

Draft Bracknell Forest Local Plan

Part 1 - Introduction

1 Introduction 7
2 Context 8

Part 2 - Strategic Issues

3 Vision and Objectives 17
 3.1 Vision 17
 3.2 Plan Objectives 19
4 Sustainable Development Principles 20
 4.1 Sustainable Development Principles 20
5 Overarching Spatial Strategy 23
 5.1 Overarching Spatial Strategy 23
6 Housing 30
 6.1 Provision of Housing 30
 6.2 Sites allocated for residential/mixed use Development 35
 6.3 Land at the Hideout and Beaufort Park, Nine Mile Ride, Bracknell 39
 6.4 Land south of London Road, east of Bog Lane and west of Swinley Road
 (Whitmoor Forest), Bracknell 43
 6.5 Land at Winkfield Row 48
 6.6 Land at Hayley Green 52
 6.7 Other forms of residential accommodation 56
7 Economic Development 59
 7.1 Provision of Economic Floorspace 59
8 Strategic Infrastructure (including Transport) 63
 8.1 Strategic and Local Infrastructure 63

Part 3 - Development Management Issues

9 Introduction 68
 9.1 Introduction 68

10	Presumption in favour of sustainable development	69
10.1	Presumption in favour of Sustainable Development	69
11	Development Affecting the Countryside and Green Belt	71
11.1	Protection of Countryside	71
11.2	Landscape Character and Strategic Gaps	74
11.3	Rural Workers Dwellings	78
11.4	Equestrian Uses	82
11.5	Overarching Green Belt Policy	85
11.6	Development Site in the Green Belt: Jealotts Hill Research Centre	89
12	Character and Design	91
12.1	Overarching Design	91
12.2	Tall Buildings	95
12.3	Internal Space Standards	99
13	Housing	101
13.1	Protection of existing housing stock	101
13.2	Housing for Older People	103
13.3	Self Build & Custom Build	106
13.4	Affordable Housing	108
13.5	Housing Mix - Tenure, Size and Accessibility	110
13.6	Criteria for Traveller Sites	113
14	Employment Areas	116
14.1	Employment Areas	116
14.2	Employment Development outside Employment Areas	118
14.3	Smaller Businesses	120
14.4	Bracknell Town Centre	121
14.5	Out of Centre Development	125
15	Local Retail and Community Uses	128
15.1	Changes of use within defined retail areas	128
15.2	Advertisements and Shop Fronts	133
15.3	Protection of community facilities and services	135

16 Historic Environment	138
16.1 Protection and Enhancement of the Historic Environment	138
17 Natural Environment	143
17.1 Biodiversity and Designated Nature Conservation and Geological Sites	143
17.2 Green Infrastructure	148
17.3 Thames Basin Heaths Special Protection Area	153
18 Climate Change and Environmental Sustainability	157
18.1 Flooding and Drainage	157
18.2 Addressing Climate Change through Renewable Energy and Sustainable Construction	166
18.3 Pollution and Hazards	170
18.4 Development of Land Potentially affected by Contamination	176
19 Transport	179
19.1 Strategic Transport Principles	179
19.2 Assessing, Minimising and Mitigating the Transport Impacts of Developments	182
19.3 Transport Infrastructure Provision	183
19.4 Travel Plans and Parking	185
20 Local Infrastructure and Facilities	188
20.1 Play, Open Space and Sports	188
20.2 Standards for Open Space of Public Value	192

Appendices

1 Summary of Local Plan Evidence Base	197
Policy LP2 - Housing Trajectory	197
Policy LP3 and LP8 - Site Allocations Overview Maps	208
Site Profiles for sites listed in Policy LP3 (excluding sites within the Bracknell Town Centre* and sites covered by policies LP8)	214
Policy LP17 - Developed Site in the Green Belt	244
Policy LP27 - Employment Areas	245
Policy LP32 - Defined Retail Centres	248

2 Existing Policies to be Replaced by the Bracknell Forest Local Plan	264
3 Glossary and Abbreviations	272
Abbreviations	272
Glossary	273
Government Agencies and Consultees	284
Consultants for Evidence Base	287

Part 1 - Introduction

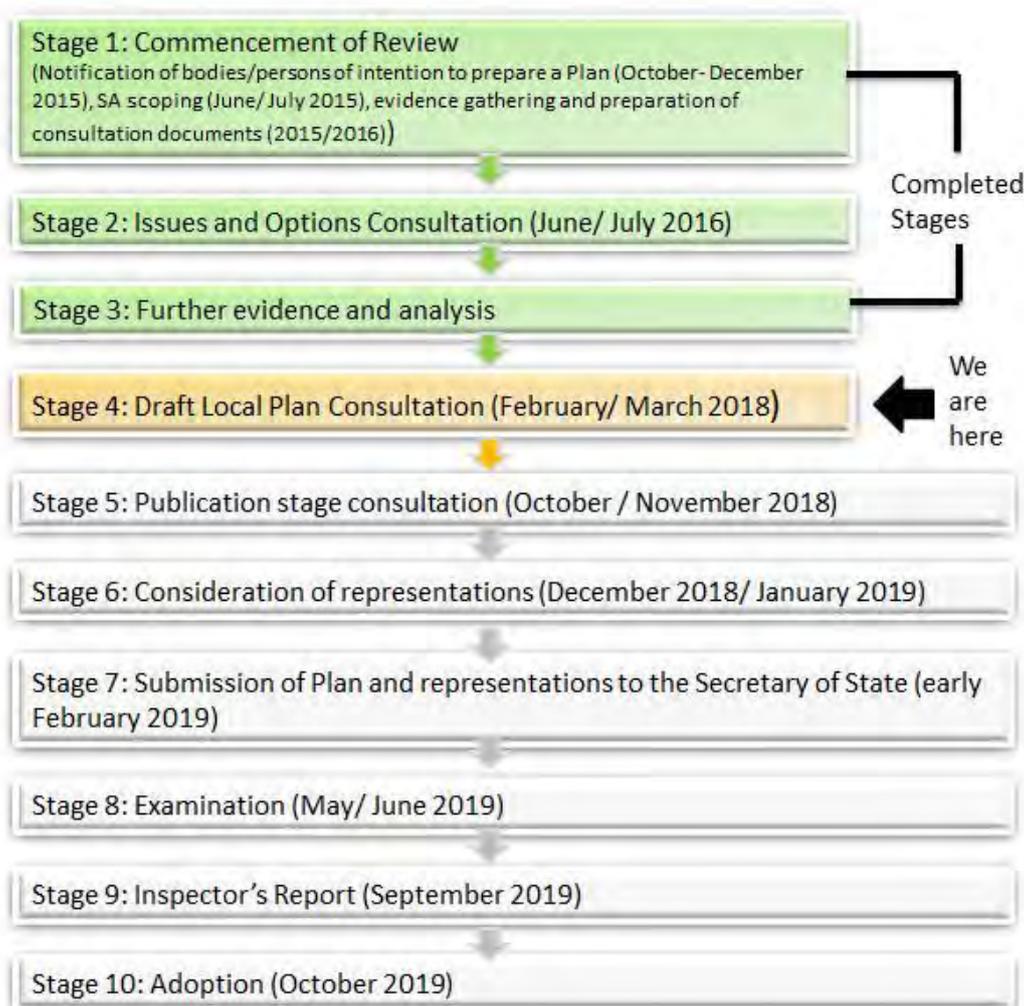
1: Introduction

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

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

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

Figure 1 BFLP Preparation Stages



2: Context

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

National Planning Policy and Regulations

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

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

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

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

Evidence Base

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

Existing Development Plan

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

Other Plans and Strategies

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

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

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

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

4 Available to download at

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

5 https://files.bracknell-forest.gov.uk/sites/bracknell/documents/council-plan-2015-to-2019.pdf?Gdj6VWAcedi0pvRU7tQh1dTxS_70i9

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

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

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

Future Development Plan

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

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

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

Cross Boundary Issues and Partnership Working

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

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

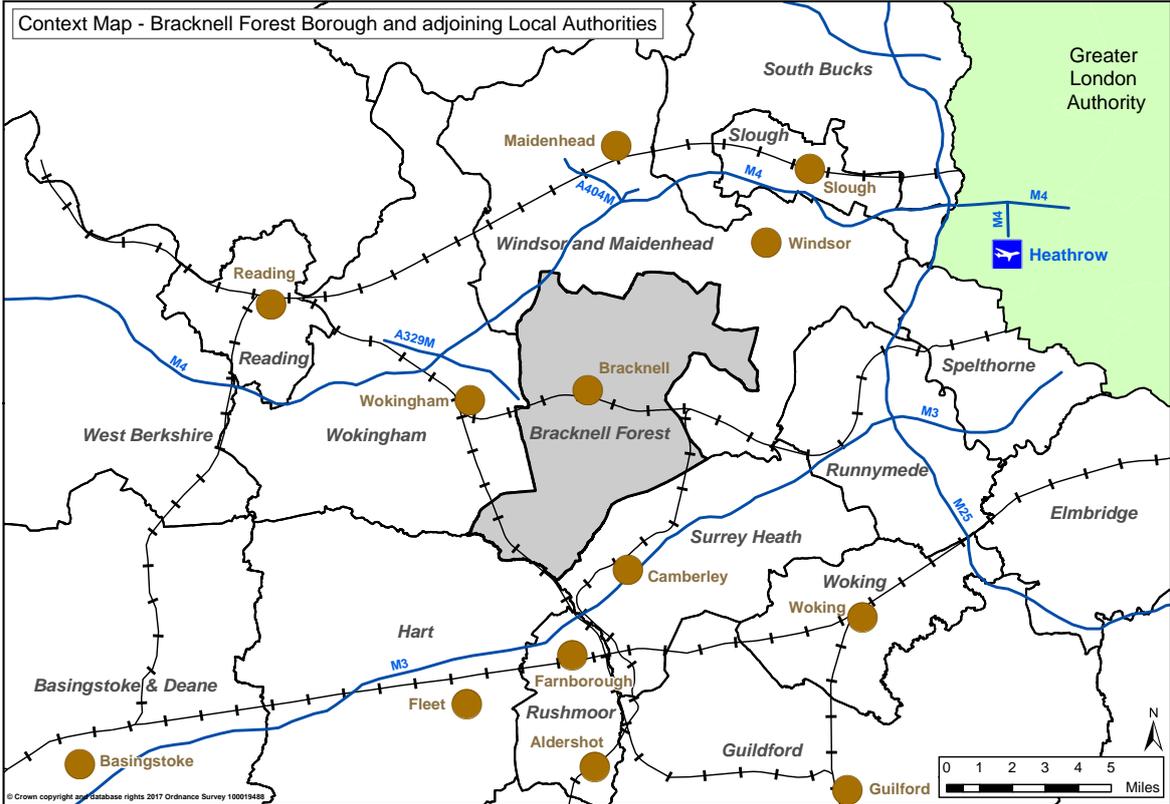
7 Available to download at <https://www.bracknell-forest.gov.uk/comprehensive-local-plan/evidence-base>

8 https://files.bracknell-forest.gov.uk/sites/bracknell/documents/amr-duty-to-cooperate.pdf?Up9oVrnZgLVt89.zAtfE_.GnuimIW.eH

Portrait of Bracknell Forest

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

Map 1 Bracknell Forest Context Map



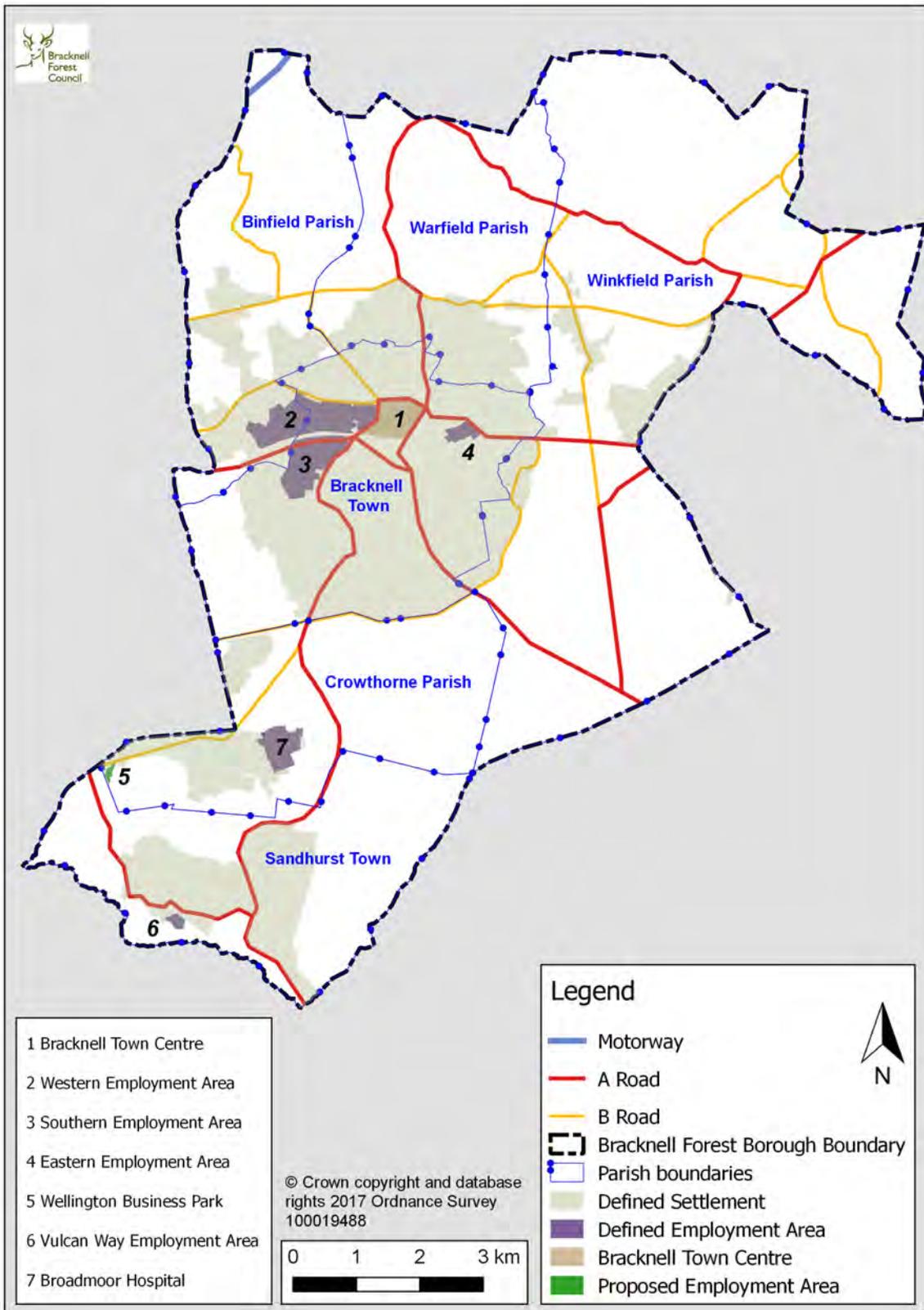
2.14 The Borough is fully parished and contains six parish/town councils. These are shown on the plan at Figure 2 'Parish boundaries and existing employment areas within Bracknell Forest', together with the extent of the main settlements. These are Crowthorne and Sandhurst in the south, Winkfield in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

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

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

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

Map 2 Employment Area Overview



Characteristics of the Borough

2.17 The 2011 Census identified the following:

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

Existing Planning Constraints

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

2.19 The key constraints include:

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

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

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

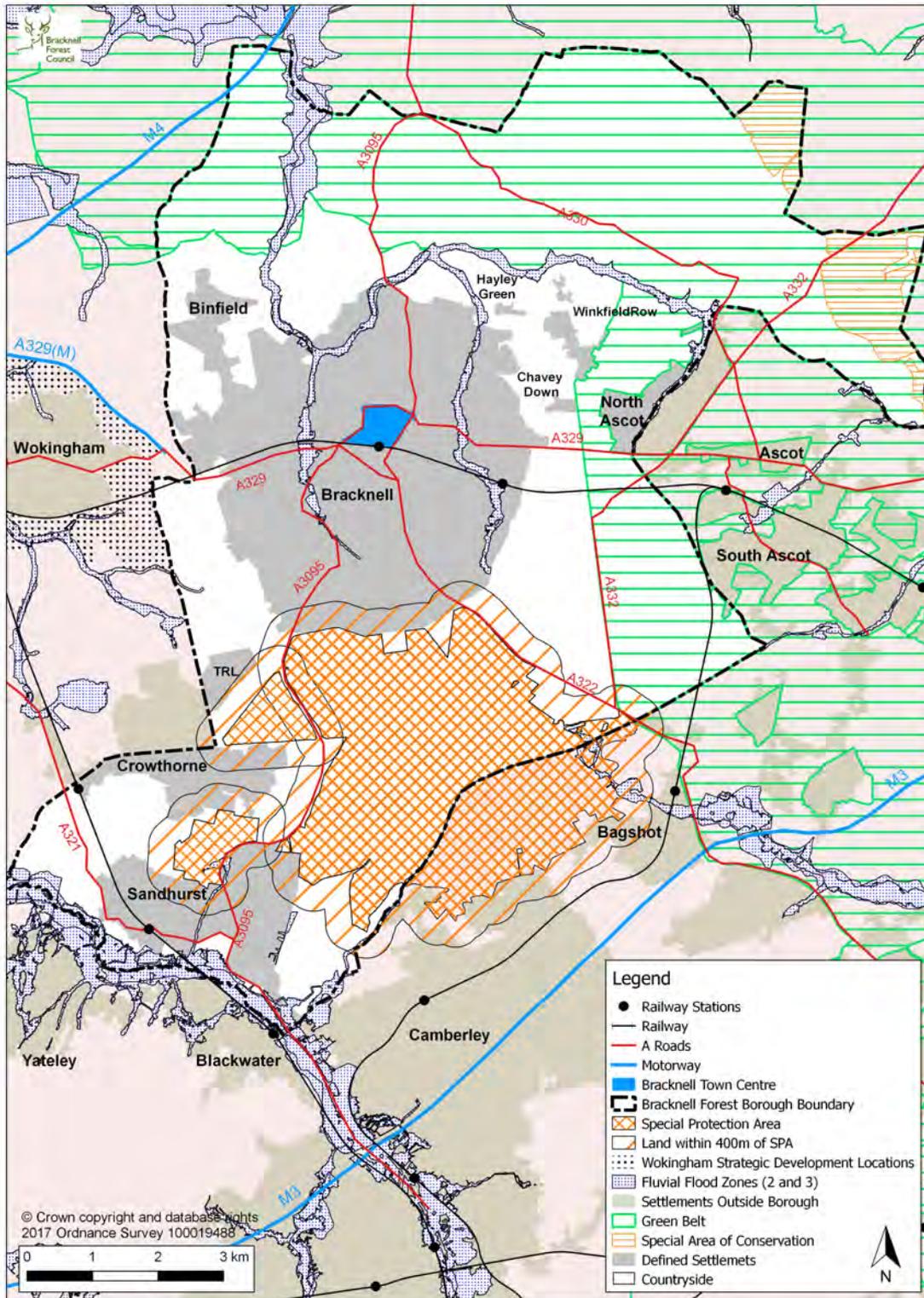
Neighbourhood Planning

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

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

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

Map 3 Bracknell Forest Key Constraints Map



Part 2 - Strategic Issues

3: Vision and Objectives

3.1 Vision

What is the Vision for Bracknell Forest?

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

Bracknell Forest Local Plan Vision

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

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

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

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

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

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

3.2 Plan Objectives

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

Bracknell Forest Local Plan Objectives

(note: these are not listed in priority order)

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

4: Sustainable Development Principles

4.1 Sustainable Development Principles

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

Objectives

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

Policy LP1 - Sustainable development principles

Proposals for development will be permitted that:

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

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

4.3 Economic:

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

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

4.4 Social:

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

4.5 Environmental:

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

KEY EVIDENCE

- National Planning Policy Framework (paras 6 - 10)

DELIVERY AND MONITORING

4.6 Delivery

- Determination of Planning Applications

4.7 Monitoring

- Monitoring of applications and appeals

5: Overarching Spatial Strategy

5.1 Overarching Spatial Strategy

Evolution of Strategy

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

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

National planning policy

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

Other plans and strategies

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

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

5.5 Opportunity areas identified in the framework include:

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

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

Key pieces of evidence

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

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

Constraints

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

The Strategy

Development within existing settlements

Towns and villages

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

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

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

Retail centres

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

Bracknell Town Centre

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

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

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

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

Other retail centres

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

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

Employment Areas

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

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

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

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

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

Development outside settlements

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

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

Green Belt

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

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

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

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

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

Other land in the countryside

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

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

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

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

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

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

Assessing future proposals for development through the Development Management process

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

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

6: Housing

6.1 Provision of Housing

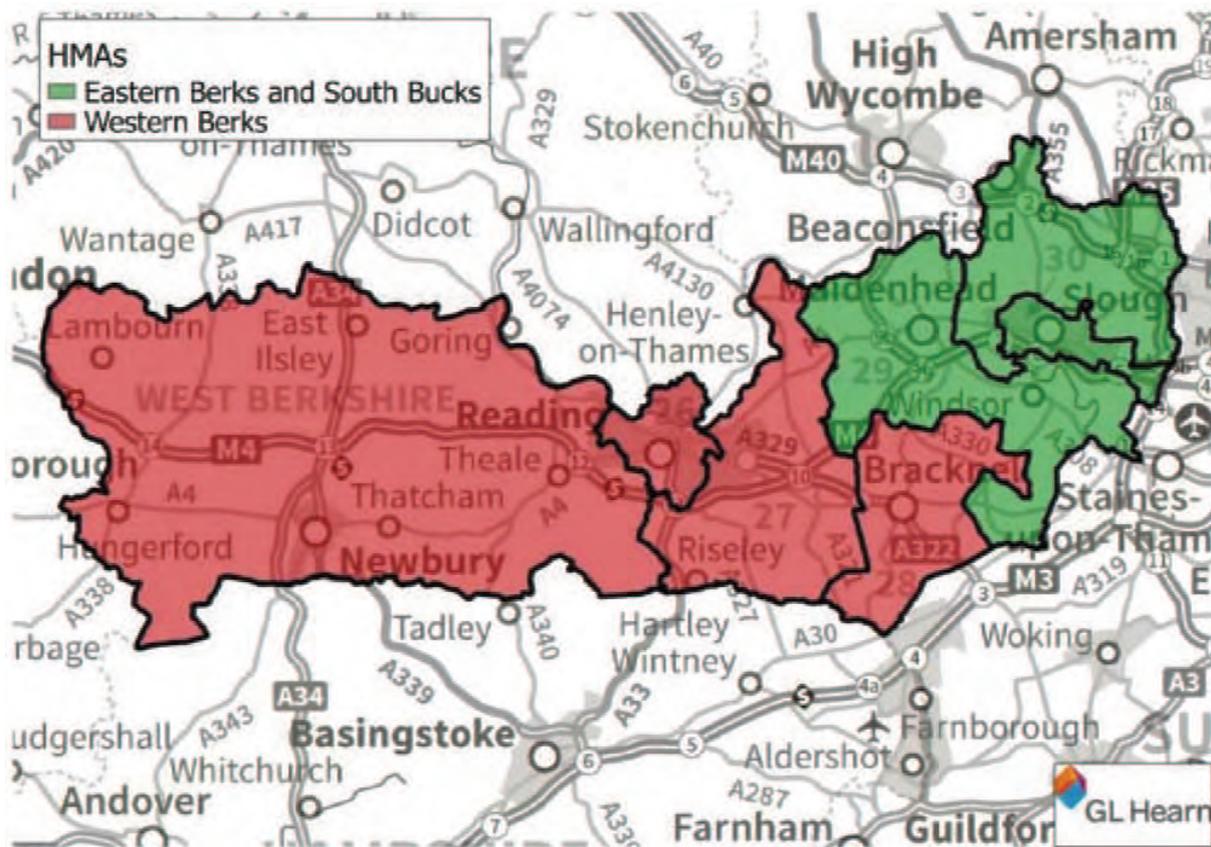
Housing need

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

6.2 The study concluded that:

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

Figure 2 Housing Market Areas in Berkshire



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

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

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

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

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

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

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

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

Objective
D – Level of development/land supply

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

Meeting the housing requirement

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

Implications of OAN for Bracknell Forest at 31st March 2017

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

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

Meeting housing needs

Sources of housing supply

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

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

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

Existing planning commitments including retained SALP allocations

6.12 These are:

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

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

Windfall sites

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

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

New sites allocated in this Plan

Strategic Housing and Economic Land Availability Assessment (SHELAA)

