

Draft Sustainability Assessment (SA) (incorporating Strategic Environmental Assessment) of the Draft Bracknell Forest Local Plan

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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

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 Guidance¹ 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 2005² 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.

¹ <https://www.gov.uk/government/collections/planning-practice-guidance>

² <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).

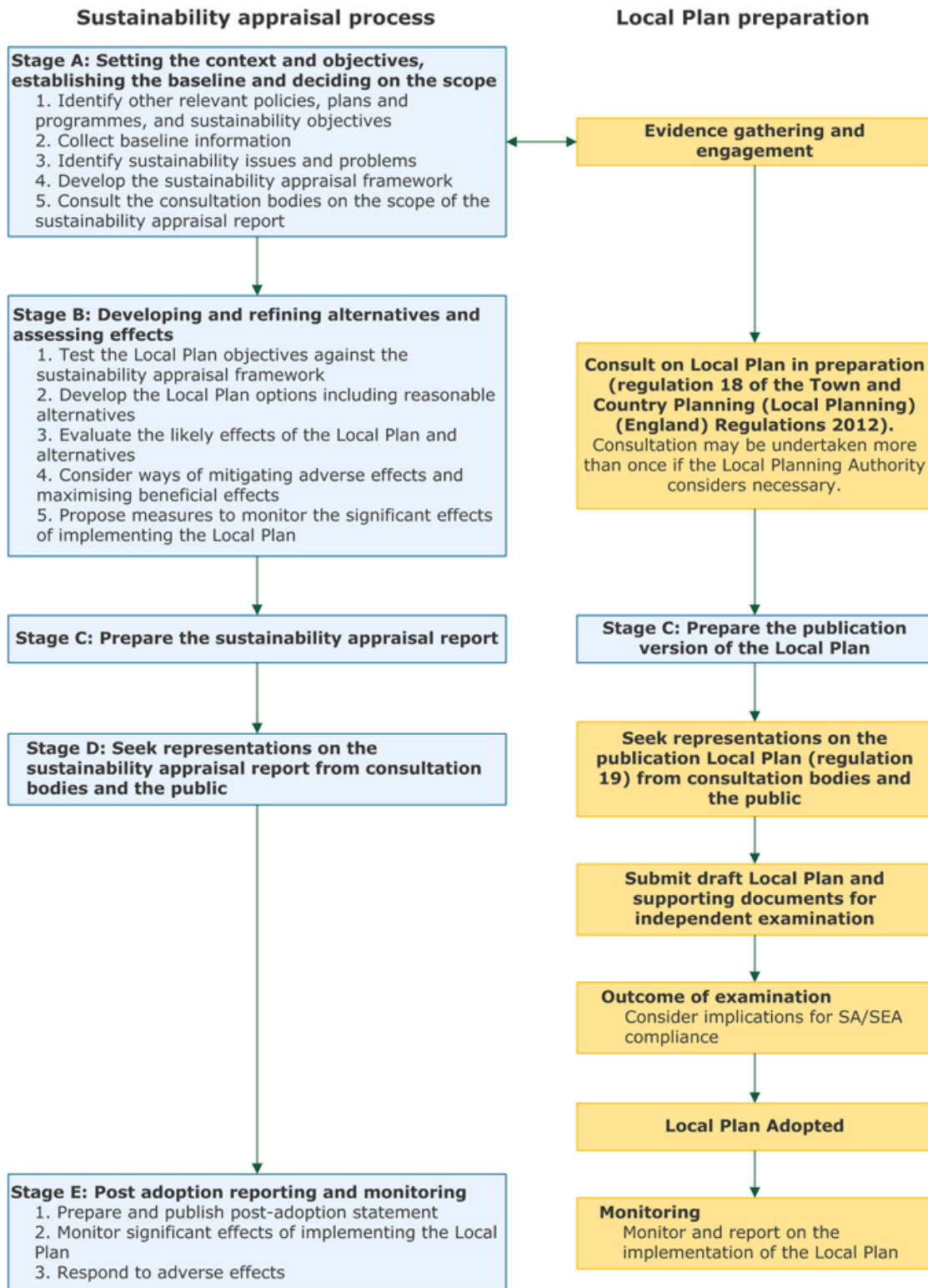
3.3 How this Sustainability Appraisal was undertaken

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 base³. 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

³ 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 2015⁴.

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:

⁴ <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”

