgrades.</p>	<p>Thames Water (TW);</p> <p>Developer.</p>	<p>Cost unknown.</p> <p>Initial impact studies funded by developers.</p> <p>Water services infrastructure improvements funded by TW through the Asset Management Plan (AMP) process.</p> <p>Upgrades can be undertaken outside of this process but may require developer funding.</p>	<p>Phasing;</p> <p>Time taken for upgrades;</p> <p>Alignment with TW's investment programme.</p> <p>Requires early engagement between developers and TW to understand proposals and impact on service.</p>



Land at Amen Corner (South), Binfield				
Infrastructure Required	Phasing	Delivery Organisation(s)	How (with cost estimates)	Risk/Dependencies
<p><b>Electricity</b></p> <p>Electricity Distribution – potential requirement for upgrades to existing 11KV infrastructure.</p> <p>Developer required to undertake an impact study to determine impact on existing infrastructure.</p>	<p>Phasing conditions may need to be agreed to ensure that upgrades are completed prior to new development.</p> <p>Upgrades would not normally exceed 2 years therefore should not impede development.</p>	<p>Scottish and Southern Energy (SSE);</p> <p>National Grid;</p> <p>Developer.</p>	<p>Initial impact studies funded by developers.</p> <p>Costs of infrastructure improvements apportioned between Southern Electric Power Distribution and developer.</p>	<p>Phasing;</p> <p>Time taken for upgrades.</p> <p>Requires early engagement between developers and utility provider to understand proposals and impact on service.</p>
Education				
<p><b>Early Years</b></p> <p>An Early Years element is included within the community hub.</p>	<p>Refer to 'Community Facilities'</p>		<p>Spatial requirements for Early Years have been factored into Community Facility costing.</p>	<p>Delivery of enhancements to Farley Wood Community Centre.</p>
<p><b>Primary Education</b></p> <p>On-site in-kind provision or financial contribution towards new 2FE primary school with nursery element.</p>	<p>To provide school buildings fully equipped with furniture, ICT etc. &amp; fitted out ready for opening, inc. parking, playgrounds, playing fields &amp; ancillary facilities.</p> <p>Construction of the school should coincide with the commencement of housing development.</p>	<p>Bracknell Forest Council;</p> <p>Education provider;</p> <p>Developer.</p>	<p>In-kind provision or developer contribution of £4.87m plus land for school provision.</p>	<p>Obligations by agreement to be entered into.</p>

Land at Amen Corner (South), Binfield				
Infrastructure Required	Phasing	Delivery Organisation(s)	How (with cost estimates)	Risk/Dependences
	As an interim measure developers will be required to make provision for temporary accommodation fully equipped & fitted out for use until new school buildings are ready for opening.			
<b>Secondary Education</b>  Financial contribution towards development of new secondary school on land at Blue Mountain - equivalent to 0.73FE. Provision includes 6th form places.	Financial contribution upon implementation of the development.  As an interim measure developers will be required to make provision for temporary accommodation fully equipped & fitted out for use until new school buildings are ready for opening.		Developer contribution of £2.3m	
<b>Further Education</b>  Financial contribution towards sixth form element at new secondary school on land at Blue Mountain.			Developer contribution of £520k	
<b>Special Educational Needs</b>  Financial contributions towards SEN at Blue Mountain.			Developer contribution of £780k	
<b>Community Infrastructure</b>				

Land at Amen Corner (South), Binfield				
Infrastructure Required	Phasing	Delivery Organisation(s)	How (with cost estimates)	Risk/Dependencies
<p><b>Community Facilities</b></p> <p>In-kind or financial contributions towards the enhancement and expansion of the Farley Wood community centre into a multi-functional community hub, accommodating a community centre, youth centre, early years nursery, police point and community café.</p> <p>Financial contributions will likely be required to ensure sufficient measures are in place to mitigate the impact of the facility's enhancement on existing tenants, e.g. temporary accommodation.</p>	<p>Provided no later than upon completion of the 300<sup>th</sup> dwelling.</p>	<p>Bracknell Forest Council;</p> <p>Developer;</p> <p>Community Association;</p> <p>Faith Group.</p> <p>Transferred to Bracknell Forest Council upon delivery, if provided in-kind, for management by community association or other management body as appropriate.</p>	<p>Delivered in-kind or by developer contribution of £2.27m (excludes temporary accommodation that might be required for existing users during works).</p> <p>A feasibility study (June 2012) for the comprehensive enhancement of the Farley Wood Community Facility has provided this cost estimate. Cost includes the enhancement of surrounding open space as referred to under 'Open Space'.</p>	<p>Subject to viability and planning permission;</p> <p>Obligations by agreement to be entered into.</p> <p>Medium risk: considered an important element of a sustainable community.</p>
<p><b>Libraries</b></p> <p>Contribution towards enhancement of existing facilities able to serve development.</p>	<p>To be determined by the Local Planning Authority at the planning application stage.</p>	<p>Bracknell Forest Council;</p> <p>Developer.</p>	<p>Developer contribution (s106/CIL) of £200k.</p>	<p>Subject to viability and assessment of need at the time of the planning application.</p> <p>Allocation of CIL funding.</p>
<p><b>Built Sports</b></p>			<p>Developer contribution (s106/CIL) of £560k.</p>	

Land at Amen Corner (South), Binfield				
Infrastructure Required	Phasing	Delivery Organisation(s)	How (with cost estimates)	Risk/Dependencies
Contribution towards provision of additional and enhancement of existing facilities able to serve the development.				
<b>Emergency Services</b>				
<p><b>Police Service</b></p> <p>Police point required as part of the multi-functional community facility at Farley Wood.</p>	Refer to phasing of community facility.	TVPA; Developer.	Spatial requirements and fit-out costs have been factored into 'Community Facility' costing.	Subject to viability and justification.
<b>Green Infrastructure</b>				
<p><b>Open Space</b></p> <p>On-site in-kind provision of at least 7.2 hectares of Open Space of Public Value (OSPV) and 30 years maintenance contribution if transferred to the Council.</p> <p>Open space measures should include protection of Riggs Copse and raising quality and quantity standards at Farley Wood. Enhancements of Farley Wood should include:</p> <ul style="list-style-type: none"> <li>provision of a LEAP to replace the existing play area to be displaced following enhancement of the community centre;</li> <li>improvements to tennis court floodlighting;</li> <li>additional changing rooms within the community facility;</li> <li>integration of space for use by the tennis club within the community building;</li> <li>additional car parking.</li> </ul>	<p>To be determined by the Local Planning Authority at the planning application stage.</p> <p>Play provision should be phased to provide facilities by the time 50% of the new housing served by the play area is occupied.</p>	<p>Bracknell Forest Council;</p> <p>Voluntary Sector;</p> <p>Developer.</p> <p>Allotments to be transferred to Parish Council - managed by allotment association.</p>	<p>On-site in-kind provision of open space + 30 years commuted maintenance sums if transferred to the Council.</p> <p>The cost of Farley Wood enhancements is included in 'Community Facility' costs.</p>	<p>Maintenance sum is dependent on transferral of OSPV for commuted maintenance by BFC.</p> <p>Large part of open space located in Wokingham Borough Council area.</p> <p>Risk: space restrictions at Farley Wood site.</p> <p>Dependency: willingness of school to share sports/play facilities</p>

Land at Amen Corner (South), Binfield				
Infrastructure Required	Phasing	Delivery Organisation(s)	How (with cost estimates)	Risk/Dependencies
<p>(Details and cost estimates are contained within a feasibility study (June 2012) for the comprehensive enhancement of the Farley Wood Community Facility)</p> <p>Cross-boundary arrangements with Wokingham Borough Council will need to be put in place re. provision and future management / maintenance of OSPV.</p> <p>Opportunities should be sought for:</p> <ul style="list-style-type: none"> <li>● Raising quality of existing green spaces</li> <li>● Creating links between and extending existing open spaces</li> <li>● Identifying and providing new larger recreational open spaces</li> </ul> <p>Active OSPV should include provision of playing fields and facilities for the new Primary School which could be used by community groups, and the enhancement of sports facilities at the Farley Wood recreational facility.</p> <p>OSPV to provide 25 allotment plots on 0.63 hectares (based on average plot size of 250m<sup>2</sup>) with good access and supporting infrastructure, including water supply and parking.</p> <p>Play and youth provision opportunities should be sought to provide larger, more adventurous provision across the age ranges; with less reliance on numerous small LAPs and more focus on LEAPs and/or NEAPs (more emphasis on accessibility than quantity). This should include allowing for natural play (e.g. use of landscape features and new play environments created using timber and other natural materials).</p> <p>To be provided in accordance with Fields in Trust (FiT), Play England and Sport England standards.</p>				

Land at Amen Corner (South), Binfield				
Infrastructure Required	Phasing	Delivery Organisation(s)	How (with cost estimates)	Risk/Dependencies
<p><b>SPA Avoidance and Mitigation</b></p> <ul style="list-style-type: none"> <li>Provision in perpetuity of on-site and off-site bespoke Suitable Alternative Natural Greenspace (SANG) of at least 8ha per 1,000 new population (an alternative will be acceptable subject to passing an Appropriate Assessment and in agreement with Natural England) including maintenance measures in perpetuity.</li> <li>A financial contribution towards Strategic Access Management and Monitoring (SAMM).</li> <li>Any other measures that are required to satisfy Habitats Regulations, the Councils Thames Basin Heaths SPA Avoidance and Mitigation Strategy and relevant guidance.</li> </ul> <p>Based on 725 dwellings, the bespoke SANG would need to be at least 13.4 hectares (725 dwellings x 2.31 average persons per dwelling / 1000 new population x 8 hectares). This figure will change if the number of dwellings changes.</p> <p>SAMM contributions will depend on housing mix. The level of contributions will be applied according to the Council's Thames Basin Heaths SPA Avoidance and Mitigation Strategy which is current at the time of a planning application being validated.</p>	<p>SPA mitigation should be provided before the first dwelling is occupied. However, subject to detail, it is possible that part of the SANG could be provided before the first occupation as long as it meets all criteria necessary to allow the land to become a functional SANG. Each phase of SANG would need to meet quantitative and qualitative criteria as set out in the Avoidance and Mitigation Strategy.</p>	<p>Ownership of SANG will be transferred to Bracknell Forest Council (or an alternative acceptable ownership solution);</p> <p>SAMM - Natural England, with contributions, funded by developer.</p>	<p>Provision of bespoke SANG + maintenance measures in perpetuity + £479k SAMM contribution.</p>	<p>None identified. Low risk - provision is supported by legislation under the EU Habitats Directive.</p> <p>Measures to avoid and mitigate impacts on the SPA will be monitored for their efficacy and may need to be reviewed.</p>
<p><b>Biodiversity</b></p>	<p>Protection in place from start.</p> <p>New and enhanced features in place commensurate with phase of development they</p>	<p>Bracknell Forest Council;</p>	<p>Bespoke measures depending on survey results will be required</p>	<p>Retention of areas with high biodiversity value.</p>

Land at Amen Corner (South), Binfield				
Infrastructure Required	Phasing	Delivery Organisation(s)	How (with cost estimates)	Risk/Dependencies
<p>The SPD identifies a number of requirements. Measures should include enhancing the biodiversity value of Riggs Copse and integrating elements for the benefit of biodiversity into the built environment, e.g. ecological corridors and the planting of native species.</p> <p>Green corridors should link habitats in a way that is designed to be beneficial to wildlife, not just related to the foot and cyclepath network.</p>	<p>relate to unless establishment time required indicates that features are in place in advance.</p> <p>Green corridors should be established in advance of adjoining development being built and occupied.</p>	<p>Voluntary Sector (Local Wildlife Groups);</p> <p>Developer.</p>	<p>to mitigate and compensate any habitat loss in addition to enhancements.</p>	<p>Physical conditions affecting habitat type.</p> <p>Space restrictions relating to housing provision and/density.</p>
<p><b>Flood Management</b></p> <p>Sustainable Drainage Systems (SuDS) should be integrated into site design to mitigate flood risk and flood exceedance routes and long term storage provided where necessary.</p> <p>SuDS should be on or as close as possible to the surface to minimise maintenance costs and provide a host of other sustainability benefits including amenity and biodiversity benefits and to mitigate the effects of pollution within surface water bodies.</p> <p>Clay geology could make site susceptible to flooding.</p> <p>Generally, existing watercourses should be retained, enhanced, de-culverted and together with new SuDS watercourses and features buffered (by a min. 5m) from development. They should, together with other SuDS features, be integrated into green infrastructure to combine a valuable network of wildlife habitats with flood mitigation.</p>	<p>Sufficient surface water mitigation and management measures should be in place for each development phase.</p>	<p>Bracknell Forest Council,</p> <p>Developers,</p> <p>Environment Agency.</p>	<p>Site design and layout issue. Potential to integrate with green infrastructure (OSPV or SANG).</p> <p>Committed sums for future maintenance of SuDS.</p>	<p>Design and layout of development to accord with site-specific Flood Risk Assessment (FRA), Environment Agency approval, and any National and local standards for SuDS to be adopted by the local authority.</p>

Land at Amen Corner (South), Binfield				
Infrastructure Required	Phasing	Delivery Organisation(s)	How (with cost estimates)	Risk/Dependencies
<p>Opportunities should be taken to integrate SuDS (both hard and soft designs) on this site into the layout in an attractive way that creates attractive urban design; visual, biodiversity, recreational assets and surface water harvesting.</p> <p>Provision in accordance with Amen Corner SPD (Development Principle AC4).</p>				
<p><b>Public Rights of Way (PRoW)</b></p> <p>BFC has a duty to assert and protect the rights of the public.....and to prevent so far as possible the stopping up or obstruction of all their highways (Highways Act 1980)</p> <p>The first principle should be to protect and enhance existing PRoW. Planning permission does not mean that paths can be extinguished or diverted; this can only happen subject to consideration of an application for a Modification Order</p> <p>Existing PRoW (FP14, FP15, FP16, FP34) should be retained with new links created. It will be especially important to enhance the path links to connect to Big Wood (across / under the A329(M).</p> <p>Adequately re-route as necessary in accordance with appropriate legislation.</p> <p>Measures to accord with LTP3 Policy TP9 and the Amen Corner SPD (Development Principle AC4).</p>	<p>To be determined. Commensurate with phase of development they relate to.</p> <p>Rights of way to be retained should be protected from the outset.</p> <p>The grant of planning permission does not entitle developers to obstruct a public right of way. It cannot be assumed that because planning permission has been granted that an order under section 247 or 257 of the TCPA 1990 Act, for the diversion or extinguishment of the right of way, will invariably be made or confirmed.</p> <p>Development, in so far as it affects a right of way, should not be started and the right of way should be kept open</p>	<p>Bracknell Forest Council (BFC has duty to maintain paths but limited capacity to improve or extend),</p> <p>Developers.</p>	<p>Provided in-kind or developer contribution (s106/CIL): £9k.</p>	<p>Phasing of development;</p> <p>Land owner agreement;</p> <p>Allocation of CIL funding.</p> <p>Risk: existing footpath connection off-site, over railway and adjacent to A329, then through underpass, requiring significant enhancement.</p> <p>Reference should be made to DOE Circular 2/1993 annex D 4) and Rights of way circular 1-09, Section 7. Planning permission and public rights of way; 7.8.</p>



Land at Amen Corner (South), Binfield				
Infrastructure Required	Phasing	Delivery Organisation(s)	How (with cost estimates)	Risk/Dependences
	for public use, unless or until the necessary order has come into effect.			

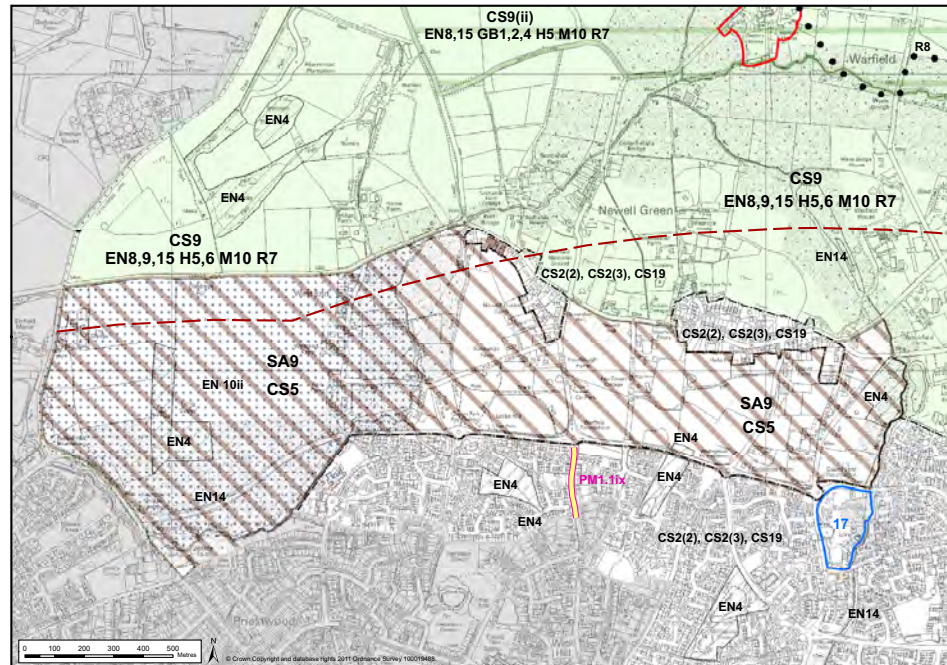
### Policy SA9 - Land at Warfield - Infrastructure Delivery Schedule

6.0.8 Land at Warfield is identified for a comprehensive mixed-use development.

6.0.9 Refer to the Bracknell Forest policies map for the land allocation.

6.0.10 The following schedule, in conjunction with the 'General Infrastructure Schedule', provides a comprehensive list of infrastructure required to support this development (SALP Policy SA9). This should be read in conjunction with the Warfield Supplementary Planning Document and/or any other relevant guidance.

Figure 6.3 Extract from Proposals Map (2011) of Warfield development (CS5 area)



Land at Warfield				
Infrastructure Required	Phasing	Delivery Organisation(s)	How (with cost estimates)	Risk/Dependencies
<b>Transport Infrastructure</b>				
<p><b>Local Road Network</b></p> <p>In-kind and/or financial contribution towards capacity improvements to junctions listed in Proposed junction improvements and, if demonstrated to be necessary by robust evidence, to capacity improvements to roads and junctions outside the Borough. Details to be determined following the submission of a Transport Assessment at the planning application stage.</p> <p>Provision of a new north-south link road linking the Quelm Park roundabout and the Three Legged Cross junction, unless an alternative solution is agreed with the Council in accordance with the emerging Warfield SPD (Development Principle W15).</p> <p>The development will be required to provide a Travel Plan.</p>	<p>To be determined by the Local Planning Authority in discussion with landowners/developers.</p> <p>Phased provision as needed, as this and other development progress.</p>	<p>Bracknell Forest Council;</p> <p>Developers (with highway authority approval).</p>	<p>Schemes delivered in-kind through s278 or s38 highway legal agreements, or Developer contributions to value of £8.25m.</p> <p>Spine road delivered in-kind as part of development - excluded from above cost.</p> <p>Each Travel Plan costs £10k for future monitoring and review.</p>	<p>Phasing of development;</p> <p>Pooling of contributions from other developments;</p> <p>Coordination of works;</p> <p>Obligations and agreements to be entered into.</p>
<p><b>Footpaths &amp; Cycleways</b></p> <p>In-kind and/or financial contribution towards the construction of new links and improvements to the existing footpath/cycleway network, providing pedestrian and cycle access from the development to facilities including education, employment and shops. Such as:</p> <p>1) Improvements to A3095 Warfield Road and Folders Lane linking site to schools and Town Centre and existing network;</p>	<p>To be provided early in development to influence travel behaviour.</p> <p>To be determined by the Local Planning Authority.</p>			

<b>Land at Warfield</b>				
<b>Infrastructure Required</b>	<b>Phasing</b>	<b>Delivery Organisation(s)</b>	<b>How (with cost estimates)</b>	<b>Risk/Dependences</b>
<p>Safe pedestrian and cycle crossings on:</p> <p>2) Harvest Ride;</p> <p>3) A3095 Newell Green;</p> <p>4) Binfield Rd;</p> <p>5) Folders Lane;</p> <p>6) Improvements through Braybrooke Rd Park linking the Quelm Lane ped/cycle link to Folders Lane and the School;</p> <p>7) Improvements to Binfield Rd connecting to the existing network with its junction with Millennium way;</p> <p>8) Further improvements within Priestwood creating direct links to and from the Town Centre and industrial employment areas;</p> <p>9) Providing access to the proposed educational facilities on the Blue Mountain development.</p>				
<p><b>Public Transport</b></p> <p>Future Bus access - Direct Links to and from the Town Centre and linking with the existing wider area and other relevant developments;</p> <p>Sustainable efficient routes for the larger area with maximisation of accessibility to routes – especially for sustainable / denser development</p> <p>Re-investigate potential links and opening up of closed off roads for bus only to maximise bus accessibility;</p>	<p>To be provided early in development to influence travel behaviour - to be determined by the Local Planning Authority.</p>	<p>Bracknell Forest Council;</p>		<p>Phasing of this and other developments;</p>

Land at Warfield				
Infrastructure Required	Phasing	Delivery Organisation(s)	How (with cost estimates)	Risk/Dependencies
All properties within 400m walking distance of Bus stops; Bus infrastructure improvements (real time passenger information, Kassel kerbs, shelters, etc.).		Bus operators; Developer.		Pooling of contributions from other developments; Allocation of CIL funding; Bus operator agreement; Bus operator tendering.
Waste Management				
<p><b>Waste &amp; Recycling</b></p> <p>On-site in-kind provision of waste recycling facilities with good access.</p> <p>Provision of either:</p> <p>1) two underground waste recycling facilities; or,</p> <p>2) four overground waste recycling facilities</p> <p>(or equivalent mix based on 1:2 underground - overground ratio).</p> <p>Each on hardstanding, accommodating 3 glass banks, a charity clothing bank and a litter bin.</p>	<p>If underground recycling facilities: provide first facility no later than upon completion of 700<sup>th</sup> dwelling and second upon completion of 1,400<sup>th</sup>.</p> <p>If overground recycling facilities: provide first facility no later than upon completion of 250<sup>th</sup> dwelling, second upon completion of 800<sup>th</sup>, third upon completion of 1,400 and fourth upon completion of 2000<sup>th</sup>.</p>	<p>Bracknell Forest Council;</p> <p>re3 partnership;</p> <p>Developer.</p>	<p>Provided on-site in-kind.</p> <p>Underground facility costs £40k.</p> <p>Overground banks provided by re3 and charities.</p>	<p>Phasing of development;</p> <p>Obligations by agreement to be entered into.</p>
Utilities				