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

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

Site selection process

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

Housing Trajectory

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

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

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

Five year housing supply

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

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

6.2 Sites allocated for residential/mixed use Development

Policy LP3 - Sites allocated for residential/mixed use Development

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

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

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

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

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

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

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

* Mixed use scheme

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

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

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

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

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

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

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

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

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

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

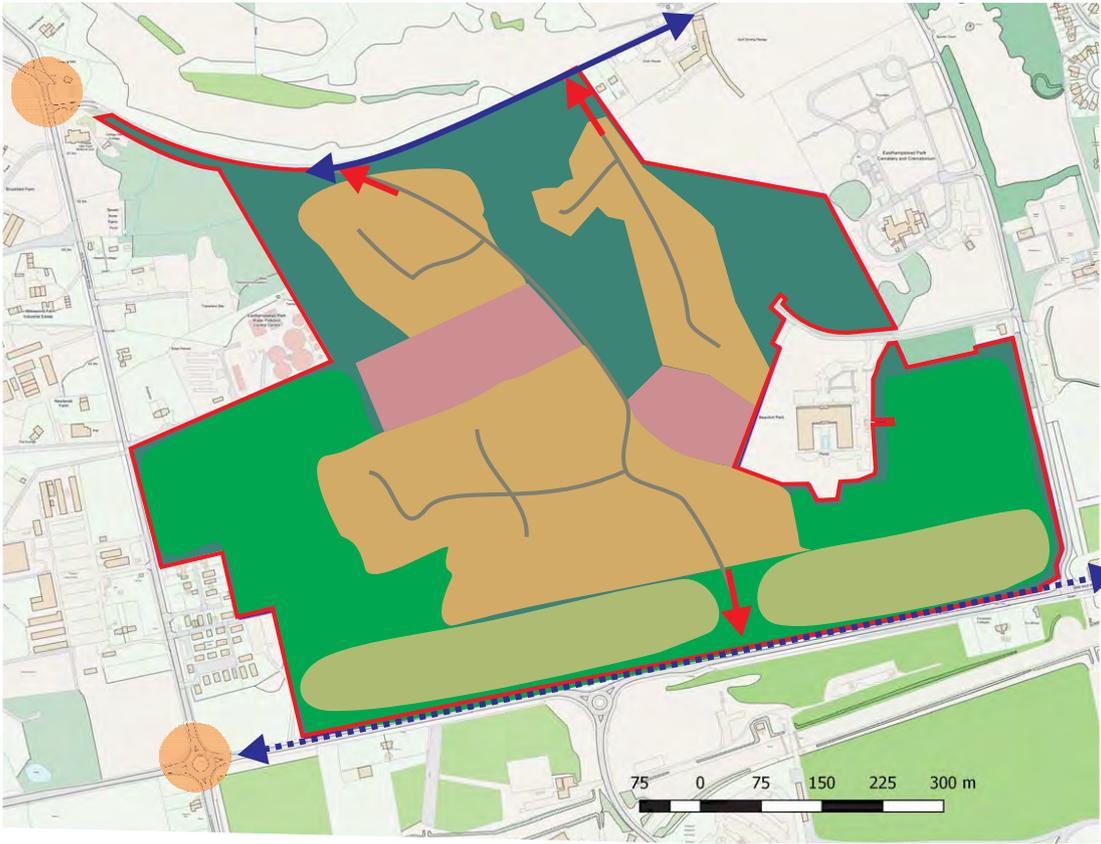
Policy LP4 - Land at the Hideout and Beaufort Park, Nine Mile Ride, Bracknell

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

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

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

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



Key

<ul style="list-style-type: none"> = Developed Area = Strategic Landscape Buffer = Retained / New Woodland = Access Point (Vehicles) 	<ul style="list-style-type: none"> = SANG (including new heathland) = Preserved Heathland = Key junction improvement = Existing pedestrian/cycle link = New link
---	---

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

Implementation

6.30 This policy will be implemented through:

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

Delivery

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

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

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

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

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

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

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

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

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

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

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



Key

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

Implementation

6.36 This policy will be implemented through:

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

Delivery

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

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

6.5 Land at Winkfield Row

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

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

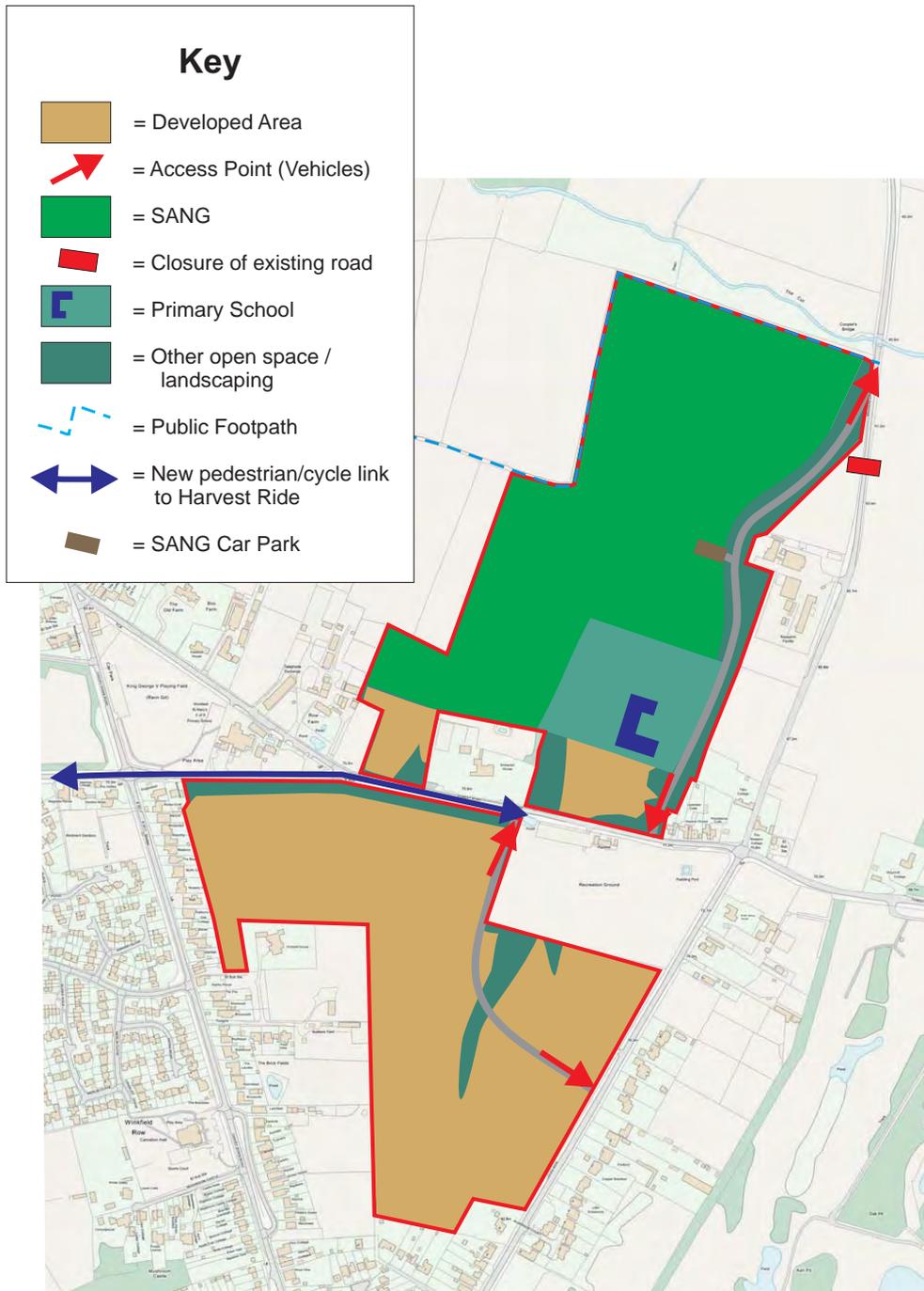
Policy LP6 - Land at Winkfield Row

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

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

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

Map 6 Land at Winkfield Row



Implementation

6.41 This policy will be implemented through:

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

Delivery

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

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

6.6 Land at Hayley Green

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

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

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

Policy LP7 - Land at Hayley Green

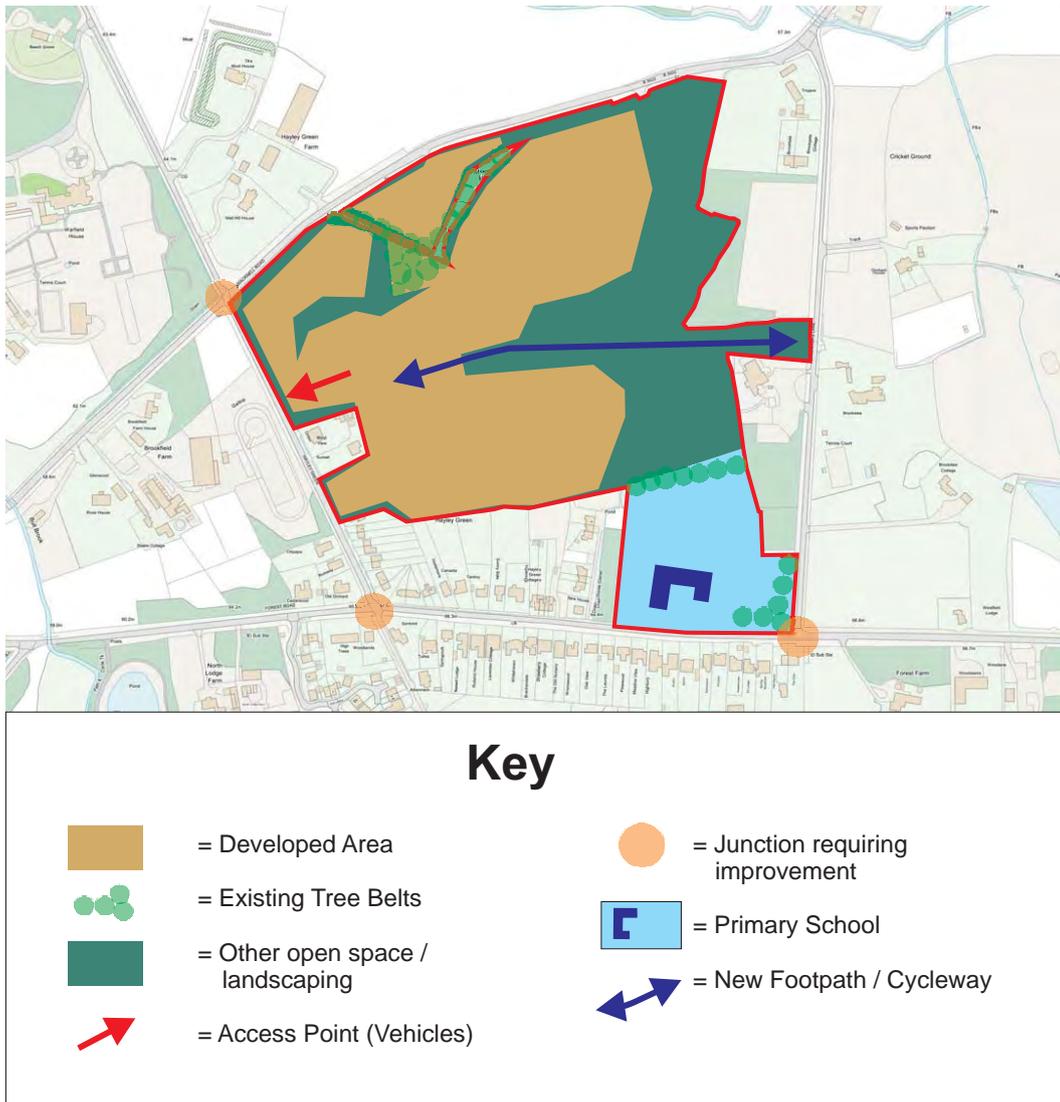
Land at Hayley Green, as shown on the Policies Map and Illustrative Concept Plan is allocated for a comprehensive well designed development, including the following:

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

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

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

Map 7 Land at Hayley Green



Implementation

6.48 This policy will be implemented through:

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

Delivery

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

6.7 Other forms of residential accommodation

Specialist accommodation for Older People

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

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

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

Care homes

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

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

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

Custom build and self build

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

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

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

Gypsies, travellers and travelling showpeople

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

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

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

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

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

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

KEY EVIDENCE

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

- Self Build Register
- Gypsy and Traveller Accommodation Assessment

DELIVERY AND MONITORING

6.62 Delivery

- Determination of Planning Applications

6.63 Monitoring

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

7: Economic Development

7.1 Provision of Economic Floorspace

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

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

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

13 (permission ref. 12/00329/FUL)

14 (permission ref. 14/00684/PAC)

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

Table 3 Floorspace Availability

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

Source; CoStar

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

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

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

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

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

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

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

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

Objectives

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

Policy LP8 – Sites Allocated for Economic Development in Bracknell Town

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

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

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

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

KEY EVIDENCE

- National Planning Policy Framework
- Planning Practice Guide

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

DELIVERY AND MONITORING

7.14 Delivery

- Determination of Planning Applications

7.15 Monitoring

- Planning permissions for employment uses

8: Strategic Infrastructure (including Transport)

8.1 Strategic and Local Infrastructure

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

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

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

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

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

Objectives

I - Infrastructure needs

Policy LP9 – Strategic and Local Infrastructure

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

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

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

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

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

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

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

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

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

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

KEY EVIDENCE

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

DELIVERY AND MONITORING

8.10 Delivery –

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

8.11 Monitoring –

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

Part 3 - Development Management Issues

9: Introduction

9.1 Introduction

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

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

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

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

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

10: Presumption in favour of sustainable development

10.1 Presumption in favour of Sustainable Development

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

Objective

A - positive/proactive

Policy LP10 - Presumption in favour of sustainable development

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

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

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

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

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

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

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

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

KEY EVIDENCE

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

DELIVERY AND MONITORING

10.1.6 Delivery

- Determination of planning applications

10.1.7 Monitoring

- Monitoring of applications and appeals

11: Development Affecting the Countryside and Green Belt

11.1 Protection of Countryside

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

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

Objectives

B– Protect/enhance existing assets

Policy LP11- Protection of Countryside

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

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

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

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

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

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

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

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

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

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

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

Minerals and Waste Development

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

KEY EVIDENCE

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

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

DELIVERY AND MONITORING

11.1.11 Delivery

- Determination of Planning Applications

11.1.12 Monitoring

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

11.2 Landscape Character and Strategic Gaps

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

Objectives

B – Protect/enhance existing assets

F – Strong communities

G – Achieving high quality development

Policy LP12 - Landscape character and strategic gaps

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

Development proposals will be expected to demonstrate:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

KEY EVIDENCE

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

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

DELIVERY AND MONITORING

11.2.16 Delivery

- Determination of planning applications

11.2.17 Monitoring

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

11.3 Rural Workers Dwellings

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

Objectives

B– Protect/enhance existing assets

Policy LP13 - Rural Workers Dwellings

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

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

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

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

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

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

Policy LP14 - Occupancy Conditions

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

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

Rural worker's dwellings

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

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

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

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

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

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

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

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

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

Occupancy Conditions

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

KEY EVIDENCE

- National Planning Policy Framework (para 55)

DELIVERY AND MONITORING

11.3.11 Delivery

- Determination of Planning Applications

11.3.12 Monitoring

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

11.4 Equestrian Uses

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

Objectives

B– Protect/enhance existing assets

Policy LP15 - Equestrian Uses

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

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

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

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

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

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

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

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

KEY EVIDENCE

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

DELIVERY AND MONITORING

11.4.7 Delivery

- Determination of Planning Applications

11.4.8 Monitoring

- Monitoring of applications and appeals for equestrian uses

11.5 Overarching Green Belt Policy

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

Objectives

B– Protect/enhance existing assets

Policy LP16 - Green Belt Policy

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

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

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

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

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

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

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

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

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

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

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

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

Replacement buildings

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

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

Re-use or conversion of buildings

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

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

Villages in the Green Belt

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

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

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

Extensions and Alterations

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

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

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

KEY EVIDENCE

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

DELIVERY AND MONITORING

11.5.14 Delivery

- Determination of Planning Applications

11.5.15 Monitoring

- Number of appeals allowed in the Green Belt

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

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

Objective

B - Protect/enhance existing assets

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

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

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

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

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

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

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

KEY EVIDENCE

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

DELIVERY & MONITORING

11.6.4 Delivery

- Determination of Planning Applications

11.6.5 Monitoring

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

12: Character and Design

12.1 Overarching Design

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

Objective

G – Achieving high quality development.

Policy LP18 - Design

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

KEY EVIDENCE

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

DELIVERY AND MONITORING

12.1.14 Delivery

- Determination of Planning Applications

12.1.15 Monitoring

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

12.2 Tall Buildings

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

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

Objectives

G – Achieving high quality development

Policy LP19 - Tall Buildings_

The Council will support proposals for tall buildings where;

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

12.2.3 A tall building is defined by;

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

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

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

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

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

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

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

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

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

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

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

a) the western approaches to Bracknell from;

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

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

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

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

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

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

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

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

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

12.3 Internal Space Standards

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

Objective

G - Achieving high quality development

Policy LP20 - Internal Residential Space Standards

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

Table 5 National Internal Space Standards

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

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

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

16 Where a 1b1p has a shower room instead of a bathroom, the floor area may be reduced from 39m² to 37^{m²}, as shown bracketed

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

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

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

12.3.6 For the purposes of this policy the Gross Internal Area of a dwelling is defined as the total floor space measured between the internal faces of perimeter walls that enclose the dwelling. This includes partitions, structural elements, cupboards, ducts, flights of stairs and voids above stairs. The Gross Internal Area should be measured and denoted in square metres (m²).

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

KEY EVIDENCE

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

DELIVERY AND MONITORING

12.3.8 Delivery

- Determination of Planning Applications

12.3.9 Monitoring

- Gross Internal Area of new residential units.

17 Technical Housing Standards - nationally described space standards (March 2015) https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/524531/160519_Nationally_Described_Space_Standard_Final_Web_version.pdf

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

13: Housing

13.1 Protection of existing housing stock

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

Objective

D – level of development/land supply

Policy LP21 - Protection of Existing Housing Stock and Land

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

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

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

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

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

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

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

KEY EVIDENCE

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

DELIVERY AND MONITORING

13.1.5 Delivery:

- Determination of Planning applications
- Bracknell Forest Empty Homes Scheme ⁽¹⁹⁾

13.1.6 Monitoring:

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

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

13.2 Housing for Older People

Housing for Older People

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

Objectives

D – Level of development/land supply

F – Strong communities

Policy LP22 - Housing for Older People

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

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

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

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

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

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

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

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

KEY EVIDENCE

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

DELIVERY AND MONITORING

13.2.4 Delivery

- Determination of Planning Applications

13.2.5 Monitoring

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

13.3 Self Build & Custom Build

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

Objectives

D – Level of development/land supply

F – Strong communities

Policy LP23 - Self Build and Custom Built Housing

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

The delivery of housing on these plots will:

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

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

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

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

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

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

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

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

KEY EVIDENCE

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

DELIVERY AND MONITORING

13.3.5 Delivery

- Determination of Planning Applications

13.3.6 Monitoring

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

13.4 Affordable Housing

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

Objectives

D – Level of development/land supply

F – Strong communities

Policy LP24 - Affordable Housing

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

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

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

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

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

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

KEY EVIDENCE

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

DELIVERY AND MONITORING

13.4.7 Delivery

- Determination of Planning Applications

13.4.8 Monitoring

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

13.5 Housing Mix - Tenure, Size and Accessibility

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

Objective

D – Level of Development/land supply

Policy LP25 - Housing Mix – Tenure, Size and Accessibility

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

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

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

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

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

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

Table 6 Housing Mix

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

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

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

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

KEY EVIDENCE

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

DELIVERY AND MONITORING

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

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

Delivery

- Through the determination of planning applications

Monitoring

- Housing permissions by dwelling tenure, size and type

13.6 Criteria for Traveller Sites

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

Objectives

A – Positive and Proactive

D - Level of Development/ Land supply

F - Strong communities

G – Achieving High Quality Development

H - Transport

Policy LP26 - Travelling Populations

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

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

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

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

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

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

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

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

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

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

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

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

KEY EVIDENCE

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

DELIVERY AND MONITORING

13.6.7 Delivery

- Determination of planning applications

13.6.8 Monitoring

- Number of pitches delivered.

14: Employment Areas

14.1 Employment Areas

Objective

C - Support economic growth and resilience

Policy LP27 - Employment Areas

Within the defined Employment Areas the following will be supported:

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

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

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

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

KEY EVIDENCE

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

DELIVERY AND MONITORING

14.1.2 Delivery

- Determination of Planning Applications

14.1.3 Monitoring

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

14.2 Employment Development outside Employment Areas

Objectives

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

Policy LP28 - Employment Development outside Employment Areas

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

This support will include proposals that:

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

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

Planning applications for large employment developments outside of employment areas (involving a net increase of at least 2,500m² Gross External Area, GEA) will also be required to be accompanied by an Employment Impact Statement demonstrating:

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

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

KEY EVIDENCE

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

DELIVERY AND MONITORING

14.2.2 Delivery

- Determination of Planning Applications

14.2.3 Monitoring

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

14.3 Smaller Businesses

Objectives

C - Support economic growth and resilience

Policy LP29 - Smaller Businesses

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

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

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

- i. are small in scale (100m² or less GEA); and,
- ii. support the primary business function of the employment area; and,
- iii. cumulatively do not compromise the integrity of the prime business functions of the employment area.

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

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

KEY EVIDENCE

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

DELIVERY AND MONITORING

14.3.2 Delivery

- Determination of Planning Applications

14.3.3 Monitoring

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

14.4 Bracknell Town Centre

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

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

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

Objectives

C - Support economic growth and resilience

E - Retail centres

F - Strong communities

G - Achieving high quality development

H - Transport

Policy LP30 – Development in Bracknell Town Centre

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

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

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

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

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

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

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

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

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

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

KEY EVIDENCE

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

DELIVERY & MONITORING

14.4.11 Delivery

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

14.4.12 Monitoring

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

14.5 Out of Centre Development

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

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

Objectives

C - Support economic growth and resilience

E -Retail centres

Policy LP31 - Out of Centre Development

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

KEY EVIDENCE

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

DELIVERY AND MONITORING

14.5.14 Delivery

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

14.5.15 Monitoring

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

15: Local Retail and Community Uses

15.1 Changes of use within defined retail areas

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

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

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

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

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

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

Objective

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

30 As defined in the NPPF, p53.

Policy LP32 - Changes of use within defined Retail centres⁽³¹⁾

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

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

Town Centre

- Bracknell Town Centre

District Centres

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

Edge of Centre

- Peel Centre (Bracknell)

Out of Centre

- The Meadows (College Town)

Local Centres

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

Local Parades

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

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

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

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

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

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

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

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

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

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

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

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

33 As defined in the NPPF, p55.

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

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

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

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

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

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

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

34 For a minimum of one year.

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

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

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

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

KEY EVIDENCE

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

DELIVERY AND MONITORING

15.1.18 Delivery:

- Determination of planning applications

15.1.19 Monitoring:

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

15.2 Advertisements and Shop Fronts

15.2.1 The appearance of shop fronts and advertisements can individually or cumulatively have a significant impact on the distinctiveness and character of an individual building and the amenity of the wider area. It is important therefore to have planning policy in place to ensure quality design and to enable proposals that would achieve this.

Objectives

E - Retail centres

G - Achieving high quality development

Policy LP33 - Advertisements and Shop Fronts

Advertisements will be permitted where they have no adverse impact on:

- i. **Public safety, including highway safety; and**
- ii. **Amenity, including visual amenity, the amenity of neighbouring sites and the amenity of the historic environment.**

New or altered shop fronts will be permitted where:

- i. **Alterations/lighting have regard to the character, materials, design, scale and proportions of the building;**
- ii. **Important architectural or historic features on the existing building are restored and / or retained and not concealed;**
- iii. **An active frontage is maintained; and**
- iv. **Roller shutters are well designed and integrated with the frontage.**

15.2.2 In considering applications for consent to display advertisements, the Council will have regard to the interests of amenity and public safety. Policy LP33 relates to all advertisements, not just those for retail premises.

15.2.3 The removal of existing signs will be sought where their function is duplicated or where they detract from the appearance or character of the area. In appropriate circumstances, the Council will seek additional control over the display of advertisements in residential areas.

15.2.4 Where advertisements are to be illuminated, consideration will be given to the level and type of illumination, taking into account guidance contained in the technical report “Brightness of Illuminated Advertisements” by the Institution of Lighting Engineers ⁽³⁶⁾ and any subsequent updates or replacements of this.

15.2.5 The design of shop fronts will be expected to integrate with the retail streetscene, avoid the creation of “dead frontages” and be sympathetic to the character and appearance of the local environment. This may include the creation of windows with displays or design features that create variety and interest in the streetscene.