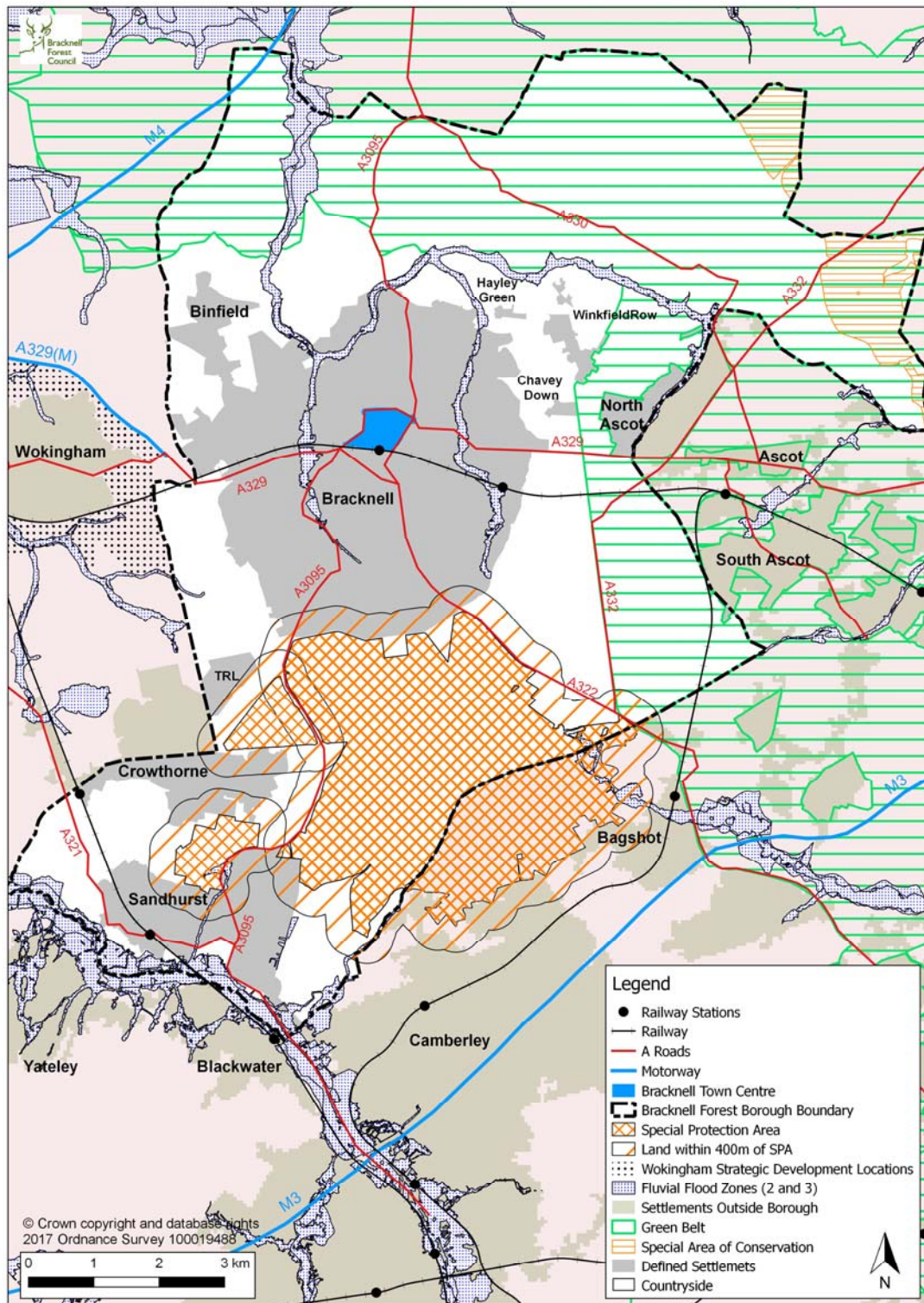
(SEA Regulations, Schedule 2 (2 and 3))

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 Review⁵ 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.

⁵ <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 from⁶:

- 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 identified⁷ 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.

⁶ Available at <http://jncc.defra.gov.uk/pdf/SPA/UK9012141.pdf>

⁷ 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

	SA Objective
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

	SA Objective
	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
1. To address the causes of climate change through reducing emissions of greenhouse gases	
<ul style="list-style-type: none"> • Will it minimise the emission of greenhouse gases through the development process? • Will it minimise the emission of greenhouse gases directly from the end use? • Will it minimise the emission of greenhouse gases from transport to and from the development? • Will it minimise the emission of greenhouse gases from any other source? 	Carbon dioxide emissions
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	
<ul style="list-style-type: none"> • Will it reduce the vulnerability to flooding? • Will it reduce the risks to people as a result of flooding? • Will it avoid development within areas of medium and high flood risk? • Will it reduce the risk of flooding from surface water? • Will it improve water flows by, for example, introducing more permeable surfaces, reducing building footprints, reducing barriers? • Will it increase the use of Sustainable Drainage Systems (SUDs) within developments • Will it increase shading and ventilation? • Will it reduce the risk of drought by harvesting rainwater or reusing waste water? • Will it reduce the risk to people and property resulting from storms? • Will it reduce the risk to people and property resulting from wildfires? • Will it improve the independence of residents or business in terms of energy or resources? 	Extent of flood zones Areas at risk of fluvial flooding Areas at risk of surface water flooding New development with sustainable drainage installed

Questions	Specific indicators
3. To conserve and enhance the diversity of wildlife, habitats and geology	
<ul style="list-style-type: none"> • Will it address any adverse effects on the integrity of the Thames Basin Heaths Special Protection Area? • Will it protect and enhance designated sites and habitats of nature conservation value? • Will it facilitate the movement of wildlife along corridors or between habitats? • Will it avoid damage to areas of geological interests? 	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
4. To protect and enhance the Borough's characteristic landscape and its historic environment in urban and rural areas	
<ul style="list-style-type: none"> • Will it increase the significance of any heritage assets and their settings? • Will it enhance heritage assets and their settings? • Will it result in new development that would make the most of the opportunities provided by heritage assets? • Will it minimise any adverse effect on views of an important landscape or townscape, both from short distances and from further afield? • Will it result in or contribute towards the creation of a new high-quality landscape? 	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
5. To address the waste hierarchy by: minimising waste as a priority, reuse, then by recycling, composting or energy recovery	
<ul style="list-style-type: none"> • Will it result in a decrease in generation of waste? • Will it promote reuse of waste, potentially on site? • Will it promote recycling of waste? • Will it lead to any effects on existing or proposed waste management activities? • Will it result in the development of new waste management facilities? 	Proportion of the total tonnage of all types of waste that has been recycled, composted and landfilled

Questions	Specific indicators
6. Minimise air, water, soil / ground, noise and light pollution and improve the quality of air, water and contaminated land	
<ul style="list-style-type: none"> • Will it maintain or improve water quality? • Will it avoid air, surface water, groundwater pollution? • Will it avoid soil pollution? • Would it enable the remediation of contaminated land? • Will it maintain and enhance the quality of the Borough's soils? • Will it avoid noise pollution? 	<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>
7. Ensure appropriate, efficient, reliable and careful use and supply of energy, water, minerals, food and other natural resources.	
<ul style="list-style-type: none"> • Will it result in the efficient use of energy, water, minerals, food and other natural resources • Will it reduce water consumption? • Will it contribute to increased supply of energy, water, minerals, food and other natural resources? • If so, will that increased supply be appropriate in terms of environmental, social and economic effects? • Will it result in greater independence or reliability in terms of supply of energy, water, minerals, food and other natural resources? • Will it retain the Borough's best and most versatile agricultural land? 	<p>Agricultural land quality Water consumption</p>