Land at Warfield				
Infrastructure Required	Phasing	Delivery Organisation(s)	How (with cost estimates)	Risk/Dependencies
<p><b>Water Supply</b></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>	<p>By agreement between the developer and utility provider.</p> <p>Dependent on infrastructure upgrades required - to be determined following impact studies.</p>	<p>South East Water (SEW)</p> <p>Developer</p>	<p>Cost unknown.</p> <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>Time taken for upgrades;</p> <p>Alignment with SEW's investment programme.</p> <p>Requires early engagement between developers and SEW to understand proposals.</p>
<p><b>Waste Water</b></p> <p>Impact studies to be undertaken by developers to gauge precise upgrades to waste water infrastructure required.</p> <p>Served by Bracknell STW. Thames Water have capacity concerns. Upgrades to infrastructure are expected to be required.</p> <p>Developers will be required to demonstrate that there is adequate waste water capacity both on and off site to serve the development and that it would not lead to problems for existing or new users. In some circumstances it may be necessary for developers to fund studies to ascertain whether the proposed development will lead to overloading of existing waste water infrastructure.</p>	<p>By agreement between the developer and utility provider.</p> <p>Investigations necessary into the impact of development - takes up to 12 weeks. Up to 3 year lead-in if upgrade required. Upgrades can take from 18 months to 5 years for major upgrades.</p>	<p>Thames Water (TW);</p> <p>Developer.</p>	<p>Cost unknown.</p> <p>Initial impact studies funded by developers.</p> <p>Water services infrastructure improvements funded by TW through the Asset Management Plan (AMP) process.</p> <p>Upgrades can be undertaken outside of this process but may require developer funding.</p>	<p>Time taken for upgrades;</p> <p>Alignment with TW's investment programme.</p> <p>Requires early engagement between developers and TW to understand proposals and impact on service.</p>

Land at Warfield				
Infrastructure Required	Phasing	Delivery Organisation(s)	How (with cost estimates)	Risk/Dependencies
<p><b>Electricity</b></p> <p>Electricity Distribution – potential requirement for upgrades to existing 11KV infrastructure.</p> <p>Developer required to undertake an impact study to determine impact on existing infrastructure.</p>	<p>Phasing conditions may need to be agreed to ensure that upgrades are completed prior to new development.</p> <p>Upgrades would not normally exceed 2 years therefore should not impede development.</p>	<p>Scottish and Southern Energy (SSE);</p> <p>National Grid;</p> <p>Developer.</p>	<p>Initial impact studies funded by developers.</p> <p>Costs of infrastructure improvements apportioned between Southern Electric Power Distribution and developer.</p>	<p>Phasing;</p> <p>Time taken for upgrades.</p> <p>Requires early engagement between developers and utility provider to understand proposals and impact on service.</p>
Education				
<p><b>Early Years</b></p> <p>Land safeguarded for a reasonable period to enable the provision of a Full Daycare Nursery (FDN) in a location with good access.</p> <p>An Early Years element is included within the community hub.</p>	<p>Land for the delivery of a FDN should be made available by completion of the 500<sup>th</sup> dwelling.</p> <p>For the Early Years element, refer to 'Community Facilities'.</p>	<p>Developer;</p> <p>Nursery provider</p>	<p>Sufficient land to provide for a FDN consisting of c. 400m<sup>2</sup> NIA and 600m<sup>2</sup> of outdoor playspace.</p> <p>Spatial requirements for Early Years have been factored into 'Community Facility' costing.</p>	<p>Phasing of development; land availability.</p>
<p><b>Primary Education</b></p> <p>On-site, in-kind provision of two 2FE primary schools with nursery elements; at least one of which to be on sufficient land to allow for expansion.</p>	<p>To provide school buildings fully equipped with furniture, ICT etc. &amp; fitted out ready for opening, inc. parking, playgrounds, playing fields &amp; ancillary facilities.</p>	<p>Bracknell Forest Council;</p> <p>Education provider;</p> <p>Developer.</p>	<p>In-kind provision or Developer contribution of £14.78m plus land for school provision.</p>	<p>Phasing of development.</p>

<b>Land at Warfield</b>				
<b>Infrastructure Required</b>	<b>Phasing</b>	<b>Delivery Organisation(s)</b>	<b>How (with cost estimates)</b>	<b>Risk/Dependences</b>
	<p>Construction of the first school should coincide with the commencement of housing development.</p> <p>The second school should be delivered commensurate with the phase of development it relates to.</p> <p>As an interim measure developers will be required to make provision for temporary accommodation fully equipped &amp; fitted out for use until new school buildings are ready for opening.</p>			
<p><b>Secondary Education</b></p> <p>Financial contribution towards development of new secondary school on land at Blue Mountain. Equivalent to 2.2FE. Provision includes 6th form places.</p>	<p>Financial contribution upon development implementation.</p> <p>As an interim measure developers will be required to make provision for temporary accommodation fully equipped &amp; fitted out for use until new school buildings are ready for opening.</p>		<p>Developer contribution of £6.98m.</p>	<p>Delivery of Blue Mountain.</p>
<p><b>Further Education</b></p> <p>Financial contribution towards sixth form element at new secondary school on land at Blue Mountain</p>			<p>Developer contribution of £1.59m.</p>	



Land at Warfield				
Infrastructure Required	Phasing	Delivery Organisation(s)	How (with cost estimates)	Risk/Dependences
<p><b>Special Education Needs</b></p> <p>Financial contributions towards SEN on land at Blue Mountain.</p>			Developer contribution of £2.36m.	
Community Infrastructure				
<p><b>Community facilities</b></p> <p>In-kind or land and financial contributions towards a multi-functional community hub, located near new neighbourhood centre - accommodating a community centre, youth centre, early years nursery &amp; children's centre, parish council office, police point and community café, with appropriate car parking.</p>	<p>Provide a temporary community facility (comprising at least 2 halls) no later than upon completion of the 50th dwelling.</p> <p>If the permanent facility is provided in-kind, the facility should be completed and transferred to the Council no later than upon completion of the 500th dwelling.</p> <p>If provided as land and a financial contribution, land should be made available upon implementation of the development and contribution made no later than upon completion of the 500th dwelling.</p>	<p>Bracknell Forest Council;</p> <p>Developer; Community Association; Faith Group.</p> <p>Transferred to Bracknell Forest Council upon delivery, if provided in-kind, for management by community association or other management body as appropriate.</p>	<p>In-kind provision or Developer contribution of £3.17m plus a site to deliver a facility consisting c. 1,450m<sup>2</sup> GIA and 100m<sup>2</sup> outdoor play space.</p>	<p>Subject to land availability and viability;</p> <p>Allocation of CIL funding;</p> <p>Obligations and agreements to be entered into.</p> <p>Medium risk: considered an important element of a sustainable community.</p>

<b>Land at Warfield</b>				
<b>Infrastructure Required</b>	<b>Phasing</b>	<b>Delivery Organisation(s)</b>	<b>How (with cost estimates)</b>	<b>Risk/Dependencies</b>
<p><b>Libraries</b></p> <p>Contribution towards enhancement of existing facilities able to serve development.</p>	<p>To be determined by the Local Planning Authority and any other relevant authority at the planning application stage.</p>	<p>Bracknell Forest Council;</p> <p>Developer.</p>	<p>Developer contribution (£106/CIL) of £590k.</p>	<p>Subject to viability and assessment of need at the time of the planning application.</p> <p>Allocation of CIL funding.</p>
<p><b>Built Sports</b></p> <p>Contribution towards provision of additional and enhancement of existing facilities able to serve the development.</p>			<p>Developer contribution (£106/CIL) of £1.69m.</p>	
<b>Emergency Services</b>				
<p><b>Police Service</b></p> <p>Police hub required as part of community facility. Provision included under 'community facilities'.</p>	<p>Refer to phasing of community facility.</p>	<p>TVPA;</p> <p>Developer.</p>	<p>Spatial requirements and fit-out costs have been factored into 'Community Facility' costing.</p>	<p>Subject to viability and justification.</p>
<b>Green Infrastructure</b>				
<p><b>Open Space</b></p> <p>On-site in-kind provision of at least 21.85 hectares of Open Space of Public Value (OSPV) and 30 years maintenance contribution if transferred to the Council.</p>	<p>To be determined by the Local Planning Authority at the planning application stage.</p>	<p>Bracknell Forest Council;</p> <p>Voluntary Sector;</p> <p>Developer.</p>	<p>On-site in-kind provision of open space + 30 years commuted maintenance sums if transferred to the Council + cost of Priory Field Sports Pavilion: £575k.</p>	<p>Maintenance sum is dependent on transferral of OSPV for commuted maintenance by BFC.</p> <p>Risk: urbanisation of existing SANG sites.</p>

Land at Warfield				
Infrastructure Required	Phasing	Delivery Organisation(s)	How (with cost estimates)	Risk/Dependencies
<p>Identify opportunities to improve capacity of existing Active OSPV – e.g enhancing Warfield Memorial Ground, Westmorland Park and the provision of a sports pavilion at Priory Field.</p> <p>In-kind provision of an East to West Greenway connecting Westmorland Park with Cabbage Hill via existing and new open spaces.</p> <p>In-kind provision of a Country Park and two new River Parks (with bridge crossing points), and the enhancement of existing open spaces.</p> <p>Allotment provision is a priority for the parish of Warfield. OSPV to include 50 allotment plots on 1.25 hectares (based on average plot size of 250m<sup>2</sup>) with good access and supporting infrastructure, including water supply and parking.</p> <p>Opportunities should be sought for:</p> <ul style="list-style-type: none"> <li>• Raising quality of existing green spaces</li> <li>• Creating new links between and extensions of existing green spaces</li> <li>• Identifying and providing new larger recreational open spaces</li> </ul> <p>Very high significance in contributing to Green Infrastructure and key proposals set out within the SPD. This includes a focus on watercourse corridors, veteran trees, recreational routes (PRoW); importance of buffers and fronting development due to clay soils and need to allow space for 'future proofing' landscape features (future veteran trees / avenues).</p> <p>Sports pitches will be sought as part of an active open space element.</p>	<p>Play provision should be phased to provide facilities by the time 50% of the new housing served by play area is occupied.</p>	<p>Allotments to be offered to Parish Council – potentially managed by allotment association.</p> <p>Warfield Parish Council involvement in play areas should be considered.</p>		<p>Sensitive design required adjacent to these open spaces.</p> <p>Play areas may be provided for use some time in advance of transfer to Council. Adequate management should be in place.</p>

Land at Warfield				
Infrastructure Required	Phasing	Delivery Organisation(s)	How (with cost estimates)	Risk/Dependencies
<p>Play provision opportunities should be sought to provide larger, more adventurous provision across the age ranges; with less reliance on numerous small LAPs and more focus on LEAPs and/or NEAPs (more emphasis on accessibility than quantity). This should include allowing for natural play (e.g. use of landscape features and new play environments created using timber and other natural materials).</p> <p>To be provided in accordance with Fields in Trust (FIT), Play England and Sport England standards.</p>				
<p><b>SPA Avoidance and Mitigation</b></p> <ul style="list-style-type: none"> <li>Provision in perpetuity of on-site bespoke Suitable Alternative Natural Greenspace (SANG) of at least 8 hectares per 1,000 new population including maintenance measures in perpetuity. The preferred solution is for a SANG at Cabbage Hill. Part of the solution could be off-site subject to agreement with the Council, Natural England and passing an Appropriate Assessment.</li> <li>A financial contribution towards Strategic Access Management and Monitoring (SAMM).</li> <li>Any other measures that are required to satisfy Habitats Regulations, the Councils Thames Basin Heaths SPA Avoidance and Mitigation Strategy and relevant guidance.</li> </ul> <p>Based on 2,200 dwellings, the bespoke SANG would need to be at least 40.66 hectares (2,200 dwellings x 2.31 average persons per dwelling / 1000 new population x 8 hectares). This figure will change if the number of dwellings changes.</p>	<p>SPA mitigation should be provided before the first dwelling is occupied. However, subject to detail, it is possible that part of the SANG could be provided before the first occupation as long as it meets all criteria necessary to allow the land to become a functional SANG. Each phase of SANG would need to meet quantitative and qualitative criteria as set out in the Avoidance and Mitigation Strategy.</p>	<p>Ownership of SANG will be transferred to Bracknell Forest Council (or an alternative acceptable ownership solution);</p> <p>SAMM - Natural England, with contributions, funded by developer.</p>	<p>Provision of bespoke SANG + maintenance measures in perpetuity +</p> <p>£1.45m SAMM contribution.</p>	<p>None identified. Low risk - provision is supported by legislation under the EU Habitats Directive.</p> <p>Measures to avoid and mitigate impacts on the SPA will be monitored for their efficacy and may need to be reviewed.</p>

Land at Warfield				
Infrastructure Required	Phasing	Delivery Organisation(s)	How (with cost estimates)	Risk/Dependencies
<p>SAMM contributions will depend on housing mix. The level of contributions will be applied according to the Council's Thames Basin Heaths SPA Avoidance and Mitigation Strategy which is current at the time of a planning application being validated.</p> <p>Link to The Cut Countryside Corridor; however, on-site bespoke SANG must be suitable as a standalone site.</p>				
<p><b>Biodiversity</b></p> <p>The creation, protection and enhancement of key features including:</p> <ul style="list-style-type: none"> <li>● broadleaved woodland</li> <li>● species rich intact hedgerows</li> <li>● unimproved neutral grassland</li> <li>● river &amp; adjacent habitats</li> <li>● orchards</li> <li>● ponds including provision for amphibian foraging areas.</li> </ul> <p>Priority should be given to protecting and restoring or enhancing the following habitats:</p> <ul style="list-style-type: none"> <li>● broadleaved parkland</li> <li>● species poor/defunct hedgerows</li> <li>● scrub</li> <li>● semi-improved neutral grassland</li> <li>● disused sand quarry</li> <li>● buildings where they support important roosts</li> </ul>	<p>Protection in place from start.</p> <p>New and enhanced features in place commensurate with phase of development they relate to unless establishment time required indicates that features are in place in advance.</p> <p>Green corridors should be established in advance of adjoining development being built and occupied.</p>	<p>Bracknell Forest Council;</p> <p>Voluntary Sector (Local Wildlife Groups);</p> <p>Developer.</p>	<p>Bespoke measures depending on survey results will be required to mitigate and compensate any habitat loss (e.g. displaced farmland species) in addition to enhancements.</p>	<p>Retention of areas with high biodiversity value.</p> <p>Physical conditions affecting habitat type.</p> <p>Space restrictions relating to housing provision and/density.</p> <p>Risk: lack of suitable sites and landowner agreement to provide off-site compensation.</p>

<b>Land at Warfield</b>				
<b>Infrastructure Required</b>	<b>Phasing</b>	<b>Delivery Organisation(s)</b>	<b>How (with cost estimates)</b>	<b>Risk/Dependencies</b>
<p>Local Wildlife Sites such as Long Copse will need to be enhanced, buffered and linked with the green infrastructure of the site.</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><b>Flood Management</b></p> <p>Sustainable Drainage Systems (SuDS) should be integrated into site design to mitigate flood risk and flood exceedance routes, and long term storage provided where necessary.</p> <p>SuDS should be on or as close as possible to the surface to minimise maintenance costs and provide a host of other sustainability benefits including amenity and biodiversity benefits and to mitigate the effects of pollution within surface water bodies.</p> <p>SuDS should ensure there is no increase in surface water runoff rates and volumes. Environment Agency, emerging National and Local Authority guidance should be followed for the design parameters.</p> <p>Clay geology could make site susceptible to flooding.</p> <p>The Cut and Bull Brook rivers cut through the site.</p> <p>Generally, existing watercourses should be retained, enhanced, de-culverted and together with new SuDS watercourses and features buffered (by a minimum of 5m)</p>	<p>Sufficient surface water mitigation and management measures should be in place for each development phase.</p>	<p>Bracknell Forest Council,</p> <p>Developers,</p> <p>Environment Agency.</p>	<p>Site design and layout issue. Potential to integrate with green infrastructure (OSPV or SANG).</p> <p>Commuted sums for future maintenance of SuDS.</p>	<p>Design and layout of development to accord with site-specific Flood Risk Assessment (FRA), Environment Agency approval, and any National and local standards for SuDS to be adopted by the local authority.</p>

Land at Warfield				
Infrastructure Required	Phasing	Delivery Organisation(s)	How (with cost estimates)	Risk/Dependencies
<p>from development. They should, together with other SuDS features, be integrated into green infrastructure to combine a valuable network of wildlife habitats with flood mitigation.</p> <p>Opportunities should be taken to integrate SuDS (both hard and soft designs) on this site into the layout in an attractive way that creates attractive urban design; visual, biodiversity, recreational assets and surface water harvesting.</p> <p>Provision in accordance with the emerging Warfield SPD (Development Principle W5 &amp; W11).</p>				
<p><b>Public Rights of Way (PRoW)</b></p> <p>BFC has a duty to assert and protect the rights of the public.....and to prevent so far as possible the stopping up or obstruction of all their highways (Highways Act 1980)</p> <p>The first principle should be to protect and enhance existing PRoW. Planning permission does not mean that paths can be extinguished or diverted; this can only happen subject to consideration of an application for a Modification Order under Highways Act 1980 s118/119 or TCPA 1990 s247 or 257</p> <p>Maintain and extend PRoW links BR26, BW8 &amp; BW13.</p> <p>Create East to West Greenway (see Open Space above) and links to northern bridleways and byways, e.g. Osborne Lane.</p>	<p>To be determined. Commensurate with phase of development they relate to.</p> <p>Protect existing network and its setting from the outset.</p> <p>The grant of planning permission does not entitle developers to obstruct a public right of way. It cannot be assumed that because planning permission has been granted that an order under section 247 or 257 of the 1990 Act, for the diversion or extinguishment of the right of way, will invariably be made or confirmed.</p>	<p>Bracknell Forest Council (BFC/landowner has duty to maintain paths but limited capacity to improve or extend),</p> <p>Developers.</p>	<p>Provided in-kind or developer contribution (s106/CIL): £51k.</p>	<p>Phasing of development;</p> <p>Land owner agreement;</p> <p>Allocation of CIL funding.</p> <p>Dependency: Provision of suitable road crossings where PRoWs meet road network, including Pegasus crossings for bridleways.</p> <p>Ability to protect and buffer the setting of paths/ways and not just the right of way itself, avoiding urbanisation.</p> <p>Reference should be made to DOE Circular 2/1993 annex D 4) sets out that</p>

<b>Land at Warfield</b>				
<b>Infrastructure Required</b>	<b>Phasing</b>	<b>Delivery Organisation(s)</b>	<b>How (with cost estimates)</b>	<b>Risk/Dependences</b>
Provision should accord with LTP3 Policy TP9.	Development, in so far as it affects a right of way, should not be started and the right of way should be kept open for public use, unless or until the necessary order has come into effect.			Rights of way circular 1-09, Section 7. Planning permission and public rights of way; 7.8.



## General Infrastructure Schedule

**6.0.11** The following table of infrastructure requirements for development in the borough should be referred to in addition to the SALP site-specific schedules.

Infrastructure Required	Phasing	Delivery Organisation(s)	How (with cost estimates)	Risk/Dependencies
Transport Infrastructure				
<b>Local Road Network</b>				
Refer to site-specific schedules.				
<b>Footpaths and Cycleways</b>				
Refer to site-specific schedules.				
<b>Public Transport</b>				
Refer to site-specific schedules.				
<p><b>Strategic Road Network</b></p> <p>The Council supports a Pinch Point Programme (PPP) bid by the Highways Agency (HA) to fully fund a junction improvement at the M4 J10. If a bid is unsuccessful, it may be necessary to find an alternative funding mechanism, which may include financial contributions from developers.</p> <p>The Council will work in partnership with the HA and other relevant authorities to ensure an appropriate mitigation scheme is provided in a timely manner.</p> <p>Because the PPP bid scheme is not fully prepared, specific measures will not be provided for in the SADPD. However, should when a scheme is provided, the IDP will be updated and SADPD Policies could provide the policy framework for securing contributions.</p>	To be determined by the Council in consultation with the Highways Agency and other interested parties.	Highways Agency;  Bracknell Forest Council;  Wokingham Borough Council;  Reading Borough Council;  Developer.	Awaiting scheme for PPP bid. Once prepared, a costing will be included in the IDP.	Details of work are dependent on modelling and proposed mitigation.
<p><b>Community Transport</b></p> <p>No requirements for developer contributions identified.</p> <p>Additional vehicles and drivers could be required should there be an increase in demand.</p>	N/A	Bracknell Forest Council	Cost unknown.  Funded by Bracknell Forest Council – through Personalisation in Adult Social Care's	Funding availability.