36 <https://www.theilp.org.uk/resources/ilp-general-reports/plg05-the-brightness-of-illuminated-advertisements/>

15.2.6 This policy builds on the changes to shop fronts and advertisements allowed by the General Permitted Development Order.

KEY EVIDENCE

- National Planning Policy Framework (para. 67)
- Planning Practice Guidance (Advertisements, ID reference: 18b)

DELIVERY AND MONITORING

15.2.7 Delivery:

- Determination of planning applications and/or applications for advertisement consent

15.2.8 Monitoring:

- Number of appeals allowed.

15.3 Protection of community facilities and services

15.3.1 Community facilities and services have an important role in developing and maintaining community inclusion and cohesion. They help make places more sustainable by meeting the community's day-to-day needs. They comprise a range of social, recreational and cultural facilities and services, including:

- Local convenience stores, post offices and chemists
- Healthcare facilities
- Public houses
- Community centres and village halls
- Arts centres, theatres, cinemas
- Places of worship
- Education facilities
- Libraries

15.3.2 Residents in the borough's neighbourhoods and villages are generally well served, and the aim of this policy is to safeguard against the unnecessary loss of valued facilities where they collectively or individually make an important contribution towards the health and well-being of residents.

Objectives

E - Retail centres

F - Strong communities

Policy LP34 - Protection of community facilities and services

Development proposals will be permitted where:

- i. Existing facilities and services are retained and maintained;**
- ii. The quality and capacity of existing facilities and services is improved; and**
- iii. New facilities and services are provided.**

Development proposals that would result in the loss of community facilities and services will be permitted where:

- i. Adequate alternative provision already exists in the locality, or the loss would be replaced by an equivalent or better facility in a suitable and accessible location;**
- ii. The proposal is for an alternative use – the benefit of which clearly outweighs the loss, or it is for an appropriate alternative community use; or**
- iii. A robust assessment has been carried out that demonstrates that:**
 - The facility is no longer needed for any of the functions it performs; and**
 - All reasonable efforts have been made to retain the facility (including evidence to confirm that the property or site has been actively and positively marketed for a meaningful period⁽³⁷⁾ with reasonable commercial terms⁽³⁸⁾, and that there is no realistic interest in its retention for the current use); and**
 - Consideration has been given to an alternative community use on the whole or part of the site.**
 - It would no longer be economically viable, feasible or practicable to retain the building or site for its existing use; and**

The assessment must evaluate the quantity and quality of existing facilities in the locality and assess their need and value to the community.

15.3.3 The NPPF states that local authorities should ‘plan positively’ for the provision of social, recreational and cultural facilities, and guard against the loss of valued facilities and services where it would reduce the community’s ability to meet its day-to-day needs.

15.3.4 Advancing the health and well being of residents is a key part of good planning. The loss of existing community facilities and services will only be permitted in exceptional circumstances, supported by robust evidence to justify the loss in accordance with the criteria set out above. This will help to ensure that all residents continue to have good access to facilities and services relied upon.

15.3.5 This policy deals with the broader issue of retaining valued community facilities and services, whereas the retention of retail uses in defined retail areas is covered by Policy LP32.

³⁷ For a minimum of one year

³⁸ Commercial terms that are construed by the Council as being reasonable, i.e. at a sound, realistic and viable price for the type of use.

KEY EVIDENCE

- National Planning Policy Framework (para. 70)

DELIVERY AND MONITORING

15.3.6 Delivery:

- Determination of Planning applications.

15.3.7 Monitoring:

- Net losses/gains of community facilities and services.

16: Historic Environment

16.1 Protection and Enhancement of the Historic Environment

16.1.1 The historic environment is recognised as an irreplaceable and valued resource which contributes to the local character and distinctiveness of Bracknell Forest. Heritage assets such as parks and gardens, listed buildings, conservation areas and scheduled monuments can foster healthy lifestyles, community cohesion, provide a 'sense of place' and drive economic vitality.

16.1.2 The Council is committed to working proactively and inclusively with stakeholders to identify opportunities to ensure the conservation and enhancement of the Historic Environment, so that it can be enjoyed for its contribution to the quality of life of this and future generations.

Objectives

B - Protect / enhance existing assets

G - Achieving high quality development

Policy LP35 - Protection and Enhancement of the Historic Environment

A. General

Development proposals will be expected to avoid harm to, sustain and, where possible, enhance the heritage assets⁽³⁹⁾ and their settings. All development proposals affecting heritage assets or their settings must exhibit sympathetic design in terms of siting, mass, scale and use of materials.

The Council will require development proposals affecting heritage assets or their settings to be supported by a Heritage Statement prepared with appropriate impartial and objective expertise demonstrating a clear understanding of the significance of the heritage assets and how they would be affected.

B. Designated Heritage Assets⁽⁴⁰⁾

There will be a presumption against granting planning permission for development proposals which would cause harm to the significance of designated heritage assets.

Where designated heritage assets would be affected by development proposals applicants will be required to seek sustainable opportunities to enhance and better reveal the significance and legibility of designated heritage assets.

C. Non-Designated Heritage Assets⁽⁴¹⁾

Non-designated heritage assets and their settings including buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions, will be protected from harm. Non-designated heritage assets should be identified early in the design process to ensure that the impact on their significance is addressed in any development proposal. The weight given to the conservation of non-designated heritage assets during the determination of the planning applications will be based on their significance and the magnitude of harm to them.

The retention, repair and re-use of non-designated heritage assets will be encouraged.

Development proposals that harm the significance of non-designated heritage assets and/or their settings will not normally be permitted.

D. Archaeological Remains

Where a proposed development site is identified as having archaeological potential, developers will be required to support planning applications with an appropriate archaeological assessment. In relevant cases, no development will be permitted unless the following requirements are satisfied:

- an archaeological evaluation of the site has been undertaken; and
- where archaeological evaluation identifies definite archaeological significance, a programme of archaeological mitigation has been agreed with the Council.

16.1.3 The importance of Bracknell Forest's historic environment is recognised in its diverse range of heritage assets which include:

- 266 Listed Buildings;
- 5 Conservation Areas (Winkfield Village; Warfield; Winkfield Row; Easthampstead; Church Street, Crowthorne);
- 12 Scheduled Monuments;
- 6 Registered Historic Parks and Gardens (Windsor Great Park; Ascot Place; Newbold College; Broadmoor Hospital; South Hill Park; and Bagshot Park);
- 536 records entered in the Berkshire Historic Environment Record (HER) identifying archaeological sites and finds in Bracknell Forest.

16.1.4 The significance of heritage assets to this, and future generations, may derive from their archaeological, architectural, artistic or historic interest and from the contribution made by their settings.

16.1.5 Designated and non-designated heritage assets, including their settings will be protected from harm and opportunities will be sought to sustain and where appropriate enhance the significance of heritage assets.

16.1.6 It is important that the significance of the borough's heritage assets and their settings are understood by developers. Development proposals affecting the historic environment will be expected to be supported by a Heritage Statement. Whilst the detail provided by the Heritage Statement should be proportionate to the importance of the heritage assets, it must demonstrate a clear understanding of their significance, the contribution made by their settings and how their significance would be affected, as well as a providing clear justification and mitigation for any harm caused.

16.1.7 The borough's most valued historic buildings, archaeological remains, townscapes and historic landscapes will be given the highest level of protection; opportunities will be sought wherever possible to sustain and enhance their significance. Harm to the significance of designated heritage assets will not be accepted unless it is clearly justifiable and unavoidable.

16.1.8 Proposals for works to listed buildings should conserve features of architectural or historic interest and their settings, where these contribute to their significance. Development which undermines the economic viability or significance of a listed building will be resisted. The use of appropriate materials, construction techniques and methods of repair will be a fundamental requirement of any development proposals. The evidential value of the historic fabric is an important part of a listed building's significance and retention of as much historic fabric as possible will be expected. The reinstatement of original architectural features will be supported where it can be demonstrated that this is adequately historically documented and the work proposed will sustain the significance of the listed building.

39 Heritage Asset - a building, monument, site, place, area or landscape identified as having a degree of significance meriting considerations in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing). (Annex 2: Glossary, National Planning Policy Framework, Department for Communities and Local Government 2012)

40 Designated Asset - a World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation. (Annex 2: Glossary, National Planning Policy Framework, Department for Communities and Local Government 2012)

41 Non-designated assets - buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions but which are not formally designated heritage assets. (National Planning Practice Guidance - Paragraph: 039 Reference ID: 18a-039-20140306).

16.1.9 The Council will seek to actively manage change within the borough's conservation areas so that their character and appearance is preserved and enhanced. Conservation area appraisals and management plans will be taken into consideration when determining planning applications affecting their significance. The Council will require new developments within conservation areas or their settings to be of high quality. Substantial harm to the significance of a conservation area will not be permitted. Less than substantial harm to the significance of a conservation area will be strongly resisted unless there is a clear and convincing public benefit from the proposed development.

16.1.10 Non-designated heritage assets are more widespread and are important in contributing to local distinctiveness and a sense of place which are important to local communities. The Council will seek to ensure that non designated heritage assets are identified, retained and enhanced in the process of determining planning applications. The identification of non designated heritage assets will be based upon the following criteria:

- Architectural Interest: buildings based on their architectural design, decoration and craftsmanship, buildings with unusual or historic construction.
- Historical Significance: buildings which illustrate aspects of Bracknell Forest's social, economic, cultural or military history.
- Group and Townscape Value: the contribution made where buildings, as a group, have important, unified architectural or historic merit and make a positive contribution to the character and appearance of an area. They may form a focal point, land-mark or significant landscape feature such as squares, terraces of interest, or a historic park or garden of local community value.
- Community Value - a building or structure which is perceived to be of value to the local community by virtue of its function, association with a key local resident, or having hosted a significant event or use that gives significance to the Borough as a whole.

16.1.11 The degree of harm to or loss of non-designated heritage assets will be balanced against the significance of the heritage asset, the positive contribution made by the development and the extent to which any harm can be justified or mitigated.

Heritage Assets at Risk

16.1.12 The Council will monitor designated heritage assets considered to be at risk through neglect or other threats, and proactively seek to engage owners in applying sustainable solutions. Unless a heritage asset at risk is judged to have been subject to deliberate neglect, the Council will consider positively proposals to sympathetically develop heritage assets 'at risk'.

16.1.13 Where necessary the Council will use its statutory powers to ensure that designated heritage assets are appropriately maintained or repaired.

KEY EVIDENCE

- Planning (Listed Buildings and Conservation Areas Act) 1990
- Ancient Monuments and Archaeological Areas Act 1979
- National Planning Policy Framework 2012 (Chapter 12: Conserving and enhancing the historic environment)
- Planning Practice Guide 2014 (Conserving and enhancing the historic environment)

- Conservation Area Appraisals (Various)
- Conservation Area Management Proposals (Various)
- Streetscene Supplementary Planning Document 2011
- Bracknell Forest Council Consultation Draft Design Supplementary Planning Document
- Historic England's National Heritage List of Listed Buildings, Scheduled Monuments and Registered Historic Parks and Gardens;
- Berkshire Historic Environment Record (HER)
- Desk-based assessments, heritage statements, or historic landscape characterisation or other surveys.

DELIVERY & MONITORING

16.1.14 Delivery

- Determination of Planning Applications
- Conservation Area appraisals up-to-date

16.1.15 Monitoring

- Number of listed building applications consented against Historic England Advice
- Number of designated heritage assets within the Borough on Historic England's 'at risk' register.

17: Natural Environment

17.1 Biodiversity and Designated Nature Conservation and Geological Sites

17.1.1 National legislation and planning guidance place a duty on local authorities to consider biodiversity through their Local Plans. Local planning authorities are advised in national policy to set criteria based policies against which proposals for any development on or affecting protected wildlife or geodiversity sites or landscape areas will be judged. Under the Natural Environment and Rural Communities (NERC) Act 2006, all Local Authorities have a statutory duty to conserve biodiversity.

17.1.2 The Council is committed to the protection and enhancement of biodiversity and geodiversity. It will work with partners to ensure a proactive approach to protection, enhancement and management of biodiversity identified in national and local strategies and plans such as Biodiversity Action Plans (BAPs) and the emerging Green Infrastructure Strategy. The following policies seek to ensure that biodiversity and geodiversity in the Borough is protected and enhanced. These should be read alongside policies on Green Infrastructure, the Thames Basin Heaths Special Protection Area and Overarching Design where appropriate.

Objective

B - Protect / enhance existing assets

Policy LP36 - Biodiversity

Development in the Borough should achieve no net loss and wherever possible a net gain of biodiversity.

Development proposals will be expected to:

- i. Provide an adequate level of suitable ecological survey information and assessment to establish the extent of a potential impact where there are grounds to believe that ancient woodland, veteran trees, inland freshwaters⁽⁴²⁾, protected species, priority species or priority habitat may be affected during and after development. This information shall be provided prior to the determination of an application;**
- ii. Retain, protect and buffer ecological features (including inland freshwaters) and provide for the appropriate management of those features;**
- iii. Where appropriate, enhance biodiversity by designing-in provisions for wildlife; and**
- iv. Avoid the net loss or fragmentation of habitats and support the creation of coherent ecological networks through both urban and rural areas such as improvements to Biodiversity Opportunity Areas.**

Development proposals on or affecting ecological features, non-designated sites or wildlife corridors (including river corridors) will only be supported where it can be demonstrated that the need for the development outweighs any harm caused by the development and that adequate mitigation measures are put in place.

Where the adverse impacts of development on biodiversity are identified, they must be proportionately addressed in accordance with the mitigation hierarchy of:

- i. Avoidance;**
- ii. Mitigation;**
- iii. Compensation**

Where the requirements of this hierarchy cannot be met, development will be refused.

Where the biodiversity has been intentionally removed or degraded (including through neglect), the Council will view biodiversity value to be as it would likely to have been had the removal or degradation not have occurred.

The Council will secure effective avoidance, mitigation and compensation through the imposition of planning conditions or planning obligations as appropriate, including monitoring for the effectiveness of these measures.

17.1.3 Biodiversity is not confined to designated sites and every development has the potential to contribute towards the conservation of locally important habitats and species. There are significant areas of habitat in the borough including:

- Woodland;
- Ancient woodland and veteran trees;

⁴² Inland freshwaters as defined by the Water Resources Act 1991 as amended

- Grasslands;
- Watercourses;
- Heathland; and
- Other formal and informal areas of open space

17.1.4 These are an important local resource for supporting biodiversity.

17.1.5 Where there is a reasonable likelihood of, or known to be, ancient woodland, veteran trees, priority or protected habitat or species on a site, ecological surveys should be conducted by a suitably qualified or experienced ecologist. Priority habitats and species are those listed under section 41 of the NERC Act or in the Bracknell Forest Biodiversity Action Plan.

17.1.6 Ecological surveys, assessments and mitigation measures to protect species and habitats on development sites should be implemented in line with current national standards and published guidance in addition to any guidance or advice endorsed by the Council.

17.1.7 Wildlife corridors or ecological networks are important for linking habitats and allowing the movement of species across the landscape. They can include rivers, streams, railways, hedgerows, road verges, trees, incidental pieces of open space and residential gardens. All developments should seek to have no net loss and preferably a net benefit for biodiversity in the Borough. Such benefits might be through planting schemes, new habitats, new roosting or nesting features, or through enhancement and management of existing habitats.

17.1.8 When considering a site for development, those involved should consider what biodiversity resources there might be on the site and design the development in a way that avoids, or minimises, any negative impacts on these resources. Opportunities to enhance biodiversity on the site, such as creating new habitats, should be incorporated into the design. Creative solutions are possible on all sites, including small sites within urban areas.

17.1.9 Developments are required to demonstrate how existing wildlife habitats such as trees, hedgerows, woodlands and rivers will be retained, safeguarded and managed during and after development, including the provision of buffers where required. Where necessary, a management plan outlining mitigation measures will be required to sensitively manage any issues affecting biodiversity resources arising as a result of the development.

17.1.10 To manage potential adverse effects of development on biodiversity, the mitigation hierarchy should be used as a sequential approach, completing each step before moving to the next. In the first instance, development should try to avoid adversely affecting existing habitats by using alternative sites or layout designs. Where avoidance is not possible, and the need for, and benefit derived from development outweighs the harm to the nature conservation value of the site, habitat or species, the impact upon wildlife sites, habitat or species should be adequately mitigated.

17.1.11 The Council is considering the development of a standard method for calculating biodiversity losses and gains and identifying the level of compensation required (known as a Biodiversity Accounting Metric). Where the impact on the ecological feature cannot be avoided or sufficiently mitigated or there are residual adverse effects after mitigation, as a last resort, the level of impact to be compensated should be calculated using such a metric.

17.1.12 The Berkshire Biodiversity Strategy identifies priority areas of greatest opportunity for restoration and creation of habitats. There are five Biodiversity Opportunity Areas (BOAs) within Bracknell Forest. Where new development is proposed within a BOA, opportunities for

biodiversity improvements should be included and opportunities should be taken to link biodiversity across the wider landscape. Outside these areas, enhancement measures should be delivered to support ecological networks where possible.

17.1.13 Biodiversity that has been intentionally removed or degraded could include degradation of heathland by doing nothing (and not allowing access for surveys), removal of woodlands prior to submitting planning applications and situations where previous mitigation has not been effective. Areas of plantation that have existed for years on what was originally heathland may however be excluded.

Objective

B - Protect / enhance existing assets

Policy LP37 - Designated Nature Conservation and Geological Sites

Any planning application affecting designated nature conservation and geological sites must ensure that these sites are safeguarded and enhanced having regard to the national or local status and designation of the site as set out below:

- i. Development proposals on or affecting internationally designated sites (SPAs and SACs), including candidate sites, will only be supported where there is an overriding public need or it can be demonstrated that there will be no significant adverse effect on the integrity of these sites.**
- ii. Development proposals on or affecting nationally designated sites (SSSIs), will only be supported where the benefits of the development clearly outweigh harm to the nature conservation value of the site.**
- iii. Development proposals on or affecting locally designated sites (LNR, LWS, LGS) will only be supported where it can be demonstrated that the need for the development outweighs the harm to the nature conservation value or geological value of the site.**

Effective avoidance, mitigation and compensation will be secured through the imposition of planning conditions or planning obligations as appropriate, including monitoring for the effectiveness of these measures.

17.1.14 Bracknell Forest has a rich and varied landscape, containing a wide range of habitats, which support a diversity of plants and animals. Over 20 per cent of the Borough is protected by designations, including European and national designated sites comprising the Thames Basin Heaths Special Protection Area (SPA), the Windsor Forest and Great Park Special Area of Conservation (SAC), nine Sites of Special Scientific Interest (SSSIs) and Local Nature Reserves (LNR), Local Wildlife Sites (LWS) and Local Geological Sites (LGS).

17.1.15 Designated sites are shown on the Policies Map although their boundaries may change over the course of the Local Plan period. When implementing any policy relating to designated nature conservation sites the most up to date boundaries will be used as these may have been amended or changed since the production of the original Policies Map.

17.1.16 There is a range of legislation protecting ecological resources in the UK. This includes the NERC Act referred to above and the Wildlife and Countryside Act 1981. The Thames Basin Heaths SPA and Windsor Great Park SAC have international statutory protection and are therefore given the highest level of protection. Nationally designated SSSIs have national statutory protection and will be conserved and enhanced.

17.1.17 National policy identifies that distinctions should be made between the hierarchy of international, national and locally designated sites, so that protection is commensurate with their status and gives appropriate weight to their importance and the contribution that they make to wider ecological networks. The developer will be required to submit monitoring data to the Council to show the effectiveness of any planning obligations and conditions.

KEY EVIDENCE

- National Planning Policy Framework (paras 7, 9, 17 and Chapter 11)
- Planning Practice Guidance (Natural Environment, ID reference: 8)
- Biodiversity 2020: A Strategy for England Wildlife and Ecosystem Services, Defra
- The Natural Environment in Berkshire: Biodiversity Strategy (2014 – 2020)
- Bracknell Forest Biodiversity Action Plan (2012 – 2017)

DELIVERY AND MONITORING

Delivery

- Determination of planning applications

Monitoring

- Changes in areas of biodiversity importance (LWS/LGS)
- Change in areas of UK NERC Act S41 priority habitats
- Change in number of UK NERC Act S41 priority species
- Change in condition status of Sites of Special Scientific Interest
- Distribution and status of farmland birds

17.2 Green Infrastructure

17.2.1 Green infrastructure is the network of green spaces and natural and semi-natural features. Bracknell Forest contains many green infrastructure assets which contribute to its character and sense of identity and provide an important contribution towards increasing biodiversity, providing mitigation for climate change and improved health and well-being. These assets are partly a result of the design of the Bracknell New Town and planning policy standards for the provision of open space and partly due to the natural assets found within the borough of international, national and local importance. More recently the requirement for Suitable Alternative Natural Green Space (SANG) has added to these assets. However, much of this green infrastructure network is patchy and not well connected. National planning policy supports a strategic approach to green infrastructure being set out in Local Plans.

Objective

B: Protect/enhance existing assets

I: Infrastructure

Policy LP38 - Green Infrastructure

The borough's green infrastructure network will be protected and enhanced. In considering proposals that affect the borough's green infrastructure account will be taken of the scale, type and quality of any assets lost or created and the contribution they make to the wider green infrastructure network.

Development should where appropriate:

- i. be designed and located to maximise opportunities for green infrastructure within the development;**
- ii. protect and enhance the wider green infrastructure network including the connectivity of specific habitat types as appropriate to the scale of development and the opportunities it offers;**
- iii. provide new links to the existing public access networks;**
- iv. create new green infrastructure either through on site provision or financial contributions; and,**
- v. not fragment green infrastructure assets or create barriers to the movement of people, biodiversity and water through the green infrastructure network .**

Where new or improved green infrastructure is proposed, the maximum benefit should be achieved by designing it to serve a variety of functions.

Where possible, development should provide accessible natural green space to help meet identified green infrastructure deficits in Bracknell Forest such as accessible natural green space and habitat connectivity in line with the standards in Policy LP51 Standards for Open Space of Public Value.

Development proposals on or affecting green infrastructure will only be supported where it can be demonstrated that the need for the development outweighs any harm caused by the development including through fragmentation and that adequate mitigation measures are put in place.

Where the adverse impacts of development on green infrastructure are identified, they must be proportionately addressed in accordance with the mitigation hierarchy of:

- Avoidance; Mitigation; Compensation**

Where the requirements of this hierarchy cannot be met, development will be refused.

17.2.2 Green infrastructure is the network of multi-functional urban and rural green space, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.

17.2.3 Green Infrastructure can serve the following functions:

- access and recreation;**
- increasing habitat connectivity through ecological networks of corridors and stepping stones for wildlife to move through the landscape;**

- connecting urban and rural areas;
- landscape and visual amenity benefits;
- providing cooling and shading in urban areas;
- surface water retention and management; and,
- carbon capture and storage, providing mitigation for climate change.

17.2.4 It can contribute to human well-being by:

- providing accessible green spaces for exercise, recreation and play;
- creating opportunities for community cohesion through allotments, community gardens and community orchards; and,
- providing accessible walking, riding and cycling routes to link communities with both urban and rural areas.

17.2.5 Green infrastructure assets include:

- parks and gardens - urban parks, country parks, formal gardens;
- amenity greenspace - informal recreation spaces, outdoor sports facilities, domestic gardens, village greens, commons, other incidental space, green roofs, allotments;
- natural and semi-natural green space – SANGs, woodland and scrub, grassland, heath, wetlands, open and running water, unmanaged land and disturbed ground;
- blue infrastructure – waterbodies, flood zones, ponds and sustainable urban drainage systems.
- other green features – hedgerows, verges, individual trees or tree groups; and,
- corridors – paths, cycle ways, riparian, ditches, verges, lines of trees, strips of managed vegetation, linear green spaces.

17.2.6 Further details of the types and functions of green infrastructure assets can be found in the Council's Green Infrastructure Review, Play, Open Space and Sports study (POSS) and Playing Pitch Strategy (PPS).

17.2.7 Through the enhancement of existing green infrastructure assets, and the creation of new green infrastructure assets, opportunities will be sought to:

- enhance existing assets so they provide more functions; and to create new multi-functional assets;
- improve connectivity for access and recreation;
- provide accessible natural green space to help meet identified deficits in Bracknell Forest;
- improve connectivity of habitat and ecological networks;
- provide community opportunities for growing food; and,
- provide flood risk management measures such as land management and natural storage.

17.2.8 The provision of biodiversity enhancement, mitigation and compensation in relation to Policy LP36 Biodiversity, provides opportunity to create or enhance green infrastructure.

17.2.9 The Bracknell Forest Green Infrastructure Review identified that Bracknell Forest has few formal green spaces (parks and gardens), but has significant amenity green space. It has significant natural assets, including blue infrastructure; woodlands are generally well connected, and grasslands and heathlands are more fragmented. There is good access to open space, especially some large areas, but it is not well connected. Some parishes have significant landscape and visual amenity assets (e.g. Crowthorne and Winkfield), but others do not (e.g.