8. To increase energy efficiency and support the delivery of renewable and low carbon energy	
<ul style="list-style-type: none"> • Will it lead to an increase in energy efficiency? • Will it result in the provision of any renewable energy or low carbon energy generation? • Will it result in the use of a higher proportion of renewable or low carbon energy? 	<p>Installed capacity of sites generating electricity and / or heat from renewable sources Domestic emissions</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	
<ul style="list-style-type: none"> • Will it result in increased local jobs which meet the needs of Bracknell Forest? • Will it result in additional economic activity in Bracknell Forest? • Will it lead to economic regeneration in areas where this is needed? • Will it result in added value to the economy? • 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? • If not, will the economic activity contribute to measures that mitigate its impact on the existing infrastructure and workforce? • 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? • Will it support the urban economy? • Will it support the rural economy? • Will it result in a diverse retail offer? • Will it result in the flexibility to accommodate needs not necessarily anticipated and allow a rapid response to changes in economic circumstances? 	<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>

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	
<ul style="list-style-type: none"> • Will it increase educational facilities? • Will it result in an opportunity for the enhancement of skills and education in the local area during the construction phase? • Will it result in an opportunity for the enhancement of skills and education in the local area during the implementation phase? • Will it result in improved links between business and education providers? • Will it result in more opportunities for community learning? 	<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>
11. To meet local housing needs by ensuring that everyone has the opportunity to live in a high quality, well designed and affordable home	
<ul style="list-style-type: none"> • Will it increase the supply and / or quality of housing? • Will it increase the supply and / or quality of affordable housing? • 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? • Will it encourage development at an appropriate density, standard, size and mix? • Will it lead to a decrease in hazardous homes? • Will it lead to a good Home Quality Mark rating? 	<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>

12. To protect and enhance human health and well-being	
<ul style="list-style-type: none"> • Will it support appropriate health infrastructure? • Will it result in good access to health facilities for everyone? • Will it reduce contributors to poor physical health, for example poor air quality? • Will it reduce contributors to poor mental health, for example noise and disturbance? • Will it contribute to reducing obesity? • Will it reduce potential exposure to accident or injury? 	<p>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</p>
13. To reduce poverty and social exclusion	
<ul style="list-style-type: none"> • Will it result in investment, job opportunities, improved infrastructure, facilities and services in more deprived areas? • Will it result in developments that are accessible to everyone? 	<p>Children living in poverty Population of working age claiming key benefits Households in fuel poverty Indices of Multiple Deprivation</p>
14. To reduce and prevent crime and the fear of crime	
<ul style="list-style-type: none"> • Is it likely to reduce crime levels? • Is it likely to reduce the fear of crime? • Will it encourage the active and continual use of public areas 	<p>Level of domestic burglaries, violent offences and vehicle crimes Fear of crime</p>
15. To create and sustain vibrant, locally distinctive and socially cohesive communities	
<ul style="list-style-type: none"> • Will it result in good access to formal and informal community meeting spaces for everyone? • Will it enhance community cohesion? • Will it enhance the vitality of rural communities? • Will it support urban communities? 	<p>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</p>
16. To provide accessible essential services, facilities and infrastructure	

<ul style="list-style-type: none"> • Will it result in good access to essential services and facilities for everyone? • Will it result in good access to cultural, leisure and recreational facilities for everyone? • Will it result in good access to a diverse retail offer? 	<p>Access to key services Access to open space, sports or leisure facilities</p>
<p>17. To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys</p>	
<ul style="list-style-type: none"> • Will it result in reduced distances between homes, jobs and services to reduce the need to travel? • Will it result in a reduction in journeys by car? • Will it result in an increase in journeys by foot or cycle? • Will it result in an increase in journeys by public transport? • Will it improve the quality of parking in the town centres? • Will it identify sites to develop infrastructure to widen transport choice? • Will it comply with local car park standards? • Will it support the expansion of electronic communications networks? 	<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.

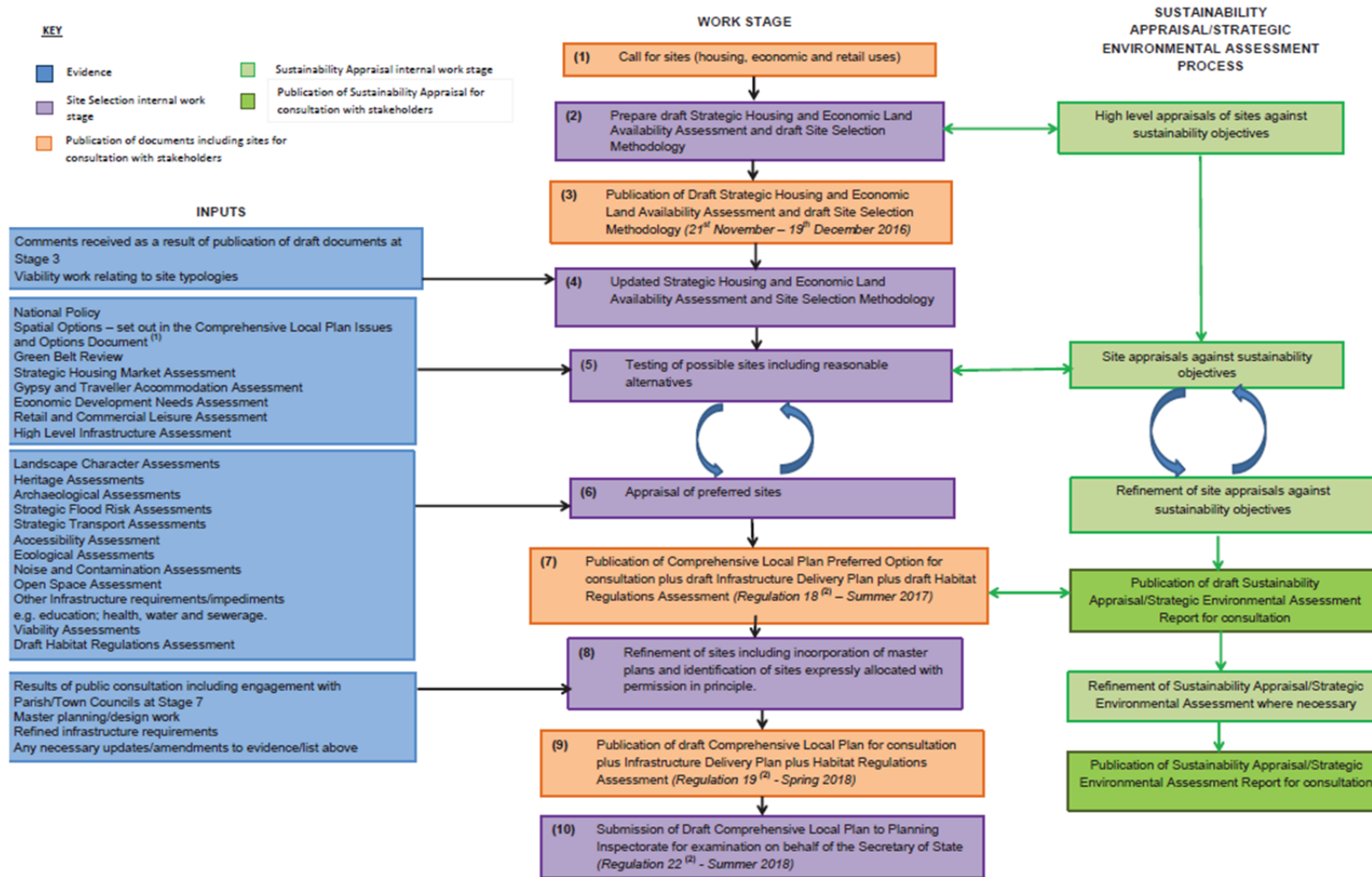
The SA framework forms one part of the overall assessment of sites during the development of the BFLP. The overall BFLP site selection methodology, which includes the SA, is provided in Figure 2, this was established following consultation in 2016⁸. This also identifies the evidence used.