Infrastructure Required	Phasing	Delivery Organisation(s)	How (with cost estimates)	Risk/Dependencies
			'Personal Budget' scheme.	
<b>Waste Management</b>				
<b>Waste &amp; Recycling</b>				
Refer to site-specific schedules.				
No other requirements have been identified. Strategic waste management facilities are expected to have sufficient capacity over plan period.				
<b>Utilities</b>				
<b>Water Supply</b>				
Refer to site-specific schedules.				
<b>Waste Water</b>				
Refer to site-specific schedules.				
<b>Electricity</b>				
Refer to site-specific schedules.				
<b>Gas Network</b>  Gas Distribution – potential requirement for upgrades to gas infrastructure.  Impact studies required of developers.	Phasing conditions may need to be agreed to ensure that upgrades are completed prior to new development.	Scotia Gas Networks (SGN);  Developers.	Initial impact studies funded by developers.  Costs of infrastructure improvements apportioned between Scotia Gas Network and developer.	Statutory provision.  Requires early engagement between utility provider and developer to understand proposals.
<b>Telecommunications</b>  Opportunities should be sought to install fibre optic links from houses to the High Speed Broadband exchange.	As development progresses.	Developers;  BT Openreach.	Unknown.	Medium risk: although not a planning requirement, it is a marketable asset.
<b>Renewable Energy</b>				
<b>Renewable Energy</b>	To be determined at granting of planning permission.	Developer	Developer funding;	BFC's Core Strategy Policy CS12 requires

Infrastructure Required	Phasing	Delivery Organisation(s)	How (with cost estimates)	Risk/Dependencies
<p>Opportunities should be sought to reduce carbon footprint and integrate renewable energy generation into development schemes, including district biomass heating, wind, hydro, CHP and other measures that might become viable in the future.</p> <p>Peter Brett Associates, in a report for BFC, made various recommendations including one that identified a significant opportunity in the Borough to take advantage of biomass energy production. This along with other recommendations should be properly considered in any sustainability statement accompanying a development proposal.</p>			DECC (FIT and RHI), some capital grants available, public sector grants or private sector funding.	developers in certain cases to reduce CO <sub>2</sub> emissions by at least 10% and provide at least 20% of energy requirements from on-site renewable energy generation.
<b>Education</b>				
<p><b>Early Years &amp; Children's Centres</b></p> <p>Refer to site-specific schedules.</p>				
<p><b>Primary Education</b></p> <p>Refer to site-specific schedules.</p>				
<p><b>Secondary Education</b></p> <p>Refer to site-specific schedules.</p>				
<p><b>Further Education</b></p> <p>Refer to 'Secondary Education' in site-specific schedules.</p>				
<p><b>Special Educational Needs</b></p> <p>Refer to site-specific schedules.</p>				
<p><b>Adult &amp; Community Learning</b></p> <p>No specific requirements have been identified. The service will require the use of community hubs to provide A&amp;CL in new communities.</p>		Bracknell Forest Council	Grant funded from the Skills Funding Agency.	Continuation of funding.
<b>Community Infrastructure</b>				
<p><b>Community Centres</b></p>				

Infrastructure Required	Phasing	Delivery Organisation(s)	How (with cost estimates)	Risk/Dependencies
Refer to 'Community Facilities' under site-specific schedules.				
<b>Youth Centres</b>				
Refer to 'Community Facilities' under site-specific schedules.				
<b>Libraries</b>				
Refer to site-specific schedules.				
<b>Built Sports</b>				
Refer to site-specific schedules.				
<b>Public Art</b> On-site in-kind provision of Public Art, negotiated on a site-by-site basis from a starting point of 1% of the gross development cost (excluding land value), excluding incidental costs. Public Art should be freely accessible in or fronting the public realm.	To be determined at planning application stage.	Bracknell Forest Council;  Developer	In-kind provision, to a value negotiated from 1% of gross development costs excluding land.	Viability and commissioning - preference for local initiative.
<b>Heritage</b> 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.	From start of development.	Developer;  English Heritage;  Berkshire Archaeology.	Cost unknown - bespoke mitigation. Developer funded.	Site surveys and monitoring.
<b>Social Infrastructure</b>				
<b>Children's Social Care</b> No specific requirements, however increased development will lead to an increase demand for Children's Social Care although an estimate will rely on the tenure, size and number of dwellings.		Bracknell Forest Council		
<b>Adult Social Care</b> 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		

Infrastructure Required	Phasing	Delivery Organisation(s)	How (with cost estimates)	Risk/Dependencies
<p><b>Affordable Housing</b></p> <p>An appropriate level of Affordable Housing on site in line with policy: on sites of 15 or more net additional dwellings, negotiations are based on provision of a maximum of 25% affordable housing.</p>	To be determined at granting of planning permission.	Bracknell Forest Council  Registered Providers (RPs)	On-site, in kind, provided by developer.	Subject to viability.
<p><b>Cemeteries &amp; Crematoriums</b></p> <p>No identified requirements.</p>		Bracknell Forest Council	Bracknell Forest Council capital programme.	Land pressures might arise from a changing demographic.
<b>Emergency Services</b>				
<p><b>Police Service</b></p> <p>Refer to 'Community Facilities' under site-specific schedules.</p> <p>Thames Valley Police (TVP) request notification of proposed works and dates for laying ducting along highways in order to 'double-up' and lay Automatic Number Plate Recognition (ANPR) cabling.</p> <p>This would avoid unnecessary expense and repeated digging-up of roads.</p> <p>TVP have identified the need for developers to contribute towards the following non-property infrastructure:</p> <ol style="list-style-type: none"> <li>8 bicycles, associated equipment and annual recharge over 5-year period;</li> <li>Funding for four Police Community Support Officers (PCSOs) over three year period;</li> <li>Funding towards the provision of between 5 and 10 ANPR cameras at specific locations adjoining key development sites in the district.</li> </ol>		TVP;  Developers.	<p>Developer contributions.</p> <p>Cost of police points have been factored into cost of 'community facilities'.</p> <p>TVP have provided cost estimates of the non-property infrastructure listed:</p> <ol style="list-style-type: none"> <li>£10k</li> <li>£402k</li> <li>£150k</li> </ol>	Allocation of CIL funding.
<p><b>Ambulance Service</b></p> <p>No site specific requirements.</p> <p>Southern Central Ambulance Service (SCAS) has advised that any increase in population will lead to an increase in calls for the ambulance service.</p>		SCAS;  PCT.	PCT	

Infrastructure Required	Phasing	Delivery Organisation(s)	How (with cost estimates)	Risk/Dependencies
<p>SCAS services are commissioned by the Primary Care Trust (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>				
<p><b>Fire &amp; Rescue Service</b></p> <p><u>Warfield and Binfield sites</u></p> <p>The cumulative impact of development in North Bracknell could require the need to upgrade Bracknell Fire Station and increase personnel from one full and one part-time provision to two full-time units. It may be required to make physical alterations to Bracknell Fire Station.</p> <p><u>Crowthorne sites (TRL, Broadmoor)</u></p> <p>Development would place additional pressure on the retained service at Crowthorne.</p>		<p>RBFRS; Developer.</p>	<p>RBFRS funded from revenue budgets; Developer contributions. <u>Area costs:</u> £500,000 p.a. for additional personnel Part of approx. £100k for physical alterations to Bracknell Fire Station. £1m p.a. revenue for additional staffing £1.5m capital works (estimate based on similar upgrade to Wokingham Fire Station).</p>	<p>Developer contributions might be considered if sufficient justification emerges from the RBFRS. Should residential sprinklers be installed in developments, fire risk would be reduced to a level negating the need to upgrade the facility.</p>
<b>Health</b>				
<p><b>Primary Health Care</b></p> <p>Good public transport access should be secured from development in the north of the borough and the TRL development to the Healthspace facility in Bracknell Town Centre.</p>		<p>Primary Care Trust</p>	<p>Government funding Potential for developer funding.</p>	<p>More information is required regarding existing capacity of surgeries and funding sources if developer</p>

Infrastructure Required	Phasing	Delivery Organisation(s)	How (with cost estimates)	Risk/Dependencies
The PCT have indicated that additional GP surgery capacity in Binfield could be required - the IDP will be updated as information emerges.				contributions are to be considered.
<p><b>Acute Care / General Hospitals &amp; Mental Health</b></p> <p>No requirements identified.</p> <p>The Broadmoor Mental Hospital facility has planning permission to be redeveloped to bring it in-line with modern needs and standards.</p>		West London Mental Health Trust		
<b>Green Infrastructure</b>				
<p><b>Open Space</b></p> <p>Refer to site-specific schedules.</p>				
<p><b>SPA Avoidance and Mitigation</b></p> <p>Refer to site-specific schedules.</p>				
<p><b>Biodiversity</b></p> <p>Refer to site-specific schedules.</p>				
<p><b>Public Rights of Way (PRoW)</b></p> <p>Refer to site-specific schedules.</p>				
<p><b>Flood Management</b></p> <p>Refer to site-specific schedules.</p>				

# 7 Infrastructure requirements for Housing Sites in SALP Policies SA1 - SA3 and Windfall Sites

**7.0.1** The SALP allocates other smaller sites (SA1 - SA3) that are not within the strategic urban extension sites (SA4 - SA9). These sites are in defined settlements and edge of settlement sites, and range from the development of approximately 10-325 units. These sites are not of sufficient scale to require site-specific infrastructure schedules as not all the infrastructure requirements will be in-kind on-site provision and financial contributions may be more appropriate depending on the scale and location of the site. These sites will follow the approach outlined below. This approach will also be used for any windfall sites that may come forward over the BFLP plan period, unless they are of a sufficient scale to require bespoke mitigation.

**7.0.2** In line with current policy, development with a net increase in housing is required to mitigate against adverse impact on existing infrastructure where there is insufficient capacity to accommodate the additional demand. On sites of less than 100 units it is often impracticable to require new on-site facilities as the critical number of residents to support such facilities will not be reached.

**7.0.3** Planning obligations, CIL and planning conditions are the main delivery mechanisms to make a development acceptable in planning terms. Developers may enter into obligations and/or pay CIL to secure the provision of infrastructure and local facilities that are reasonably related and needed to serve the development and which will make it more sustainable. LPA's make planning conditions to ensure a development is acceptable in planning terms. Grampian conditions can also be made by LPA's to control development as part of a planning permission where works are to be carried out off-site, and on land which is not necessarily owned by the applicant.

**7.0.4** Mitigation will only be sought where there is evidence of need. When assessing the need for new provision, existing infrastructure and services will be accounted for. Contribution levels differ in scale depending on the type of development proposed and its location within the Borough. For example, contributions may vary by the number of bedrooms in a proposed dwelling, because this may indicate the level of impact, and depending on which CIL charging zone the proposed development is located in.

**7.0.5** Details of mitigation requirements alongside infrastructure types, whether in-kind or financial, can be found in the Planning Obligations SPD.

**7.0.6** It should be noted however that figures presented in POSPD may be updated to bring in to line with current costs and standards. The CIL Charging Schedule gives a breakdown of the rates that are charged per square metre and what use classes are liable for the charge and the CIL Regulation 123 List identifies the types of projects that may be fully or partly funded by CIL income. Both documents can be found in the BFC CIL page.

**7.0.7** The CIL rates per square metre, in the CIL Charging Schedule, are subject to the RICS BCIS All-In-Tender price indexation that is altered annually. The CIL rates are also reviewed annually and may be changed.



**7.0.8** Part 123 (3) of the CIL Regulations 2010 (as amended) limits the LPA to accumulate a minimum of 5 planning obligations that have been agreed legally with developers for similar schemes via section section 106 legal agreements, across the borough, since 6<sup>th</sup> April 2010.

**7.0.9** If new legislation/guidance comes into force that replaces planning obligations and/or CIL, the new mechanism(s) will be used to seek mitigation for development.

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 ।

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**TO: EXECUTIVE**  
**DATE: 23 JANUARY 2018**

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**SCHOOL PLACES PLAN AND SCHOOL CAPACITY STRATEGY**  
**Director of Children, Young People and Learning**

**1 PURPOSE OF DECISION**

- 1.1 To approve the updated School Places Plan 2018 – 2023 (SPP) and the updated School Capacity Strategy 2018 – 2023 (SCS), that set out where and when additional school places are required to be provided across Bracknell Forest.
- 1.2 To update the Executive on the potential requirements for new school places arising out of the proposed housing up to 2034 from the emerging Local Plan.

**2. EXECUTIVE SUMMARY**

2.1 Pupil numbers are forecast to rise between 2017 to 2023 by up to:

- Primary 1,441 or 14%
- Secondary 1,523 or 22%

2.2 Future housing remains the greatest factor in the growth in pupil numbers.

2.3 The currently proposed school expansion projects and new schools will provide sufficient new places to meet this forecast demand.

2.4 A plan to deliver the shortfall in places to September 2019 is in place, subject to Executive approval of the 2018/19 capital programme proposals in February 2018.

2.5 Assuming the level of housing growth identifies in the Draft Local Plan (also on this agenda) goes ahead following the currently assumed housing yields and timelines, pupil numbers are forecast to rise between 2017 to 2034 by up to:

- Primary 3,865 or 38%
- Secondary 2,875 or 41%

**3. RECOMMENDATIONS**

3.1 **That the School Places Plan 2018-23 attached as Appendix A be approved.**

3.2 **That the School Capacity Strategy 2018-23 set out in the report be approved.**

3.3 **That the Executive notes the potential impact on school place requirements arising from the proposed level of housing growth set out in the Draft Local Plan covering the period up to 2034.**

**4. REASONS FOR RECOMMENDATIONS**

- 4.1 The Council has the statutory duty to provide sufficient school places.
- 4.2 The SPP and SCS are the essential tools employed by the Council to meet this duty. These were last approved by the Executive in January 2017, and have been updated again to reflect the current revised potential requirements for new school places to 2023.
- 4.3 Demand for pupil places arising from the proposed housing growth levels set out in the emerging Local Plan up to 2034 will further increase the need for new school places.

## **5. ALTERNATIVE OPTIONS CONSIDERED**

- 5.1 It is business critical to undertake pupil forecasting to ensure the Council meets its statutory duty to provide sufficient school places. The SPP provides the vehicle to communicate these forecasts and the SCS the strategy of where and when to deliver the new school places required. New school places are delivered through the education capital programme by construction of new schools and school expansion projects, or can be directly funded through the DfE Free Schools Programme.
- 5.2 Options for delivery of the School Capacity Strategy are set out in the body of the report.

## **6. SUPPORTING INFORMATION**

### Background

- 6.1 Bracknell Forest has experienced a period of sustained growth in pupil numbers across the Borough. Pupil numbers have risen over the last eight years between 2009 to 2017 by:
- Primary 1,762 or 21%
  - Secondary 585 or 9%
- 6.2 Sufficient pupil places have been provided over this period through a sustained programme of capital investment through the education capital programme, which has been aligned with anticipated growth set out in the Site Allocations Local Plan. Over £125m has been invested in creating additional capacity into the school estate over this period, including £27m spent so far on constructing Kings Academy Binfield, drawn from a combination of Council funding, developer contributions and external (mostly DfE) grants.

### School Places Plan (SPP)

- 6.3 The SPP 2018-23 is attached as Appendix A and provides the forecasts of future primary and secondary pupil numbers. This is done by gathering information including birth rates and planned housing, and comparing this with existing school capacities and numbers on roll. If demand exceeds capacity then a projected deficit is forecast.

- 6.4 Trends in the figures are set out in the Borough-wide commentary, and a summary of future changes in the three planning areas (North Bracknell, South Bracknell and Crowthorne & Sandhurst) are summarised below, with further detail contained in the Planning Area commentaries in the SPP.

#### Accuracy and Joint Work

- 6.5 In recent years the forecasts have been robust in forecasting accurate numbers of school places required, in particular, the following school year and in giving a good guide for the years immediately following this.
- 6.6 The Council works closely with colleagues in neighbouring authorities, in particular those in Wokingham BC and the Royal Borough of Windsor and Maidenhead. Information on housing developments is shared, and implications for school places and designated areas discussed. For example there has been a displacement back to Bracknell Forest of Bracknell Forest children previously attending school in Wokingham, where places are no longer available due to local housing growth in Wokingham.

#### Factors affecting the Planning and Delivery of School Places

- 6.7 Future housing remains the greatest factor in the growth in pupil numbers. The Executive should note that the individual developers' house building programmes are outside the Council's control which is why SPP forecasts and the SCS need to be regularly updated.
- 6.8 Factors affecting housing which are subject to change include:
- Latest housing building programmes which have either been supplied by developers, or estimated by CYPL and planning officers based on previous BFC developments.
  - The mix of dwelling types for proposed new housing (e.g. 1 bed, 2 bed, 3 bed etc.) which will yield different numbers of children.
- 6.9 Past experience suggests that house building programmes are likely to be subject to slippage, especially where S106 Agreements have yet to be concluded. Market forces will also affect developers' ability to sell houses.
- 6.10 A full description of factors impacting the forecasts and changes since the previous plan are contained in this year's Plan. The Register of Factors influencing the forecasts is attached as Appendix 2 to the SPP.

#### School Capacity Strategy Options

- 6.11 There are three strategic options for planning for school places which are set out below:
- Strategy Option 1 is planning by individual school, which means responding to every forecast school deficit by expansion of that school in accordance with the forecast demand. This is not always possible due to site restrictions, and is the most expensive option requiring investment at multiple schools across the Borough. This approach has not been applied.
  - Strategy Option 2 is planning by organisational area, which involves creating sufficient new places to meet the demand across the organisational area allowing for the fact that some schools will have deficits and some surpluses of places. This is more flexible than Option 1, above and allows the Council to select which schools to expand. Selection of schools to expand is based on criteria including cost and

Ofsted performance (DfE requires that only GOOD or OUTSTANDING schools be expanded). This option generally costs less than Option 1, and is the approach that has been generally applied.

- Strategy Option 3 is planning on a Borough-wide basis, which means where there are insufficient places in the local area, pupils travel. This is the least expensive option for capital investment, however revenue home to school transport costs are incurred where primary pupils have to travel in excess of 2 miles and secondary pupils in excess of 3 miles to school. It also creates more pressure on to road network and can also be unpopular with parents due to travel distances, public transport availability, and parental perceptions of the relative performance of different schools.

### Creation of New School Places

6.12 Capital schemes to deliver new school places are only implemented as and when need is actually demonstrated.

6.13 New school places can be created in a number of ways, as set out in the following paragraphs in ascending order of cost and complexity:

- Surge classrooms can be created by either converting existing space in the school or adding a single new building to accommodate a single additional classroom for 30 places. These are a temporary solution providing places for one year group only as up to 30 pupils progress through the school.
- 1FE (Form of Entry) expansions can be achieved by extending existing buildings or providing new buildings within the school site to create sufficient permanent places to provide an additional class in each year group. Expansion generally starts in the intake year and construction can be delivered in phases over the following 5-7 years as the expansion works its way up through the year groups.
- Schools may also be expanded by building new school buildings on nearby sites creating a single school operating across two sites. For example capacity at Warfield CE Primary School was expanded from September 2016 from 1FE (210) places on their existing All Saints Rise site, to up to 3FE (630) places following new construction on the Woodhurst site.
- New academy/free schools can be constructed if suitable school providers and sites can be found. Over the forecast period to 2021 it is possible that new free schools will need to be established in Bracknell Forest. Depending where and when this happens this would help address the rising demand for school places across the Borough. If a large number of Free School places were brought on stream at once however, then this could create surplus school places at existing schools if parental preference favoured the new Free School. Much would depend on the phasing of the opening of any such provision.

### Surge classrooms

6.14 There are a number of individual primary surge classrooms in all three organisational areas across the Borough to infill any small gaps in capacity or to make up for any unforeseen higher forecasts. These can be bought online at relatively short notice for the cost of just furniture and ICT. Locations of these include Winkfield St Marys, Meadow Vale and Owlsmoor.

Three Organisational Planning Areas

6.15 The Borough is currently divided into three organisational areas for the planning of school places which are set out in Annex 5 of the SPP, as follows:

- North Bracknell
- South Bracknell
- Crowthorne & Sandhurst

Primary Forecasts and Strategy 2018-23

6.16 The overall forecast rise in primary numbers is 1,441 or 14% over the forecast period, which can be broken down by organisational area as follows:

6.17 North Bracknell primary capacity is currently in surplus, but this is forecast to reduce to deficit by September 2019 with the deficit increasing to -7.3FE in the intake year by September 2023. The SCS strategy to meet this is from delivery of the projects in the table below, which are already in progress as part of new housing developments. Members will note however that the proposed new Amen Corner North primary school has been slipped by 1 year to keep pace with the latest forecasts in the SPP:

FE	School	From	Status
+1FE	Warfield Woodhurst	Sep-19	Construction completed
+1FE	Kings Academy Binfield	Sep-19	In construction
+1FE	Amen Corner North	Sep-21	Construction start in 2019
+1FE	Kings Academy Binfield	Sep-21	In construction
+1FE	Amen Corner South	Sep-21	Subject to S106 agreement
+1FE	Warfield East	Sep-22	Subject to S106 agreement
+1FE	Amen Corner South	Sep-23	Subject to S106 agreement
+1FE	Warfield East	Sep-23	Subject to S106 agreement

6.18 The current South Bracknell primary surplus of places is forecast to reduce to +0.9FE by 2023. The proposed expansion of Crowthorne CE Primary at TRL has also been slipped by 2 years to Sep-22 to keep pace with the latest forecasts in the SPP.

6.19 The current Crowthorne & Sandhurst surplus is forecast to reduce to +0.3FE by 2023.

Secondary Pupil Numbers

6.20 The overall forecast rise in secondary numbers of 1,523 or 22% over the forecast period, which can be broken down by organisational area as follows:

6.21 North Bracknell secondary capacity is currently in surplus, but is forecast to reduce to deficit by September 2018 with the deficit increasing to -3.6FE by September 2023. The strategy to meet this is from delivery of the Kings Academy Binfield (KAB) project which is currently under construction to deliver new secondary places commencing in the intake year from September 2018.

6.22 South Bracknell secondary capacity is also currently in surplus of +3.0FE, and although forecasts suggest this is moving in to deficit within the forecast period, this is not borne out by school admissions data. With the opening of KAB in North Bracknell in September 2018 there will be sufficient secondary school places across the Borough for the duration of the forecast period, therefore no additional school capacity works are planned in South Bracknell.

- 6.23 Crowthorne & Sandhurst secondary capacity is currently showing a small surplus, but this is forecast to reduce to deficit by September 2018, with the deficit increasing to up to -2.3FE by September 2023. School Admissions data however confirms that much of this pressure is from outside the schools' designated areas. With the opening of KAB in North Bracknell in September 2018 there will be sufficient secondary school places across the Borough for the duration of the forecast period, therefore no additional school capacity works are planned in Crowthorne & Sandhurst either.
- 6.24 The Executive should note that The Brakenhale School has made enquiries about moving from a catchment area admission policy to one of geographical distance. If this is implemented then in the future the Council will need to change the Designated Areas of the other schools to ensure that all pupils, wherever they live in the Borough, will have a school place. Ultimately if all secondary academies move away from catchment area admissions arrangements then the only viable solution for the Council will be to adopt a single secondary Designated Area for the whole Borough. This measure would be a logical outcome and a prudent precaution to prevent having to repeatedly change secondary Designated Areas in the future. This is closely currently being monitored but subject to statutory consultation, a recommendation to implement this is likely to be forthcoming in the short to medium term.