Warfield). Productive land is dominated by forestry; there is little agriculture, and community opportunities for growing food (orchards, allotments) are few in most parishes (Bracknell being the exception). Water and flood management can be a significant issue. There are opportunities for addressing gaps in provision and connectivity both in enhancing existing assets and in new provision as part of developments. The priorities for a Bracknell Forest green infrastructure network should focus on improving connectivity for wildlife and people, water and flood management and opportunities for community food production.

17.2.10 The Council is preparing a Green Infrastructure Strategy which will help to inform delivery of this Policy. The Green Infrastructure Strategy will set priorities for protecting key areas of the network and addressing deficiencies in green infrastructure. It will outline how the Council will work with partners to plan, protect, promote, enhance and extend the network and to embrace opportunities provided by development.

17.2.11 Green infrastructure has a strong relationship with other policies in this Plan including:

- Policy LP36 on Biodiversity,
- Policy LP39 relating to the Thames Basin Heaths SPA,
- Policy LP40 Flood Risk,
- Policy LP41 for SuDS (drainage),
- Policy LP47 Transport Infrastructure Provision relating to the network of public rights of way,
- Policy LP50 relating to Play, Open Space and Sports,
- Policy LP51 relating to Standards for Open Space of Public Value.

17.2.12 The Council will use its planning powers and responsibilities as a landowner to work with local communities and other partners, including those preparing Neighbourhood Plans and in adjoining local authorities, to identify and implement opportunities to improve the quality of the green infrastructure and to protect the existing green infrastructure assets from harmful development.

17.2.13 The provision of green infrastructure should be built into proposals at an early stage of the design process, particularly on larger sites where proposals should demonstrate how Green Infrastructure features are to be incorporated.

KEY EVIDENCE

- National Planning Policy Framework, paragraphs 99, 109,114
- National Planning Practice Guidance, Paragraph: 027 Reference ID: 8-027-2160211 to Reference ID: 8-032-2160211
- Bracknell Forest Green Infrastructure Review TVERC 2017
- Biodiversity Action Plan
- Open Space and Playing Pitch Strategy
- Thames Basin Heaths Avoidance and Mitigation Strategy

- Natural England Green Infrastructure Guidance (NE176)
- Bracknell Forest Rights of Way Improvement Plan

DELIVERY AND MONITORING

17.2.14 Delivery -

- Determination of Planning Applications
- Identification of improvements within CIL list of projects
- BFC land management
- Implementation of other Policies in the BFLP
- Infrastructure Delivery Plan

17.2.15 Monitoring –

- Monitoring of the extent and quality of Green Infrastructure provision in the Borough
- Monitoring of applications

17.3 Thames Basin Heaths Special Protection Area

17.3.1 The Thames Basin Heaths Special Protection Area (SPA) is a network of heathland sites that provides a habitat for important ground nesting bird species. Two of these heathland sites are in Bracknell Forest. The TBH SPA was designated in March 2005 and is protected by EU and UK legislation. The SPA affects eleven local authorities across Hampshire, Berkshire and Surrey.

17.3.2 Increased recreational activity resulting from new development causes harm to the SPA and to comply with the law, it must be certain that the harm is avoided and mitigated.

17.3.3 The SPA within Bracknell Forest covers over 1,300 hectares and includes Broadmoor to Bagshot Heaths Site of Special Scientific Interest (SSSI) (the area surrounding the Look Out Discovery Centre) and the Sandhurst to Owlsmoor Bogs and Heaths SSSI (also known as Wildmoor Heath).

Objective

B - Protect/enhance existing assets.

Policy LP39 - Thames Basin Heaths Special Protection Area

New development which, either alone or in combination with other plans or projects, is likely to have a significant adverse effect on the ecological integrity of the Thames Basin Heaths Special Protection Area (SPA) without appropriate avoidance and mitigation measures will be refused.

Where development is proposed that is likely to have a significant adverse effect on the integrity of the SPA it must be demonstrated that adequate measures will be put in place to avoid or mitigate any potential adverse effects. Such measures must be agreed with the Council and Natural England. In order to assist the Council in carrying out a Habitats Regulations Assessment, the developer will be required to provide such information as the Council may reasonably require for the purpose of the assessment. Applications for non-residential development will be dealt with on a case by case basis.

Zones of Influence

Where mitigation measures are required for residential development the Council will deliver a consistent approach to mitigation, based on the following zones of influence:

- i. A straight line distance of between 0 and up to 400 metres from the SPA boundary. This will be an 'exclusion zone' where mitigation measures are unlikely to be capable of protecting the integrity of the SPA. Proposals for a net increase in dwellings within this zone will not be supported unless it can be demonstrated through an appropriate assessment that there will be no adverse effect on the integrity of the SPA.**
- ii. A straight line distance of between 400 metres to 5 kilometres from the SPA boundary. Within this zone measures must be provided to ensure that the integrity of the SPA is protected. Mitigation measures will be based on a combination of the provision of Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring (SAMM) measures and will be delivered prior to occupation and in perpetuity.**
- iii. A straight line distance of between 5 and 7 kilometres from the SPA boundary. Within this zone residential developments with a net increase of more than 50 dwellings will be dealt with on a case by case basis and are likely to be required to provide appropriate mitigation based on a combination of SAMM and the provision of SANG to a lower standard than within the 400m – 5km zone. Mitigation measures will be delivered prior to occupation and in perpetuity.**

SANG Standards

The provision of SANG will meet the following standards and arrangements:

- i. Within the 400m – 5km zone a minimum of 8 hectares of SANG land (after discounting to account for current access and capacity) will be provided per 1,000 new occupants;**
- ii. Residential developments of net 9 dwellings or fewer will not be required to be within a specified distance of SANG land provided it is ensured that a sufficient**

quantity of SANG land is in place to cater for the consequent increase in residents;

- iii. Developments of 10 or more net dwellings will need to be within the catchment of a specified SANG;
- iv. Small developments as defined in supporting guidance will be required to provide developer contributions towards strategic SANG facilitated by the Council subject to available SANG capacity. The Council will prioritise the provision of strategic SANG capacity for genuine small sites within the defined settlement area. Other small sites in areas outside of the defined settlement boundary may have to provide or contribute towards a bespoke SANG solution; and,
- v. Large developments as defined in supporting guidance may be expected to provide bespoke SANG that includes a combination of benefits such as biodiversity enhancement, green infrastructure and, potentially, new recreational facilities. Requirements may vary according to the type and size of the development and proximity to the SPA boundary.

SAMM Contributions

Developer contributions will be made toward the SAMM Project. This will provide an SPA-wide wardening and education service and monitor the effectiveness of the avoidance and mitigation measures and visitor pressure on the SPA.

Where further evidence demonstrates that the integrity of the SPA can be protected using different linear thresholds or with alternative mitigation measures (including standards of SANG provision different to those set out in this policy) these must be agreed with the Council and Natural England.

17.3.4 The Thames Basin Heaths Special Protection Area (SPA) is designated under European Directive 79/409/EEC because of its populations of three heathland species of birds – Dartford Warbler, Nightjar and Woodlark. This Directive has been transposed into UK law by the Habitats Regulations. The SPA designation affects 11 local authorities across the counties of Berkshire, Hampshire and Surrey and 1300 hectares of the SPA lie in the south of the Borough of Bracknell Forest.

17.3.5 Natural England has identified that net additional housing up to 5 kilometres from the SPA boundary is likely to have a significant effect (alone or in combination with other plans or projects) on the integrity of the SPA. Some development between 5 and 7 kilometres from the SPA boundary may also have an impact on the integrity of the SPA.

17.3.6 The evidence available indicates that effective mitigation measures should comprise a combination of providing suitable areas for recreational use by residents to buffer the SPA and actions on the SPA to manage access and encourage use of alternative sites.

17.3.7 The focus of this policy is on avoidance and mitigation of the effects of residential development. This does not obviate the need for possible Habitats Regulation Assessment on other forms of development. All applications for non-residential development that are likely to have a significant adverse impact on the integrity of the Thames Basin Heaths SPA will need to be subject to Habitats Regulations Assessment.

17.3.8 Detailed guidance about SANG and the SAMM project is provided in the Thames Basin Heaths Special Protection Area Avoidance and Mitigation Supplementary Planning Document which will be updated periodically as necessary. This guidance sets out:

- Strategic SANG provided in the Borough.
- Financial contributions for strategic SANG including how they are calculated on a per bedroom basis and what they will provide.
- Standards and requirements for providing bespoke SANGs.
- Details of the SAMM Project including the financial contributions on a per bedroom basis.

17.3.9 The Council will work with other local authorities to implement mitigation measures. This may include assistance to those authorities with insufficient SANG land within their own boundaries.

KEY EVIDENCE

- National Planning Policy Framework (paras 17, 109, 110, 117, 118 and 119)
- Planning Practice Guidance: ID references: 8-007, 8-008, 8-011, 8-017, 8-018 and 8-020
- BFLP Habitats Regulations Appropriate Assessment
- Thames Basin Heaths Delivery Framework (2009) Thames Basin Heaths Joint Strategic Partnership Board
- Thames Basin Heaths Special Protection Area Supplementary Planning Document (TBHSPA SPD) (2012)
- Planning Obligations SPD (2015)

DELIVERY & MONITORING

17.3.10 Delivery;

- Determination of Planning Applications
- Implementation of the TBHSPA and Planning Obligations SPDs
- Management of CIL income
- Delivery of SANG Management Plans

17.3.11 Monitoring:

- The Joint Strategic Partnership Board (including overseeing the SAMM Project, number of developments mitigated by SANG and availability of SANG capacity).
- The SAMM Project (including number of developments mitigated, level of SAMM contributions, visitor usage of the SPA, visitor usage of SANGs and bird populations on the SPA).
- The Council (including SANG capacity and expenditure on SANGs).

18: Climate Change and Environmental Sustainability

18.1 Flooding and Drainage

18.1.1 The Climate Change Act in 2008 indicates that climate change is a national policy priority. One of the major impacts of a changing climate is an increased risk of flooding. Flood Risk is a combination of the probability and potential consequences of flooding from all sources including rivers, seas, from rainfall and rising groundwater, sewers and drainage systems exceeding capacity, reservoirs, canals and lakes. New development should be planned to avoid increased vulnerability to the range of impacts arising from climate change. Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere. Application of the sequential test, sequential approach and the exception test achieve these objectives. A Bracknell Forest Level 1 Strategic Flood Risk Assessment 2018 (SFRA) ⁽⁴³⁾ has been prepared to inform this policy and the allocations included within the Local Plan.

Objectives

D– Level of development/land supply

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

Policy LP40 - Flood Risk

Development proposals (exclusions set out below) will only be permitted if all the following criteria are complied with:

- i. The sequential test is applied to the location of development,**
- ii. Flood risk from all forms of flooding is taken into consideration and fully addressed in accordance with an up to date SFRA,**
- iii. The sequential approach is applied to the location of development within an application site, and**
- iv. Where application of the Exception Test is required, it is fully complied with.**

Minor development in relation to flood risk is excluded from the application of the sequential test and is defined as:

- i. Minor non-residential extensions - industrial/commercial/leisure etc. extensions with a footprint less than 250m²;**
- ii. Alterations - development that does not increase the size of buildings e.g. alterations to external appearance; and**
- iii. Householder development – for example sheds, garages, games rooms etc. within the curtilage of the existing dwelling, in addition to physical extensions to the existing dwelling itself. This definition excludes any proposed development that would create a separate dwelling within the curtilage of the existing dwelling e.g. subdivision of houses into flats.**

Changes of use are excluded from the application of the sequential test except for changes of use to a caravan, camping or chalet site, mobile home or park home site.

18.1.2 One of the major impacts of a changing climate is an increased risk of flooding. Flood Risk is a combination of the probability and potential consequences of flooding from all sources including rivers, seas, from rainfall and rising groundwater, sewers and drainage systems exceeding capacity, reservoirs, canals and lakes.

18.1.3 A Level 1 Strategic Flood Risk Assessment for Bracknell Forest Council has been prepared to support the preparation of this local plan and its allocations. In addition, the SFRA can be used to inform decision making for planning applications coming forward outside the plan making process. The study addresses all forms of flooding. To date fluvial flooding has not been a significant issue within the borough, evidenced by the extent of Flood Zone 1. Instead, more likely potential sources of flooding within The Borough are from surface water and groundwater.

18.1.4 The above policy and Policy LP41 SuDS should be read in conjunction with Policy LP26 Travelling Populations. National policy sets out that sites for travelling populations should not be located in areas at high risk of flooding (including functional floodplains), given the particular vulnerability of caravans.

Sequential Test, Sequential Approach and the Exception Test

18.1.5 The following approach set out in Figure 3 below seeks to manage flood risk from all sources of flooding. It applies the sequential test, meaning that the lowest flood risk zone should be considered first for the location of development.

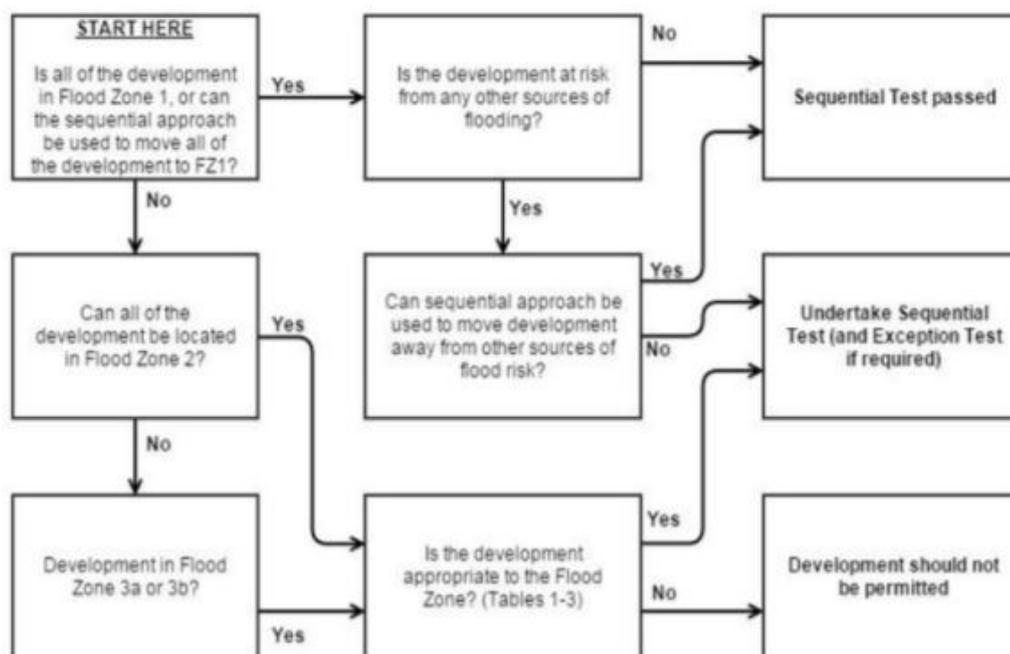
18.1.6 Development should not be permitted if there are reasonably available sites in areas with a lower probability of flooding. National Policy provides advice on “reasonably available” in this context.

18.1.7 The sequential test does not need to be applied to planning applications for development allocated in a development plan document or for applications for minor development or changes of use (definition/exceptions are set out in national policy and referenced in Policy LP40). It should be noted that the definition of minor development referenced in Policy LP40 is specific to flood risk.

18.1.8 Figure 3 below also applies a **sequential, risk based approach** to the location of development, as development sites frequently contain more than one flood zone. Applying the **sequential approach** seeks to locate the most vulnerable development in the area of the site with the lowest flood risk.

18.1.9 Tables 1 to 3 referenced in Figure 3 below are set out in national policy. Table 1 lists Flood Zones, Table 2 addresses Flood Risk Vulnerability Classification (i.e. whether development is essential infrastructure, highly vulnerable etc.) and Table 3 addresses Flood Risk vulnerability and Flood Zone compatibility (whether development is appropriate, should not be permitted or exception test required). The application of these tables will inform the suitability of individual development proposals.

Figure 3 The Sequential Test Flowchart



(44)

Source: : Flood Risk Sequential and Exception Tests – Thames Area guide for Local Planning Authorities (February 2017)

18.1.10 The Exception Test should only be applied as set out in Table 3 (referenced above), following application of the Sequential Test. To satisfy the Exceptions Test, development proposals must indicate that both the following criteria have been met:

- a. It must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk, informed by a SFRA;
- b. A site specific flood risk assessment must demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible will reduce flood risk overall.

Information accompanying a planning application

18.1.11 Supporting evidence may be required to accompany planning applications:

- If a proposal site is in a zone other than flood zone one, applicants will need to explain why there are no suitable sites in a lower flood zone (does not apply to development proposals allocated in a development plan through sequential testing);
- A site specific flood risk assessment is required for proposals greater than 1 hectare in Flood Zone 1, for all proposals (including minor development and change of use) in Flood Zones 2 and 3 and for all developments less than 1 hectare in Flood Zone 1 where a proposed development or change of use to a more vulnerable class may be subject to

44 Tables 1 to 3 are set out in National Policy Guidance.

other sources of flooding. National Policy sets out the requirements for site specific Flood Risk Assessments.

Design

18.1.12 The design of individual buildings and the overall design of a development site can do much to reduce the risk of flooding and make the development safe for its users over the lifetime of the building, flood resistant/resilient and not increase flood risk overall. This includes not increasing flood risk off site and elsewhere, for example, not impacting adversely on the road network and other forms of transport infrastructure. Design can be addressed in site specific Flood Risk Assessments. Meeting the requirements of the Exception Test requires an innovative approach to design.

18.1.13 The Council's Design SPD (March 2017) provides further information.

KEY EVIDENCE

- National Planning Policy Framework (Paragraphs 17, 93, 94, 99 to 104, 162)
- National Planning Policy Guidance (Climate Change - Reference ID: 6, Flood Risk and coastal change - Reference ID: 7)
- Bracknell Forest Level 1 Strategic Flood Risk Assessment (2018)

DELIVERY AND MONITORING

18.1.14 Delivery

- Determination of Planning Applications

18.1.15 Monitoring

- Number of appeals allowed

SUSTAINABLE DRAINAGE SYSTEMS (SuDS)

18.1.16 National Planning Policy sets strict tests to protect people and property from flooding which all local planning authorities are expected to follow. National policy is clear that opportunities should be taken to reduce the overall level of flood risk, through the layout and form of development. This can include the use of sustainable drainage system (SuDS). Developers are encouraged to include these early on in the design of a scheme and promote the efficient use of land by securing SuDS in tandem with the provision of other uses on site, such as open space of public value. The Bracknell Forest Level 1 Strategic Flood Risk Assessment 2018 (SFRA) ⁽⁴⁵⁾ supports the use of SuDS within development schemes. The provision of SUDS also provides the opportunity to provide water quality improvements, to mitigate the impact of development.

Objectives

D– Level of development/land supply

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

Policy LP41 - Sustainable Drainage Systems (SuDS)

Development will only be permitted if all the following criteria are met:

- i. All new developments in areas at risk of flooding should give priority to the use of sustainable drainage systems;**
- ii. Major development proposals (defined below) shall incorporate SuDs unless it can be demonstrated that provision on site is inappropriate;**
- iii. Development proposals include SuDS as an intrinsic part of the design and layout;**
- iv. Where possible, SuDS will be incorporated in tandem with other site requirements in order to utilise land efficiently;**
- v. Clear arrangements are in place for on-going maintenance secured by legal agreement;**
- vi. Runoff from brownfield development should be reduced to as close as practicable to greenfield runoff rates;**
- vii. SuDS solutions are selected in accordance with the hierarchy of drainage options;**
- viii. The proposed SuDS solution shall meet the needs of the proposed development, over its lifetime; and**
- ix. The SUDS solutions proposed will provide sufficient water quality treatment to mitigate the impact of development in accordance with the Thames River Basin Management Plan.**

Major development for the purposes of this policy is defined as:

- i. 10 dwellings or more;**
- ii. Development on a site of 0.5 hectares or more and it is not known if development falls within the above 10 dwelling threshold; or**
- iii. Equivalent non-residential or mixed development to include the provision of a building or buildings where the floorspace to be created by the development is 1,000m² or more or is development carried out on a site having an area of 1 hectare or more.**

18.1.17 National policy is clear that opportunities should be taken to reduce the overall level of flood risk, through the layout and form of development. This can include the use of green infrastructure (see policy LP38) and the use of sustainable drainage systems (SuDS).

18.1.18 The appropriate design of a site incorporating SuDS can do much to make an unsuitable site suitable for development, through innovative design and appropriate engineering solutions. Its incorporation within a proposed development should be done in the early stages of the design process as it is an intrinsic part of the layout and design of a scheme. Consideration should be given to incorporating SuDS in tandem with other site requirements, such as biodiversity (see policy LP36) and open space of public value (see Policy LP51). This can promote the efficient use of land. The Council's Design SPD (March 2017) provides advice on information that designers should consider when developing a masterplan. Early consideration

of the location and type of SuDS that may be suitable will ensure land take is kept to a minimum. The Bracknell Forest Local Flood Risk Management Strategy (2018) provides further detailed advice on the requirements for each stage of a planning application in terms of SuDS provision.

18.1.19 The Council will need to be satisfied that there are clear arrangements in place for on-going maintenance and that the proposed SuDS solution will meet the needs of the proposed development, over its lifetime, also taking account of climate change.

18.1.20 SuDS are designed to control surface water run off close to where it falls and replicate natural drainage. They can:

- a. Reduce the causes and impacts of flooding;
- b. Remove pollutants from urban run-off at source;
- c. Combine water management with green space, with benefits for amenity, recreation and wildlife.

18.1.21 The Bracknell Forest SFRA provides evidence of the risk of flooding from all sources in the Borough and the Local Flood Risk Management Strategy (2017) sets out the Borough's objectives and approaches to managing the risk. The provision of SuDS in new developments is key to managing flood risk. In accordance with national policy it is important that all new developments in areas at risk of flooding should give priority to their use. All major developments (as defined in national policy and referenced in Policy LP41) must incorporate SuDS unless it is demonstrated to be inappropriate. Runoff from brownfield development should be reduced to as close as practicable to greenfield runoff rates.

18.1.22 SuDS solutions should be selected in accordance with the hierarchy of drainage options as follows:

- A. Into the ground
- B. To a surface water body
- C. To a surface water sewer, highway drain, or another drainage system
- D. To a combined sewer

18.1.23 Where discharging to a sewer, confirmation of allowable discharge rates should be sought. Appropriate geotechnical testing should be undertaken to determine the viability of infiltration at all development sites.

18.1.24 The Thames River Basin Management Plan (2015) covering Bracknell Forest addresses the pressures facing the water environment in this river basin district and sets out the actions that will address them. This is a requirement of the Water Framework Directive. As local planning authorities are required to consider the impact on water quality when granting planning permission; the provision of SuDS provides the opportunity to put in place sufficient water quality treatment to mitigate the impact of development. Whilst SuDS provision is encouraged for all new development, it is required for major developments (as defined in national policy and referenced in Policy LP41). The Bracknell Forest Council Water Cycle Study Scoping (2017) supports the provision of SuDS as a means of addressing water quality. See also Policy LP36: Biodiversity.

18.1.25 The Council will consider adopting SuDS through Section 38 Highway Agreements, Open Space of Public Value (OSPV) and within Suitable Alternative Natural Greenspaces (SANGS). Early consultation with the adopting authority is essential. If SuDS are to be privately owned and maintained then a fee to inspect and monitor the on-going maintenance may be sought through Section 106 agreements.

KEY EVIDENCE

- National Planning Policy Framework (Paragraphs 17, 93, 94, 99 to 104, 162)
- National Planning Policy Guidance (Climate Change - Reference ID: 6, Flood Risk and coastal change - Reference ID: 7, Design - Reference ID: 26, Water supply, wastewater and water quality - Reference ID: 34)
- Bracknell Forest Water Cycle Study Phase 1 Scoping Report (2017)"
- Bracknell Forest Level 1 Strategic Flood Risk Assessment (2018)
- The Bracknell Forest Council Local Flood Risk Management Strategy (2017)
- The Thames River Basin Management Plan (2015)

DELIVERY AND MONITORING

18.1.26 Delivery

- Determination of Planning Applications

18.1.27 Monitoring

- Number of appeals allowed

18.2 Addressing Climate Change through Renewable Energy and Sustainable Construction

18.2.1 The Climate Change Act (2008) sets a target for the UK to cut greenhouse gas emissions by at least 80% by 2050. National policy highlights the importance of the planning system in tackling carbon emissions and supporting the delivery of renewable and low carbon energy. Local authorities can choose to allocate sites through their local plan for low carbon and renewable energy generation proposals. As there has been little interest by developers and landowners in pursuing this type of development within The borough, it is not intended to allocate sites solely for this use within the BFLP. If sites do come forward, national policy will be used to determine their suitability.