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.

⁸ <https://www.bracknell-forest.gov.uk/comprehensive-local-plan/evidence-base> (document CLP/Ev/10c)



Footnote 1: Spatial Options:

- Many small sites on the edge of settlements with some more building in existing settlements
- Fewer, larger sites on the edge of the bigger more sustainable settlements with more building in existing settlements.
- A few very large sites on the edge of the bigger more sustainable settlements
- A mix of Options 1, 2 and 3

Footnote 2: The Town and Country Planning (Local Planning) (England) Regulations 2012

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 deliverable¹¹ 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;*

¹¹*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.*

¹²*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 Assessment⁹ (SHMA) identified that Bracknell Forest is within the Western Berkshire Housing Market Area; and that **635 dwellings per annum (dpa)** are

⁹ <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 31st 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.⁹

For **decision-taking** this means:¹⁰

- 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.⁹

⁹ 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.

¹⁰ 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 3¹⁰, 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,

¹⁰ 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 Review¹¹ 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)

¹¹ 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

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

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	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

	Policy	Changes proposed following SA	Response to proposal
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"> 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. 2. Clause (iv) add in '<u>prevent, reduce and</u>' 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.' 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? 5. Ensure that the policy is not overly restrictive in preventing new development. 	<ol style="list-style-type: none"> 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>'. 2. Suggested text added. 3. Suggested text added. 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. 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.
LP13-14	Rural Workers Dwelling and Occupancy Conditions	Suggested amendments: <ol style="list-style-type: none"> 1. Clarify where the policy applies (countryside, Green Belt). 2. Clarify/define terms used in document e.g. rural workers, agricultural, forestry, equestrian, horticultural are used 	Policy amended: <ol style="list-style-type: none"> 1. Completed. 2. The term 'rural worker' is used consistently throughout 3. 'recently' has now been defined in the supporting text.

		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"> 1. Clarify wording to ensure policy applies across the Borough, not just in the Bracknell town centre. 2. Recommend addressing the potential for light pollution from tall buildings within the Local Plan. 	<p>views into Bracknell Town Centre are included in the supporting text.</p> <ol style="list-style-type: none"> 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.
LP20	Internal Space Standard	None	N/A
LP21	Protection of Existing Housing Stock and Land	<p>Recommendation:</p> <ol style="list-style-type: none"> 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'. 	Policy amended.
LP22	Housing for Older People	<p>Recommendation:</p> <ol style="list-style-type: none"> 1. Consider setting a requirement for new housing developments to incorporate a percentage of homes suitable for Older People. 	<ol style="list-style-type: none"> 1. Covered by Housing Mix policy
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"> 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. 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. 	<ol style="list-style-type: none"> 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. 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 ✓*
LP25	Housing Mix – Size, Tenure and Accessibility	<ol style="list-style-type: none"> 1. Suggest tightening wording of policy to help ensure delivery of required housing mix. 2. Include in the policy that mix for sheltered housing etc will be dealt with separately. 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? 4. Will Part M cover accommodation for people with dementia 	<ol style="list-style-type: none"> 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.

		<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"> 2. LP29 - Small and start-up businesses could potentially be, for example, noisy or polluting. Recommend strengthening the requirements. 3. Overall approach - The economic development policies do not identify the level of need within the Borough. Can they/should they be identified? 4. LP27/LP28 - Clarify terminology used to define employment areas to ensure policy applied across appropriate areas. 5. LP29 - Recommend defining 'ancillary services' and reviewing requirements for them (as per the current policy). 	<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"> 2. Change complete. 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. 4. Change complete. 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.
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"> 1. Consider re-wording the section on non-designated heritage assets to increase level of protection it affords them. 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> <p>Consider whether possible to get nationally significant non-designated historic buildings.</p>	<ol style="list-style-type: none"> 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. 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

		<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. 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"> 1. Clause i), add 'Provide an adequate level of suitable ecological survey information and assessment...' 2. The current river corridor policy is not going to be deleted and not directly replaced. i) Add 'veteran trees, watercourses, protected species...' 3. Add 'Development proposals on or affecting ecological features, non-designated sites or wildlife corridors (including river corridors) will only be permitted...' 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'. 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. 6. Amend supporting text as follows: The Berkshire Biodiversity Strategy identifies priority areas of greatest opportunity. 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? 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. 9. In some instances, habitats are degraded or removed ahead of planning applications being submitted – add the following to 	<ol style="list-style-type: none"> 1. Agreed – the word 'suitable' was added to i). 2. Agreed – the word 'watercourses' was added to i). 3. Agreed – the words 'including river corridors was added. 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. 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'. 6. Agreed – amended supporting text as suggested. 7. Agreed – added 'opportunities should be taken to link biodiversity across the wider landscape'. 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. 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'. 10. Agreed. Added the following to the supporting text: 'Wildlife corridors