School Capacity Strategy: Summary

- 6.25 The Capacity Strategy 2017 – 2023 is summarised below:

**Short Term (To September 2018)**

North Bracknell	Primary	No capacity works required
	Secondary	BLV secondary opens to 120 places in the intake year from Sep-18
South Bracknell	Primary	Great Hollands expansion to 3FE final Phase 3 completed for Sep-18
		The Pines expansion final Phase 2 completed for Sep-18
		Jennett's Park expansion to 2FE final allocation of furniture & equipment for Sep-18
	Secondary	No capacity works required
Crowthorne & Sandhurst	Primary	No capacity works required
	Secondary	No capacity works required



**Medium Term (from September 2019 to August 2023)**

North Bracknell	Primary	KAB primary opens to 1FE in the intake year from Sep-19
		Ascot Heath infant School reduces it's PAN from 70 to 60 from Sep-19
		Warfield - Woodhurst expands to 2FE from Sep-19
		Amen Corner North opens to 1FE from Sep-21
		Sandy Lane surge classroom is renewed from Sep-21
		KAB primary expands to 2FE from Sep-21
		Amen Corner South opens to 1FE from Sep-21
		Holly Spring surge classroom is renewed from Sep-22
		Warfield East opens to 1FE from Sep-22
Secondary	KAB expands during the forecast period to keep pace with Basic Need requirements	
	Garth Hill College reduces it's PAN from 312 to 300 from Sep-19	
South Bracknell	Primary	TRL Opens to 1FE from Sep-22, expanding to 2FE in Sep-23
	Secondary	Any deficits of places arising during the forecast period will be met from the Borough wide surplus of places created at KAB so no capacity works required
Crowthorne & Sandhurst	Primary	No capacity works required
	Secondary	Any deficits of places arising during the forecast period will be met from the Borough wide surplus of places created at KAB so no capacity works required

The reduction of PANs for Ascot Heath and Garth Hill College are currently out for consultation.

Special Educational Needs

- 6.26 Department for Education statistics based on School Census data state that 2.9% of Bracknell Forest pupils had statements of SEND, which is in line with the average for England and the South East region. The current figure for Bracknell Forest pupils having an EHCP is 2.1% based on last year's census data. The new census data will be submitted later in 2018 and this figure will almost certainly rise.
- 6.27 The Strategy for provision of SEN school places to meet this demand can be summarised as follows:
- 6.28 Kennel Lane Special School is largely full to its 188 capacity, and is forecast to continue to be so. There are 169 pupils on roll in 2016 but there are a number of non-BF learners at the school.

Unrestricted

- The Rise@Garth Hill College opened in 2015 on a phased basis, and is expected to fill up over the following years to its full capacity of 56 places for secondary ASD.
- Up to 40 additional SEN places are being created at Kings Academy Binfield from September 2019 (up to 15 primary and up to 25 secondary).
- There is a resource for children with Speech and Language difficulties based at Meadowvale Primary School and the development of additional Resource Units within existing mainstream schools is being explored. The High Needs Block review recognised a need to develop more primary resource for children social communication difficulties.
- Out of Borough placements will continue to be used to meet the specific needs of individual children where these cannot be met within the Borough. This has, and will continue to have, financial implications.
- The possibility of a new SEN free school in Bracknell Forest during the forecast period will be assessed a start of the strategy moving forward.

Early Years

6.29 In 2017 there were a total of 249 early years providers across the Borough broken down as follows:

Private & voluntary	41
Independent	2
Childminders	188
Maintained Schools	18

Total: 249

6.30 The eligibility and take-up of Early Years places is summarised below:

Age	Eligible*	Uptake	%
2 year olds	238	205	86%
3 year olds	1,562	1,403	90%
4 year olds in Early Years	1,438	12	1%
4 year olds in School Reception		1,426	99%

\* Estimated from Health Service RIO database

6.31 It is likely that a proportion of those eligible who did not take up a place may have not required one e.g. if they had family to look after their children, but the numbers of these children is not known.

Costs and funding

6.32 DfE capital grants have accounted for a significant amount of the funding on the Education Capital Programme for the last five years, with £31.8m of grants allocated to

the Council under a number of different funding streams to March 2017. The most significant grant receipt relates to Basic Need Grant (BNG) which is an un-ring fenced grant, intended to fund the provision of new school places.

- 6.33 For the 2 year funding period 2016/18, Bracknell Forest will receive £18.8m of BNG funding; however in March 2016 the Government announced the level of BNG funding for 2018/19 would be zero. A provisional allocation of £0.75m of DfE Basic Need funding has been announced for 2018/19.
- 6.34 The council has also been successful in concluding agreements with developers to provide the land and construct new primary schools at Jennett's Park, Warfield (Woodhurst), Amen Corner North and Crowthorne TRL in lieu of S106 contributions. This minimises cost and risk to the council compared to a self-build approach, and similar agreements will be sought at Amen Corner South and Warfield East. Where house building programmes slip, the Council has the ability to slip the construction of the new schools accordingly up to the point at which a construction contract is let by the developer. Members will note that the programmes for the proposed new school buildings at Amen Corner North and TRL have this year both been slipped to September 2020 and September 2022 accordingly. This flexibility within the developer construct approach allows the Council to reduce the disruption to other schools and associated diseconomy costs of having too many surplus places in the system too soon.
- 6.35 Taking account of DfE grant, developer contributions and the funding package previously agreed for the KAB, sufficient resources are in place to deliver the school places that are expected to be required by September 2018. Schemes required beyond this point will be kept under review through the Education Capital Programme Board.
- 6.36 The funding strategy to meet the cost of delivering the Strategy includes the following:
- Further Basic Need Funding, although zero in 2018/19, may be forthcoming in later years, and the Council will continue to maximise our potential receipts via the Education Funding Agency's (EFA) annual School Capacity Survey. BFC has received/been allocated £31.1m of Basic Need grant during the five year period 2013/17.
  - Use of S106 contributions which have yet to be negotiated and/or obtained from developers. This approach, utilising the developer construct route has been successful for delivery of all new primary schools delivered to date.
  - Use of Community Infrastructure Levy (CIL) funding, and the Planning department has estimated that subject to proposed developments going ahead, up to £10.2m of CIL receipts could be secured to support the Education Capital Programme during the period 2018/25.
  - Bids will be submitted for any future grant funding opportunity for which eligibility can be demonstrated, for example the Council successfully bid for £7.6m of Targeted Basic Need (TBN) grant in 2013/15 for school capacity projects when EFA announced a bidding opportunity.
  - The EFA provides all funding for free schools including capital funding. EFA will pay for the purchase and lease of the building or land as well as any building work or refurbishment that needs to be done to create the new school. Where the Council requires new schools to be built, this funding route could be pursued if a free school provider was considered to be appropriate.

## Unrestricted

- Funding from the Council's own capital resources will be sought as a last resort. Each £1m of investment is estimated to cost in the region of £0.050m in annual revenue debt charges.

### Forward Look to 2034

- 6.37 Work to create a new Local Plan is currently underway in the Council and this will include identification of future sites for new housing development across the Borough. In January 2018 the Executive and Council will be considering which housing sites will go forward for consultation for inclusion in the proposed new Local Plan. In an effort to inform this decision by the Executive, CYPL have been working closely with Planning colleagues to set out the education implications of this, which are as follows:
- 6.38 For primary, assuming the proposed Short and Medium Term strategies above are implemented, the total additional forecast primary deficit across the Borough to 2034 is up to 1,070 places or +5.1FE, equivalent to three additional 2FE primary schools.
- 6.39 For secondary assuming the proposed Short and Medium Term strategies are implemented, the total additional forecast secondary deficit across the Borough to 2034 is up to 2,875 places or +13.7FE, equivalent to one new secondary school plus expansion of some existing secondary schools.
- 6.40 This pressure is forecast to impact across the Borough but is more prominent in the North Bracknell organisational area.
- 6.41 To qualify this, forecasting 17 years into the future cannot be assumed to be an exact science. The Executive will understand that primary pupil numbers can be forecast from numbers of babies already born, and that secondary pupil numbers can be calculated from primary numbers already on roll. Forecasts beyond this timescale become more difficult the further forward they are projected. The mechanism for doing this is to use trend analysis, adding in the estimated pupil yields from the proposed new housing. It should also be noted that housing yields, house building programmes and numbers of dwelling types have been estimated to achieve this. Demographics have been assumed to remain stable at the current level, however these may also be subject to change over the forecast period.

**7. ADVICE RECEIVED FROM STATUTORY AND OTHER OFFICERS**

Borough Solicitor

7.1 The relevant legal issues are addressed within the report.

Borough Treasurer

7.2 The provisional financial implications are set out in the supporting information. Amounts for all options will require more work once a way forward is established and are subject to significant change.

Equalities Impact Assessment

7.3 Where building work is undertaken it complies with the current Part M of Building Regulations for disabled access.

Strategic Risk Management Issues

7.4 The main factors affecting the planning and delivery of school places are:

ISSUE		RISK	COMMENT
1	Availability of detailed information	MEDIUM	Out of date information prejudices accurate forecasting and planning. The situation is developing continually. Every effort is made to continually monitor changing trends.
2	Accurately forecasting the impact of new housing.	HIGH	Close liaison takes place between the CYPL and ECC teams to estimate the impact of new housing, but this is estimated where details are not yet available from developers. Market forces will ultimately determine house building programmes.
3	No local plan in place so a relative approach to long term planning has to be taken	MEDIUM	Close working with Planning Colleagues and the adoption of a new strategic plan up to 2034 will enable a strategic rather than a reactive approach to place planning being taken.

Unrestricted

4	Sufficient school places	MEDIUM	Annual forecasting through the SPP and updating the SCS are essential to planning for school places. Forecasts are now calculated on “realistic” rather than “worst case” (highest) projections, which has reduced the headroom of pupil places in the future. The Strategy includes using the surplus capacity and surge classrooms as a safety net.
5	Compatibility of admissions arrangements by academy providers	MEDIUM	In future new academy providers may choose to depart from a catchment area admissions policy which would impact on the council’s ability to plan for school places. Maintenance of an open dialogue with providers is an important requirement.
6	Cost Risk	LOW for 2018/19	Capital Programme is affordable for 2018/19. VFM is applied to capital projects through procurement.
7	Future funding risk	MEDIUM for 2018/19 and beyond	DfE allocations are unknown beyond March 2019. A funding strategy is in place.
8	Programme risk	MEDIUM	All capital projects have significant lead-in times and sufficient time for implementation is essential
9	Abortive Cost Risk	MEDIUM	If projects are deferred and not ultimately funded then the capital costs incurred to date will create a revenue pressure in future years. This is closely monitored with the Borough Treasurer.
10	Reputation Risk	MEDIUM	The Council could stand to be criticised if there were either too few or too many school places. This emphasises the importance of strategic planning.

## **8. CONSULTATION**

### Principal Groups Consulted

- 8.1 The Pupil Place Planning (PPP) Board – the Council decision-making body composed of key senior officers, consultants and the Executive Member for CYPL - have been consulted about the contents of the SPP.
- 8.2 Individual school expansion projects are subject to their own public consultations and all construction works on school sites, including new schools, is also subject to public consultation through the statutory planning process.
- 8.3 Where schools are subject of expansion there is extensive consultation with Headteachers and Governing bodies over the details including timescales, designs and implementation of the works.
- 8.4 The process for creating the School Places Plan and the School Capacity Strategy were brought to Overview & Scrutiny in November 2017.

### Method of Consultation

- 8.5 The PPP Board were consulted regarding the forecasts at their meeting on 01 November 2017.
- 8.6 Public consultations involve posting leaflets to neighbouring properties and to school stakeholders in addition to the standard BFC online consultation. Public meetings are held in the afternoons/evenings to view plans and drawings of proposals at which Council officers and designers are available to answer questions. Planning consultations are in accordance with statutory requirements. Consultations with schools take the form of presentations and meetings with Council officers and participation in design team meetings.
- 8.7 Overview & Scrutiny took a report and were given a presentation at their meeting on 16 November 2017.

### Representations Received

- 8.8 The PPP Board understood the issues, the overall trends and the implications for the supply of additional places.
- 8.9 Feedback from pre-planning public consultations does influence the detailed plans and drawings that form the final planning applications. School feedback helps shape the final designs for the new accommodation that is provided.
- 8.10 The Members on the Overview & Scrutiny panel spent some time asking questions and seeking clarification on the details of how we plan for school places, after which they expressed satisfaction in the current processes and procedures in place.

Contacts for Further Information

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# **SCHOOL PLACES PLAN**

**2018 - 2023**

**Including 2017-based forecasts**

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Forecasts in this Plan are produced for medium term planning purposes. Forecasts are based on trends in past numbers on roll, admissions and numbers of children by age, and take into account planned housing and other factors. The numbers of pupils are projected in the designated area of schools and forecasts are not constrained by accommodation at the school.

The Admissions Authority for each school will determine, based on their admission arrangements, which pupils can be offered places at the school. The forecasts cannot be used as an indication of admissions in future years.

Further details are included in Annex 1.

## Introduction

The provision of school places remains an essential part of the Council's organisation and planning process and enables the Council to meet its statutory duties in relation to school places. School place planning is an annual process based on a review of future housing plans, numbers on roll and demographic data. The process continues to be adjusted as actual numbers are known and comparisons made with forecasts in previous years. The School Places Plan is produced annually as a result of the review.

'Creating Opportunities' is the joint strategic plan for children and young people in Bracknell Forest for 2014-2017 (extended by one year to March 2018). The plan contains six Outcome Priorities - Outcome Priority 1 is to *'raise levels of attainment and pupil progress across all phases of learning for all pupils'*. To ensure systems are in place for effective pupil and school place planning is a specific activity listed under this Outcome Priority.

This School Places Plan supplements the joint strategic plan by providing:

- pupil data and statistics
- forecasts of pupil numbers for the next five years
- commentary on the need to add or remove school capacity
- estimates of future housing growth.

The planning and capital programme processes that deliver places constitute both a major challenge and a major achievement for the Council. In excess of 5,000 school places have been created in Bracknell Forest schools over the last 10 years, including expansions and surge classrooms at existing schools in all three organisational areas, construction of a new primary school at Jennett's Park, the re-provided and expanded secondary school at Garth Hill College and the expansion to Warfield CE Primary School. The new all-age Kings Academy Binfield is under construction and will take its first students in September 2018. Given the national pressures on school places this is a major success for the Council, with school places continuing to be available for every child in the Borough who wants one.

The forecasts contained in this plan support school estate planning to meet demand for pupil places. The Education Capital Programme has always succeeded in creating sufficient physical capacity in our schools to meet local demand, and the key factors in this have been:

- the ability to plan well in advance
- planning for the highest pupil numbers but only building what is actually needed
- working with schools to minimise the disruption and optimise the enhancement of the physical environment through the construction works.

## **School Place Planning**

All local authorities (LA) work within the same national policy framework. Three main activities make up the task of matching the supply of school places with the demand for them:

- managing the supply of places;
- managing demand through admissions and appeals procedures; and
- managing outcomes by tackling problems – such as small schools and schools in difficulties – which emerge as a result of attempts to match pupils with places.

There is a statutory requirement on Bracknell Forest Council to provide sufficient school places. Discharging this duty involves opening new schools or adding places to existing schools where extra capacity is required. It also means reducing in size schools with surplus accommodation. The challenge for the Council is to provide the right number of places in the right locations. This means that projections of pupil numbers must be reviewed at least once a year to ensure that additional places are provided in growth areas but, in addition, that substantial surplus places do not exist in an area, which could represent a waste of resources. This analysis is complex and the current economic climate adds further complexity to the process.

The key internal decision-making body is the Pupil Place Planning Board which is composed of the Lead Member, key senior officers and advisers. As at October 2017, the board has met quarterly to review and monitor issues relating to school organisation.

Wherever possible the Council will seek to provide places for pupils in their designated area school. This can be achieved in a number of different ways:

- by providing individual ‘surge’ (or ‘bulge’) classrooms in primary schools to take an additional form of entry for one year only. The surge class moves up through the school year by year until the pupils leave in seven years time, after which the classroom becomes available again for re-use as a new surge classroom, or for alternative use.
- Expansion by 1 FE (form of entry) in all year groups, involving creation of new classrooms, toilets etc. by refurbishment and/or extensions of existing buildings. Expansion projects are usually implemented in phases to keep pace with pupil numbers as they progress up through the school.
- by building new schools where demand is sufficient, or in response to new housing development. Providers are then sought for these schools.
- by changing designated area boundaries.

There is also a requirement for the Council to review and to remove surplus places which can become costly in terms of building running costs. However, not all surplus places can, or should, be removed; for example:

- it is difficult for parents to have their preference for a particular school place met without the existence of some surplus places;
- some surplus places are needed to cope with future increases in pupil numbers.

Surplus places can be removed in several ways:

- by removing temporary accommodation;
- mothballing part of a school (particularly if demand for places might increase in future years); and/or
- finding alternative compatible users or uses for some of the accommodation.

The Council aims to maintain some overall surplus capacity for planning and managing school places within the Borough. In the past, a surplus of around 5% was regarded as acceptable as this allowed for a degree of parental preference and for future increases in pupil numbers, whilst ensuring value for money and best use of limited resources. The Council still aims to provide spare capacity in each year group, however due to pressure on pupil numbers this can no longer be guaranteed at 5% at each individual school. The Council will however endeavour, wherever possible, to provide sufficient spare capacity in each of the three planning areas to prevent pupils having to travel long distances to school.

Where new housing creates additional demand for places, the Council has a well-organised approach to obtaining funding from housing developers. The Council will always seek to provide school places as near as possible to where they are required. This continues to be a significant issue in Bracknell Forest which is a growing community.

All LAs are required to submit annually a Schools' Capacity and Places return (SCAP) to the Education Funding Agency, part of the Department for Education (DfE). The DfE require LAs to submit pupil forecasts annually and explain the methodology for producing these and also to confirm the capacity of each school.

Achieving the correct balance of places in the correct location requires accurate, sustained forecasting and planning over a long period.

Further details of the methodology and changes since the 2016-based forecasts are shown in Annex 1.

## **Context /demographic background**

Bracknell Forest is located in central Berkshire, 28 miles west of London and between the M3 and M4 motorways. It covers an area of some 109 sq km. The economy of the Borough is of above average size and productivity compared to the county and nationally, and benefits from good access links and a well educated labour force.

The population of Bracknell Forest is estimated to be 119,447 (ONS Mid-2016 Population Estimate). The majority of the population lives in the built-up areas of Bracknell, Sandhurst, Crowthorne, Binfield, Warfield and North Ascot.

The 2016 Population Estimates show that there are 30,769 children and young people aged 0 -19 resident in the Borough, representing 26% of the total population. This proportion has remained fairly constant in recent years.

Of these, around 17,812 are pupils on roll in Bracknell Forest primary and secondary schools<sup>1</sup>. Over the last 3 years there have been on average around 1,500 births per annum in recent years in Bracknell Forest. This is projected to remain at this level throughout the planning period.<sup>2</sup>

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<sup>1</sup> School Census October 2017 – NB all pupils including nursery, 6<sup>th</sup> form and special school

<sup>2</sup> Source: ONS

## Factors Impacting Numbers and School Places

There are a number of factors which will potentially impact the supply and demand for school places over the next five years. The effects of all these factors will continue to be monitored closely at local area level to provide sufficient suitable school places.

- **Demographic trends**

In common with many other local authorities, over the last few years Bracknell Forest has seen a steady increase in pupil numbers and rising rolls in primary schools, resulting in pressure on the intake year and the requirement for additional capacity throughout the Borough.

An additional trend has been the arrival in recent years of an increasing number of families from outside the UK. The proportion of pupils in schools from a minority ethnic background has increased steadily from 6.1% in 2001 to 20.6% in 2016.

- **New Housing**

Bracknell Forest continues to be an area of significant housing growth. Numbers of completions in recent years are shown in the table below. New housing results both from large developments (such as in Warfield, Jennett's Park, The Parks and Wykery Copse) and the cumulative effect of smaller sites.

<b>Net Number of dwellings completed</b>				
<b>2012/13</b>	<b>2013/14</b>	<b>2014/15</b>	<b>2015/16</b>	<b>2016/17</b>
390	314	376	336	437

Phasing of future construction changes frequently and is influenced by a number of factors, including market conditions. The pupil forecasts contained in this plan reflect the position at 1<sup>st</sup> October 2017. A detailed summary of current and future housing, including other major sites due for development in the longer term is set out in Annex 2. In summary the number of houses scheduled to be completed are:

<b>Number of dwellings scheduled to be completed As at 1 October 2017</b>				
<b>2017/18</b>	<b>2018/19</b>	<b>2019/20</b>	<b>2020/21</b>	<b>2021/22</b>
509	563	1094	1075	943

- **Pupil Yield from New Housing**

As part of its school place planning, Bracknell Forest regularly monitors pupil yield from new housing developments by carrying out research to establish typical numbers of pupils generated. The information is essential to ensure local authority departments are using robust, evidence-based pupil yields.

The latest study conducted in early 2016 by market research company QA Research, focused specifically on new dwellings completed since 2012 and

provided us with the yields shown below. The yields were lower for all ages, with the overall yield being nearly 17 children per 100 houses less than the last time the survey was undertaken in 2013 (93.9 in 2016 compared with 110.7 in 2013).

Age group	Average pupil yield per dwelling				
	1 bed	2 bed	3 bed	4 bed	5 bed
0-3 year olds	0.05	0.40	0.50	0.38	0.41
4-10 year olds	0.05	0.23	0.42	0.40	0.59
11-15 year olds	0.00	0.05	0.11	0.20	0.38
16-17 year olds	0.00	0.01	0.01	0.04	0.03

- **Pupil Mobility**

The extent of within-year mobility decreases with age. Using the recognised formula, expressing mobility as the sum of arrivals plus leavers divided by the number on roll, the averages across all schools in the Borough are generally low in the national context and are typically in the region of:

Primary Schools	13-14%
Secondary Schools	10-11% <sup>3</sup>

However, the averages mask some significant differences between schools. For example, there is significant pupil mobility associated with staffing changes at the Royal Military Academy (RMA) in Sandhurst – this could be individual families or whole units posted into or out of the RMA. Two schools in the Crowthorne and Sandhurst planning area regularly receive new pupils unexpectedly and therefore typically have pupil mobility in excess of 20%, a figure much higher than the national context.