18.2.2 Planning applications for new housing and commercial development provide the opportunity to consider whether decentralised renewable and low carbon energy infrastructure could meet the needs of individual developments. Energy efficiency and target carbon emission rates for new development will be secured through the application of Building Regulations.

18.2.3 The Building Research Establishment Environmental Assessment Method (BREEAM) is a recognised method of assessing the sustainability of buildings, both residential and non-residential. Development will be expected to meet at least “BREEAM” very good. Water efficiency measures above the Building Regulations standard requirement of 125 litres/person/day are justified for new housing development, with complementary efficiencies sought for non-residential development. The following Policy sets out the intention to apply national policy and where appropriate local standards.

Objective

D– Level of development/land supply

G– Achieving high quality development

Policy LP42 - Addressing Climate Change through Renewable Energy and Sustainable Construction

New development proposals (excluding extensions) will be required to meet climate change objectives and achieve a high standard of environmental sustainability. This will be achieved by the following:

- i. **Development shall meet a proportion of their energy needs from decentralised low carbon or renewable sources;**
- ii. **Residential development shall meet water efficiency standards of 110 litres/person/day;**
- iii. **Development shall meet at least BREEAM very good or equivalent standard.**

18.2.4 Climate Change is a key strand of national policy, evidenced by the Climate Change Act 2008. This sets out a target for the net UK carbon account for the year 2050 to be at least 80% lower than the 1990 baseline. The Government is committed to addressing climate change, through the reduction of greenhouse gas emissions, supporting energy efficiency and avoiding the profligate use of resources.

18.2.5 The Council has proactively taken forward addressing climate change at the local level. The Council's first Climate Change Action Plan was produced in October 2008 and was last updated in 2016. It sets out the approach to addressing climate change including the initiatives promoted and the Council's delivery partners.

18.2.6 The delivery of sustainable development is the key theme running through this local plan. As the Borough needs to accommodate significant housing and economic growth during the plan period, this will increase the need for energy and water consumption. This impact can be mitigated by developing sustainable communities and encouraging the provision of renewable and low carbon energy technologies, reducing water consumption and applying energy efficiency measures.

18.2.7 In addition to the above, LP45 Strategic Transport Principles meets climate change objectives by promoting sustainable transport modes. Policy LP18 Design, and the Design Supplementary Planning Document (March 2017) provide advice on achieving sustainability objectives through good design.

Renewable and low carbon energy development

18.2.8 Renewable energy covers those energy flows that occur naturally and repeatedly in the environment, including wind, falling water, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions, compared to the conventional use of fossil fuels. Decentralised energy includes local renewable and local low-carbon energy generally on a relatively small scale and encompasses a diverse range of technologies. This can include recovering and using waste heat from industrial installations or establishing combined heat and power (CHP) schemes.

18.2.9 If stand alone planning applications for renewable and low carbon energy developments come forward during the plan period, national policy will be applied. Though the National Planning Policy Framework explains that all communities have a responsibility to help increase the use and supply of green energy, it also makes clear that this need does not automatically override environmental protections and the concerns of local communities.

18.2.10 The exception to the above approach is development for wind turbines. National policy is clear that planning applications should not be approved for wind energy development, unless the proposed development site is in an area identified as a suitable location in the Local Plan and that any concerns raised by the local community have been addressed.

18.2.11 Planning applications for new housing or commercial development will come forward during the plan period. This provides the opportunity to integrate within the design process a proportion of the proposed development's energy requirements from decentralised renewable and low carbon energy. If this is not provided on technical or viability grounds, this should be justified by applicants. Applications will be dealt with on a case by case basis.

18.2.12 The Town and Country Planning (General Permitted Development) (England) Order 2015 grants planning permission for prescribed minor developments, including energy saving or renewable energy additions to existing development. In situations where development exceeds or does not fall within the categories set out for permitted development, proposals will be determined in accordance with national planning policy.

BREEAM

18.2.13 The Building Research Establishment Environmental Assessment Method (BREEAM) is an internationally recognised method of assessing, rating and certifying the sustainability of buildings, including both residential and non-residential. BREEAM assesses criteria covering a range of issues including energy and water use, pollution, materials, waste, ecology, etc. Buildings are rated on a scale ranging from Pass to Outstanding. Individual areas of a building's performance are assessed to provide an overall BREEAM rating. The Council will seek at least a BREEAM "Very Good" rating or equivalent for new buildings.

Water efficiency

18.2.14 Sustainable construction also has a part to play in addressing climate change. The prudent use of water resources can reduce the impact on the environment and achieve sustainability objectives.

18.2.15 The Department for Environment, Food and Rural Affairs (DEFRA) and the Environment Agency (EA) produced the Water Stressed Areas classification in 2013. This looked at the current and future water usage and climate change scenarios, indicating the stress situation for individual water companies. The two water companies supplying The Borough are classified as at "serious stress", which is the highest of the three available ratings.

18.2.16 At present, Part G of the Building Regulations 2010 (with 2015 and 2016 amendments) prescribe 125 litres/person/day as a minimum standard for new residential development. However, if it can be justified by local planning authorities, Part G may be used to apply a more stringent level of 110 litres/person/day. The Council's Water Cycle Study Scoping (2017) supports the 110 litres/person/day figure, which is in line with the general principals of sustainable development, reduces the energy consumed in the treatment and supply of water and would be at nominal additional cost to the developer.

18.2.17 With regard to non-residential development, there will still be a demand on water resources, though large scale water intensive non-residential development is not prevalent within The Borough. As indicated above, BREEAM is a widely recognised method for assessing the environmental performance of buildings, including their water usage. Addressing this issue for non-residential development would complement the approach to residential development evidenced and set out above.

Reduction of carbon dioxide emissions and energy efficiency measures.

18.2.18 Sustainable construction also includes the reduction of carbon dioxide emissions and energy efficiency. This can be achieved by the appropriate design of buildings and the materials used. The application of current target emission rates for both residential and non-residential development is set out in Part L of the Building Regulations 2010 (with 2013 and 2016 amendments) as well as measures on energy performance and efficiency. As this is covered by another regulatory system, it is not included in Policy LP42 above. Building

Regulations set out the minimum performance required with regards to energy performance, efficiency and target emission rates. The application of BREEAM provides the opportunity to build on these mandatory standards.

KEY EVIDENCE

- National Planning Policy Framework (para. 7, 17, 93, 94 95, 96, 97, 98 and 99)
- National Planning Policy Guidance:
- Renewable and low carbon energy (paragraph 003 Reference ID:5-003-20140306, paragraph 007 Reference ID:5-007-20140306, paragraph 009 Reference ID:5-009-20140306, paragraph 033 Reference ID:5-033-150618).
- Climate Change (paragraph 001 Reference ID:6-001-20140306 to paragraph 003 Reference ID:6-003-20140306).
- Bracknell Forest Council Water Cycle Study Scoping (2017)
- Part L of the Building Regulations 2010 (with 2013 and 2016 amendments)
- Part G of the Building Regulations 2010 (with 2015 and 2016 amendments)

DELIVERY AND MONITORING

18.2.19 Delivery

- Determination of Planning Applications

18.2.20 Monitoring

- Number of appeals allowed

18.3 Pollution and Hazards

18.3.1 Pollution is anything that affects the quality of land, air, water or soil which might lead to an adverse impact on human health, the natural environment or general amenity. It includes, but is not necessarily limited to, noise, vibration, smoke, fumes, gases, dust, steam, odour and artificial light pollution. Hazards relate to land stability, such as landslides and subsidence. Improvements to the quality of the environment in these regards can enhance health and well-being, helping to facilitate sustainable communities. The planning system has an important role in protecting the natural environment and addressing public health issues linked to poor air and water quality and noise pollution.

18.3.2 The purpose of this policy is to minimise and reduce pollution and hazards from new and existing developments (including the cumulative impacts).

18.3.3 The policy has two aims:

- to ensure new development proposals do not generate pollution or hazards which unduly impact on the surrounding environment; and,
- to ensure development proposals are not unacceptably affected by existing pollution or hazards.

18.3.4 It is important that existing lawful uses do not become unable to continue their operations due to subsequent new development. A separate policy applies to development of land potentially affected by contamination which mainly relates to historic land uses. This policy applies in addition to national policy and other legislation.

Objectives

B - Protect/ enhance existing assets

D – Level of development/ land supply

F – Strong communities

G – Achieving high quality development

H - Transport

Policy LP43 - Pollution and hazards

Development proposals should seek to minimise and reduce pollution and hazards, to mitigate any adverse impacts and seek improvement where possible.

Development proposals should neither individually nor cumulatively have an adverse effect on human health and safety, residential amenity, the quality of the natural environment or landscape, either during the construction phase or when completed.

Proposals should avoid locating sensitive uses in areas with existing or likely future pollution or hazards.

18.3.5 National policy states that both new and existing development should not contribute to, be put at unacceptable risk from, or be adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability (NPPF, paragraph 109, bullet 4). This includes the cumulative effects (NPPF, paragraph 120). The cumulative impact of developments will be a key consideration for development proposals, including both existing and proposed developments during the construction phase and once operational.

18.3.6 Whilst there is legislation to control emissions from polluting activities, the planning system has a complementary role in directing the location of development that may give rise to pollution or hazards. This can manifest itself either directly from the development or indirectly, for example through the traffic it generates. The National Planning Policy Framework is clear that the impact of pollution is a material planning consideration.

18.3.7 The Council is committed to protecting existing good environmental quality and where possible reducing adverse effects on the local and natural environment as a result of changes in activities or from new development. Development proposals should seek to maintain existing good environmental quality and improve quality where possible. Opportunities for such improvements should be incorporated at the design stage or through operation.

18.3.8 Sensitive uses include: dwellings, hospitals, schools, nurseries, residential care and nursing homes.

18.3.9 Development proposals should seek to avoid generating pollution where possible, and to reduce or limit the entry of pollutants that present a significant threat to the natural environment, including aquatic environments. Proposals should seek to minimise the risk and effects of hazards such as land stability, and wherever possible bring unstable land back into use. Development proposals should not result in a hazard or hazards prejudicial to the future use of any energy generation site or to surrounding land.

18.3.10 Proposals which are either likely to generate or are sensitive to pollution or hazards will require a relevant assessment based on current guidance and/or best practice upon submission of an application. Where assessments cannot be made at the application stage, for example if the final technology decisions have not been made, it may be required by condition.

18.3.11 Where mitigation measures are proposed, the Council will need to be convinced that the proposed measures will be effective with respect to human health, property, water sources and the wider natural environment. Where possible, improvement is sought. These measures should be in place at an early stage of the development, for example, SuDS provide an ideal opportunity to provide mitigation for some pollutants.

Artificial lighting

18.3.12 Many forms of artificial lighting can be beneficial, for example helping to create safe communities and enabling sports pitches to be used after dark. However, in some circumstances the installation of lighting can be intrusive and result in light pollution. In Bracknell Forest the amount of artificial lighting clearly distinguishes rural and urban areas. National planning guidance states that through good design and planning policies, the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation can be limited (NPPF, paragraph 125).

18.3.13 Light pollution is caused by a number of factors including:

- a. sky glow – the orange glow seen around urban areas at night,
- b. glare – the uncomfortable brightness of a light source when viewed against a dark background, and
- c. light trespass – the spill of light beyond the target area for a light.

18.3.14 The impact of artificial light pollution in all environments can have a significant effect on the character of the area, particularly in rural areas, making an area seem more urbanised, for example sporting facilities with floodlighting. It can also intrude on the amenity of local residents or adversely affect the biodiversity of an area. Many species natural rhythms depend on day-night and seasonal and lunar changes which can be impacted by artificial lighting levels. Care should be taken in the design of development proposals near to sites protected for their biodiversity or ecologically sensitive areas (such as ponds, lakes, areas of conservation value, habitat used by protected species etc.). Development proposals should not directly illuminate bat roosts or important areas for nesting birds.

18.3.15 For maximum benefit the best use of artificial light is about getting the right light, in the right place and providing light at the right time. Light pollution can be substantially reduced, without adversely affecting the purpose of the equipment being installed, by ensuring that light is directed properly, switching off lights when not in use and avoiding ‘over-lighting’. Reducing light pollution can be beneficial in making developments more sustainable by using less energy.

18.3.16 Development proposals for new floodlighting and other external lighting likely to have a detrimental impact on neighbouring occupiers, the rural character of an area or biodiversity should provide effective mitigation measures. Providing data in an isolux diagram can be used to demonstrate any such effects.

Noise and vibration

18.3.17 National policy states that new developments should avoid noise giving rise to significant adverse impacts on health and quality of life, and recognise that development will often create some noise. Existing lawful businesses wanting to develop in continuance of their business should not have unreasonable restrictions put on them (NPPF, paragraph 123).

18.3.18 Noise can be broadly classified into two forms: neighbourhood noise (generated within the community such as construction noise, licensed premises, telecommunication masts and cabinets, air conditioning plants, street noise, excluding noise from traffic) and environmental noise (noise from transport such as roads/ rail/ aircraft).

18.3.19 Development proposals which may generate significant levels of noise and vibration should consider their impact on the quality of life of recipients in existing nearby properties and also the intended new occupiers and take a precautionary approach to ensure they will not be subject to adverse harm. Development proposals that take opportunities to improve the acoustic environment should be supported. Noise mitigation measures should also not compromise the amenity of occupants, e.g. if measures involve sound insulation such as acoustic glazing or an alternative measure of ventilation which relies upon windows being kept closed in order to achieve acceptable internal noise levels. Applicants may be required to submit a working method statement compliant with BS 5228-1:1997 – Noise and vibration control on construction and open sites.

18.3.20 Development proposals will need to meet the following internal noise standards⁽⁴⁶⁾ for residential developments:

46 Based on World Health Organisation – Guidelines for Community Noise

Table 7 Noise Standards

Room	Time	Noise level
Bedrooms	Night (23.00 – 07.00)	30 dB LAeq (Individual noise events should not exceed 45 dB LAmax)
Living rooms	Day (07.00 – 23.00)	40 dB LAeq
Private outside amenity space (not in town centre or near main roads)	Day (07.00 – 23.00)	55 dB LAeq

18.3.21 Development proposals in areas significantly affected by aircraft/ road/ rail noise will be supported where the applicant can demonstrate effective mitigation measures.

Air Quality

18.3.22 The planning system has a role to play in protecting sensitive uses from poor air quality. National planning guidance states policies should pursue compliance with and contribute towards EU limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas (AQMAs) and the cumulative impacts on air quality from individual sites in local areas (NPPF, paragraph 124).

18.3.23 In Bracknell Forest all national air quality objectives are being met except for nitrogen dioxide at two locations, where AQMAs have been declared. These are:

- The Bagshot Road A322 Horse and Groom Roundabout Downshire Way
- The Bracknell Road B3348 and Crowthorne High Street, Crowthorne

18.3.24 It is therefore important to ensure that new development proposals, either individually or cumulatively, do not significantly affect new or future occupants within or adjacent to an AQMA by generating unsatisfactory air quality. Applicants should consider air quality impacts at the earliest stage possible.

18.3.25 Development proposals should seek to improve air quality by reducing reliance on the private car and supporting alternative modes of travel.

18.3.26 In accordance with the national planning practice guidance, when assessing development proposals consideration should be given to whether the proposed development would:

- significantly affect traffic in the immediate vicinity of the proposed site or further afield
- introduce new 'point' sources of air pollution or lead to deterioration in air quality
- expose people to existing sources of air pollutants or poor air quality
- give rise to potentially negative impacts (such as dust) during construction for nearby sensitive locations
- affect biodiversity

18.3.27 Pollution that affects air quality can also impact upon biodiversity and protected habitats, such as Special Protection Areas and Special Areas of Conservation. A precautionary approach will be taken to such areas to ensure they are not subject to adverse harm.

18.3.28 Applicants will be required to undertake air quality modelling and assessment where necessary to address the effects on human health and biodiversity. This will be provided or funded by the applicant.

18.3.29 Air quality also relates to situations where odour associated with particular uses, such as commercial, industrial, agricultural or sewage related activities, may affect quality of life.

Water Quality

18.3.30 The EU Water Framework Directive (WFD) applies to surface waters and groundwater. It requires member states to prevent deterioration of aquatic ecosystems and protect, enhance and restore water bodies to 'good' status. National planning guidance states local planning authorities must have regard to the Environment Agency's River Basin Management Plans (RBMP) that implement the Water Framework Directive. These plans contain the main issues for the water environment and the actions needed to tackle them.

18.3.31 All six stretches of waterbodies in the Borough had an Overall Waterbody Status of 'moderate' in 2015, failing the WFD objective of 'good' status by 2015. Several reasons for not achieving 'good status' across the Borough are cited⁽⁴⁷⁾. Several of the waterbodies are 'heavily modified'.

18.3.32 The Borough is in a Nitrates Directive Protected Area, a Drinking Water Protected Area and a 'Surface Water Safeguard Zone' where land use is at risk of influencing the quality of water that is used for drinking water.

18.3.33 In 2015, groundwater bodies in the Borough were achieving 'good' overall status. The current RBMP identified that, across the Thames River Basin as a whole, groundwater is a key source of drinking water. The northern part of the Borough is in a 'groundwater Source Protection Zone' (water entering the ground in this area is presumed to reach a water abstraction).

18.3.34 It is therefore important to ensure that development proposals, either individually or cumulatively, do not significantly affect the quality of controlled waters.

18.3.35 Development proposals should seek to improve the quality of controlled waters. This may include the use of high quality SUDS, appropriate drainage strategies, and naturalising heavily modified watercourses (such as culverted watercourses running through urban areas).

KEY EVIDENCE

- National Planning Policy Framework (paragraphs 17, 109, 110, 120, 121, 122, 123, 124, 125 and 143)
- National Planning Practice Guidance (Air Quality - Reference ID: 32, Noise - Reference ID: 30, Light Pollution - Reference ID: 31)
- Local Transport Plan 3 (2011-2026)
- Air Quality Action Plan (Bracknell Forest, 2014)
- Environment Act 1995
- The Institution of Lighting Engineers 'Guidance notes for the reduction of obtrusive light' (2005)

⁴⁷ Reasons cited for not achieving 'good' status include physical modification and urbanisation affecting invertebrates and fish migration; physical barriers to fish migration; sewage discharge affecting phosphate, ammonia, macrophytes and phytobenthos and invertebrates; agriculture and rural land management; surface water abstraction; and recreation

- The Institution of Lighting Engineers 'Guidance notes for the reduction of light pollution' (2000)
- Artificial light and wildlife. (Bat Conservation Trust; June 2014)

DELIVERY AND MONITORING

18.3.36 Delivery

- Determination of Planning Applications

18.3.37 Monitoring

- Number of Air Quality Management Areas

18.4 Development of Land Potentially affected by Contamination

18.4.1 Ground contamination of land often relates to historic land uses. Making use of contaminated land benefits the environment by cleaning the site and also utilising previously developed land. However it is important that the health and quality of life of existing or future occupiers ('receptors') are not put at risk. The purpose of this policy is to ensure that where potential contamination is a consideration, the planning approach is effective and consistent.

18.4.2 The policy aims to ensure that the extent, scale and nature of potential contamination is properly assessed and that any potential risks to human health, property, nature conservation and water quality are established, and addressed accordingly. The policy applies where development proposals are on, or near a site known or suspected to be potentially contaminated, or if a sensitive use is proposed. A separate policy 'Pollution and Hazards' applies to proposed land uses that may generate or be put at risk from unacceptable levels of pollution and hazards. This policy applies in addition to national policy and other legislation.

Objectives

- B - Protect/ enhance existing assets
- D – Level of development/ land supply
- F – Strong communities
- G – Achieving high quality development

Policy LP44 - Development of land potentially affected by contamination

Development proposals on, or near sites which are known, or are suspected to be, potentially contaminated, or proposals for sensitive land uses, will be supported where it can be demonstrated that they will not expose people, the natural environment, property, water bodies, or other receptors ⁽⁴⁸⁾ to levels of potential contamination which give rise to unacceptable risks or harm to health or other adverse impacts.

Applicants will be required to submit details of:

- i. the extent, scale and nature of the potential contamination; and**
- ii. an assessment of potential risks upon human health, property, nature conservation, water quality or other receptors; and**
- iii. any preventative, mitigation or remedial measures and supporting assessments.**

Development proposals will not be supported where they would spread existing contamination, or cause contamination of land.

18.4.3 The principle of utilising previously developed land (NPPF paragraph 17, bullet 8) can enable development in the most sustainable locations. However if the land is potentially contaminated, it is important that the health and quality of life of existing or future occupiers are not put at risk, and are enhanced where possible. Failing to deal adequately with contamination could cause harm to human health, property and the wider environment.

18.4.4 The control of pollution and contamination is a complex process involving both the Council and other statutory bodies. The NPPF is clear that the impact of pollution is a material planning consideration when proposed development may expose people, the natural environment, property, water bodies, or other receptors, to levels of contamination which create unacceptable risks to health or other adverse impacts.

18.4.5 Both surface water and groundwater can be seriously affected by development and uses occurring within sites. Therefore, adequate measures are required to protect the quality of water. This is particularly important over a principal aquifer and in groundwater Source Protection Zones (SPZ), which are areas identified⁽⁴⁹⁾ as at risk from potentially polluting activities, often found around wells, boreholes and springs. Source Protection Zones are designated for all groundwater supplies intended for human consumption. Where appropriate, the Council will liaise with the Environment Agency and water companies in relation to measures that affect surface and ground waters.

18.4.6 For the purposes of this policy, 'near a site' is usually within 250m, but may be dependent upon the potential contamination identified.

18.4.7 The possibility of contamination should always be considered, particularly when development proposals involve sensitive uses. Sensitive uses include: housing with gardens, hospitals, schools, nurseries, residential care and nursing homes, parks and recreational spaces.

48 A receptor is something that could be adversely affected by a contaminant e.g. a person, an organism, an ecosystem, property, or controlled waters (DEFRA, 2012). Controlled Waters include groundwater, some of which may be defined as Source Protection Zones.

49 Identification is done by the Environment Agency through the European Water Framework Directive

18.4.8 Potentially contaminated sites will require a Phase 1 Preliminary Risk Assessment (or relevant assessment based on current guidance and/or best practice) undertaken by a suitably qualified person upon submitting a planning application. The Phase 1 assessment should include information on past and current uses and a Conceptual Site Model of potential contaminants ⁽⁵⁰⁾, pathways ⁽⁵¹⁾ and receptors. Assessments should include information on the extent, scale, nature and likely impact and risks of any contamination. If the potential for contamination is identified, a Phase 2 assessment will also need to accompany the planning application.

18.4.9 To remediate a contaminated land site, the significant contaminant linkages should be broken, so that no unacceptable risks remain or risks are reduced as far as practicable.

18.4.10 Responsibility for securing a safe development on sites affected by contamination rests with the landowner/ developer (NPPF paragraph 120). A precautionary approach will be followed whereby the burden of proof that the development on potentially contaminated land is not harmful lies with the landowner/ developer. Development proposals should not result in a hazard or hazards prejudicial to the future use of any energy generation site or to surrounding land.

18.4.11 Where mitigation measures are proposed, the Council needs to be convinced that the proposed measures will be effective with respect to human health, property, water bodies and the wider natural environment. The provision of these measures should be in place at an early stage of the development, for example carefully designed SuDS could be used on sites on contaminated land instead of traditional piped systems.

18.4.12 Planning permission should only be granted if the applicant can demonstrate to the satisfaction of the Council that adequate and effective remedial measures to remove the potential harm to receptors will be implemented. Remediation measures may be secured by planning conditions.

KEY EVIDENCE

- National Planning Policy Framework (paragraphs 17, 109, 111, 120, 121 and 122)
- National Planning Practice Guidance (Reference ID: 33)
- Land contamination: risk management (DEFRA and Environment Agency, April 2016)
- Environmental Protection Act 1990: Part 2A – Contaminated Land Statutory Guidance (DEFRA, April 2012)
- Model Procedures for the Management of Land Contamination. Contaminated Land Report 11 (CRL11). (Environment Agency and DEFRA, 2004)

DELIVERY AND MONITORING

18.4.13 Delivery

- Determination of Planning Applications

18.4.14 Monitoring

- Number of sites and amount of land remediated.

50 A contaminant is a substance which is in, on or under the land and which has the potential to cause significant harm to a relevant receptor, or to cause significant pollution of controlled waters (Defra, 2012).

51 A pathway is a route by which a receptor is or might be affected by a contaminant (DEFRA, 2012).

19: Transport

19.1 Strategic Transport Principles

19.1.1 Development in the borough has a direct impact on the transport infrastructure in the area such as roads, junctions, footpaths, cycleways and public transport. The current transport infrastructure is under pressure from the growing population, increased car ownership, new development in neighbouring authorities and traffic generated from further afield, including London.