		<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"> 1. Add cross reference to the GI policy and SPA policy 2. Clause iii), given the demand for housing, can stronger wording be used? 3. At the end of the policy, add 'including monitoring for the effectiveness of these measures'. 4. At the end of the supporting text add in appropriate text on monitoring effectiveness of avoidance, mitigation and compensation. 	<ol style="list-style-type: none"> 1. Agreed – change made in the introduction to the policy. 2. No change made. This reflects the wording in the NPPF. 3. Agreed – change made. Added 'including monitoring for the effectiveness of these measures' at the end of the policy. 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'.
LP38	Green Infrastructure	<p>Suggested text changes:</p> <ol style="list-style-type: none"> 1. Provide greater introduction to establish what green infrastructure is. 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. 3. Clarify financial contributions should only be used within the mitigation hierarchy. 4. Green Infrastructure assets can become multifunctional both when designing new assets and when enhancing existing assets 5. Add into the supporting text the functions that GI can provide 6. Add into the supporting text the opportunities GI can provide 	<p>The Green Infrastructure policy was created.</p> <ol style="list-style-type: none"> 1. Complete 2. Complete 3. Complete 4. Complete 5. Complete 6. Complete 7. Complete 8. Complete

		<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"> 1. Paras 1 and 2: amend wording 'significant adverse effect' 2. Zone of influence, c: clarify the final sentence to identify what standard will be required within the 5 - 7 km distance. 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. 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. 	<ol style="list-style-type: none"> 1. Change accepted 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). 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. 4. Change accepted. 'Mitigation measures will be delivered prior to occupation and in perpetuity' has now been included for the 5 – 7 km zone.
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"> 1. Include a threshold below which inclusion of this requirement is not necessary 2. Inclusion of additional text in the Supporting Text to define what would be acceptable as a 'sufficient water quality improvement' 3. Clarity is needed as to the extent of the policy in relation to infrastructure. 	<ol style="list-style-type: none"> 1. Major Development thresholds have been introduced into the policy. The effects are now considered to be positive. 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. 3. Clarity is needed as to the extent of the policy in relation to infrastructure.
LP42	Addressing Climate Change through Renewable Energy & Sustainable Construction	<p>Recommendations:</p> <ol style="list-style-type: none"> 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. 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 	<ol style="list-style-type: none"> 1. <i>Planning response:</i> an evidence base would be needed to request a specific percentage. <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"> Specify the name of the 'Pollution and Hazards' policy in the introduction. Source Protection Zone (SPZ) – mention in policy as sensitive receptor. Potential conflict – policy refers to 'no harm' initially followed by lesser protection in 'no unacceptable harm or adverse impacts to the environment'. Tighten wording. Clarify meaning of sentence 'development proposals will not be supported where it would lead to future contamination of land'. '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? 'If potential contamination is found, a Phase 2 assessment will be required.' Clarify wording. 	<ol style="list-style-type: none"> Agreed - Completed. Agreed - Footnote added within the policy and SPZ added as potential receptor. 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. Amended to 'development proposals will not be supported where they would spread existing contamination, or cause contamination of land'. 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.' Amended to 'If the potential for contamination is identified a Phase 2 assessment will also need to accompany the planning application'.
LP45-48	<p>Suite of transport policies:</p> <ul style="list-style-type: none"> Strategic Transport Principles Assessing and Mitigating the Transport Impacts of Development Transport Infrastructure Provision Travel Plans 	<p>Recommendation:</p> <ol style="list-style-type: none"> Suggest clarifying that flood risk will not be increased in other areas as a result of transportation developments. 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. 	<ol style="list-style-type: none"> 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. 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.'
LP49	Parking	No amendments required.	N/A
LP50	Play, Open Space and Sports Provision	<ol style="list-style-type: none"> 1. Consider including reference to ensuring new facilities can withstand extremes of heat and other predictable side-effects of climate change. 2. Consider including requirement to create safe and secure environments in the design of spaces and infrastructure. 	<ol style="list-style-type: none"> 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. 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.
LP51	Standards for Open Space of Public Value	<ol style="list-style-type: none"> 1. Consider including reference to ensuring new facilities can withstand extremes of heat and other predictable side-effects of climate change. 2. Consider including requirement to create safe and secure environments in the design of spaces and infrastructure. 	<ol style="list-style-type: none"> 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. 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.

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)¹². 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).

¹² <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 Allocation¹

SA Objective	Constraint type influence ²									Locational type influence ³									Green Belt?	LP3 and LP8 allocation
	SA2 Climate adaptation	SA3 Biodiversity	SA4a Landscape ⁴	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 ²)	
BRA12	Imp	0		0	0	x	x	0	✓	✓✓	✓	✓✓	0	✓	✓✓	✓✓	✓✓	N	92* (2,350m ²)	
BRA13	0	x		✓x	✓x	x	x	0	✓	✓✓	Imp	✓✓	0	✓	✓✓	✓✓	✓✓	N	69* (2,000m ²)	
BRA14	Imp	Imp		✓x	✓x	✓x	x	0	✓	✓✓	✓	✓✓	✓x	0	✓✓	✓✓	✓✓	N	144* (5,700m ²)	
BRA15	x	Imp		✓x	0	✓x	x	0	✓	✓✓	✓	✓✓	✓x	0	✓✓	✓✓	✓	N	267* (9,400m ²)	
BRA3	xx	x		x	✓x	Imp	x	0	✓	0	✓x	✓✓	0	0	✓	✓x	x	N	CLU3 ⁺	
BRA4	x	x		xx	✓x	Imp	x	0	✓	0	0	✓✓	0	0	✓	✓x	✓x	N	CLU3 ⁺	
BRA6	0	Imp		Imp	0	x	x	0	✓	✓✓	✓x	✓✓	✓	✓	✓✓	✓✓	✓✓	N	67	

SA Objective	Constraint type influence ²									Locational type influence ³								Green Belt?	LP3 and LP8 allocation
	SA2 Climate adaptation	SA3 Biodiversity	SA4a Landscape ⁴	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 ²)
CLU3	xx	x		xx	✓ x	Imp	x	0	✓	0	✓ x	✓✓	0	✓ x	✓	✓ x	✓ x	N	570 ⁺
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 ²										Locational type influence ³							Green Belt?	LP3 and LP8 allocation
	SA2 Climate adaptation	SA3 Biodiversity	SA4a Landscape ⁴	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 ⁺
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

¹ Appraisal findings are dependent on the evidence base, some of which is still being finalised. As such the findings are subject to change.