Another aspect of pupil mobility which is difficult to forecast in terms of age and timing is traveller families. The Council has a statutory duty to assess the educational needs of travellers and to provide sufficient school places. There is a permanent designated Traveller Site with 13 pitches in the Crowthorne and Sandhurst planning area.

- **Designated area and boundary issues with neighbouring local authorities**

Two Bracknell Forest primary schools (Ascot Heath CE Junior and Cranbourne) are in the designated area for Charters Secondary School, located in the Royal Borough of Windsor & Maidenhead and two primary schools in Wokingham Borough (Hatch Ride and Oaklands) are in the designated area for Edgbarrow Secondary School in Crowthorne.

Parental preference means that some children resident in one local authority choose to attend a school in a neighbouring local authority. The majority of cross-border movement occurs between Bracknell Forest and Wokingham, Windsor & Maidenhead, Hampshire and Surrey boundaries. This makes it more difficult to track pupils between primary and secondary schools, and makes accurate pupil forecasting more difficult.

Housing developments, changes in the popularity of schools or other pressures in Wokingham or Windsor and Maidenhead may create a greater

<sup>3</sup> Based on School Census Data

need for places in those authorities, meaning that there is less flexibility for schools in the neighbouring authority to take Bracknell Forest pupils. This will have a consequence of a greater demand for places in Bracknell Forest schools.

- **Raising of the Participation Age**

As part of the Government's Spending Review and the White Paper, 'The Importance of Teaching', a commitment was made to raise the participation age to 18. Since 2015 young people are expected to participate in education, learning or training until the end of the academic year in which they turn age 18.

However this does not necessarily mean that students have to stay at school – they can still leave school at 16 and access learning through a further education college or a work-based training provider. All sixth form students who wish to stay on in secondary schools can currently be accommodated.

- **Special and Additional Educational Needs**

As many as one in five pupils may have special or additional educational needs at some point in their school life. Most pupils can continue in education in a mainstream school. However the needs of some pupils and students mean that they are educated in three Resource Units attached to two mainstream schools, in the Borough's Special School, Kennel Lane, or in provision outside the Borough. Further details are included in Annex 3.

- **Provision for pupils out of school**

There are a number of pupils for whom a placement in mainstream school is not always sustainable and special school is not appropriate. This group of pupils receive their education through the Pupil Referral Service. Further details are included in Annex 4.

- **New Schools**

New schools may cause some turbulence in demand for school places through parental preference for new facilities. This is difficult to predict or control. The most recent school is the expansion to Warfield CE Primary School on the Woodhurst Park site which opened in September 2016.

- **Denominational education**

There are ten Church of England and Catholic primary schools within Bracknell Forest and one Church of England secondary Academy. There is no Catholic secondary school in the Borough so parents preferring a Catholic education for their children must apply to schools outside the Borough, notably Blessed Hugh Faringdon Catholic School in Reading, St. Joseph's Catholic High School in Slough or All Hallows Catholic School in Farnham.

- **Free Schools and the Academy programme**

Free schools are state-funded schools which are independent of the Local Authority. A free school is responsible for its own admissions and takes on a wide range of other responsibilities. In relation to School Organisation a free school can increase its admission number but must consult if any reduction in the number of pupils is planned. Other significant changes, such as a change in the age range, would require permission of the Secretary of State.

Free schools may be established through the academies programme as either sponsored or converter academies. A free school may also be



established by an organisation or group such as a charity, university, business, community or faith groups, teachers or parents. In all cases they must be approved by the Secretary of State as having suitable expertise to provide sustainable, high quality education.

To date local interest in conversion to an Academy school or the establishment of free schools has been relatively low. Current academies in the Borough are:

- Ranelagh Academy (secondary)
- St Margaret Clitherow RC Primary (since 1 September 2015)
- The Brakenhale Secondary (since 1 April 2016)
- Crown Wood Primary (since 1 June 2017)
- Jennett's Park CE Primary (since 1 June 2017)
- Great Hollands Primary (since 1 July 2017)
- Edgbarrow Secondary (since 1 January 2018)
- Wildmoor Heath Primary (since 1 January 2018)

A new academy is scheduled to open later in 2018 to meet basic needs:

- Kings Academy Binfield (previously known as Binfield Learning Village, secondary, with primary provision due to open in 2019)

With the Government's expectation that more schools will become academies and with more school places needed in coming years as a result of housing developments, more academies and free schools can be expected. These changes could have an impact on the Authority's capacity to manage the supply of school places.

- **Selective education**

All secondary schools in the Borough are comprehensive. Some parents seek a selective secondary education for their children and a small number of children attend grammar schools in Reading and Slough.

- **Independent schools**

Some parents opt to send their children to independent schools. There are five independent schools for children of primary and secondary ages in Bracknell Forest – LVS Ascot (Licensed Victualler's School), Heathfield, Wellington College, Eagle House and Lambrook-Haileybury.

## Planning Areas and Schools

### Planning areas

For the purposes of school place planning, the Borough is divided into three planning areas reflecting the geography of the Borough and the designated feeder links between primary and secondary schools;

- Bracknell North (N)
- Bracknell South (S)
- Crowthorne & Sandhurst (C&S)

Maps showing these planning areas and schools are contained in Annex 6.

In the following sections letters in brackets after the school name denote their location within the planning areas in the Borough.

Aided schools are treated as a separate group. Aided primary schools which have designated areas have also been included in the three area groupings as they have an impact on maintained secondary school admissions.

### Schools

#### *Primary*

Bracknell Forest has 31 primary phase schools:

- 25 primary (5-11 years)
- 3 infant schools (4-7 years)
- 3 junior schools (7-11 years)

Of these, 19 are community schools, 4 are academies, 4 are voluntary controlled, and 4 are voluntary aided.

#### ***Voluntary Controlled Schools***

There are 4 Voluntary Controlled schools:

- Crowthorne CE Primary (C&S)
- Ascot Heath CE Junior (N)
- Warfield CE Primary (N)
- Winkfield St Mary's CE Primary (N)

The admissions arrangements for these Church of England schools are determined by the LA. They are slightly different to the arrangements for community schools in that they take account of preferences for a denominational education. The LA is the Admissions Authority for these schools.

#### ***Voluntary Aided Schools***

There are currently 4 Voluntary Aided (VA) primary schools and their admissions arrangements are determined by their Governing Body. The Governing Body is the Admissions Authority for each of these schools.

*VA schools with a designated area*

- Binfield CE Primary School (N)
- St Michael's CE Primary School, Sandhurst (C&S)

*VA schools with no designated area*

- St Joseph's Catholic Primary School (N)
- St Michael's Easthampstead CE Primary School (S)

**Academies**

*Academy school with a designated area*

- Jennett's Park CE Primary Academy (S)

*Academy school with no designated area*

- St Margaret Clitherow Catholic Primary Academy (S)

These academies' admissions arrangements are determined by their Governing Bodies. The Governing Body is the Admissions Authority for each of these schools.

**Secondary**

There are 6 comprehensive secondary schools (11-18 years) in the Borough.

**5 schools have designated areas of which 3 are community schools**

**Academies**

*Academy schools with a designated area*

- Brakenhale
- Edgbarrow

*Academy school with no designated area*

- Ranelagh

These academies' admissions arrangements are determined by their Governing Bodies. The Governing Body is the Admissions Authority for each of these schools.

## Commentary – Borough

### Pupil numbers – current and projected

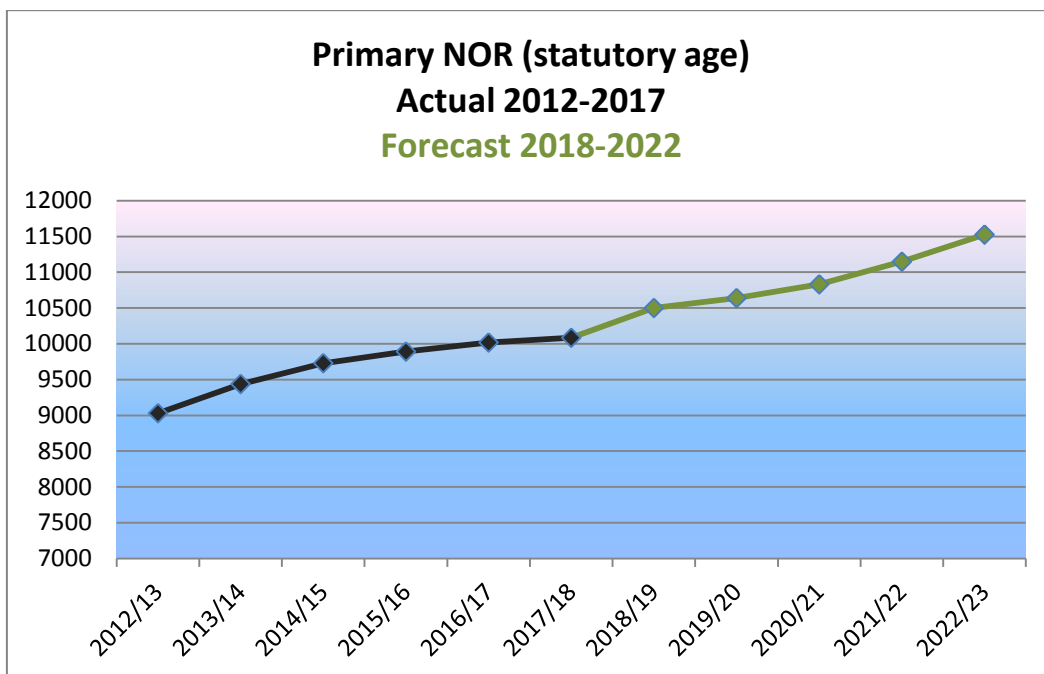
As has been the case for some years now, Bracknell Forest continues to experience increasing pupil numbers and pressure on the intake year in primary schools. This is due to a combination of demographic trends and new housing construction in the Borough.

Total capacity (number of places) in Bracknell Forest was 19,485 in May 2017. There were 17,688 pupils in primary and secondary schools in May 2017 in the Borough therefore there are 1,797 (9.2%) surplus places across all schools. However these places are not spread equally between primary and secondary schools, and between planning areas.

This year's forecasts indicate the total number of pupils will increase to 20,016 by 2022/23. Based on the October 2017 number on roll, this represents an additional 2,963 pupils (a 17.4% increase) over the next five years. The forecasts indicate an overall deficit of 5.2% across the Borough by 2022/23 if there was no provision of further places, however this figure masks much higher shortfalls in particular areas.

### Primary pupil numbers

The graph below shows the historical trends in primary numbers on roll (NOR)<sup>4</sup> for statutory age pupils (i.e. excluding nursery classes) from 2011/12 – 2017/18 and forecasts for 2018/19 – 2022/23, illustrating the rising trend in the primary population.



In October 2017 there were 10,085 primary pupils on roll in the Borough and a total of 10,805 primary places, on the face of it, a surplus of 720 places or 6.7%. It is important to note that in several primary schools where the net capacity has been increased, the places will be available in phases over the coming years and are not necessarily available currently. Of the 720 places, most are in the upper year groups

<sup>4</sup> source: May School Census

and will be filled by the larger cohorts coming through the school. Lower year groups are close to capacity.

This year's forecasts indicate primary pupil numbers could rise to 11,526 by 2022/23 (1441 additional pupils, representing a 12.5% increase over 5 years). This could result in a shortfall of 721 (6.7%) in primary places by 2022/23. The pressure on places is particularly acute in the North and South planning areas.

### **Primary admissions at the start of the term September 2017**

- Reception – at the start of the term 12 schools had spare reception places in the Borough for the September 2017 intake. Between them these schools had 128 (67 last year) spare reception places, which provides spare capacity of 8.1% (4% last year) in this year group.
- For Year 1 in September 2017 there were 76 spare places across the borough. This provides spare capacity of 4.7% (5.9% last year) in this year group across the Borough.
- In Year 2 in September 2017 there were 107 (54 last year) places available for September across the borough. This represents again only 6.7% (3% last year) spare capacity in this year group across the Borough.
- In Year 3 there were 65 (50 last year) places available. These places were spread across all planning areas. This represents 6.7% (3% last year) spare capacity in this year group across the Borough.
- In Year 4 there were 79 places available. There are places available in all of the planning areas. This represents 5% spare capacity
- In Year 5 there are 52 places across the Borough. This represents 3.3% spare capacity
- In Year 6 there are 61 places across the Borough. This represents 4.1% spare capacity

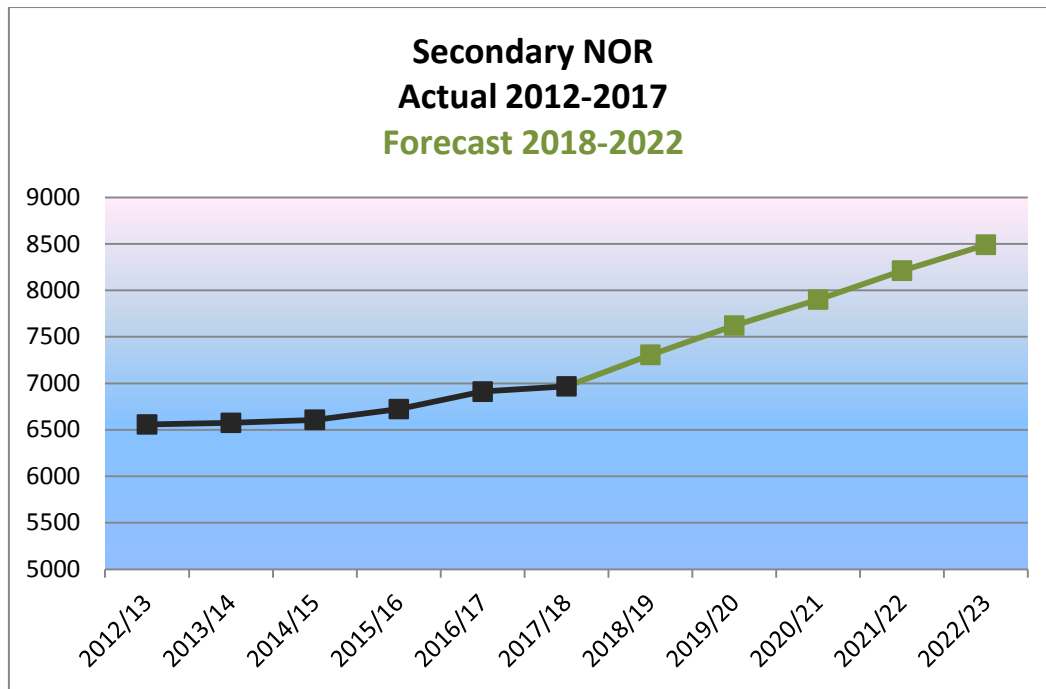
In addition to existing demographic pressure, there were 355 in-year applications for primary education, and 131 applications for secondary education from new families moving into Bracknell Forest. Some children will also have moved away from Bracknell Forest.

### **Secondary pupil numbers**

The graph below shows the historical trends in secondary numbers on roll (NOR) <sup>5</sup> and illustrates a steady increase in recent years. The forecasts from 2018/19 to 2022/23 indicate a rising trend throughout the plan period.

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<sup>5</sup> source: January School Census



Secondary pupil numbers in Bracknell Forest are also forecast to rise. In October 2017 there were 6,968 secondary pupils in 4 maintained schools and 2 academies with a total of 8,225 places. There are currently 1,257 (15.3%) surplus secondary places across the Borough, however the planning areas differ greatly in the number of surplus places available, with fewest being available in Bracknell North.

This year's forecasts indicate the number of secondary pupils could rise to 8,491 by 2022/23, an extra 1,523 pupils (17.9%). Borough-wide this will represent an overall deficit of 236 places (2.9%).

## Planning Area Commentaries

### *Bracknell North*

#### **Primary**

There are 12 primary/infant/junior schools in this planning area with a total of 4,212 places (excludes places built but still to be opened).

By 2022/23 we anticipate an increase in pupil numbers of 919 (22.9%) to 4,928 in this planning area resulting in a shortfall of 716 places (-17.0%). Pressure from new housing developments is particularly acute in this area. A deficit in the intake year is forecast in every year from September 2019 without further new places.

#### **Secondary**

There are currently 2 secondary schools in this planning area, 1 maintained and 1 academy, with a total of 2,982 places. However the academy operates a faith-based admissions policy and serves a much wider catchment.

There is a pressure on secondary places in North Bracknell from September 2020 relating to total number on roll. Current forecasts indicate an increase of 628 pupils (23.9%) to 3,259 by September 2022 in secondary pupils entitled to attend the currently only maintained school (Garth Hill College) in this area, in accordance with The Council's Admissions Policy. A deficit is forecast from 2020/21, rising to a shortfall of 277 (-9.3%) places in this planning area by 2022/23. Pressure on the intake year is two years ahead.

Provision of additional secondary capacity for North Bracknell is a key element of our Capacity Strategy. At the King's Academy Binfield (Binfield Learning Village, arising from the Blue Mountain development), places will begin to be available from September 2018.

## ***Bracknell South***

### **Primary**

There are 11 primary schools in this planning area with a total of 4,285 places (excludes places built but still to be opened).

By 2022/23 we anticipate an increase in pupil numbers of 272 (6.7%) to 4,310 in this planning area resulting in a shortfall of 25 places (-0.6%). A deficit is forecast in September 2018 and in following years.

### **Secondary**

There is 1 secondary community school and 1 academy in this planning area with a total of 2,637 places. One secondary school in the planning area, Brakenhale, became an academy on 1 April 2016 and therefore now manages its own admissions. The Council works with academies when there is a need to plan places and admissions in the light of forecast increases in student numbers.

Current forecasts indicate an increase of 623 pupils (33.1%) to 2,503 in secondary pupils in this area by 2022/23 resulting in a falling surplus in every year, with a surplus of 134 places (+5.1%) in September 2022. There is a deficit of intake year places every year from 2019/20, rising to an 26 place deficit by September 2022.

## ***Crowthorne and Sandhurst***

### **Primary**

There are 8 primary/infant/junior schools in this planning area with a total of 2,308 places. By 2022/23 we anticipate an increase in pupil numbers of 249 (12.2%) to 2,287 in this planning area resulting in an apparent 0.9% surplus or 21 places across all 8 schools. However it is not reasonable for a primary aged child to walk between the Crowthorne and Sandhurst communities so spaces have to be available in both separately.

### **Secondary**

There are 2 secondary schools in this planning area with a total of 2606 places. Current forecasts indicate an increase of 272 pupils (11.1%) to 2,729 in secondary pupils in this planning area by 2022/23, resulting in a deficit of 123 places (-4.7%) in September 2022.

## **Aided Schools**

Forecasts indicate that Voluntary Aided (VA) schools in the Borough, all primary, will continue to be popular and the schools are projected to be fully subscribed over the forecast period.

Further expansion is limited in most cases by site area restrictions and planning requirements. Binfield CE and St Michael's Sandhurst CE primary schools have adopted the Council's designated area admissions policy and so are included in the pupil forecast tables for their planning areas.

St Michael's CE Easthampstead and St Joseph's Catholic primary schools do not have designated areas and accept pupils on the basis of denominational criteria. Their pupils are drawn from a wide range of areas.

## **Academy Schools**

St Margaret Clitherow RC Primary School became an academy on 1 September 2015. It does not have a designated area and accepts pupils on the basis of denominational criteria. Their pupils are drawn from a wide range of areas. The school is projected to be fully subscribed over the forecast period.

Jennett's Park CE, Crown Wood and Great Hollands Primary Schools have adopted the Council's designated area admissions policy and so are included in the pupil forecast tables for the South Bracknell planning area.

Ranelagh Academy is projected to be fully subscribed over the forecast period. The school took 10 extra pupils in September 2015 and plans to do the same in September 2016.

The Brakenhale School became an academy on 1 April 2016.

Crown Wood Primary school became an academy on 1 June 2017

Jennett's Park CE Primary became an academy on 1 June 2017

Great Hollands Primary became an academy on 1 July 2017

Edgbarrow Secondary became an academy on 1 January 2018

Wildmoor Heath Primary became an academy on 1 January 2018

## **Special Educational Needs**

There is a slight decrease in the number of learners with a statement/plan from before the days of the Children and Families Act reforms which came on stream in September 2014. There was a sharp decrease in applications for statutory assessments received in academic year 2013/14 (101) and those received in 2014/15 (58); and a higher proportion of these 2014/15 requests were not agreed than in previous years. This, together with the transfer process and ceasing of some statements, meant that there was an overall drop in the total number of learners who had a statement/EHCP. For more details see Annex 3.



## Pupil Forecasts (Numbers on Roll)

### BRACKNELL FOREST TOTALS

	Capacity 2016/17	Actual NOR Oct 2017	Projected NOR					Surplus / deficit (no. of places)					Surplus / deficit (%)				
			Jan-19	Jan-20	Jan-21	Jan-22	Jan-23	Jan-19	Jan-20	Jan-21	Jan-22	Jan-23	Jan-19	Jan-20	Jan-21	Jan-22	Jan-23
<b>Primary Totals</b>	10,805	10,085	10,500	10,639	10,831	11,148	11,526	195	166	-26	-343	-721	2%	2%	0%	-3%	-7%
<b>Secondary Totals</b>	8,225	6,968	7,306	7,622	7,902	8,212	8,491	919	603	323	13	-266	11%	7%	4%	0%	-3%

1209

#### Important notes

1) Forecasts in this Plan are produced for medium term planning purposes. Forecasts are based on trends in past numbers on roll, admissions and numbers of children by age group, and take into account planned housing and other factors. Numbers of pupils are projected in the designated area of schools and forecasts are not constrained by accommodation at the school. The Admissions Authority for each school will determine, based on their admission arrangements, which pupils can be offered places at the school. The forecasts cannot be used as an indication of admissions in future years.

Further details are included in Annex 1.

2) Surplus/deficit numbers of places and percentages are based on the capacity (for NOR) or PAN (for intake) including surge classes, of schools in 2017/18. Figures do not include any planned increases in capacity or PAN.