19.1.2 The Council has a responsibility to ensure that the pressure on local transport infrastructure is carefully managed and planned for and that where possible adverse impacts are mitigated. It is also necessary to mitigate and manage any adverse impacts on safety, design, the environment and existing infrastructure. The sustainability of future development will depend on the application of effective transport policies.

19.1.3 The following policies promote a well-designed and sustainable transport system which enables reliable access to services and facilities, reduces the need to travel, enables a choice of transport modes, and mitigates the impacts of new development on the transport network.

19.1.4 The transport policies accord with the National Planning Policy Framework, Planning Practice Guidance (PPG) and policies in the Local Transport Plan 3. They also reflect some of the other statutory functions of the Local Highways Authority. They provide an integrated set of principles to guide decision making. They should be read and considered together with all the other policies in the BFLP.

Objective

H - Transport

Policy LP45 - Strategic Transport Principles

Development proposals must seek to minimise and mitigate negative impacts on the highways network and road safety. Where appropriate proposals will be supported which:

- i. Promote sustainable modes of transport including the provision of infrastructure and measures that improve travel choice;**
- ii. Promote connectivity within the borough and beyond the borough boundaries;**
- iii. Provide transport solutions which reduce greenhouse gases and improve air quality;**
- iv. Manage traffic congestion;**
- v. Provide an appropriate level of parking;**
- vi. Provide an accessible public transport network including bus services and associated infrastructure;**
- vii. Maintain and where possible improve the capacity and the safe and efficient operation of the public highway network;**
- viii. Improve highways safety through effective design;**
- ix. Safeguard routes and/or land which is necessary to provide infrastructure to increase highway capacity or widen transport choice; and,**
- x. Provide effective, convenient and safe delivery, collection, servicing and refuse and recycling collection arrangements.**

19.1.5 The Council recognises the need to accommodate the growing population in the borough and aims to deliver an effective, efficient, well managed and sustainable transport system. It is recognised that new development can bring about positive changes to transport provision. Developments which provide new schools, health facilities, retail and leisure facilities and employment can reduce the need to travel. However, new development can also add significant pressure to already busy networks. There are often opportunities to minimise impacts but where severe impacts (particularly, but not solely, those relating to congestion and highway safety) cannot be mitigated, proposals will be resisted. Development will be expected to provide travel choice, infrastructure and mitigate severe adverse impacts to ensure the Boroughs transport system operates in a safe, efficient and convenient manner.

19.1.6 Bracknell Forest is situated in a prime position between the M3 and M4 with a number of important A-roads running through the Borough. As a result the local road network experiences high traffic volumes and must be effectively managed to minimise congestion. The Council will safeguard routes and land required for infrastructure improvements and to secure works to improve route and junction capacities.

19.1.7 There are good rail links from the borough to Reading and London Waterloo and the Blackwater Valley. However, some public transport networks may need better support to provide an attractive alternative choice to the car. Therefore the policies support the development of sustainable transport options which reflects guidance in the NPPF. This encourages development proposals which have considered transport impacts and mitigate them through improvements to infrastructure.

19.1.8 The Borough benefits from an extensive range of cycle paths and pedestrian routes; this and other policies will ensure these are protected and that new development will improve and provide links between routes as well as giving priority to cycle and pedestrian movement.

19.2 Assessing, Minimising and Mitigating the Transport Impacts of Developments

19.2.1 The Local Highway Authority will seek to adopt highways on residential developments of more than six dwellings or those which provide connections through the site which benefit general public use by improving connectivity and access.

Policy LP46 – Assessing, minimising and mitigating the transport impacts of development

Development proposals will be expected to fully assess, minimise adverse transport impacts and identify appropriate mitigation for transport impacts.

Developments proposals must be accompanied by a Transport Assessment or Transport Statement with accompanying evidence which, where appropriate, models the transport impacts of the development and:

- i. Identifies any transport related impacts arising from the development proposals; and**
- ii. Sets out mitigation measures to overcome the identified impacts; and**
- iii. Shows how matters of highways safety have been addressed; and**
- iv. Demonstrates how modes other than the car will be planned for and delivered.**

19.2.2 Any major development scheme (residential scheme over 10 dwellings; retail scheme over 500 sqm; and employment scheme over 1000 sqm) must demonstrate that there are no severe transport impacts arising from a development proposal. This will be done through the production of a Transport Assessment, supported by traffic modelling (where appropriate) using a validated model which complies with Department of Transport criteria. It will assess the individual and cumulative impacts of the development on the existing transport system and take account of impacts from other developments. The Transport Assessment and modelling should consider the transport impact of development without any mitigation to ascertain any adverse impacts it would place on the highway network. Further testing should be undertaken with necessary mitigation measures to demonstrate that the proposal will not cause any severe transport impacts.

19.3 Transport Infrastructure Provision

Policy LP47 – Transport Infrastructure Provision

Where appropriate development proposals will be supported which:

- i. Provide or make a financial contribution towards new or improved transport infrastructure (including walking, cycling and public transport infrastructure) identified by the Transport Assessment or Transport Statement;**
- ii. Provide or improve accessible routes that provide a choice of transport mode to and from essential services;**
- iii. Enable bus services to be provided to serve new development;**
- iv. Improve rail infrastructure including related public realm and car parking;**
- v. Ensure adequate Taxi infrastructure is provided at key town centre and transport hubs;**
- vi. Secure works and other measures to improve the capacity and functionality of junctions and corridors;**
- vii. Protect, enhance or maintain existing Public Rights of Way and provide new Public Rights of Way;**
- viii. Ensure delivery, and servicing facilities are properly provided in new developments;**
- ix. Ensure effective provision is made for the collection of refuse and recyclable material; and,**
- x. Provide an appropriate level of parking.**

19.3.1 High quality transport infrastructure is vital to connect communities, facilitate access to work, education, leisure and other services and reduce congestion. This policy seeks to improve transport choice and promote sustainable transport options in accordance with the NPPF.

19.3.2 Development proposals should adequately avoid or mitigate impacts on transport infrastructure. Development proposals which have an adverse impact on existing transport infrastructure will be required to make financial contributions or provide new or improved transport infrastructure if it can be demonstrated that an acceptable solution is practical and achievable to overcome the harm caused by the development.

19.3.3 New development should be well connected to existing bus, rail, cycle, pedestrian and community transport networks and facilities and provide new or improved infrastructure as appropriate to help create sustainable development as required by the NPPF. The public realm (for example, areas outside rail stations) should be inviting and attractive to help promote the facility they serve.

19.3.4 Public Rights of Way (PROW) are defined routes over which the public have a right to pass and repass. The route may be used by those on foot, on (or leading) a horse, on a cycle or with a motor vehicle, depending on its status. Although the land may be owned by a private individual, the public may still gain access across the land. The PROW network comprises valuable assets for local communities and should always be protected and improved where possible. Where an opportunity arises, commitment will be sought to improve the quality of a PROW through connectivity, green infrastructure projects and/or accessibility improvements. A priority will be to secure, through new development, improved access for wheelchairs and pushchairs through better surfacing of routes and replacing stiles and other restricting features. The least restrictive option will be encouraged (gap, then gate, then kissing gate, then stile). The creation of further safe circular routes for horse riders, cyclists and carriage drivers will be sought.

19.3.5 Improvements must not detract from the attractive character of Public Rights of Way. This is because changes such as lighting and formal surfacing can detract from a leisure route's rural character and give it a more urban nature as an adopted public highway.

19.4 Travel Plans and Parking

Policy LP48 - Travel Plans

Where a Transport Assessment identifies that a development is likely to have significant transport impacts a Travel Plan will be required which mitigates any adverse transport impacts. The Travel Plan will be expected to:

- i. Accord with the thresholds and requirements detailed in planning guidance; and,**
- ii. Actively promote sustainable travel modes, while reducing the need to travel; and,**
- iii. Include provisions that it will be monitored and reviewed on an annual basis for a minimum of 5 years.**

For residential development, as an alternative to providing and implementing Travel Plans, developers may contribute a financial sum per dwelling to allow the Council to implement Travel Plan initiatives for the site and surrounding area.

19.4.1 In line with national guidance, the Council requires new development likely to have significant transport implications to implement Travel Plans. A Travel Plan sets out the process by which the development's owner or occupier will promote sustainable travel choices and reduce the overall need for car travel. The Planning Obligations SPD sets out the development thresholds over which a Travel Plan will be sought, and the associated fees to be charged by the Council. Each Travel Plan will be monitored by the owner or occupier for a minimum period of five years, annual reports will need to be submitted to the Council. A deposit will be held by the Council, to be returned to the developer or occupier if the Travel Plan is successfully implemented.

19.4.2 For a large residential development, a developer will be offered the option of paying a Travel Plan sum to the Council in-lieu of providing a Travel Plan, relative to the number of dwellings built. In return, the Council will take responsibility for delivering and monitoring the travel planning measures across the site, and in the wider borough area. This option will ensure greater consistency of sustainable travel choices promoted across a wider area.

Policy LP49 - Parking

Development will be supported which:

- i. provides vehicle, cycle and other parking (including parking for people with disabilities) and electric vehicle charging facilities in accordance with current standards;**
- ii. Improves the quality and/or increases the amount of parking in town centres where appropriate and needed; and,**
- iii. Improves the provision, quality, convenience and security of public parking facilities for cycles.**

Any proposal not in accordance with the current parking standards must provide robust evidence to support any relaxation.

19.4.3 The Council promotes sustainable transport modes but also recognises that cars still play a vital role in many peoples' lives and therefore this policy seeks to secure the provision of appropriate parking facilities. Emphasis is placed on providing high quality parking which is integrated with town centre facilities and residential development and provides electric vehicle charging points. Where robust evidence is provided and more sustainable transport modes are available and accessible, parking provision can be considered more flexibly but there should always be disabled parking provision and parking for cycles. There are circumstances in some residential schemes where car-free elements or the provision of less parking than the relevant standard will be appropriate subject to detailed evidence demonstrating why there is no or a reduced need.

19.4.4 It is important that major developments include safe and secure cycle parking which facilitates and encourages cycling as a mode of transport. Planning guidance for parking has been adopted by the Council which will be replaced from time to time.

KEY EVIDENCE

- NPPF (Para. 9,17,29,30,31,32,33,34,36-41,156,162)
- Planning Practice Guidance (PPG) reference ID; 54-001 to 54-012 and 42-001 to 42-011
- The Local Transport Plan 3,
- Bracknell Forest Rights of Way Improvement Plan (RoWIP)

DELIVERY AND MONITORING

19.4.5 Delivery;

- Determination of Planning Applications.
- Implementation of the Infrastructure Delivery Plan.
- Section 106 Agreements and Planning Conditions.
- Section 38/278 Agreements.
- Local Transport Plan 3 2011-2026 and its relating strategies.
- The Community Infrastructure Levy (CIL) and / or other infrastructure funding mechanisms.

- The statutory functions of the Local Highways Authority.
- Planning Guidance.
- Implementation of the Local Transport Plan 3 and its relating strategies.

19.4.6 Monitoring:

- S106 Agreement / CIL monitoring.
- Traffic level monitoring in line with its current monitoring regime.
- The progress and delivery of transport schemes in the Infrastructure Delivery Plan
- Use of sustainable modes of transport.
- The use and application of the parking standards.
- Accessibility.

20: Local Infrastructure and Facilities

20.1 Play, Open Space and Sports

20.1.1 Play, Open Space and Sports facilities are important for improving and maintaining quality of life. They include a wide range of open space, sporting, leisure and cultural facilities.

20.1.2 One defining characteristic of Bracknell Forest is its wealth of open space, trees and outdoor recreation which reflects the principles established in the creation of the Bracknell New Town. This legacy includes long standing sites such as Lily Hill Park which successfully combines sporting provision, preservation of a historic landscape and a haven for wildlife and people. The legacy has been continued in new developments such as The Parks which embrace the same ideals. Within the built up areas of the borough there are natural open spaces of various sizes that are in easy reach of the Borough's residents and workers.

20.1.3 Play, open space and sports facilities fall into two main categories:

1. Open Space of Public Value (OSPV) (e.g. parks, woodlands and sport pitches); and,
2. Built Sports Facilities (e.g. sports halls and swimming pools).

20.1.4 Regular use of natural open spaces and sports facilities are known to benefit health and wellbeing. An active healthy lifestyle provides benefits for the physical and mental health of residents. Access to open spaces, sports and recreational facilities has been a consistently popular aspects of life in Bracknell Forest with residents and visitors. To meet the needs of a growing population, and to maintain quality of life, these facilities should be protected, enhanced and maintained and supplemented with new or improved ones close to where new developments will be located.

20.1.5 The Council will continue to mitigate the impact of new development on play, open space and sports facilities by:

- i. Securing the provision of new facilities – in-kind or by financial contributions; and,
- ii. Securing financial contributions towards the improvement of existing facilities – through the Plus One Principle (where new developments provide contributions to increase the capacity of existing facilities).

20.1.6 The two play, open space and sports facilities (POSS) policies are supported by a robust evidence base; these include:

- The Play, Open Space and Sports study (POSS) (2017);
- The Playing Pitch Strategy (PPS) (2017).

Objectives

B - Protect / enhance existing assets

F - Strong communities

G - Achieving high quality development

I - Infrastructure

Policy LP50 – Play, Open Space and Sports provision

The borough's play, open space and sporting provision will be protected and enhanced. Development must provide for any play, open space and sporting needs it creates. Development proposals should:

- i. **Protect, enhance and/or provide new Open Space of Public Value (OSPV) and Built Sports Facilities including natural grass and artificial grass pitches in line with defined quantity and quality standards;**
- ii. **Protect, enhance and provide connectivity between OSPV areas through the use of the footpath and cycleway network, the Public Rights of Way network, and long distance recreational routes;**
- iii. **Enable beneficial changes to the recreational function of existing OSPV where this is supported by evidence of local demand;**
- iv. **Promote the dual use of facilities such as schools for community recreational purposes; and**
- v. **Improve access to recreational activity in the countryside where this does not harm its function or character.**

20.1.7 The protection and enhancement of play, open spaces and sports facilities is a core part of the Council's strategy, therefore the loss of existing provision will be resisted. Policy LP34 will protect existing facilities and ensure that new facilities are provided.

20.1.8 The land on which play, open space and recreational facilities are located is called Open Space of Public Value (OSPV) and can be broadly classified as active or passive:

- Active OSPV – children's play areas, sports pitches and facilities, allotments, jogging/walking routes, school playing fields, artificial grass pitches, multi-use games areas (MUGAs) and informal kick-about areas.
- Passive OSPV – woodland, green corridors, Suitable Alternative Natural Greenspace (SANG), nature areas, picnic areas and amenity open space.

20.1.9 OSPV is defined as:

- i. Public open space, which is land available for satisfying the recreational needs of the local community, such as pitches, play areas or country parks and is usually maintained by the Borough or Town and Parish Councils; and,

ii. Private open space, which is land that serves a similar purpose but may have restricted public access, such as golf courses, horse riding centres; or Ministry of Defence land which can include land with no public access.

20.1.10 In both cases, its public value is derived from its contribution either to the recreational needs of the community and/or from that which its openness makes to the character and appearance of the locality, and to the quality of life. In providing new OSPV, land will only count towards the OSPV standard if there is a guaranteed and secured community use of the space. This can include educational open land where it can be secured for the joint benefit of the school and the community. Exceptions to this could include sensitive ecological areas where there is a need to restrict public access.

20.1.11 Development proposals can provide new OSPV and built sports facilities to meet the needs of residents and/or contribute towards enhancing existing provision if it increases the capacity of the space to accommodate the residents from the new development. A development site might provide connectivity between two existing open spaces such as providing a wildlife corridor or walking route. However, such connecting routes will only count towards the OSPV standards if they include an element of useable open space alongside the connection such as a footpath with a wildlife corridor. Therefore, Policy LP50 should be read and be implemented alongside the LP38 Green Infrastructure Policy to ensure effective delivery of open space and other Green Infrastructure assets.

20.1.12 Public Rights of Way (PRoW) and long distance recreational routes such as the Bracknell Forest Ramblers Route or the Binfield Bridleway Circuit are valuable assets for local communities and should always be protected, unless alternative access can be provided to an acceptable standard and improved where possible. Where there is opportunity, improvements will be sought to the quality and accessibility of PRoW and other routes through widening, resurfacing, replacing stiles/gates and biodiversity projects. This reflects objectives set out in the Rights of Way Improvement Plan.

20.1.13 The Public Open Space and Sports (POSS)⁽⁵²⁾ study identifies several opportunities to link PRoW routes in the borough as well as improve their biodiversity value. The POSS policy framework intends to work in conjunction with the POSS study projects and Infrastructure Delivery Plan (IDP) to ensure developers can deliver identified projects to enhance the Public Rights of Way network and other routes.

20.1.14 There may be opportunities to change the function of an existing open space from one typology to another, such as changing an amenity space to a sports pitch to ensure that existing recreational facilities do not stagnate or where there is a surplus of a particular type. This could be acceptable where evidence demonstrates a shortfall in the open space typology that the intended change in function is proposed to fill.

20.1.15 In addition to its primary function, open space also contributes to cooling the urban environment. Any facilities provided on OSPV should also be designed to withstand extremes in weather conditions or heat and other foreseeable effects of climate change. OSPV should also be designed create safe and secure environments such as ensuring they are lit (where appropriate) and allow good surveillance. These matters should be considered in tandem with other policies in the Local Plan.

52 Bracknell Forest Play, Open Space and Sports (POSS) study (2017)

20.1.16 School playing fields can be a useful resource for the local community where, for example, they can be used for non-school activity at weekends. This provides the local community (e.g. football teams) a facility to use whilst generating an income for schools. Therefore, school playing fields may count wholly or partly (depending on conditions of usage) towards the OSPV amount but only if they are secured for community use by agreement.

20.1.17 The countryside can provide an important resource for recreational activities such as horse-riding and walking, on public rights of way and in countryside parks and Suitable Alternative Natural Greenspace (SANG). Some activities which are suited to the countryside can cause localised issues such as noise and traffic problems. Therefore new recreational provision should be considered against matters such as landscape impact, residential amenity, character and openness, and be considered with other relevant policies in the Local Plan such as LP45 Strategic Transport, LP16 Green Belt, LP38 Green Infrastructure and LP15 Equestrian Uses.

20.2 Standards for Open Space of Public Value

Objective

B - Protect / enhance existing assets

F - Strong communities

G - Achieving high quality development

I - Infrastructure

Policy LP51 – Standards for Open Space of Public Value

Residential development should provide Open Space of Public Value (OSPV) at a standard of 4.3 hectares (ha) per 1000 persons, comprising 2 ha of Active OSPV and 2.3 ha of Passive OSPV. This can be new provision and/or financial contributions, by agreement with the Council to meet the above standard.

Financial contributions will help fund OSPV projects which increase capacity including those identified in the council's Infrastructure Delivery Plan using the triggers listed at Standards for the quantity of OSPV required from new development below.

Residential development, providing financial contributions in lieu of on-site provision, will ensure that the quality of existing OSPV is enhanced in line with the Plus One Principle and ensure that OSPV is accessible.

OSPV should accord with the Council's accessibility standards.

Wherever possible, development should improve the connectivity of OSPV which may include creating new routes or the enhancement of existing routes.

20.2.1 Development will be required to contribute towards the provision of new or improving existing OSPV. How this is achieved depends on the scale of development. The delivery of planned OSPV within a site needs to be secured by planning obligation and will normally include provision to secure its future maintenance and public access for the life-time of the development. OSPV on an alternative site and provided by others, may be funded by the use of planning obligations.

20.2.2 The type of provision will depend on local needs and projects identified by the Council. It should be noted that there is a particular need for more allotments and sports pitches (grass and artificial) as identified in the Playing Pitch Strategy⁽⁵³⁾.

20.2.3 The following table sets out the triggers relating to the amount of OSPV required from new residential development. Most of the provisions in the table are self-explanatory, but for clarification in C, through good planning some on-site OSPV provision can be accommodated on sites between 1 and 2 hectares. This amount is derived from a previous standard of 30% on-site provision and 70% by financial contributions in-lieu of provision.

Table 8 Standards for the quantity of OSPV required from new development

Trigger	Requirement
A Site over 2 hectares or with a net increase of 109 dwellings or more where an on-site SANG is provided.	1. There is no requirement for the on-site Passive OSPV. The Council will accept a financial contribution in-lieu of Passive OSPV provision towards local related infrastructure projects and/or their on-going maintenance. It will be appropriate in some cases to provide some Passive OSPV on-site for good planning reasons such as providing a green corridor but this will be assessed on a case-by-case basis. In such instances there may be a residual financial contribution to make up the 2.3 hectares per 1000 persons standard.
	2. On-site provision of Active OSPV at a standard of 2 hectares per 1000 persons.
B Sites over 2 hectares or with a net increase of 109 dwellings or more where the SANG is provided off-site. Sites of 108 dwellings or fewer which are not permitted to use Strategic SANGs.	On-site, in kind Passive and Active OSPV at 4.3ha / 1000 residents will be required in these circumstances unless otherwise agreed with the Council. If transferred to the Council a commuted maintenance sum will also be required for the assumed lifetime of the development. If more practical and of greater benefit; there will be the potential for off-site mitigation (towards providing, expanding, or improving local open space and/or recreational facilities) subject to the restriction on pooling of s106 contributions in Regulation 123(3) and/ or on-going maintenance. The Council may accept the private ownership of OSPV provided its public accessibility and maintenance is guaranteed.
C Sites between 1 and 2 hectares	On-site in kind OSPV of 1.4 hectares per 1000 persons and financial contribution calculated at a standard of 2.9 hectares per 1000 persons towards off-site mitigation (providing, expanding, maintaining or improving local open space and/or recreational facilities) subject to the restriction on pooling of s106 contributions in Regulation 123(3) and/or maintenance of new or existing provision.
D Sites under 1 hectare	Financial contribution towards providing, expanding, or improving local open space and/or recreational facilities subject to the restriction on pooling of s106 contributions in Regulation 123(3).
E Sites of 50 dwellings or more between 5km and 7km of the TBHSPA designation.	On-site provision of 2.3ha passive OSPV per 1000 persons.

Quality Standards – The Plus One Principle

20.2.4 The Plus One Principle is a quality improvement standard for the continuous improvement of all OSPV on a progressive basis. The standard requires the improvement of OSPV for example from a good quality rating to a very good quality rating using quality assessment criteria based upon Green Flag Award assessments. It was first developed in the Council's study of open space⁽⁵⁴⁾ which supported the Core Strategy Development Plan Document (2008) and was subsequently adopted by the Council in the Parks and Open Spaces Strategy⁽⁵⁵⁾. The quality auditing process has been repeated in the latest POSS study which recommended a continuation of the Plus One Principle as a quality standard to improve the quality of play, open space and sports facilities.

54 Bracknell Forest Borough Study of open space, sports, recreational and leisure facilities. (PPG17) (2006)

55 Bracknell Forest Parks and Open Spaces Strategy (2012)

20.2.5 The Plus One Principle will be used to justify improvements to OSPV including to maintain OSPV which is already rated as excellent to keep it as an excellent rated space. Residential development will therefore need to ensure the quality of all new or existing OSPV is enhanced in line with the Plus One Principle. New OSPV provision should be provided to achieve an excellent standard with a guaranteed future provision to ensure its quality does not decline. The Plus One Principle can also be used to justify financial contributions from new development in-lieu of providing new provision where the quality improvements will also increase the capacity of the existing provision.

Table 9 The Plus One Principle ratings are:

Existing quality rating of OSPV	Improvement in quality
Very poor, poor or moderate quality	Good quality
Good quality	Very good quality
Very good quality	Excellent quality
Excellent	Maintain excellent quality

OSPV Accessibility Standards

Table 10 The accessibility standards are:

Typology	O S P V Type				Rationale /Source
A. Parks and Gardens	Active / Passive	1	Local Access to a park and garden within 400m of home	400m walking distance	Locally derived standard based on experience
		2	Strategic Access to a destination park or open space within 4km	4000m driving distance	
B. Natural and Semi Natural (including urban woodlands)	Passive	3	Local Access to Nature 5 minutes walk (240m) from all homes	240m walking distance	Locally derived standard based on existing biodiversity character of the Borough
		4	No person should live more than 500 metres from at least one area of accessible woodland of no less than 2 hectares in size.	500m walking distance	The Woodland Trust (Space for People – Targeting action for woodland access, Jan 2015)
C. Green Corridors		5	There should also be at least one area of accessible woodland of no less than 20 hectares within 4 kilometres (8 kilometre round-trip) of people's homes.	4000m driving distance	
		6	LAP	100m walking distance	Fields in Trust (FIT) Standards (Guidance for Outdoor and Play – Beyond the six acre standard, England)
D. Children and people (Children's Play)	Active	7	LEAP	400m walking distance	
		8	NEAP	1000m driving distance	
		9	Other: Muga, Skateboard park Teenage play, kickabout, paddling pool/splash pad etc.	700m driving distance	
E. Outdoor sports facilities	Active	10	All provision: Football, Cricket, Rugby Union, Hockey, Bowls, Tennis, Baseball, Softball	1200m driving distance	
F. School facilities	Active	11	Selected schools whose pitch provision is also used by the public	1200m driving distance	

Connectivity

20.2.6 All development sites, not just residential, may offer the opportunity to improve the connectivity of OSPV. For example, if an office block is proposed as a site between two existing OSPV areas it is possible that a link between them could be achieved through the good planning of the site. If a PRow runs along the perimeter of a site, development may allow for the widening or enhancement of this route.