² These SA Objectives principally influence the level of constraint on sites.

³ These SA Objectives principally influence if sites are sustainably located.

⁴ 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.

Table 13 Sustainability Appraisal Results for Omission Sites¹

SA Objective	Constraint type influence ²										Locational type influence ³								Green Belt?	LP3 and LP8 allocation
	SA2 Climate adaptation	SA3 Biodiversity	SA4a Landscape ⁴	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 ²									Locational type influence ³								Green Belt?	LP3 and LP8 allocation
	SA2 Climate adaptation	SA3 Biodiversity	SA4a Landscape ⁴	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	x	✓	0	0	0	x	✓	✓	x	N	N/A
WINK17	x	Imp		✓ x	✓ x	x	x	x	x	✓	0	✓✓	0	x	✓	✓	x	N	N/A
WINK18	x	0		✓ x	✓ x	x	x	x	x	✓	0	✓	0	x	✓	✓	x	N	N/A

SA Objective	Constraint type influence ²									Locational type influence ³								Green Belt?	LP3 and LP8 allocation
	SA2 Climate adaptation	SA3 Biodiversity	SA4a Landscape ⁴	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 ²										Locational type influence ³								Green Belt?	LP3 and LP8 allocation
	SA2 Climate adaptation	SA3 Biodiversity	SA4a Landscape ⁴	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	

¹ Appraisal findings are dependent on the evidence base, some of which is still being finalised. As such the findings are subject to change.

² These SA Objectives principally influence the level of constraint on sites.

³ These SA Objectives principally influence if sites are sustainably located.

⁴ 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.

¹³ 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 affected 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 studies¹⁴. **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"> - Adjacent listed buildings - Surface water flood risk

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

		<ul style="list-style-type: none"> - Presence of trees - Site elevation
Bin5	Land south of Forest Road and east of Cheney Close	<ul style="list-style-type: none"> - Surface water flood risk - Presence of hedgerows & trees (including protected) along boundaries
Bin6	Land south of Emmets Park and east of Cressex Close	<ul style="list-style-type: none"> - Surface water flood risk - Presence of hedgerows & trees along site boundaries - Adjacent Local Wildlife Site/Ancient Woodland
Bin7	Land to south of Foxley Lane and west of Whitehouse Farm Cottage, Murrell Hill Lane	<ul style="list-style-type: none"> - Presence of trees along site boundaries - Surface water flood risk - Adjacent listed building
Bin10	Popes Manor, Murrell Hill Lane	<ul style="list-style-type: none"> - Contains grade II listed building & parkland - High heritage value - Presence of trees (including protected) - Groundwater and surface water flood risk - Local Wildlife Site/Ancient Woodland to the north of the site
Bin11	Popes Farm, Murrell Hill Lane	<ul style="list-style-type: none"> - Partially falls within SALP Policy SA6 - Medium heritage value - Groundwater and surface water flood risk - Presence of trees along boundaries - Adjacent Local Wildlife Site/Ancient Woodland
Bin12	Land south of London Road (Eastern Field)	<ul style="list-style-type: none"> - Groundwater flood risk
Cluster3 (Bra3 & 4)	Land at the Hideout and Beaufort Park, Nine Mile Ride	<ul style="list-style-type: none"> - Surface water and groundwater flood risk - Areas of high ecological value - Large areas covered by trees - Changes in level across site - High pressure oil pipeline - Potential for odour from nearby Wastewater Treatment Works - Strategic gap
Bra6	Bracknell and Wokingham College, Wick Hill, Sandy Lane	<ul style="list-style-type: none"> - Presence of protected trees - Surface water flood risk
Bra7	Town Square, The Ring	<ul style="list-style-type: none"> - Surface water flood risk - Level changes within the site
Bra11	Bus Depot (Coldborough House), Market Street	<ul style="list-style-type: none"> - Surface water flood risk - Presence of trees (including protected)
Bra12	Former Bus Depot, Market Street	<ul style="list-style-type: none"> - Surface water flood risk
Bra13	Coopers Hill Youth and Community Centre, Crowthorne Road North	<ul style="list-style-type: none"> - Partial tree coverage of site - Surface water and groundwater flood risk - Changes in level across site - Heritage value

Bra14	Jubilee Gardens and the British Legion Club, The Ring	<ul style="list-style-type: none"> - Surface water and groundwater flood risk - Presence of mature trees - Setting of Listed war memorial - Vehicle access route into town centre
Bra15	Land east of Station Way and north of Church Road (Southern Gateway)	<ul style="list-style-type: none"> - Groundwater and surface water flood risk - Public footpath on site (including underpass)
Sand5	Land east of Wokingham Road and south of Dukes Ride (Derby Field)	<ul style="list-style-type: none"> - Presence of trees along site boundaries - Surface water and groundwater flood risk - Sports pitch provision
War9	Land north of Herschel Grange	<ul style="list-style-type: none"> - Presence of trees (including protected) along site boundaries - Surface water flood risk - Medium ecological value
War10	Land north of Newhurst Gardens	<ul style="list-style-type: none"> - Presence of trees - Surface water flood risk
Cluster7 (War13-16 & 22)	Land at Hayley Green	<ul style="list-style-type: none"> - Presence of trees (including protected) - Setting of Listed buildings - Fluvial, surface water and groundwater flood risk
Cluster5 (Wink8-14 & 35)	Land at Winkfield Row	<ul style="list-style-type: none"> - Green Belt to the north of the site - High heritage value (Conservation Area, historic landscape value, Listed buildings, Historic Park and Garden) - Fluvial, surface water and groundwater flood risk - Presence of trees (including protected) - Strategic gap
Wink15	Whitegates, Mushroom Castle, Chavey Down Road	<ul style="list-style-type: none"> - Presence of trees - Adjacent Local Wildlife Site/Ancient Woodland - Surface water flood risk
Wink20	Former landfill site, London Road	<ul style="list-style-type: none"> - Landfill - Presence of trees (including protected) - Surface water flood risk - Level changes across the site - Strategic gap
Wink22	Land south of London Road, east of Bog Lane and west of Swinley Road (Whitmoor Forest)	<ul style="list-style-type: none"> - Areas of high ecological value - Large treed areas on site - Groundwater and surface water flood risk - Strategic gap - Within a Biodiversity Opportunity Area - Level changes across the site
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"> - Partially falls within SALP Policy SA3 - Presence of trees

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 studies¹⁵.