## BRACKNELL FOREST – SUMMARY NOR TOTALS BY PLANNING AREA

### PRIMARY including Aided

	Capacity 2016/17	Actual NOR Oct 2017	Projected NOR					Surplus / deficit (no. of places)					Surplus / deficit (%)				
			Jan-19	Jan-20	Jan-21	Jan-22	Jan-23	Jan-19	Jan-20	Jan-21	Jan-22	Jan-23	Jan-19	Jan-20	Jan-21	Jan-22	Jan-23
Bracknell North	4212	4009	4156	4266	4389	4652	4928	56	-54	-177	-440	-716	1%	-1%	-4%	-10%	-17%
Bracknell South	4285	4038	4214	4225	4237	4271	4310	71	60	48	14	-25	2%	1%	1%	0%	-1%
Crowthorne & Sandhurst	2308	2038	2130	2148	2205	2225	2287	178	160	103	83	21	8%	7%	4%	4%	1%
<b>Total</b>	<b>10,805</b>	<b>10,085</b>	<b>10,500</b>	<b>10,639</b>	<b>10,831</b>	<b>11,148</b>	<b>11,526</b>	<b>195</b>	<b>166</b>	<b>-26</b>	<b>-343</b>	<b>-721</b>	<b>2%</b>	<b>2%</b>	<b>0%</b>	<b>-3%</b>	<b>-7%</b>

### SECONDARY including 6th form

1210

	Capacity 2016/17	Actual NOR Oct 2017	Projected NOR					Surplus / deficit (no. of places)					Surplus / deficit (%)				
			Jan-19	Jan-20	Jan-21	Jan-22	Jan-23	Jan-19	Jan-20	Jan-21	Jan-22	Jan-23	Jan-19	Jan-20	Jan-21	Jan-22	Jan-23
Bracknell North	1972	1637	1740	1862	1960	2067	2186	190	44	-76	-203	-340	7%	3%	-1%	-5%	-9%
Bracknell South	2637	1880	1997	2130	2261	2389	2503	640	507	376	248	134	24%	19%	14%	9%	5%
Crowthorne & Sandhurst	2606	2457	2538	2587	2626	2692	2729	68	19	-20	-86	-123	3%	1%	-1%	-3%	-5%
Ranelagh	1010	994	1031	1043	1054	1064	1073	21	33	44	54	63	2%	3%	4%	5%	6%
<b>Total</b>	<b>8225</b>	<b>6,968</b>	<b>7,306</b>	<b>7,622</b>	<b>7,902</b>	<b>8,212</b>	<b>8,491</b>	<b>919</b>	<b>603</b>	<b>323</b>	<b>13</b>	<b>-266</b>	<b>11%</b>	<b>7%</b>	<b>4%</b>	<b>0%</b>	<b>-3%</b>

## Pupil Forecasts (Intake year only)

### BRACKNELL FOREST TOTALS

	PAN Sept 2016	Actual Intake 2017/18	Projected Intake					Surplus / deficit (no. of places)					Surplus / deficit (%)				
			2018/19	2019/20	2020/21	2021/22	2022/23	2018/19	2019/20	2020/21	2021/22	2022/23	2018/19	2019/20	2020/21	2021/22	2022/23
Primary Totals	1,595	1,420	1,520	1,527	1,555	1,719	1,771	75	68	40	-124	-176	5%	4%	3%	-8%	-11%
Secondary Totals	1,367	1,232	1,332	1,415	1,440	1,504	1,495	35	-48	-73	-137	-128	3%	-4%	-5%	-10%	-9%

#### Important note

1) Forecasts in this Plan are produced for medium term planning purposes. Forecasts are based on trends in past numbers on roll, admissions and numbers of children by age group, and take into account planned housing and other factors. Numbers of pupils are projected in the designated area of schools and forecasts are not constrained by accommodation at the school. The Admissions Authority for each school will determine, based on their admission arrangements, which pupils can be offered places at the school. The forecasts cannot be used as an indication of admissions in future years.

2) Surplus/deficit numbers of places and percentages are based on the capacity (for NOR) or PAN (for intake) including surge classes, of schools in 2017/18. Figures do not include any planned increases in capacity or PAN.

## BRACKNELL FOREST – SUMMARY INTAKE TOTALS BY PLANNING AREA

### PRIMARY including Aided

	PAN Sept 2016	Actual Intake 2017/18	Projected Intake					Surplus / deficit (no. of places)					Surplus / deficit (%)				
			2018/19	2019/20	2020/21	2021/22	2022/23	2018/19	2019/20	2020/21	2021/22	2022/23	2018/19	2019/20	2020/21	2021/22	2022/23
Bracknell North	610	560	587	644	631	776	815	23	-34	-21	-166	-205	4%	-6%	-4%	-27%	-34%
Bracknell South	655	597	625	588	590	609	619	30	67	65	46	36	5%	10%	10%	7%	5%
Crowthorne & Sandhurst	330	263	308	296	333	334	337	22	34	-3	-4	-7	7%	10%	-1%	-1%	-2%
<b>Total</b>	<b>1,595</b>	<b>1,420</b>	<b>1,520</b>	<b>1,527</b>	<b>1,555</b>	<b>1,719</b>	<b>1,771</b>	<b>75</b>	<b>68</b>	<b>40</b>	<b>-124</b>	<b>-176</b>	<b>5%</b>	<b>4%</b>	<b>3%</b>	<b>-8%</b>	<b>-11%</b>

### 1212 SECONDARY

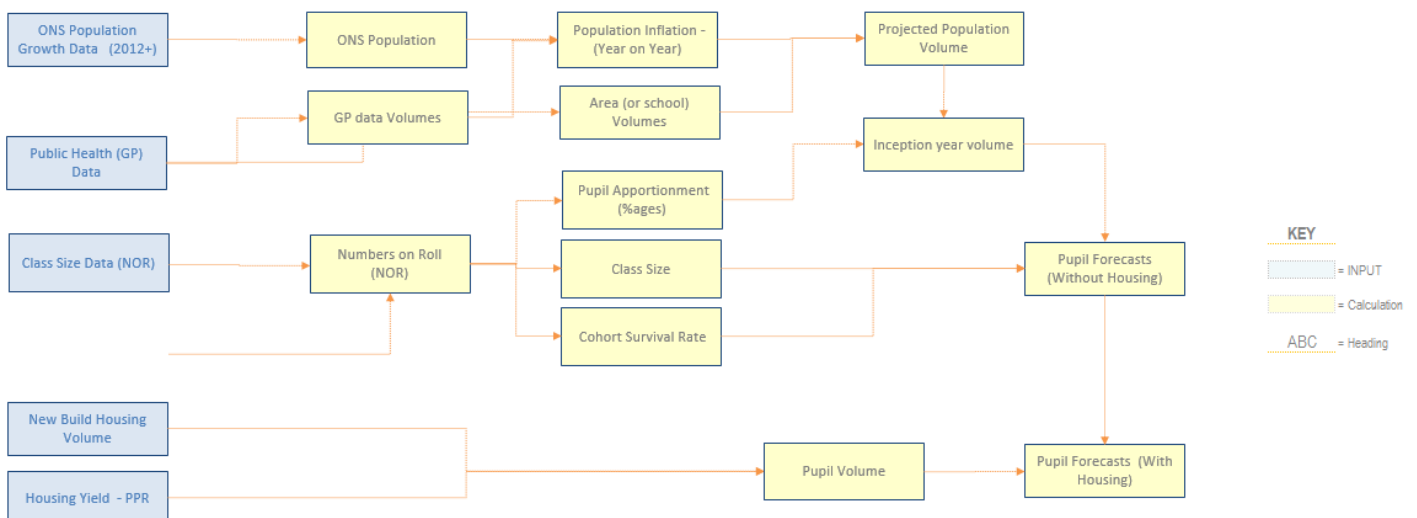
	PAN Sept 2016	Actual Intake 2017/18	Projected Intake					Surplus / deficit (no. of places)					Surplus / deficit (%)				
			2018/19	2019/20	2020/21	2021/22	2022/23	2018/19	2019/20	2020/21	2021/22	2022/23	2018/19	2019/20	2020/21	2021/22	2022/23
Bracknell North	312	301	351	367	369	379	401	-39	-55	-57	-67	-89	-13%	-18%	-18%	-21%	-29%
Bracknell South	450	358	386	453	465	475	476	64	-3	-15	-25	-26	14%	-1%	-3%	-5%	-6%
Crowthorne & Sandhurst	440	408	427	427	435	478	443	13	13	5	-38	-3	3%	3%	1%	-9%	-1%
Ranelagh	165	165	168	169	171	173	175	-3	-4	-6	-8	-10	-2%	-2%	-4%	-5%	-6%
<b>Total</b>	<b>1367</b>	<b>1232</b>	<b>1332</b>	<b>1415</b>	<b>1440</b>	<b>1504</b>	<b>1495</b>	<b>35</b>	<b>-48</b>	<b>-73</b>	<b>-137</b>	<b>-128</b>	<b>3%</b>	<b>-4%</b>	<b>-5%</b>	<b>-10%</b>	<b>-9%</b>

## Annex 1: Pupil forecasting methodology

Forecasts of pupil numbers are produced annually for each school and age group to support the Council's planning process. The forecasts this year are based on:

- The number of pupils in schools for the preceding 5 years (from the School Census returns to the DfE). The Council produces forecasts for secondary and primary schools based on January NOR.
- Data on those aged 0-5 for the preceding 9 years, and data on those aged 6 - 18 for the preceding 4 years.
- Detailed data relating to housing completions and growth. This includes the trajectory and phasing of future housing developments and expected house type mix as agreed annually with our Spatial Planners and included in the Council's Site Allocations Development Plan. Our forecasts include development on housing sites of all sizes and assume that all the planned housing growth will be completed. Trajectories are based on the best available information from developers and our Planners, but they may be subject to future slippage. To account for this, lags in children reaching the local school are built in at primary and secondary ages
- Data on pupil yield from new housing from a triennial survey of children in new housing, last updated in 2016, which provides yields of pre-school, primary, secondary and post-16 numbers. A higher proportion of children are allocated to the younger primary ages; children of secondary age are allocated in equal proportions to year groups.
- Base information, including details of school types, school designated areas, entry and leaving ages, building plans, capacities and data on which schools feed other schools.
- Local intelligence. Some factors used in previous years have not been included this year as they are no longer relevant.

Our forecasting model is illustrated below:



Where class size data is available the model adopts a cohort approach. The cohort growth is calculated and applied to the NOR to yield an estimate for classes cascading through the school system.

Intake year volumes are based on an increase in age groups within the base population. The base population is estimated using ONS population data and retrospective class size (NOR) data is then used to estimate the likely proportion of the population in an age group.

New build housing volume is not accounted for in the ONS population data. Therefore, a second dataset from BFC Planning Team is layered on top, which estimates population yield from new build estates. The sum of the 2 datasets is assumed to be the base population and this is reconciled throughout the model.

The model can run a number of scenarios depending how the estimate will be used. For SCAP, we estimate an end of year outcome.

There are a number of logical checks and an envelope (minimum and maximum) of acceptability set around for the growths produced in the model. The model is also audited annually before figures are released.

A feature of the forecasts is that they are not constrained by accommodation at the school – the numbers of pupils are projected in the designated area. If all children cannot be admitted then the schools' admission criteria will be applied and children not allocated a place will need to attend a nearby school.

## Annex 2: Current and Future Housing Development

The completion of 437 net dwellings in the Borough over the past year represents an increase on the previous year (336 net dwellings were completed between April 2016 and March 2017). Between April 2006 (the beginning of the current 'Plan' period) and March 2017, a total of 3,951 homes have been completed.

At the end of the monitoring year (31st March 2017) there were 1,015 dwellings under construction. This is an increase on the previous year (722 at 31st March 2016), with 575 dwellings being built on large sites. Whilst it is difficult to predict the number of completions for 2017/2018, it seems likely that completions will increase due to the delivery of dwellings on sites allocated through the Site Allocations Local Plan (SALP) process and progress being made on developments in Bracknell Town.

The number of newly permitted dwellings (1,021) between 1<sup>st</sup> April 2016 and 31<sup>st</sup> March 2017, increased considerably compared with the previous year (217). The figure includes 400 dwellings at Blue Mountain Golf Club and Conference Centre (SALP Policy SA7). In addition, permission was also granted for a new Learning Village.

At 31<sup>st</sup> March 2017, there were outstanding planning permissions for 3,849 net dwellings and a further 4,011 net dwellings had been accepted in principle (soft commitments).

The Council's SALP allocated housing sites to accommodate growth in Bracknell Forest to 2026. It identified sites to facilitate the delivery of 11,139 dwellings. These include new urban extensions involving previously developed and greenfield land. Considerable progress has been made on bringing these sites forward as indicated below:

Land at Broadmoor, Crowthorne – Policy SA4 (270 dwellings)

Progress on the residential element of this scheme is dependent on the completion of a replacement secure mental hospital which is under construction.

Land at Transport Research Laboratory, Crowthorne – Policy SA5 (1,000 dwellings)

Outline permission has been granted for a mixed-use development including up to 1,000 residential units and a two-form entry primary school. Site preparation works are underway.

Land at Amen Corner (North), Binfield – Policy SA6 (400 dwellings)

Permission has been granted for 377 residential units and a one-form entry primary school. The scheme is under construction.

Land at Blue Mountain, Binfield – Policy SA7 (400 dwellings)

Outline permission has been granted for 400 dwellings and full permission has been granted for an all-through school (Learning Village) providing nursery, primary, secondary, post 16 and SEN facilities. The Learning Village is under construction.

Land at Amen Corner South, Binfield – Policy CS4 (Core Strategy)/Policy SA8 (SALP) (725 dwellings).

Outline permission has been granted, subject to the completion of legal agreements, for 550 dwellings and a two-form entry primary school (proposals do not cover entire allocation).

Land at Warfield - Policy CS5 (Core Strategy)/Policy SA9 (SALP) (2,200 dwellings)

Area 1: Masterplan for Central Area published February 2015.

Area 2: Permission has been granted for a mixed-use development including 750 residential units and a two-form entry primary school. The residential development is under construction and the primary school is complete.

Area 3: Discussions are underway with developers  
(Area 4: 27 dwellings were completed in 2015/2016)

Further details of schemes on specific sites are set out in Planning Commitments for Housing at March 2017. Please refer to:

<https://files.bracknell-forest.gov.uk/sites/bracknell/documents/planning-commitments-for-housing.pdf?NXZj5c734IMIZihZkdIwP9qXo4ZEAb17>

The Housing Trajectory provides further details of anticipated completions. In summary, as at 1 April 2017, 4,184 dwellings are expected to be completed between 2017/2018 - 2021/2022, and 3,586 dwellings are expected to be completed between 2023/2024 – 2025/2026. Full details are available at:

<https://files.bracknell-forest.gov.uk/sites/bracknell/documents/housing-trajectory.pdf?nybU4VrCteBDYAEmHloBKL9pJA8Sf9yx>

In view of the scale of planned development, it was considered important that necessary services and facilities were provided with the new development. A number of the SALP policies identified the need to provide key items of infrastructure through, for example, the provision of land and/or financial contributions towards primary schools, secondary schools and special educational needs places. An Infrastructure Delivery Plan (IDP) was also prepared in partnership with key infrastructure providers. This identified, as far as possible, the type and timing of infrastructure needed in association with each urban extension. As noted above, good progress has already been made on delivering some of these facilities. Whilst some schemes are complete, others are currently being discussed with developers. The Council is therefore investing considerable resources in managing the impact of growth in the Borough, which includes the need to provide school places.

In view the need to plan well in advance and the time required to bring forward new land where necessary, the Council has already started working on a new Comprehensive Local Plan.



## Annex 3: Special and Additional Educational Needs

Bracknell Forest Council, as the Local Authority, is responsible for ensuring appropriate educational provision for all pupils and students of school age living in Bracknell Forest. The aim of the Council is to establish and maintain special educational needs (SEN) provision that:

- Achieves excellent outcomes for children with special educational needs;
- Supports children and young people in their own communities, or as close to them as possible;
- Matches the number of places to the changing numbers and needs of children and young people who require them; and
- Ensures all education staff have support from other schools and settings, our special school or from specialists.

### SEN Statistics

Summary statistics for special needs and statemented pupils are complex and can be calculated in a number of ways.

According to Department for Education statistics based on School Census data, 2.9% of Bracknell Forest pupils had Education, Health and Care Plans or statements of SEN, in line with the average for England and the South East region<sup>6</sup>. As this percentage is published externally and comparable nationally, regionally and with other local authorities, this figure was previously used for the purpose of seeking Section 106 contributions from developers and more recently in relation to the Community Infrastructure Levy.

The table below shows trends in placements for children with a statement of special educational needs and EHCP in recent years (January figures):

Year	Children from Bracknell Forest attending Bracknell Forest schools and early years settings	Children from elsewhere attending Bracknell Forest schools and early years settings	Totals	Children from Bracknell Forest attending schools elsewhere
2012	484	52	536	197
2013	491	54	545	192
2014	474	52	526	199
2015	449	43	492	191
2016	419	37	456	234
2017	471	48	519	214

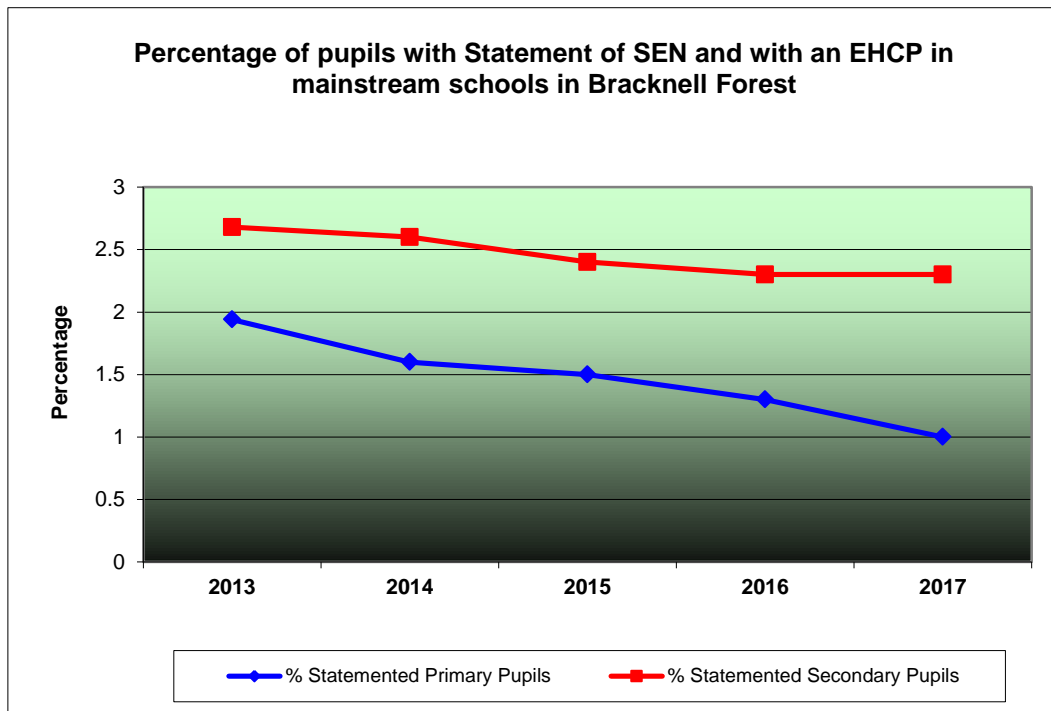
Note that the increase in number of Bracknell Forest children attending 'schools elsewhere' includes from 2016 post-16 pupils attending college because EHCPs continue into further education. (In earlier years statements generally ceased when the child left school at 16).

<sup>6</sup> source DfE School Census Table 14a 'All schools: pupils with statements of SEN 2009-2013, based on where the pupil attends school' by Local Authority area. NB this figure includes all schools, including independent schools.

**SEN in Mainstream Schools in Bracknell Forest**

The data below are derived from the January 2017 School Census from schools.

	<b>Statemented Pupils and Pupils with an EHCP</b>	<b>%</b>	<b>SEN Without Statement or EHCP (SEN Support / Action / Action plus)</b>	<b>%</b>
Primary	108	1.0%	1140	10.6%
Secondary	156	2.3%	680	9.8%
<b>TOTALS (Including Kennel Lane School and College Hall PRU)</b>	<b>428</b>	<b>2.4%</b>	<b>1841</b>	<b>10.3%</b>



The decreases in the percentages since 2013 are because schools have been managing the needs of the majority of pupils with SEN including those who may otherwise have had a statement or EHCP.

**Resource Units**

The majority of children with statements of special educational needs or Education, Health, Care Plans attend local mainstream schools. There are currently four resource units supporting pupils with specific needs:

- Meadow Vale Primary School (Rainbow) provides 6 full time equivalent places for children with social and communication difficulties from nursery to the end of Reception.
- Meadow Vale Primary School provides 20 full time equivalent places for children with speech and language difficulties.

- A secondary-aged 56 place Autistic Spectrum Disorder (ASD) resource unit, Rise@GHC, opened in September 2015, with a phased intake planned at 8 students per year until the unit reaches full capacity. This unit is separate from the Garth Hill College site, but managed by the College.

### ***Kennel Lane School***

There has been decreased demand for Kennel Lane School in the last four years. The school has capacity for 188 FTE pupils. Students from other authorities are among those on roll at the school.

<b>Numbers on Roll</b>							
(January School Census)							
<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>
179	181	186	185	180	177	169	164

### ***Support Services***

The Local Authority provides a variety of support to schools to enable children and young people to be supported within mainstream schools. These include:

**Educational Psychologists** offer practical help, guidance and advice to teachers and parents of children with physical, social, emotional, behavioural or learning difficulties.

**Early Years Foundation Stage Inclusion Service (EYFSIS)** offers support to early years settings, schools and parents through educational assessment, advice and teaching. Specialist Inclusion Officers visit pre-school children in their homes, pre-school settings and Children's Centres.

**Autistic Spectrum and Social Communication (ASSC)** is an outreach service providing support and advice to mainstream schools for children with social and communication difficulties, including those with autistic spectrum difficulties. The ASSC service staff undertake assessments, training, advice and short-term direct work to assist in implementing strategies.

**The Behaviour Support Team** works with school staff and other professionals to provide advice, support and strategies to help address behaviours that are causing concern in the education setting.

Further information about all support services available can be found in the booklet 'Guide to Special Educational Needs Provision within Bracknell Forest'.

### ***Provision for pupils with statements of special educational needs or Education, Health and Care Plans (EHCP)***

The statutory framework allows parents to express a preference for the placement of a child with a statement of special educational needs in a maintained school, including both mainstream and special schools. Some parents, especially those close to the borders with other local authorities, choose mainstream schools or Local Authority maintained schools outside Bracknell Forest. With the increased popularity of our special school and the lack of capacity some pupils have needed to be placed in neighbouring Local Authority maintained special schools.