KEY EVIDENCE

- NPPF
- Planning Practice Guidance (PPG)
- Bracknell Forest Parks and Open Spaces Strategy (2012).
- Bracknell Forest Play, Open Space and Sports (POSS) study (2017).
- Bracknell Forest Playing Pitch Strategy (PPS) (2017).

DELIVERY AND MONITORING

20.2.7 Delivery:

- Determination of Planning Applications.
- Implementation of the Infrastructure Delivery Plan.
- Section 106 Agreements and Planning Conditions.
- The Community Infrastructure Levy (CIL) and / or other infrastructure funding mechanisms.
- Bracknell Forest Parks and Open Spaces Strategy (2012).
- Bracknell Forest Play, Open Space and Sports (POSS) study (2017).
- Bracknell Forest Playing Pitch Strategy (PPS) (2017).
- Planning Guidance.

20.2.8 Monitoring:

- S106 Agreement / CIL / planning condition monitoring

Appendices

Appendix 1: Summary of Local Plan Evidence Base

Policy LP2 - Housing Trajectory

Figure 4 Housing Trajectory 2016-2034

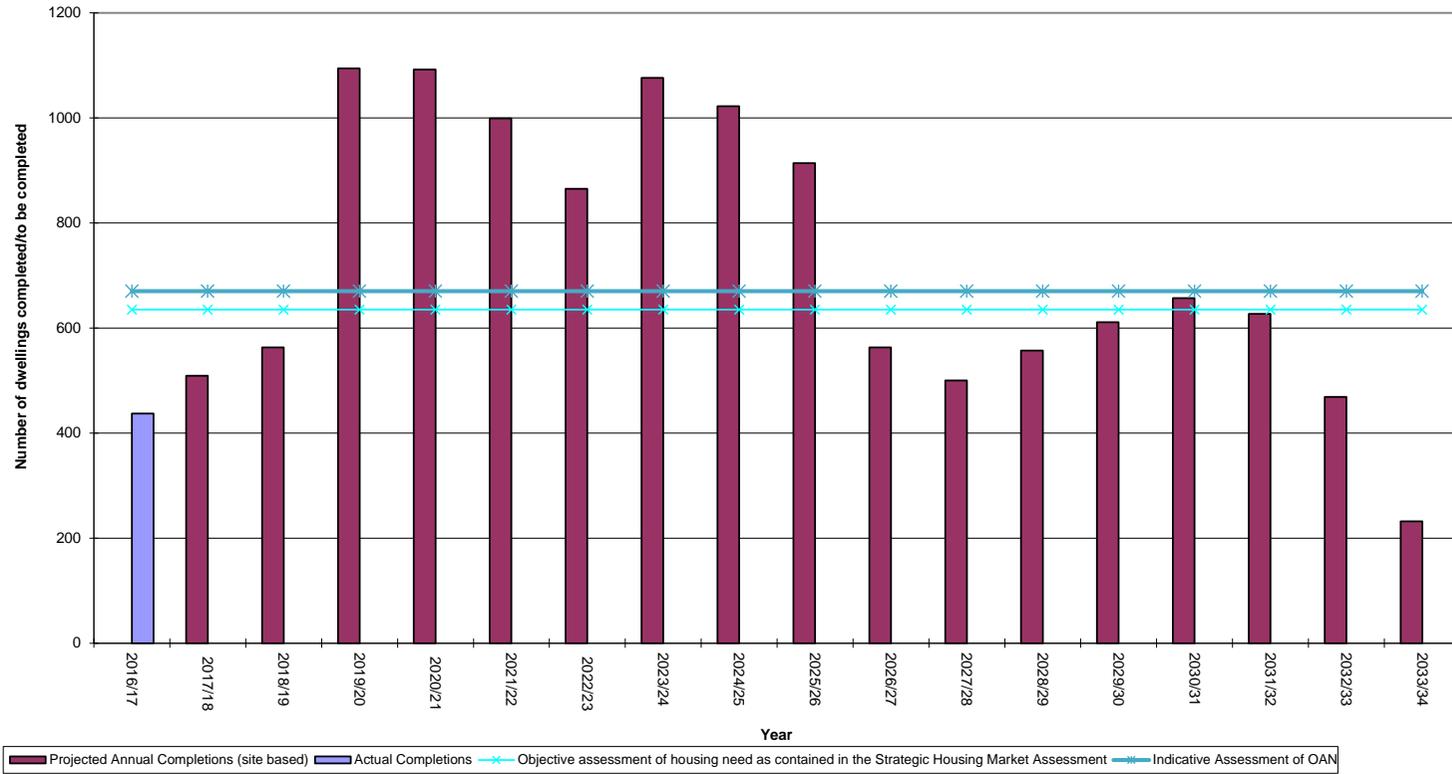


Figure 5 Housing Trajectory Site Breakdown 2016-2034

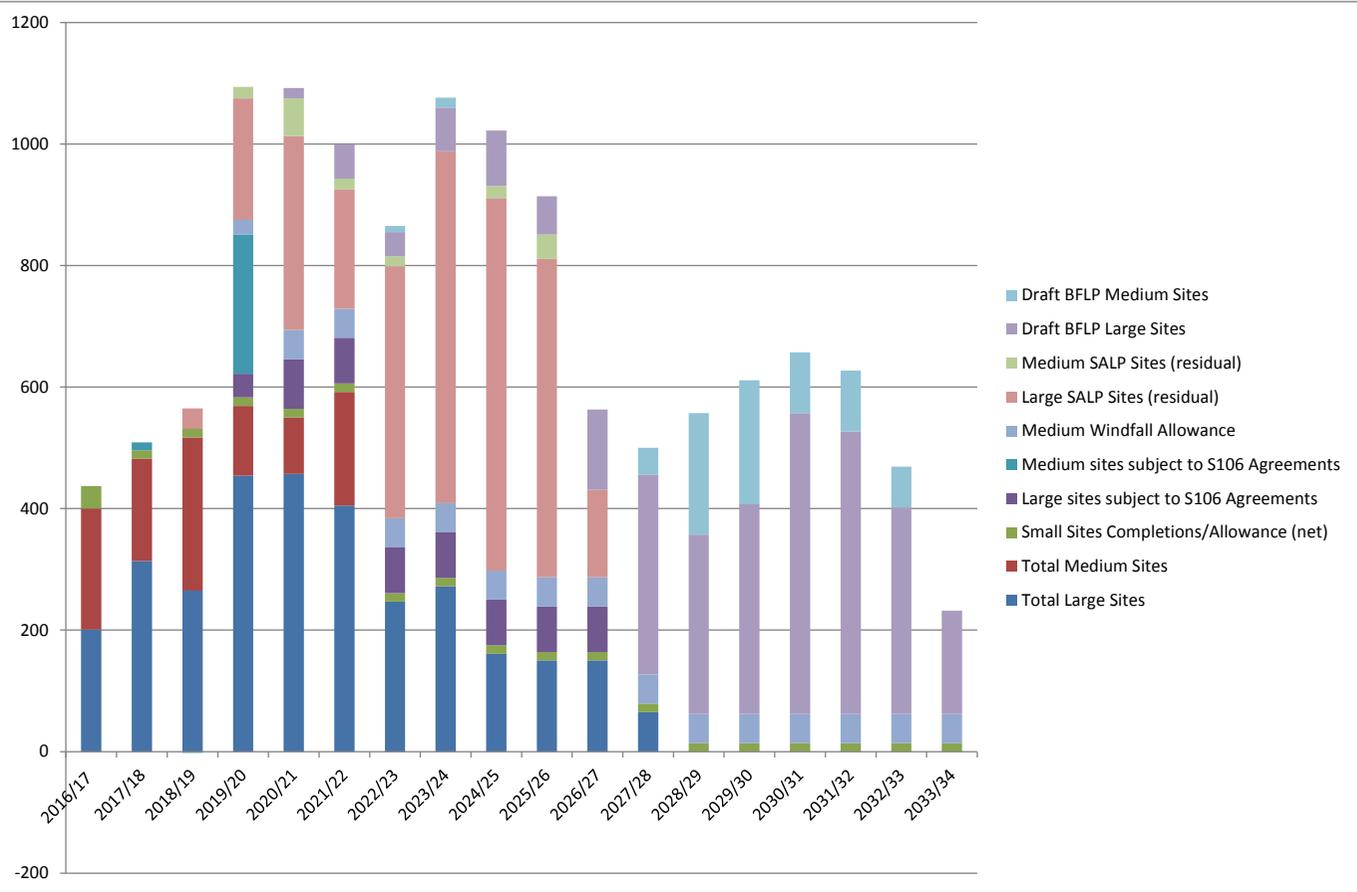


Figure 6 Land Supply Data 2016-2034

Site	Application Reference/s	Net Completions 2016/17	Projected Net Completions (1st April - 31st March)																	Total Net	Site Status (As at 31st March 2017)		
			2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34 END DATE OF PLAN PERIOD				
HARD COMMITMENTS																							
Large Sites (site of 1ha or more)																							
Land at Foxley Lane and East of Murrell Hill Lane, Binfield. (Hazelwood) (SALP SA3)	11/00682/OUT 13/00784/REM	43	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	43	C	
Land at junction of Forest Road and Foxley Lane, Binfield. (The Orchard) (SALP SA3)	12/00911/FUL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	C	
Farley Hall, London Road, Binfield (Imperial Square) (SALP SA1)	13/01072/OUT 14/01010/REM	73	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	73	C	
Amen Corner North, Binfield (SALP SA6)	14/00315/OUT 15/00873/REM	0	38	100	100	100	39	0	0	0	0	0	0	0	0	0	0	0	0	0	377	UC	
Land at Tilehurst Lane, Binfield	15/00452/OUT	0	0	0	10	10	8	0	0	0	0	0	0	0	0	0	0	0	0	0	28	NS	
Blue Mountain Golf Club & Conference Centre, Wood Lane, Binfield (SALP SA 7)	16/00020/OUT (Hybrid)	0	0	25	75	75	75	75	75	75	0	0	0	0	0	0	0	0	0	0	400	NS	
Binfield Nursery, Terrace Road North, Binfield (SALP SA1)	13/00966/FUL	0	20	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	24	UC	
Jennetts Park (formerly Peacock Farm), Peacock Lane, Bracknell	98/00288/OUT (623523)	0	28	0	0	0	0	0	0	0	22	0	0	0	0	0	0	0	0	0	50	UC	
The Parks (formerly Staff College), Broad Lane, Bracknell	03/00567/OUT 06/00573/REM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	C	
Mill Chase, The Parks (formerly Staff College), Broad Lane, Bracknell.	12/00983/FUL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	C	
Ramelade House, The Parks, Bracknell	15/00312/FUL	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	C	
Land within Bracknell Town Centre (Royal Winchester House)	12/00476/OUT 13/01068/REM	0	0	0	100	100	111	0	0	0	0	0	0	0	0	0	0	0	0	0	311	UC	
Enid Wood House, High Street, Bracknell	13/00806/CLPUD	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	C	
Gowring House, Market Street, Bracknell	13/00455/PAC	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	C	
Ringside, 79 High Street, Bracknell	13/00747/PAC	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	C	
Land at former Garth Hill College Site, Sandy Lane, Bracknell (Clement House) (Part of SALP SA1)	13/00074/FUL	0	-1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-1	Flats (C) Demolition (N/S)	

Site	Application Reference/s	Net Completions	Projected Net Completions (1st April - 31st March)																	Total Net	Site Status (As at 31st March 2017)	
			2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33			2033/34 END DATE OF PLAN PERIOD
Jubilee Court, Hazell Hill, Bracknell (United House)	14/00713/CLPUD	-17	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-17	C
Land at former TRL Site, Nine Mile Ride, Crowthorne. (SALP SA5)	13/00575/OUT	0	0	10	75	100	100	100	125	125	150	150	65	0	0	0	0	0	0	0	1000	UC
Land at Bowman Court, Dukes Ride, Crowthorne (SALP SA3)	15/00366/FUL 17/00075/FUL	0	5	15	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	36	UC
Land North of Harvest Ride and South of Forest Road and East of West End Lane, Warfield. (SALP SA9, Part of Area 2)	13/01007/OUT 15/00163/REM 15/00647/REM 15/00646/REM	85	215	73	72	72	72	72	72	14	0	0	0	0	0	0	0	0	0	0	747	UC
Land at Manor Farm, Binfield Road. (Meadows Reach), Warfield (SALP SA9, Area 4)	13/00831/FUL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	C
Harvest Lea, Warfield Park, off Harvest Ride, Warfield	13/00229/FUL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	C
Cranbourne Corner, Forest Road, Winkfield	09/00605/FUL	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	UC
Orchard Lea, Drift Road, Winkfield	15/00547/FUL	0	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14	NS
HFC Bank, North Street, Winkfield (Montague Park)	12/00434/FUL	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	C
Kingswood, Kings Ride, Winkfield	13/00858/FUL	0	8	24	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	38	NS
Total Large Sites		201	314	265	454	457	405	247	272	161	150	150	65	0	3141							
Medium Sites (sites less than 1ha with 5+ dwellings)																						
Auto Cross, London Road, Binfield	08/00309/FUL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	C
Popeswood Garage and Hillcrest, London Road, Binfield (Laureates Place) (Part of SALP SA2)	14/00858/FUL	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11	C
Land between St Marks Road and London Road (Waiben, The Laurels, The Firs and Crossways)	14/01204/FUL	22	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	22	C
Parkham, St Marks Road, Binfield	15/00464/FUL	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13	C
Land to rear of Murrell Cottage, Murrell Hill Lane (Fitzgerald Park)	15/00209/FUL	1	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	UC
Adastron House and Byways, Crowthorne Road, Bracknell (SALP SA1)	14/00437/FUL	37	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	37	C
Beneficial House, Easthampstead Road	13/00568/FUL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	C

Site	Application Reference/s	Net Completions 2016/17	Projected Net Completions (1st April - 31st March)																	Total Net	Site Status (As at 31st March 2017)		
			2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34 END DATE OF PLAN PERIOD				
Amber House & Northgate House, Market Street, Bracknell	15/01035/FUL	0	0	0	0	35	158	0	0	0	0	0	0	0	0	0	0	0	0	0	193	NS	
Land at Broadmoor Hospital Training and Education Centre, School Hill, Crowthorne (Wildmoor Copse)	10/00820/OUT 13/00294/REM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	C
The Iron Duke, 254 High Street, Crowthorne	14/01168/PAC	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	C
Guildgate House, 176-184 High Street, Crowthorne	14/01168/PAC	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16	C
1-9 High Street, Crowthorne	15/01261/FUL	0	-3	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	UC
69-77 Church Street, Crowthorne	16/00331/FUL	0	4	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9	NS
48-50 Dukes Ride, Crowthorne	15/01082/FUL	-2	0	32	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30	UC
319 Yorktown Road, Sandhurst	15/00731/FUL	-1	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6	UC
92 High Street, Sandhurst (Reddings Court)	15/00082/FUL	-3	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6	UC
Former Haris Leap Nursing Home, 5 Windrush Heights, Sandhurst	15/01258/FUL	0	0	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	UC
Jolly Farmer, Yorktown Road, College Town	15/00403/FUL	0	-1	42	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	41	UC
Green Acres, Warfield Road, Warfield (access Atte Lane) (Parfit Keep)	15/00888/FUL	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	C
Land to the Rear of The Limes, Forest Road, Warfield	14/00711/FUL	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	C
Land at the Limes, Forest Road, Warfield	15/01014/FUL	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	C
Land at 127A - 131 Fernbank Road, Winkfield (Quadrilla Gardens)	11/00283/EXT	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	C
Glendale Park, Fernbank Road, Winkfield (Saddlers Way)	13/00408/FUL 14/01057/FUL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	C
152 New Road, Winkfield (Mead Gardens)	12/00593/FUL	-1	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13	UC
Mayfield Light Industrial Estate, Hatchet Lane, Winkfield	13/00242/FUL 14/01335/FUL	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7	C
The Gold Cup, 102 Fernbank Road, Ascot	15/01041/FUL	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	C
Total Medium Sites		199	168	252	115	93	187	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1019	
Medium Windfall Allowance		0	0	0	24	48	48	48	48	48	48	48	48	48	696								
Small Sites Completions/Windfall Allowance (net)		37	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	275	
TOTAL HARD COMMITMENTS (Large, Medium & Small)		437	496	531	607	612	654	309	334	223	212	212	127	62	62	62	62	62	62	62	62	5131	

Site	Application Reference/s	Net Completions 2016/17	Projected Net Completions (1st April - 31st March)																	Total Net	Site Status (As at 31st March 2017)
			2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34 END DATE OF PLAN PERIOD		
Commercial Centre (The Depot) Bracknell Lane West, Bracknell (SALP SA1)		0	0	0	0	0	0	0	50	50	15	0	0	0	0	0	0	0	0	115	NS
Land North of Eastern Road, Bracknell (SALP SA1) (Residual balance)		0	0	0	0	0	0	100	100	7	0	0	0	0	0	0	0	0	0	207	NS
Old Bracknell Lane West, Bracknell (SALP SA1)		0	0	0	0	0	0	50	50	31	0	0	0	0	0	0	0	0	0	131	NS
The Football Ground, Larges Lane, Bracknell (SALP SA2)		0	0	0	0	0	0	0	36	52	0	0	0	0	0	0	0	0	0	88	NS
Land at Cricket Field Grove, Crowthorne (SALP SA2)		0	0	0	60	60	25	0	0	0	0	0	0	0	0	0	0	0	0	145	NS
Broadmoor, Crowthorne (SALP SA4)		0	0	0	0	0	0	60	70	70	70	0	0	0	0	0	0	0	0	270	NS
Land West of Alford Close, Sandhurst (SALP SA3)	16/00372/FUL	0	0	10	50	50	10	0	0	0	0	0	0	0	0	0	0	0	0	120	NS
Land at Warfield Area 1 (SALP SA9)		0	0	10	55	100	55	50	100	150	150	144	0	0	0	0	0	0	0	814	NS
Land at Warfield Area 2 (SALP SA9) (Residual balance)		0	0	0	0	0	0	0	0	50	50	0	0	0	0	0	0	0	0	100	NS
Land at Warfield Area 3 (SALP SA9)		0	0	0	0	0	50	100	100	100	104	0	0	0	0	0	0	0	0	454	NS
Sandbanks, Longhill Road, and Dolyhir, Fern Bungalow and Palm Hills Estate, London Rd, Winkfield (SALP SA3)		0	0	0	0	25	24	0	0	0	0	0	0	0	0	0	0	0	0	49	NS
Bog Lane, Winkfield (SALP SA3)		0	0	0	0	0	0	0	0	0	40	0	0	0	0	0	0	0	0	40	NS
Total SALP (large)		0	0	34	200	319	196	415	579	613	524	144	0	3024							
SALP Medium Sites																					
Land at Wood Lane, Binfield (SALP SA3)		0	0	0	0	0	0	0	0	20	0	0	0	0	0	0	0	0	0	20	NS
Albert Road Car Park, Bracknell (SALP SA1)		0	0	0	0	0	0	0	0	0	40	0	0	0	0	0	0	0	0	40	NS
Chiltern House and the Redwood Building, Broad Lane, Bracknell (SALP SA1)		0	0	0	19	44	8	0	0	0	0	0	0	0	0	0	0	0	0	71	NS
Downside, Wildfings Road, Bracknell (SALP SA1)		0	0	0	0	18	0	0	0	0	0	0	0	0	0	0	0	0	0	18	NS
White Cairn, Dukes Ride, Crowthorne (SALP SA3)		0	0	0	0	0	0	16	0	0	0	0	0	0	0	0	0	0	0	16	NS
Land at Battle Bridge House, Warfield House and Garage, Forest Road, Warfield (SALP SA1)		0	0	0	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	10	NS
Total SALP (medium)		0	0	0	19	62	18	16	0	20	40	0	0	0	0	0	0	0	0	175	
TOTAL SALP Sites		0	0	34	219	381	214	431	579	633	564	144	0	3199							
Draft Bracknell Forest Local Plan Sites																					
Large Sites (site of 1ha or more)																					
Land north of Tilehurst Lane and east of Terrace Road (Bin 1)		0	0	0	0	0	0	0	20	25	0	0	0	0	0	0	0	0	0	45	

Site	Application Reference/s	Net Completions	Projected Net Completions (1st April - 31st March)																	Total Net	Site Status (As at 31st March 2017)
			2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33		
Bus Depot (Coldborough House), Market Street (Bra 11)		0	0	0	0	0	0	0	0	0	0	0	0	100	112	0	0	0	0	212	
Former Bus Depot, Market Street (Bra12)		0	0	0	0	0	0	0	0	0	0	0	0	0	92	0	0	0	0	92	
Jubilee Gardens and the the British Legion, The Ring (Bra14)		0	0	0	0	0	0	0	0	0	0	44	100	0	0	0	0	0	0	144	
Land east of Station Way and north of Church Road (Southern Gateway) (Bra15)		0	0	0	0	0	0	0	0	0	0	0	0	0	100	100	67	0	0	267	
Total Draft Bracknell Forest Local Plan (Medium Sites)		0	0	0	0	0	10	16	0	0	0	44	200	204	100	100	67	0	0	741	
TOTAL Draft Bracknell Forest Local Plan Sites		0	0	0	0	17	56	50	88	91	63	132	373	495	549	595	565	407	170	3651	
GRAND TOTAL - Completions (Large, Medium and Small Sites) Projections, Small Sites Allowance, Medium Site Windfall Allowance, SALP Sites and Draft Bracknell Forest Local Plan Sites		437	509	563	1094	1092	999	865	1076	1022	914	563	500	557	611	657	627	469	232	12787	

Policy LP3 and LP8 - Site Allocations Overview Maps

Figure 7 Site Allocations for Residential and Mixed Use Development: Borough Wide