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"> - Poor relationship with existing settlements - Surface water flood risk - Medium landscape sensitivity
Bin4	Wyevale Garden Centre, Forest Road	<ul style="list-style-type: none"> - Poor relationship with existing settlements - Flood risk
Bin8	Land south of Foxley Lane and west of Murrell Hill Lane (Foxley Fields)	<ul style="list-style-type: none"> - High historic landscape value - Topographical/landscape issues - Surface water flood risk - Protected trees on site
Bin9	Land at Murrell Hill Grange, Murrell Hill Lane	<ul style="list-style-type: none"> - Local Wildlife Site and Ancient Woodland on site - Areas with high ecological value - Landscape - Heritage value, including access route - Surface water flood risk - Access
Bin13	Land south of London Road (Western Field)	<ul style="list-style-type: none"> - Predominantly located within Wokingham Borough
Bin14	Land at Bigwood, Peacock Lane	<ul style="list-style-type: none"> - Poor relationship with existing settlements
Bin15	Popeswood Lodge, Popeswood Road	<ul style="list-style-type: none"> - Within the setting of Listed buildings and historic park and garden - Protected trees on site
Bra1	Land at Parkview Farm, Old Wokingham Road	<ul style="list-style-type: none"> - Poor relationship with existing settlements - High historic landscape value - Landscape sensitivity - Surface water flood risk - Areas with high ecological value
Bra5	Pyramid House, Easthampstead Road	<ul style="list-style-type: none"> - Located within a Defined Employment Area
Bra8	Last east of Old Toll Gate Close (Allsmoor Lane)	<ul style="list-style-type: none"> - Site covered by trees - Medium ecological value - Groundwater flood risk
Sand1	Silverdene, Ambarrow Lane	<ul style="list-style-type: none"> - Poor relationship with existing settlements - Groundwater flood risk - Protected trees across the site

¹⁵ 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"> - Poor relationship with existing settlements - Groundwater flood risk - Medium ecological value - Large treed areas containing protected trees - Landscape sensitivity
Sand3	Land south of Ambarrow Lane, west of Wokingham Road and east of Lower Sandhurst Road	<ul style="list-style-type: none"> - Poor relationship with existing settlements - Landscape sensitivity (topographical issues) - Part of the Blackwater Valley Biodiversity Opportunity Area - Electricity pylons transverse the site and gas pipe
Sand4	Land south of High Street and east of Yateley Road	<ul style="list-style-type: none"> - Poor relationship with existing settlements - High ecological value - Site covered by trees - Designated as a Local Wildlife Site - Fluvial and surface water flood risk - Part of the Blackwater Valley Biodiversity Opportunity Area
Sand6	Land between High Street, Lower Church Road and Wokingham Road	<ul style="list-style-type: none"> - Landscape sensitivity (topographical issues) - Electricity pylons transverse the site plus gas pipe
Sand7	Land at Wellingtonia Avenue	<ul style="list-style-type: none"> - Poor relationship with existing settlements - Groundwater and surface water flood risk - Site partially covered by trees
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"> - Poor relationship with existing settlements - Fluvial and surface water flood risk - Landscape sensitivity
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"> - Falls within local gap identified in the Pre-Submission Warfield Neighbourhood Plan - Surface water flood risk - Adjacent to listed buildings - Site covered by trees - Medium ecological value - Landscape sensitivity
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"> - Poor relationship with existing settlements - Surface water and groundwater flood risk - High ecological value - Part of a Local Wildlife Site
Wink17	Land at Chavey Down Farm, Longhill Road	<ul style="list-style-type: none"> - Poor relationship with the existing settlement - Surface water and groundwater flood risk - Landscape sensitivity
Wink18	Whitegates, Longhill Road	<ul style="list-style-type: none"> - Poor relationship with existing settlements - Surface water and groundwater flood risk - Landscape sensitivity
Wink19	Land between London Road and Longhill Road	<ul style="list-style-type: none"> - Protected trees across the site - Medium ecological value - Groundwater flood risk
Wink23	Lavender Park Gold Club, Swinley Road	<ul style="list-style-type: none"> - Located within the Green Belt
Wink24	Woodstock, Kings Ride	<ul style="list-style-type: none"> - Located within the Green Belt
Wink25	Highbury, Prince Albert Drive	<ul style="list-style-type: none"> - Located within the Green Belt
Wink26	Swinley Edge, Coronation Road	<ul style="list-style-type: none"> - Located within the Green Belt
Wink27	Earlywood Orchard, Coronation Road	<ul style="list-style-type: none"> - Located within the Green Belt
Wink28	Winkfield Manor, Forest Road	<ul style="list-style-type: none"> - Located within the Green Belt
Wink29	Land south of Forest Road and north of Rhododendron Walk	<ul style="list-style-type: none"> - Located within the Green Belt
Wink30	Land at the Rough	<ul style="list-style-type: none"> - Located within the Green Belt
Wink31	Land between North Street and Hatchet Lane	<ul style="list-style-type: none"> - Located within the Green Belt
Wink32	Land south of Merrymead, Birch Lane, Ascot	<ul style="list-style-type: none"> - Poor relationship with existing settlements - Groundwater flood risk - Site covered by protected trees
Wink33	Land south of Merrymead and land at Pine Acres, Birch Lane	<ul style="list-style-type: none"> - Poor relationship with existing settlements - Groundwater flood risk - Site covered by protected trees
Wink36	Land adjacent to the Vicarage, Winkfield Street, Maidens Green	<ul style="list-style-type: none"> - Located within the Green Belt
Wink37	Land at King's Ride, Ascot	<ul style="list-style-type: none"> - Located within the Green Belt

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
General		
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"> • the homes and jobs needed in the area; • the provision of retail, leisure and other commercial development; • 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); • the provision of health, security, community and cultural infrastructure and other local facilities; and • climate change mitigation and adaptation, conservation and enhancement of the natural and historic environment, including landscape.
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 Town and Country Planning Act 1990 , and introduced reforms such as the abolition of Local Plans and Structure Plans , and their replacement with Local Development Frameworks . 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

Term	Acronym	Definition
		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: https://www.bracknell-forest.gov.uk/comprehensive-local-plan/evidence-base</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.
Housing		
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"> • Available – site is available now • Suitable – site offers a suitable location for development and contributes to the creation of sustainable, mixed communities • Achievable – there is reasonable prospect that housing will be delivered on the site.