Occasionally parents request and/or the Local Authority will take the view that, due to a child's needs, their child's education needs cannot be met within a Local Authority maintained school. In this instance the Local Authority will work with the parents to identify the most appropriate and cost effective school to meet the child's needs.

On a few occasions parents and the Local Authority may disagree on the particular school needed to meet a child's needs and in rare instances a Special Educational Needs and Disability Tribunal (SENDIST) may be needed to resolve the matter.

#### ***The Future***

There has been a decrease in the number of children with statements of special educational needs/EHCPs in Bracknell Forest despite better identification, an increase in the child school population and the Children's and Families' Act 2014 legislating that it is the local authority's duty to provide for children with SEN through EHCP's from 0 to 25 (rather than when they left school).

Changes in school funding in April 2013 and proposed legislation in relation to children with special educational needs and disabilities appear to be having an impact of reducing the need for statements of special educational needs/EHCPs.

Bracknell Forest Council is continuing to develop and increase specialist support available to mainstream schools to enable children to attend school locally and achieve their potential. The development of the Early Intervention Hub this year will assist in further co-ordinating this specialist support.

With the rising child school population in Bracknell Forest, additional capacity to meet the particular needs of children requiring special school placements will be required. This has been evident in the last two years with an increase in the number of special school placements outside Bracknell Forest. This has, and will continue to have, financial implications.

To address this need and to reduce the cost and inconvenience to families of placements outside Bracknell Forest, the Council is exploring the development of additional Resource Units within existing mainstream schools to meet specific areas of needs such as children with speech, language and communication needs. There is also a need for additional special school capacity within Bracknell Forest and consideration is being given to the need for additional special school places.

## **Annex 4: Provision for Pupils Out of School**

There are a number of pupils for whom a placement in mainstream school is not always sustainable and special school is not appropriate. This group of pupils receive their education through the Pupil Referral Service and a range of other alternative providers and may include at any time:

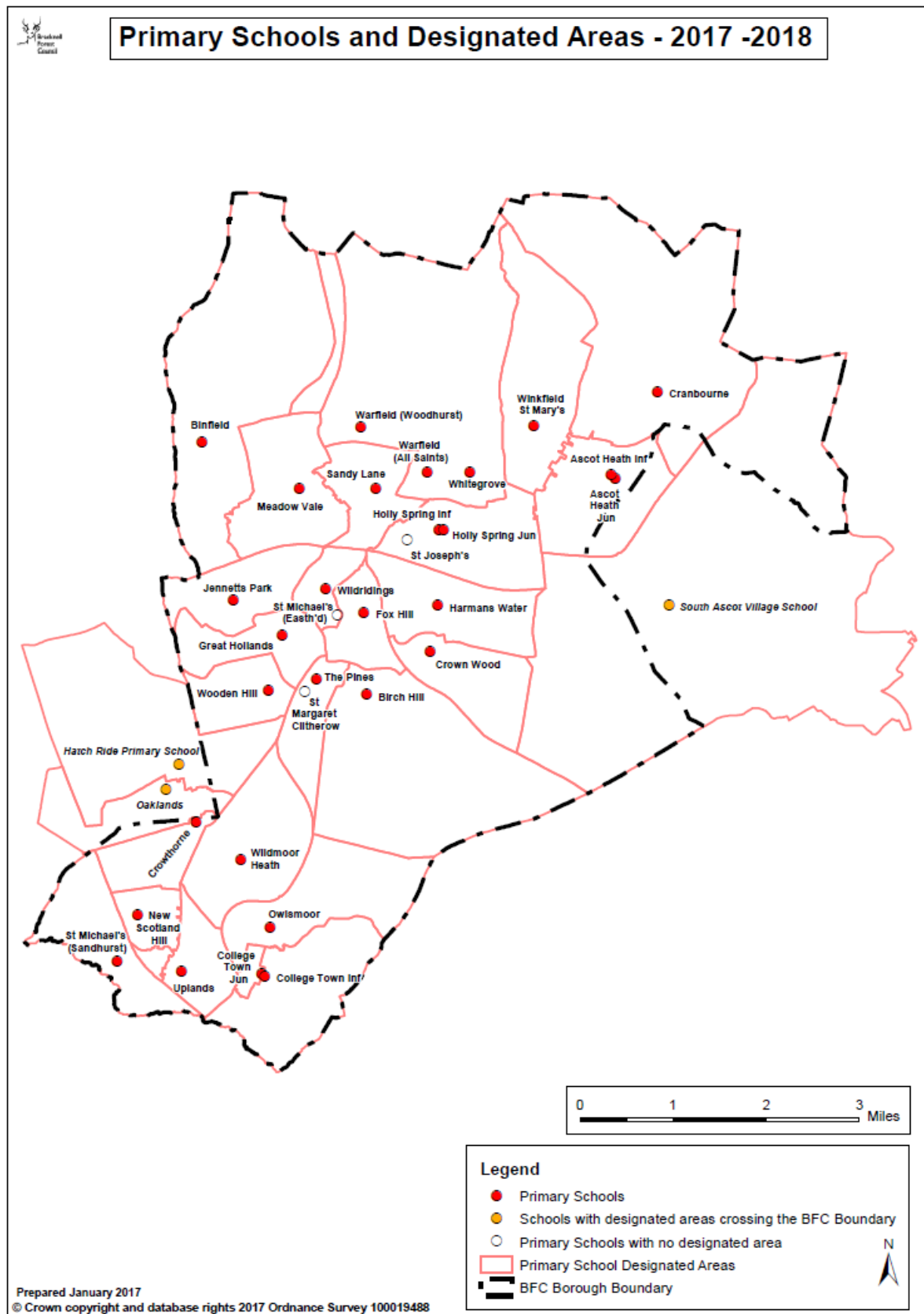
- pupils unlikely to sustain a mainstream placement which might lead as a last resort to permanent exclusion from mainstream school;
- pupils with a pattern of non-attendance, for example because they are school phobic;
- pupils with medical or psychiatric reasons for not being able to attend school;
- pupils identified as being at risk or vulnerable, these may include those at risk of Child Sexual Exploitation.

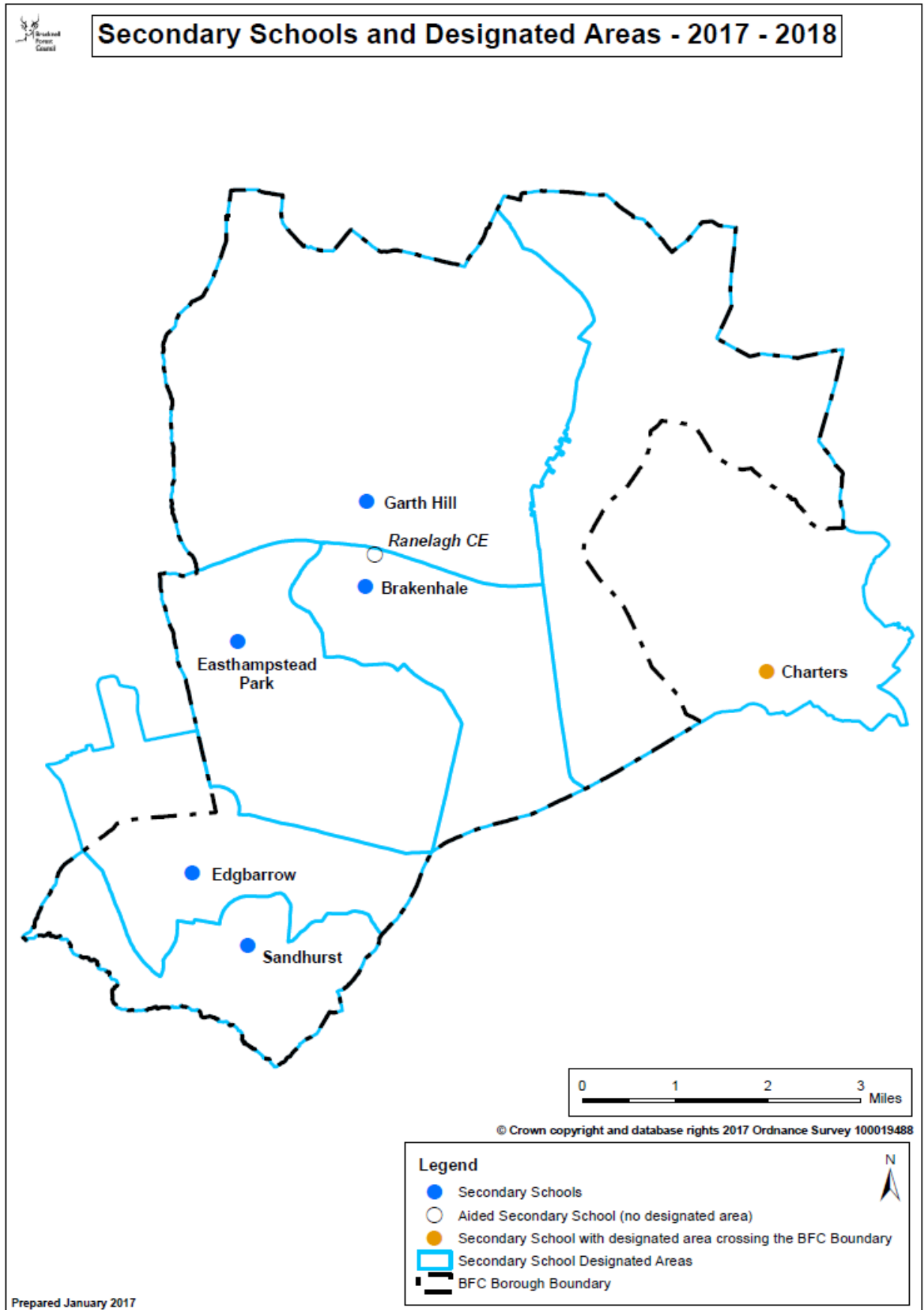
Primary-age exclusions are very rare and these pupils are supported and re-integrated as quickly as possible into another placement as appropriate.

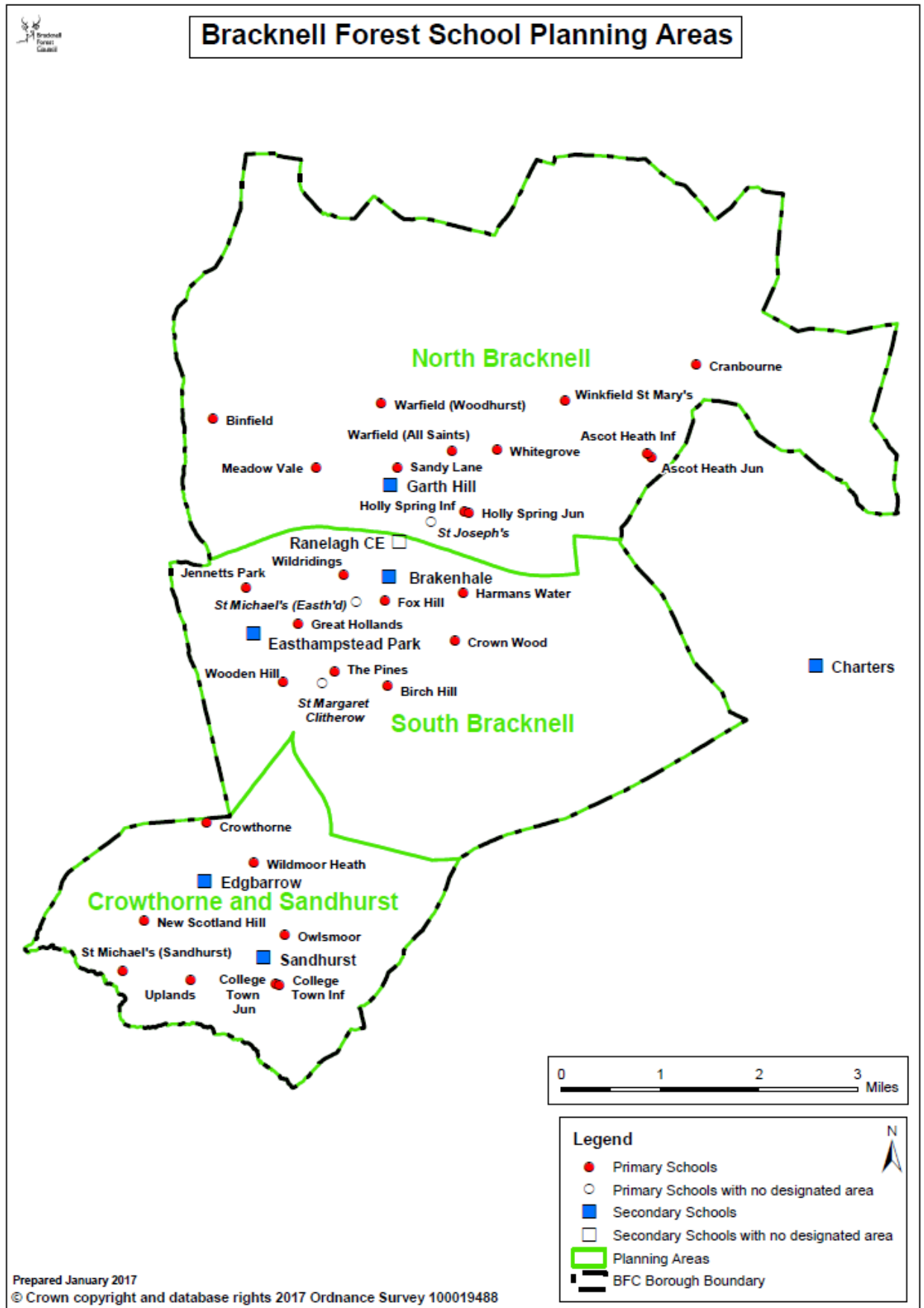
Education for secondary-age pupils is provided by the College Hall Pupil Referral Unit. Provision at College Hall includes tuition, attendance on college courses and extended programmes of supported work experience. The intention for younger secondary-age pupils is always a swift return to mainstream school or, when necessary, special school. In support of this the LA works with local secondary schools to secure reintegration as early as possible. College Hall is able to provide some support for pupils who are at risk of exclusion through the Outreach Service.

The tuition service includes provision for pupils either in their own home, in school, in a virtual learning environment or where a school phobic is receiving individual tuition outside mainstream classes at other centres as necessary and appropriate.

### Annex 5: Maps









**TO: EXECUTIVE  
23 JANUARY 2018**

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## **A LOTTERY FOR BRACKNELL FOREST Borough Treasurer**

### **1 PURPOSE OF REPORT**

- 1.1 To consider the principle and practicalities of introduction of a local lottery for Bracknell Forest, which would be aimed at providing funding to support local voluntary organisations.

### **2 RECOMMENDATIONS**

That the Executive:

- 2.1 Agrees to support the creation of a local lottery for Bracknell Forest, with the core purpose of raising funds for local charities, voluntary organisations and good causes in the Borough;
- 2.2 Approves that the initial set up costs of just under £4k are funded from the current year's remaining Corporate Contingency and that the on-going £698 annual license fees are assigned from on-going lottery income streams;
- 2.3 Agrees to work with Gatherwell, the external lottery management company behind many local authority supported lotteries, including Aylesbury Vale and Portsmouth;
- 2.4 Agrees to host a launch event at a cost of up to £2,000 (funded from the current year's contingency) to promote the lottery and help secure additional first draw prizes and to market the lottery using existing Council communication channels including Forest Views to ensure on-going awareness and promotion to drive ticket sales and to promote the lottery amongst good causes;
- 2.5 Agrees that two council officers (the Borough Treasurer and Head of Performance and Partnerships) are nominated to be the license holders for the lottery should this be required;
- 2.6 Delegates authority to the Executive Member for Transformation and Finance to consult with local voluntary sector organisations on detailed arrangements for their involvement in the lottery;
- 2.7 Agrees to receive a further report prior to the lottery going live that will propose a policy and process for agreeing which types of voluntary groups can put themselves forward for lottery support and for the allocation of the good causes central pot, following consultation with voluntary groups.

### **3 REASONS FOR RECOMMENDATION**

- 3.1 The Council acknowledges the positive impact that voluntary sector organisations can make in improving the lives of local people, but for financial reasons has had to gradually withdraw its financial support to such groups in recent years. Establishing and promoting a local lottery that can secure funding for such organisations will allow the Council to continue to support them in a sustainable way.

## **4 ALTERNATIVE OPTIONS CONSIDERED**

- 4.1 The Executive could decide not to support a local lottery.
- 4.2 An alternative delivery mechanism could be used for a local lottery. The council itself does not possess the necessary expertise nor software systems needed to operate a lottery. Some councils have gone through a detailed and costly competitive process to seek an external lottery manager. Given that the small scale of the council's financial commitment to a lottery does not require a formal tender and the strong market dominance of Gatherwell in running local authority supported lotteries, it is felt that working with this organisation is the most efficient and cost effective approach.

## **5 SUPPORTING INFORMATION**

- 5.1 Aylesbury Vale District Council was the first local authority to establish a local on-line lottery (Vale Lottery) in November 2015, promoted as "a fun and easy way to support good causes in Aylesbury Vale". Recent figures indicate that the vale Lottery is selling close to 2,500 tickets a week and generating over £76,000 for good causes in the district. A simple comparison of the populations of Aylesbury Vale and Bracknell Forest gives an indication that income in this Borough of around £50,000 per year may be achievable once a local lottery is well established.
- 5.2 Since the Vale Lottery went live, at least a further 30 local authorities have launched or agreed to launch local lotteries, using broadly the same model as was pioneered by Aylesbury Vale and the external lottery management (ELM) company Gatherwell which helped create and continues to operate the Vale Lottery.
- 5.3 It has not been possible to find an example of a local lottery that is actually operated by the local authority itself. It was estimated by Aylesbury Vale that the cost of doing so would be in the order of £80k - £100k. For this reason and a general lack of expertise in this specialist area, authorities have entered in to an arrangement with an external lottery manager. Almost all have either initially chosen to partner with an ELM (Gatherwell) or have done so following a competitive process.
- 5.4 Gatherwell, through its work with Aylesbury Vale and tens of other local authorities since, has developed a model for local lotteries that is simple to adopt and proven to work in practice. This includes an insurance arrangement that ensures all lottery wins can be paid for, regardless of the revenues secured at that point, which would otherwise be a risk to the council.
- 5.5 The normal split of income from lottery sales for local lotteries using this model is as follows:
- 60% goes to good causes
    - 50% to a chosen individual cause
    - 10% to a central fund, for which the rules are determined by the local authority
  - 20% goes back as prizes
  - 20% covers running costs incurred by the external lottery manager (including VAT)
- 5.6 The model offers a further incentive for good causes by enabling organisations to signpost their supporters to a bespoke web page linked to the lottery, thereby promoting their cause to benefit from the 50% of all ticket sales made through this

route. For the charity or community organisation there are no fees and no administration; all they need to do is promote the lottery to their supporters and the community.

- 5.7 Working with Gatherwell as ELM, the initial set up costs for the council would be £3,000, to cover the following:
- Website design, hosting, maintenance and development
  - Payment gateways
  - Dedicated support telephone number, e-mail and social media accounts
  - Marketing strategy support and generic design creation
  - Gambling License application support
  - Training for license holders
- 5.8 In addition, a necessary Gambling Commission license costs £348 per year based on revenues up to £100k, with a one-off application fee of £163. Lotteries Council membership costs £350 per year, plus an application fee of £25. Total set-up costs would therefore be £3,886, with annual costs of £698.
- 5.9 The license required would be held by the council and managed by two named individual officers, suggested as the Borough Treasurer and Head of Performance and Partnerships. Together, these officers can cover the financial and administrative elements of the license and the important links to voluntary sector organisations. The time taken by the Gambling Commission to process and approve a new license application is typically around 16 weeks.
- 5.10 The above figures make no provision for launch activities or marketing. There can be expected to be a direct correlation between marketing and promotion efforts and the number of participants (ticket purchasers and good causes). It is proposed that a sum of up to £2,000 is made available to support a launch event, which would provide the opportunity to engage with interested voluntary sector organisations and attract additional “bolt on” prizes from local businesses to help make the launch more attractive to residents.
- 5.11 On-going marketing activities may typically cost around £3,000 per year, although this is a matter for local discretion. In the first instance, it is proposed to use the council’s existing communication channels to promote the lottery, most notably Town and Country. This approach will be reviewed depending on the success of the lottery over the first year.
- 5.12 If the council agrees to work with Gatherwell it is anticipated that a Bracknell Forest lottery will be live within 4 months.

## **6 ADVICE RECEIVED FROM STATUTORY AND OTHER OFFICERS**

### *Borough Solicitor*

- 6.1 The local authority can operate this scheme under its general powers of competence as provided by the Localism Act 2011. The operation of the lottery is regulated by the Gambling Act 2005. All local authority lotteries must run under an operating licence issued by the Gambling Commission and abide by the specific licence conditions and relevant codes of practice. A local authority can appoint an external lottery manager. This is defined in section 257 of the Act as someone that is a person or a body who makes arrangements for a lottery on behalf of the local authority but is not a member, officer or employee of the authority. All ELMs are required to hold a

lottery managers operating licence issued by the Commission before they can manage a local authority lottery with a local authority. It is the responsibility of the Council to ensure that the ELM holds the operating licence issued by the Commission.

#### Borough Treasurer

- 6.2 The financial implications are set out in the main body of the report.

#### Equalities Impact Assessment

- 6.3 There are no direct implications from this paper.

#### Strategic Risk Management Issues

- 6.4 Should the lottery be created and subsequently prove to be unsuccessful, there would be reputational and limited financial risks for the council. These would be mitigated by working with an experienced lottery management company.
- 6.5 A lottery provides the opportunity for the council to continue to support local voluntary organisations despite its difficult financial position.

### **7 CONSULTATION**

- 7.1 It is intended that local voluntary sector organisation will be consulted on the arrangements for involving them in the lottery.

#### Background Papers

None

#### Contact for further information

Stuart McKellar, Borough Treasurer – 01344 352180  
Stuart.mckellar@bracknell-forest.gov.uk

Genny Webb, Head of Performance and Partnerships – 01344 352172  
Genny.webb@bracknell-forest.gov.uk

TO: EXECUTIVE  
DATE: 23 JANUARY 2018

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## MANAGEMENT ARRANGEMENTS FOR PUBLIC HEALTH

### Chief Executive

#### 1 PURPOSE OF REPORT

- 1.1 To propose changes to the relationship between the Council and the Berkshire Shared Public Health Team and to establish a dedicated Director of Public Health post for Bracknell Forest.