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"> • Hard Commitment - a site which has planning permission for 1 or more dwelling. • 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). • Large site: sites of 1ha or more • Medium site: sites less than 1ha with 10+ dwellings • Small site: sites less than 1ha with under 10 dwellings
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"> • 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-

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"> • 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. <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"> • C2 Residential institutions - Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres. • C3 Dwellinghouses - this class is formed of 3 parts: <ul style="list-style-type: none"> ○ 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. ○ 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. ○ 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.
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

Term	Acronym	Definition
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: https://www.bracknell-forest.gov.uk/comprehensive-local-plan/evidence-base
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.
Economic and Social Development		
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"> • B1 Business - Offices (other than those that fall within

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"> • B2 General industrial - Use for industrial process other than one falling within class B1 (excluding incineration purposes, chemical treatment or landfill or hazardous waste). • B8 Storage or distribution - This class includes open air storage.
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"> • Income Deprivation • Employment Deprivation • Education, Skills and Training Deprivation • Health Deprivation and Disability • Crime • Barriers to Housing and Services • Living Environment Deprivation Each of these domains is based on a basket of indicators.
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"> • 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. • 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

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"> • A3 Restaurants and cafés - For the sale of food and drink for consumption on the premises - restaurants, snack bars and cafes. • A4 Drinking establishments - Public houses, wine bars or other drinking establishments (but not night clubs). • A5 Hot food takeaways - For the sale of hot food for consumption off the premises.
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>
Green Belt & Countryside		
Agricultural Land Classification		<p>The Agricultural Land Classification system forms part of the planning system in England and Wales. 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"> • 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

Term	Acronym	Definition
		<ul style="list-style-type: none"> to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
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.
Design & Character		
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).
Heritage & Conservation		
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"> Church Street, Crowthorne Easthampstead, Bracknell Church Lane, Warfield Winkfield Row Winkfield Village
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"> • Ascot Place, Winkfield • Moor Close (Newbold College), Binfield • South Hill Park, Bracknell • Broadmoor Hospital, Crowthorne • Part of Windsor Great Park, Winkfield • Part of Bagshot Park, Winkfield
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"> • Grade I - buildings of exceptional interest • Grade II – buildings of special interest. • Grade II* - buildings of more than special interest.
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>

Term	Acronym	Definition
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.
Natural Environment		
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

Term	Acronym	Definition
		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.
Climate Change, Renewables & Environmental Sustainability		
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"> • Energy use; • Health and wellbeing; • Innovation; • Land use and ecology; • Materials; • Management; • Pollution; • Transport; • Waste; • Water.
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"> • Energy and CO2; • Water; • Materials; • Surface water runoff; • Waste; • Pollution; • Health and wellbeing; • Management; and,

Term	Acronym	Definition
		<ul style="list-style-type: none"> Ecology. <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 United Nations Conference on Environment and Development (UNCED), also known as the Rio Earth Summit was a major United Nations conference held in Rio de Janeiro from 3 to 14 June 1992.</p> <p>172 governments participated and 2,400 representatives of non-governmental organizations (NGOs) attended</p> <p>The issues addressed included:</p> <ul style="list-style-type: none"> • systematic scrutiny of patterns of production — particularly the production of toxic components, such as lead in gasoline, or poisonous waste including radioactive chemicals • alternative sources of energy to replace the use of fossil fuels which delegates linked to global climate change • new reliance on public transportation systems in order to reduce vehicle emissions, congestion in cities and the health problems caused by polluted air and smoke • the growing usage and limited supply of water <p>An important achievement of the summit was an agreement on the Climate Change Convention which in turn led to the Kyoto Protocol and the Paris Agreement.</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	
Government Agencies & Consultees		
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'. They are responsible for:</p> <ul style="list-style-type: none"> • regulating major industry and waste • treatment of contaminated land • water quality and resources • fisheries • inland river, estuary and harbour navigations • conservation and ecology • managing the risk of flooding <p>This body is a statutory consultee for plan making purposes. They are also a 'duty to co-operate' body.</p> <p>https://www.gov.uk/government/organisations/environment-agency</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>https://www.gov.uk/government/organisations/highways-england</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"> • Listed buildings • Scheduled monuments • Protected wreck sites • Registered parks and gardens • Registered battlefields

Term	Acronym	Definition
		<ul style="list-style-type: none"> • World Heritage Sites • Applications for Certificates of Immunity (COIs) • Current Building Preservation Notices (BPNs) <p>This body is a statutory consultee for plan making purposes. They are also a 'duty to co-operate' body.</p> <p>http://www.historicengland.org.uk/</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"> • increasing the number of new homes that are built in England, including affordable homes and homes for market sale or rent • improving existing affordable homes and bringing empty homes back into use as affordable housing • increasing the supply of public land and speeding up the rate that it can be built on • 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 • helping to stimulate local economic growth by using our land and investment, and attracting private sector investment in local areas <p>This body is a statutory consultee for plan making purposes. They are also a 'duty to co-operate' body.</p> <p>https://www.gov.uk/government/organisations/homes-and-communities-agency</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>http://thamesvalleyberkshire.co.uk/</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"> • helping land managers and farmers protect wildlife and landscapes • advising on the protection of the marine environment in inshore waters (0 to 12 nautical miles) • improving public access to the coastline • supporting National Trails and managing 140 National Nature Reserves • providing planning advice and wildlife licences

Term	Acronym	Definition
		<p>through the planning system</p> <ul style="list-style-type: none"> managing programmes that help restore or recreate wildlife habitats conserving and enhancing the landscape providing evidence to help make decisions affecting the natural environment <p>This body is a statutory consultee for plan making purposes. They are also a 'duty to co-operate' body.</p> <p>https://www.gov.uk/government/organisations/natural-england</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>http://www.pas.gov.uk/</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.

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Nepali

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

Tagalog

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Portuguese

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