#### 2 RECOMMENDATIONS

That the Executive agrees to:

- 2.1 **Create a new post of Director of Public Health reporting to the Director, Adult Social Care, Health & Housing.**
- 2.2 **Continue to participate in key elements of the Berkshire Shared Public Health Team on a reduced basis to reflect the appointment of a local Director of Public Health.**
- 2.3 **Continue to act as host for the Berkshire Shared Public Health Team, reimbursed by the other five Berkshire Councils.**

#### 3 REASONS FOR RECOMMENDATIONS

- 3.1 The Berkshire Shared Public Health Agreement created a Strategic Director of Public Health covering all six unitary authorities supported by a shared core team in order to ensure a 'safe landing' for each of the Council's new Public Health responsibilities when they were transferred to local government in 2013.

The pan Berkshire Director of Public Health and shared team have been hosted by Bracknell Forest since 2013. The original plan was to also establish a local team within each Council, led by a Consultant in Public Health who would report to a local Director and to the Strategic Director of Public Health as appropriate. In the case of Bracknell Forest the local direct reporting for the Consultant has been to the Director, Adult Social Care, Health & Housing

- 3.2 The original arrangements worked well initially and delivered a safe and smooth transition when public health became a local authority responsibility. However, increasingly, individual local authorities have pulled back from the areas of shared responsibility as budgets have come under pressure. This has highlighted a risk and challenge inherent in hosting the statutory function and being the employer of the shared Director of Public Health when we have no influence on other authorities' priorities, strategies and actions.

- 3.3 On this basis, a number of changes are proposed to the Council's Public Health arrangements to reflect local need.

#### **4 ALTERNATIVE OPTIONS CONSIDERED**

- 4.1 Continuing to invest in the full range of services offered by the Berkshire Shared Team: This would incur recurrent costs to the Council that could otherwise be reinvested into Public Health services to residents.
- 4.2 Complete withdrawal from the Berkshire Shared Public Health Agreement: This would present a risk in relation to the ability of the Council to meet its statutory Public Health responsibilities, particularly in relation to health protection.

#### **5 SUPPORTING INFORMATION**

##### **Background to the Berkshire Shared Public Health Agreement**

- 5.1 The Berkshire Shared Public Health Agreement was established in 2013 to coincide with the transfer of public health responsibilities to local authorities.
- 5.2 The purpose of the Shared Agreement was to provide a 'safe landing' for the public health functions previously delivered by Berkshire West and Berkshire East Primary Care Trusts.
- 5.3 This agreement included the creation of six Public Health Teams (one in each unitary authority) as well as a 'Shared Public Health Team'. The purpose of the latter was to provide support in relation to a) data analytics and informatics, b) shared commissioning and contracting, c) health protection and sexual health coordination and d) strategic leadership from a Director of Public Health for Berkshire.
- 5.4 This Shared Team is currently hosted by Bracknell Forest Council underpinned by local teams with consultants who were intended to be working on pan Berkshire issues. The Council's Chief Executive takes the role of Berkshire lead with the DPH reporting to him, although the DPH's relationships with the other Chief Executives are important.
- 5.5 The Public Health Shared Agreement ensured that all public health functions across Berkshire continued without interruption to service, although a local focus has been challenging under a Berkshire wide arrangement.

##### **Bracknell Forest Public Health**

- 5.6 The local Bracknell Forest Council Public Health Team has enjoyed significant success in delivering its Public Health responsibilities. It has won three national awards for its work and has received several other nominations. Work on public health communications and self care initiatives have been cited by the LGA as national examples of good practice.
- 5.7 Public Health work, while led by a local Public Health team located in the Adult Social Care, Health & Housing Department, is very much seen as a corporate responsibility and is increasingly embedded across the council, with all departments contributing fundamentally to its success. Joint arrangements for public health work are also in place with the local CCG and more recently with the Frimley Health & Care STP.

The Public Health Consultant is active in the development of the STP, including being a member of the Programme Delivery Board, leading on a new Social Prescribing programme across five council areas and representing local authorities in the STP Analytics work stream.

- 5.8 The local Public Health team now commissions only one contract jointly with other Berkshire Unitary Authorities (sexual health is jointly commissioned with Slough and RBWM). The current contracts for smoking cessation, weight management, health visitors, school nursing, drug and alcohol services, physical activity and children's mental health support have all been commissioned independently by the local team with advice from the corporate procurement team. The Council's Business Intelligence functions across all Departments are also being bought together under the Consultant in Public Health to provide a more comprehensive but flexible approach to Business Intelligence across the Council.
- 5.9 The Bracknell Forest team do still collaborate closely with other Berkshire UAs (along with the rest of the region) on Health Protection and Emergency Planning matters. The Bracknell Forest Consultant participates in the Health Protection 'on call' rota and members of the local team work closely with the Shared Team's Consultant leading on Health Protection (who also currently leads on sexual health).

#### **Overview of Proposed Changes**

- 5.10 Bracknell Forest Council currently contributes, along with the other five Councils, towards the cost of the Berkshire Shared Team Services. However, less of the original service has been used by all six, prompting a review of future arrangements. Whilst there is recognition that some areas of collaboration provide economies and that all Councils are looking to use the Shared Team for some elements of their public health work. However, local arrangements are being made in most authorities for some elements of the activity.

There is also a specific weakness in the current system regarding the role of the Pan Berkshire DPH. Although the Director needs a relationship with each Council, he/she is employed by Bracknell Forest Council. That raises an issue about this Council's role if the DPH believes that one of the partners is not meeting its statutory duties.

Clearly, the Council has little ability to influence and no ability to direct a Council that the DPH feels may be failing. Nor would it wish to seek such influence or control. That does make the current arrangement potentially very difficult for the host and is another key driver for change.

It is therefore proposed that Bracknell Forest Council withdraws from some of the Berkshire Shared Public Health Agreement functions from April 2018 and reinvests the funding to strengthen and expand local Public Health services to residents.

- 5.11 Specifically, it is proposed that the Bracknell Forest Public Health Team cease investment in the Shared Team in relation to the Strategic Director function, the data analytical / informatics functions, and the contracting support function (with the exception of collaboration on sexual health commissioning). In the case of contracts, it is suggested that the Council maintains its support until April 2019 to allow for an orderly transition for all six authorities.
- 5.12 It is proposed that Bracknell Forest continue to 'buy into' the work of the Shared Team Consultant on Health Protection, Emergency Planning and Sexual Health,

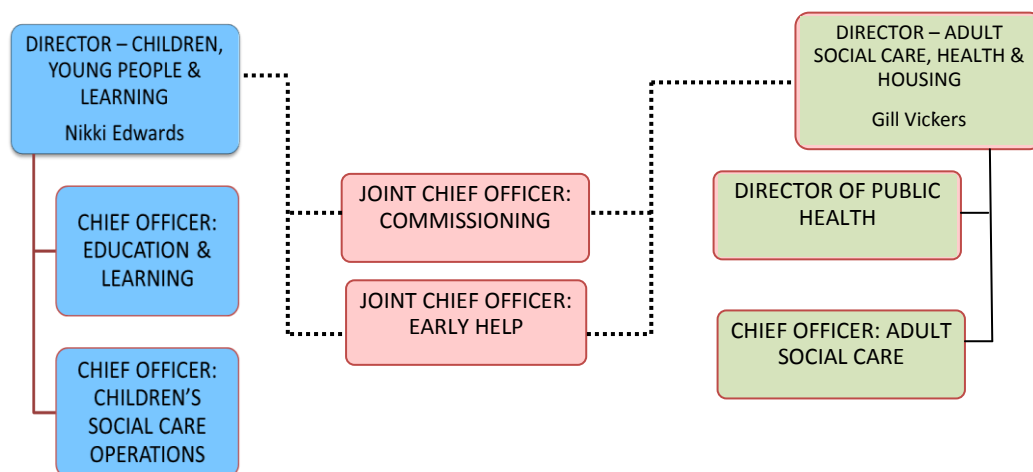
paying an appropriate proportion of the costs of that post (plus on costs) and participating in shared work and protocols (including the Consultant on-call rota).

- 5.13 Detailed proposals for how Bracknell Forest can operate its Public Health function outside of the Berkshire Shared Agreement are set out in the following sections.

**Strategic Direction and Senior Staff**

- 5.14 It is proposed that a Director of Public Health (DPH) for Bracknell Forest post be created to lead the local Public Health function. This post would take lead responsibility for Public Health as well as the corporate business intelligence function. They would report to the Director, Adult Social Care, Health & Housing (DASCHH). There is a precedent for this line management arrangement. Indeed the pan Berkshire Strategic Director of Public Health reported to the previous DASCHH from 2013 to 2015.
- 5.15 The new Director of Public Health would be recruited in accordance with guidance published by Public Health England (2013)<sup>1</sup>. The role would include all of the statutory functions of the Directors of Public Health as defined in the NHS Act 2006 and the Health and Social Care Act 2012 - and related regulations<sup>2</sup>.
- 5.16 The new Director of Public Health role will be supported by a part-time, local Public Health Consultant for Bracknell Forest. This role will have specific responsibility for supporting the DPH in collaborative work with local and regional healthcare partners, including NHS Commissioners & Providers and Public Health England. They will work closely with both the Bracknell Forest Director of Public Health and the Berkshire Shared Public Health Consultant leading on Health Protection.

**Proposed Aligned Structure  
Children, Young People & Learning and  
Adult Social Care, Health & Housing**



<sup>1</sup> PHE (2013) Guidance on appointing directors of public health. [http://www.fph.org.uk/uploads/DsPH\\_in\\_LG\\_guidance\\_on\\_appointments.pdf](http://www.fph.org.uk/uploads/DsPH_in_LG_guidance_on_appointments.pdf)

<sup>2</sup> Dept of Health (2013) Directors of Public Health in Local Government [http://www.fph.org.uk/uploads/DPH\\_Guidance\\_Final\\_v6.pdf](http://www.fph.org.uk/uploads/DPH_Guidance_Final_v6.pdf)



### **Proposal for the Delivery of Data Analytics and Informatics**

- 5.17 The Bracknell Forest Public Health Team already manages its data analytics and health intelligence work independently of the Shared Team.
- 5.18 Bracknell Forest Public Health staff all have post graduate training in data analytics and are experienced at delivering advanced data analyses in support of their own work and that of others (eg: CCG, other Council Departments).
- 5.19 Going forward, the Public Health team will work closely with the new council wide Business Intelligence Function (which will be led by new Director of Public Health).
- 5.20 Informatics resources in relation to NHS datasets and Primary Care data are available via the established links with the Commissioning Support Unit and the STP Analytics Programme (for which the local Public Health Consultant is the East Berkshire local authority lead). The latter, while still being established, already provides access to a range of healthcare datasets. In addition, the local Public Health team has access to a range of non-healthcare data sources including LG Inform Plus and GIS mapping systems.
- 5.21 The local Public Health team, together with the newly reorganised Business Intelligence Function, therefore have the resources and capacity to fulfil all requirements in relation to needs assessments. This includes the Joint Strategic Needs Assessment, Pharmaceutical Needs Assessment and ad hoc needs assessments.
- 5.22 The resources are also in place to deliver a comprehensive and robust Director of Public Health Annual Report – a statutory responsibility of the DPH.
- 5.23 Capacity within the local Public Health team also includes the ability to carry out effective consultation exercises and asset based assessment with residents, including access to consultation software and a range of resident ‘panels’ including local patient participation groups and online communities.
- 5.24 A new ‘core offer’ of commissioning support to CCGs, which is a statutory duty of local authorities, will be negotiated and delivered by the local Public Health Team supported by the Business Intelligence Function. Care will be taken to coordinate and compliment the commissioning support offer made by the Berkshire Shared team.

### **Proposal for the Delivery of Public Health Commissioning**

- 5.25 As with data analytics, the Bracknell Forest Public Health Team already manages its commissioning work largely independently of the Berkshire Shared Team.
- 5.26 The local team are fully trained and experienced in commissioning work. Indeed it won a national award for its commissioning of Stop Smoking Services. Recent work includes the successful procurement of a new, integrated Public Health Nursing programme and joint commissioning with the CCG of online counselling for young people.
- 5.27 The only commissioning work currently undertaken by the Shared Team for Bracknell Forest concerns Health Checks and Sexual Health: Health Checks commissioning was initially managed by the local team and this arrangement can be reinstated

without any disruption or requirement for extra resources. On sexual health, commissioning is delivered in partnership with the Shared Team Consultant.

- 5.28 In the medium term, the separation from the Berkshire Shared Public Health Agreement on commissioning will not increase the dependence of the local Public Health Team on the Council's corporate procurement team. These teams already work regularly together with only 'light touch' support and advice coming for the corporate team. The local Public Health team already deliver the vast majority of commissioning work required, including needs assessment, service specification design, consultation, procurement, taking proposals through democratic processes and contract management. They also have close links with the Chief Officer for Commissioning who will also provide expertise and support which will be strengthened further under the recently agreed proposals to create an enhanced Commissioning Chief Officer role supporting both Adult Social Care, Health & Housing and Children, Young People & Learning Directorates. However, as outlined above, to ensure a smooth transition for Bracknell Forest and the other five Councils, it is planned to support the contracting element of the shared team until April 2019.

### **Proposal for the Delivery of Health Protection Duties**

- 5.29 The health protection duties of local authorities are defined with the Local Authorities (Public Health Functions and Entry to Premises by Local Healthwatch Representatives) Regulations 2013. Guidance on these duties has been published by PHE<sup>3</sup>.
- 5.30 In Berkshire, the Director of Public Health and Shared Team Consultant currently lead on the delivery of these duties, in collaboration with local authority Public Health Consultants and their teams.
- 5.31 The local authority Public Health Consultants currently participate in the Public Health England Health Protection on-call rota, in a 'third-on-call' role. With their teams, they also work with other Unitary Authorities, Public Health England and the Council's Emergency Planning Officers on key work streams, including cold weather / heatwave preparedness and influenza vaccination programmes. The local Public Health Consultant also provides advice when needed to schools, care settings and other partners was and when local health protection matters arise.
- 5.32 It is proposed that Bracknell Forest Council continue to participate in all of these arrangements. As part of this, it is proposed to continue to part fund the Berkshire Shared Team work on Health Protection leadership and support which includes support to commission and clinically manage sexual and reproductive health service contracts.
- 5.33 In addition, the new Bracknell Forest Director of Public Health post holder will fulfil their statutory responsibilities in relation to health protection as set out in the relevant legislation (mainly the NHS Act 2006 and the Health and Social Care Act 2012 - and related regulations). These include:
- 5.33.1 Any of the Secretary of State's public health protection or health improvement functions that s/he delegates to local authorities, either by arrangement or under regulations – these include services mandated by regulations made under section 6C of the 2006 Act, inserted by section 18 of the 2012 Act;

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<sup>3</sup> Public Health England (2013). Protecting the health of the local population: the new health protection duty of local authorities. [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/199773/Health\\_Protection\\_in\\_Local\\_Authorities\\_Final.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/199773/Health_Protection_in_Local_Authorities_Final.pdf)

5.33.2 Exercising their local authority's functions in planning for, and responding to, emergencies that present a risk to the public's health.

### **Proposal for the Delivery of Other Functions**

- 5.34 The Bracknell Forest Director of Public Health will be supported by a new part-time local Bracknell Forest Public Health Consultant in fulfilling these duties. They will also work closely with Public Health England, as well as the Shared Team Consultant and the Director Public Health for the other Berkshire Councils on health protection matters, participating in all joint committees, exercises or events relevant to Health Protection and Emergency Planning.
- 5.35 The Bracknell Forest Director of Public Health will, as per statutory duty prepare an annual Public Health Report. Care will be taken to ensure this report compliments the Berkshire DPH report.
- 5.36 With the Director Adult Social Care, Health & Housing the Bracknell Forest Director of Public Health will provide system leadership role across the local health and care system. This will include a significant contribution to the development of the Frimley Health & Care STP and future arrangements for an Accountable Care System.
- 5.37 The Bracknell Forest Director of Public Health and Public Health team will fully participate in any arrangements related to the Child Death Overview Panel, the LSCB and local children's safeguarding work.
- 5.38 The Bracknell Forest Director of Public Health will be a Member of the Bracknell Forest Health & Well-Being Board as well as attend Health Overview & Scrutiny Panel meetings and other Council Committees as appropriate.

### **Proposal for Ongoing Collaboration with Public Health England**

- 5.39 The Bracknell Forest Public Health Team currently collaborates regularly with Public Health England at both Regional and National Levels. This began with support from PHE to develop the first ever Patient Group Direction (PGD) within a local authority (for varenicline - a smoking cessation medication). More recent examples have included work with PHE South East on Community Asset Based work and on the improvement of Health Check offer coverage in our local area. The Consultant in Public Health also participates in the PHE health protection on-call rota and has contributed to PHE work streams on smoking cessation and alcohol harm reduction.
- 5.40 The changes proposed above should strengthen this collaboration and allow the Bracknell Forest Public Health Team to forge new closer working relationships beyond Berkshire and more directly with PHE colleagues. The proposals have been discussed with Public Health England who are supportive of the plans.
- 5.41 Each staff member within the local Public Health team has specialist areas of interest and will be asked to pursue these as part of PHE working groups and initiatives. In addition, the funding released from disinvestment in Shared Team Services will allow options to be explored with PHE on innovative ways of delivering health improvement services. Examples include the delivery of Health Checks, web-based initiatives and community asset development (including social prescribing). In relation to the latter, the local team have already approached PHE in regards to the further development of a community asset programme within the local Sustainability and Transformation Plan (STP).

## **Funding**

***Section to be added w/c 1 Jan. Proposals will be cost neutral.***

## **Process for Change**

- 5.42 There has been significant discussion amongst the six Council's on the potential transfer of the Shared Team function to a new host authority. However, the general feeling is that the Shared Team works well and is effectively supported in Bracknell Forest. Significant cost would be incurred in moving the team, not least on integrating ICT with a new host. Furthermore, as Bracknell Forest will still be using the Shared Team there is no obvious reason to move it. On that basis it is recommended that the team remain in Times Square recharged to the other Councils with the standard 6% on cost included in all pan Berkshire joint arrangements.

## **6 ADVICE RECEIVED FROM STATUTORY AND OTHER OFFICERS**

### Borough Solicitor

- 6.1 tbc

### Borough Treasurer

- 6.2 tbc

### Equalities Impact Assessment

- 6.3 tbc

### Privacy Impact Assessment

- 6.4 tbc

### Strategic Risk Management Issues

- 6.5 tbc

## **7 CONSULTATION**

### Principal Groups Consulted

- 7.1 tbc

### Method of Consultation

- 7.2 Group meetings, face to face interviews.

### Representations Received

- 7.3 None

Contact for further information

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## Initial Equalities Screening Record Form

<b>Date of Screening:</b> 27/10/17	<b>Directorate:</b> Resources	<b>Section:</b> Audit and Risk Management	
<b>1. Activity to be assessed</b>	Please give full details of the activity Contracting of internal audit services		
<b>2. What is the activity?</b>	<input type="checkbox"/> Policy/strategy <input type="checkbox"/> Function/procedure <input type="checkbox"/> Project <input type="checkbox"/> Review <input checked="" type="checkbox"/> Service <input type="checkbox"/> Organisational change		
<b>3. Is it a new or existing activity?</b>	<input type="checkbox"/> New <input checked="" type="checkbox"/> Existing		
<b>4. Officer responsible for the screening</b>	Sally Hendrick		
<b>5. Who are the members of the screening team?</b>	Sally Hendrick/MicheleWoodhatch		
<b>6. What is the purpose of the activity?</b>	Delivery of statutory requirement to have internal audit.		
<b>7. Who is the activity designed to benefit/target?</b>	The Council to ensure it meets its statutory obligations		
<b>Protected Characteristics</b>	<b>Please tick yes or no</b>	<b>Is there an impact?</b> What kind of equality impact may there be? Is the impact positive or adverse or is there a potential for both? If the impact is neutral please give a reason.	<b>What evidence do you have to support this?</b> E.g equality monitoring data, consultation results, customer satisfaction information etc Please add a narrative to justify your claims around impacts and describe the analysis and interpretation of evidence to support your conclusion as this will inform members decision making, include consultation results/satisfaction information/equality monitoring data
<b>8. Disability Equality – this can include physical, mental health, learning or sensory disabilities and includes conditions such as dementia as well as hearing or sight impairment.</b>	Y	N ✓	
<b>9. Racial equality</b>	Y	N ✓	
<b>10. Gender equality</b>	Y	N ✓	
<b>11. Sexual orientation equality</b>	Y	N ✓	

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12. Gender re-assignment	Y	N ✓	
13. Age equality	Y	N	
14. Religion and belief equality	Y	N	
15. Pregnancy and maternity equality	Y	N	
16. Marriage and civil partnership equality	Y	N	
17. Please give details of any other potential impacts on any other group (e.g. those on lower incomes/carers/ex-offenders, armed forces communities) and on promoting good community relations.	None		
18. If an adverse/negative impact has been identified can it be justified on grounds of promoting equality of opportunity for one group or for any other reason?	N/A		
19. If there is any difference in the impact of the activity when considered for each of the equality groups listed in 8 – 14 above; how significant is the difference in terms of its nature and the number of people likely to be affected?	N/A		
20. Could the impact constitute unlawful discrimination in relation to any of the Equality Duties?	Y	N ✓	Please explain for each equality group
21. What further information or data is required to better understand the impact? Where and how can that information be obtained?	N/A		
22. On the basis of sections 7 – 17 above is a full impact assessment required?	Y	N ✓	There is no equalities impact in the contracting out of internal audit services.

**23. If a full impact assessment is not required; what actions will you take to reduce or remove any potential differential/adverse impact, to further promote equality of opportunity through this activity or to obtain further information or data?** Please complete the action plan in full, adding more rows as needed.

Action	Timescale	Person Responsible	Milestone/Success Criteria
None			
24. Which service, business or work plan will these actions be included in?	N/A		
25. Please list the current actions undertaken to advance equality or examples of good practice identified as part of the screening?	N/A		
26. Chief Officers signature.	Signature:		Date:

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