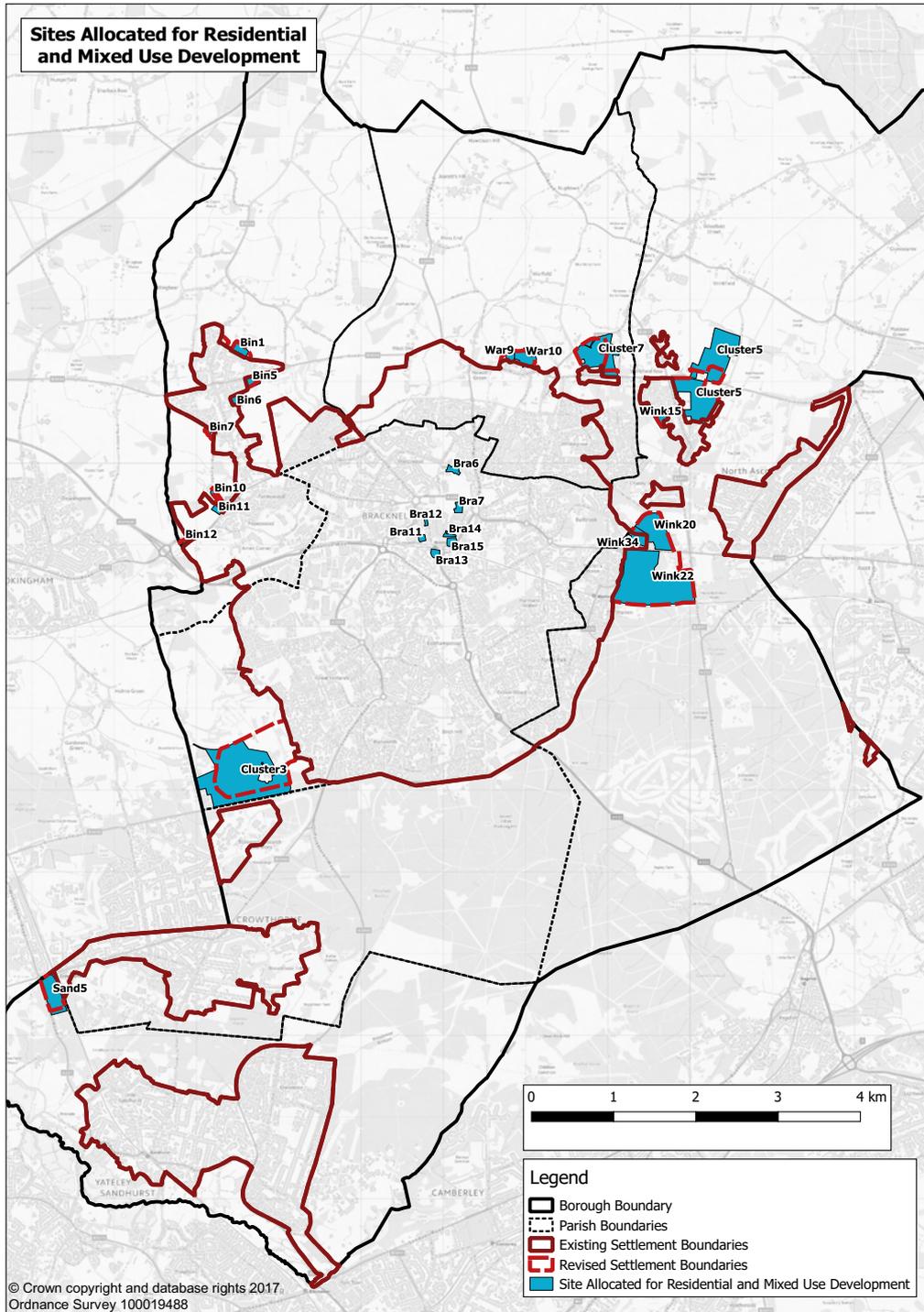


Figure 8 Site Allocations for Residential and Mixed Use Development: Binfield

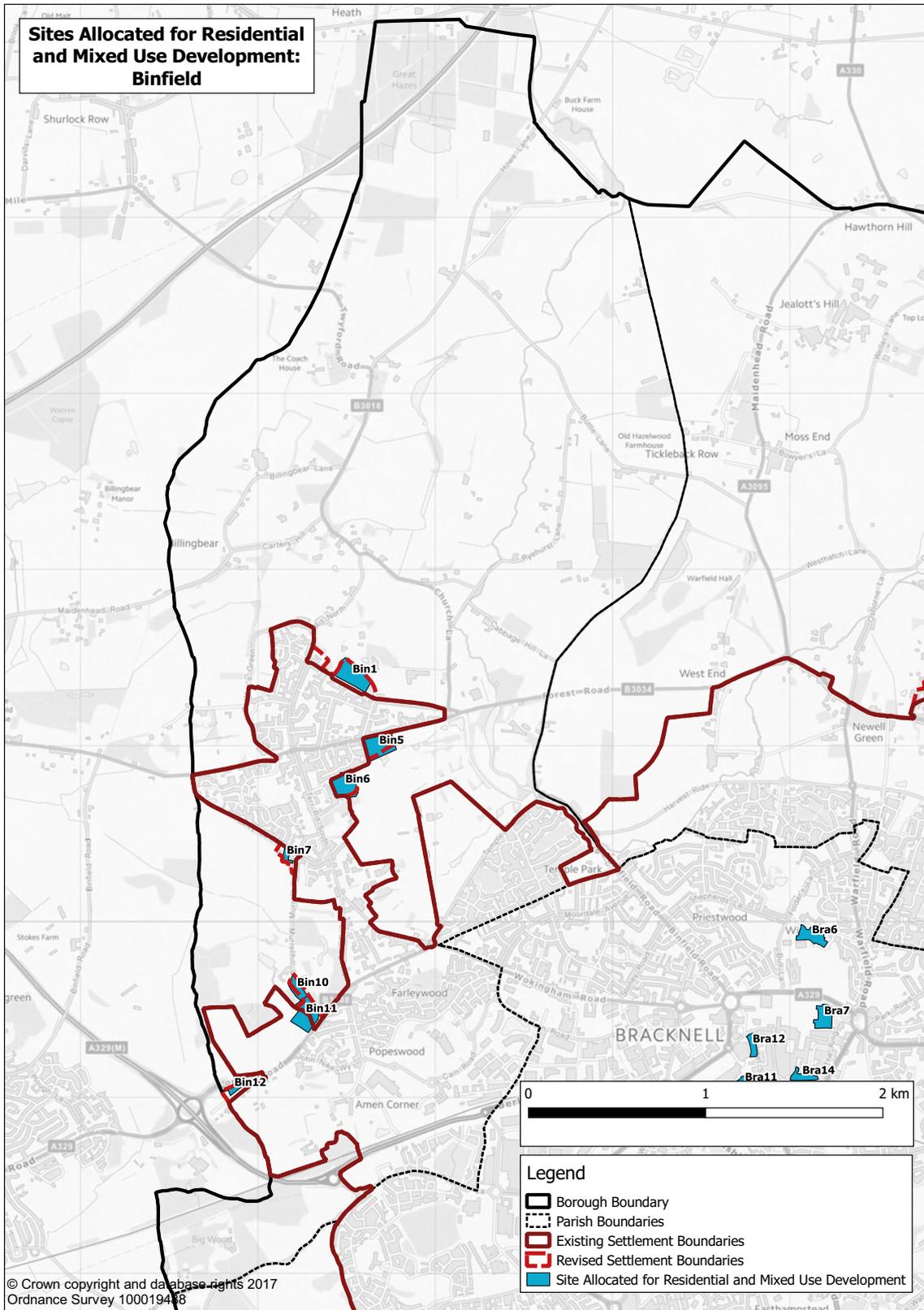


Figure 9 Site Allocations for Residential and Mixed Use Development: Bracknell Town

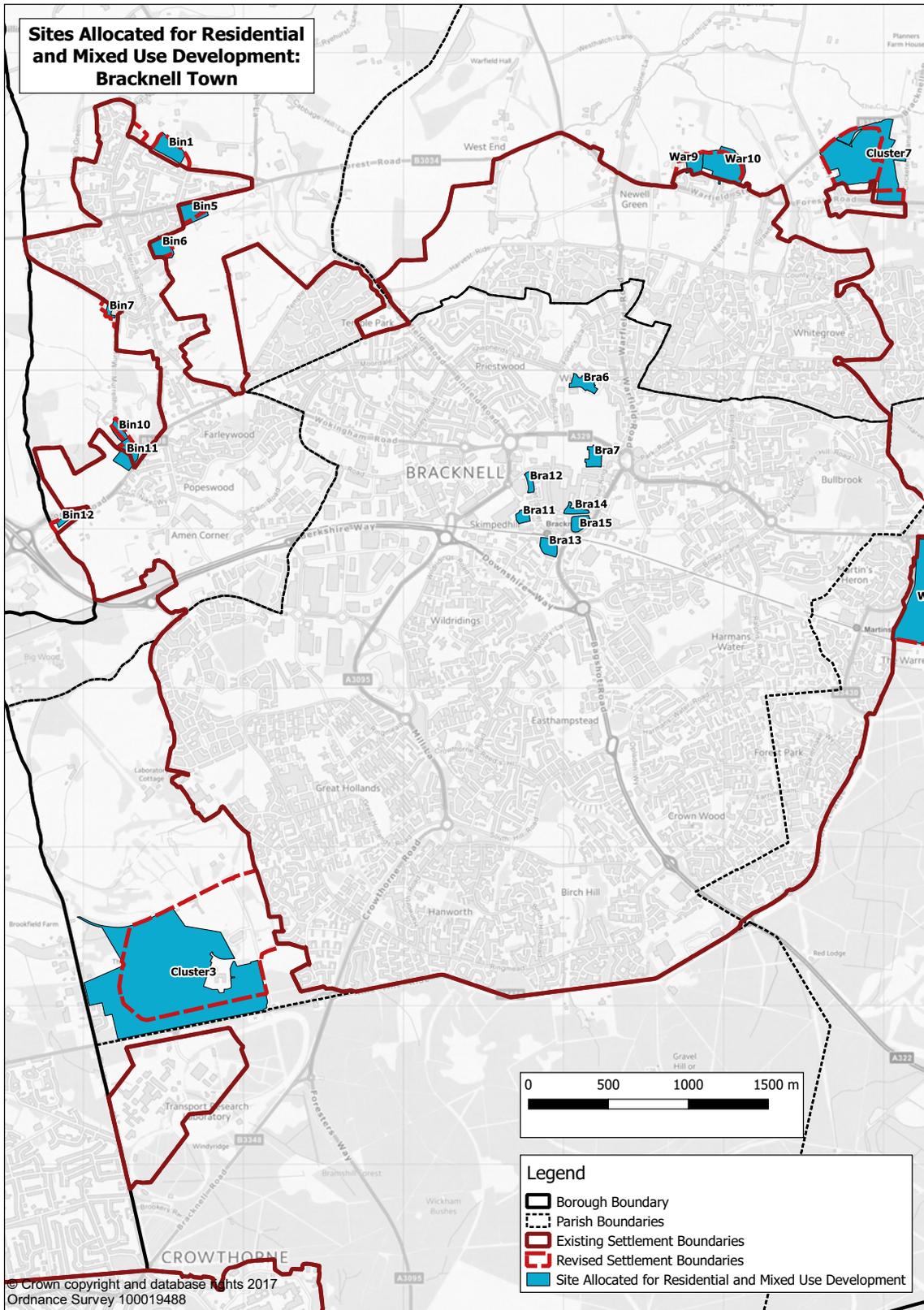


Figure 10 Site Allocations for Residential and Mixed Use Development: Crowthorne and Sandhurst

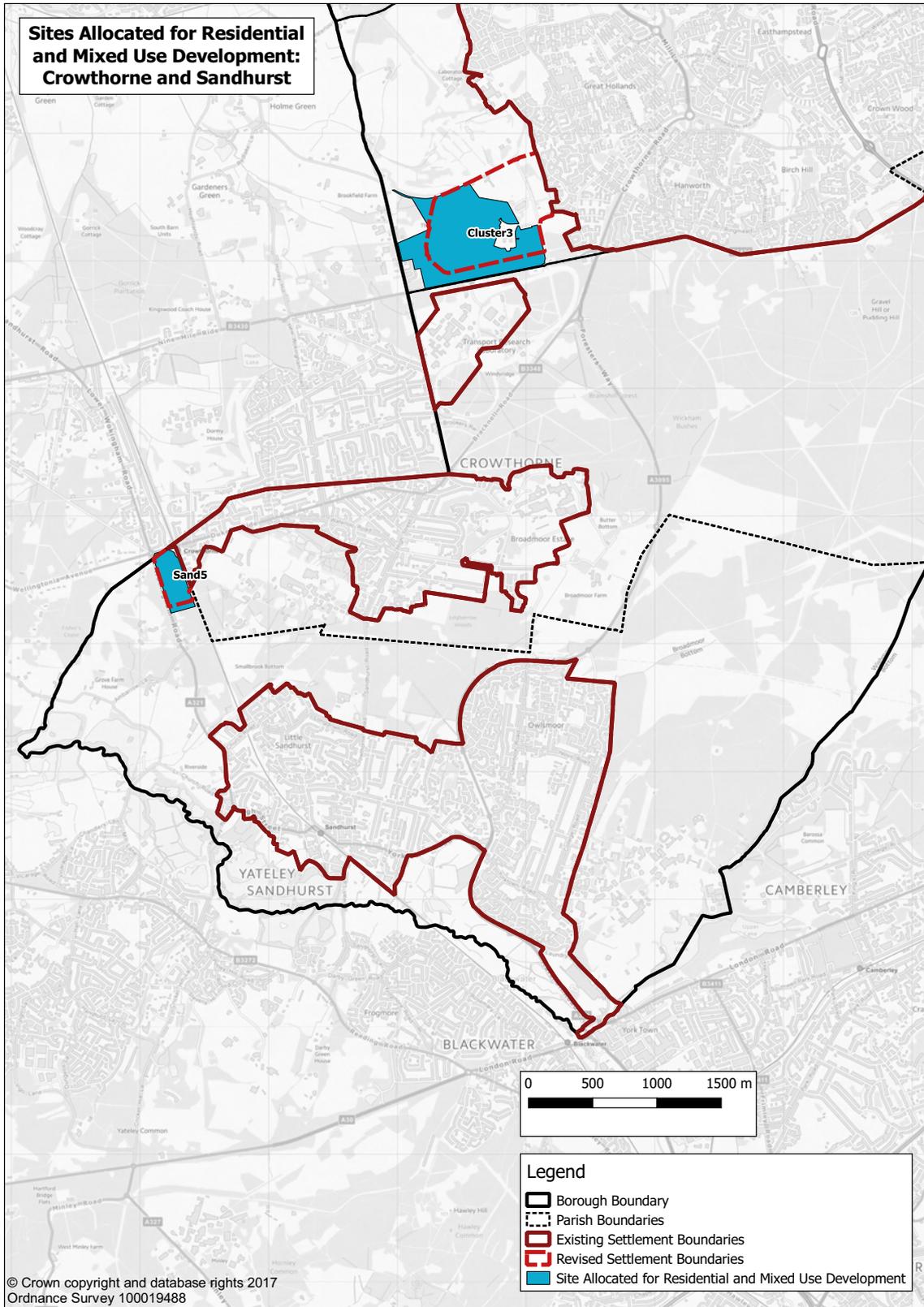


Figure 11 Site Allocations for Residential and Mixed Use Development: Warfield

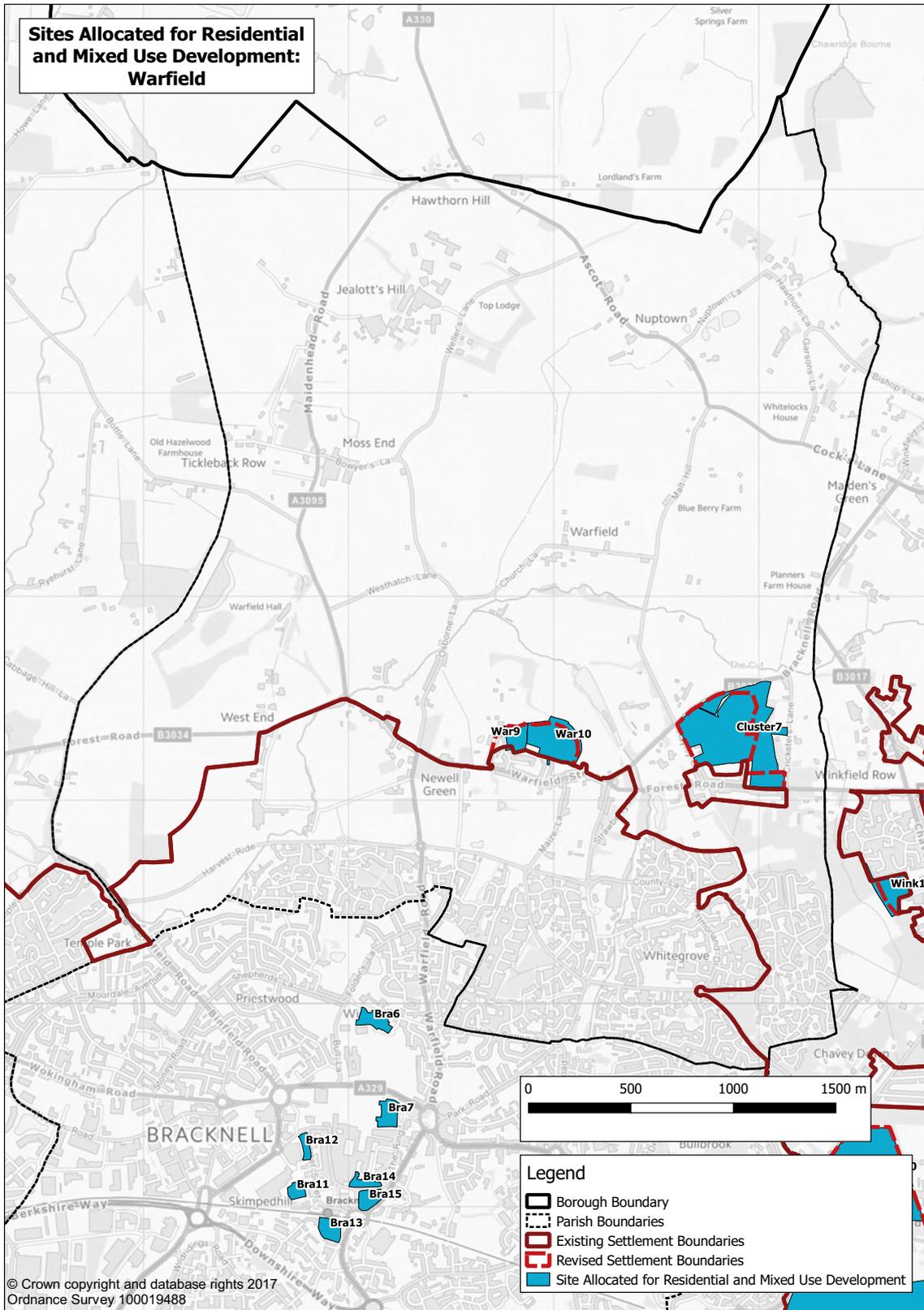
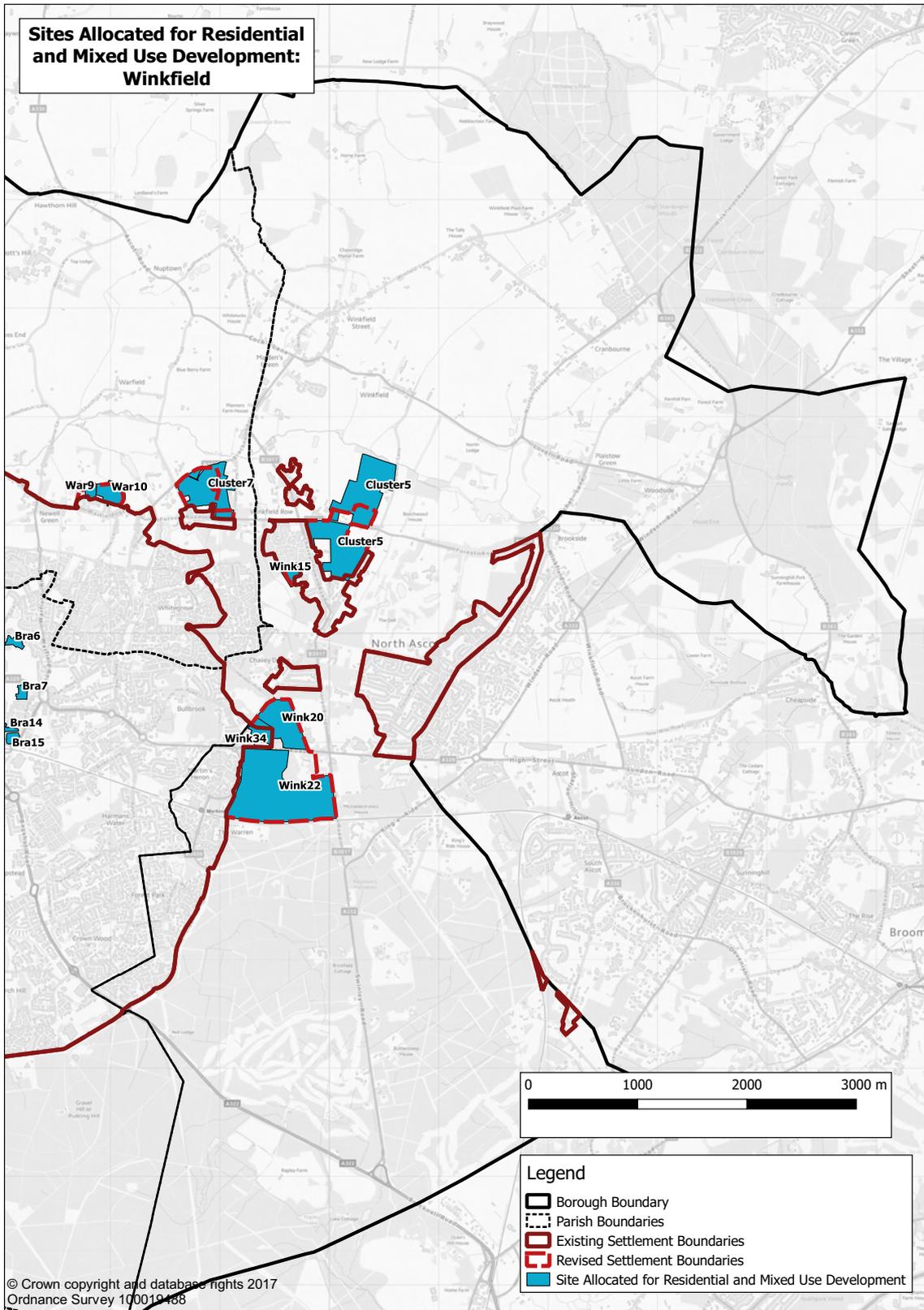


Figure 12 Site Allocations for Residential and Mixed Use Development: Winkfield



Site Profiles for sites listed in Policy LP3 (excluding sites within the Bracknell Town Centre* and sites covered by policies LP8)

* to be covered by a masterplan - see para 6.24

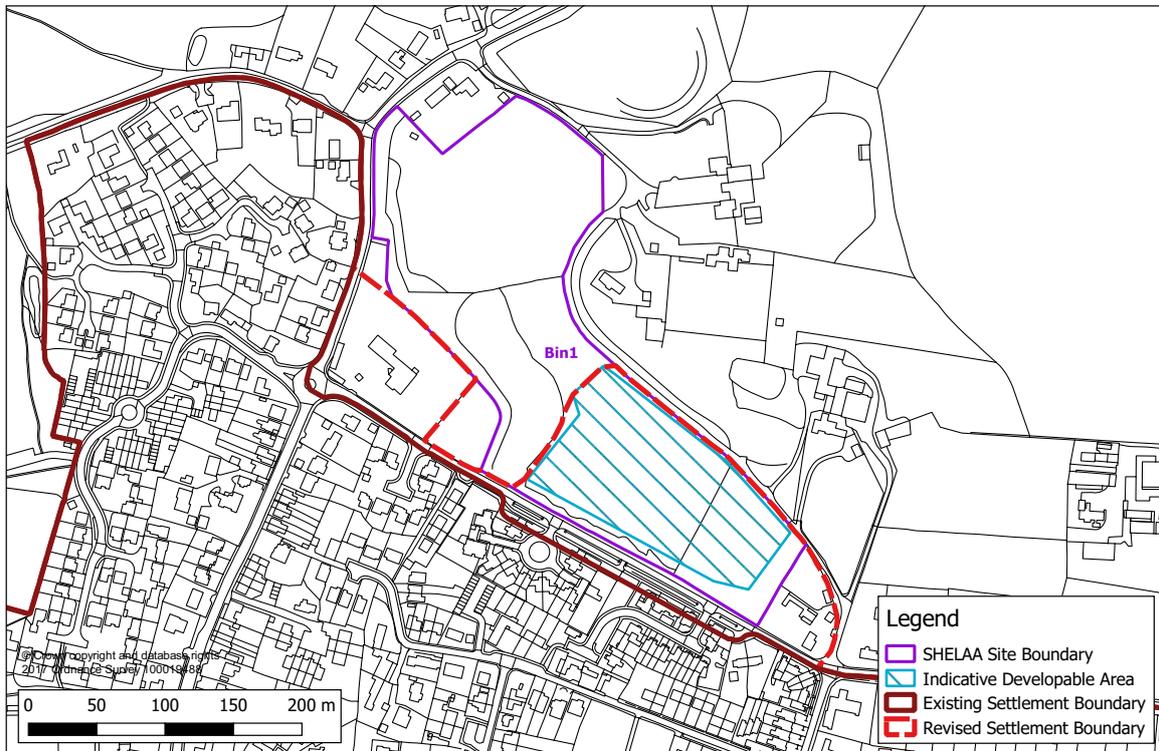
It should be noted that site profiles are not included here for the sites in Bracknell town centre that will be covered by a masterplan (see para 6.24) or for the four large sites that are subject to specific policies (LP4 – LP7)

Land north of Tilehurst Lane

Table 11 Land North of Tilehurst Lane

SHELAA Ref:	Bin1
Capacity:	45 net (based on 30 dph)
Site Area:	4.92 ha
Developable Area:	1.50 ha
Requirements:	<ul style="list-style-type: none"> • Provision of 16 affordable homes; • Provision of on-site open space; • Make financial contributions towards existing Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring (SAMM) and take any other measures that are required to satisfy Habitats Regulations, the Council’s Thames Basin Heaths SPA SPD and relevant guidance in agreement with Natural England; • Provision of dwellings constructed in accordance with requirements of Part M(3) Category 3 – Wheelchair user dwellings of the Building Regulations 2010 (Approved Document ‘M’ – Access to and use of Buildings – dwellings 2015) and any subsequent updates; • Comply with all other adopted Development Plan policies and guidance in adopted Supplementary Planning Documents.

Figure 13 Map of Land north of Tilehurst Lane

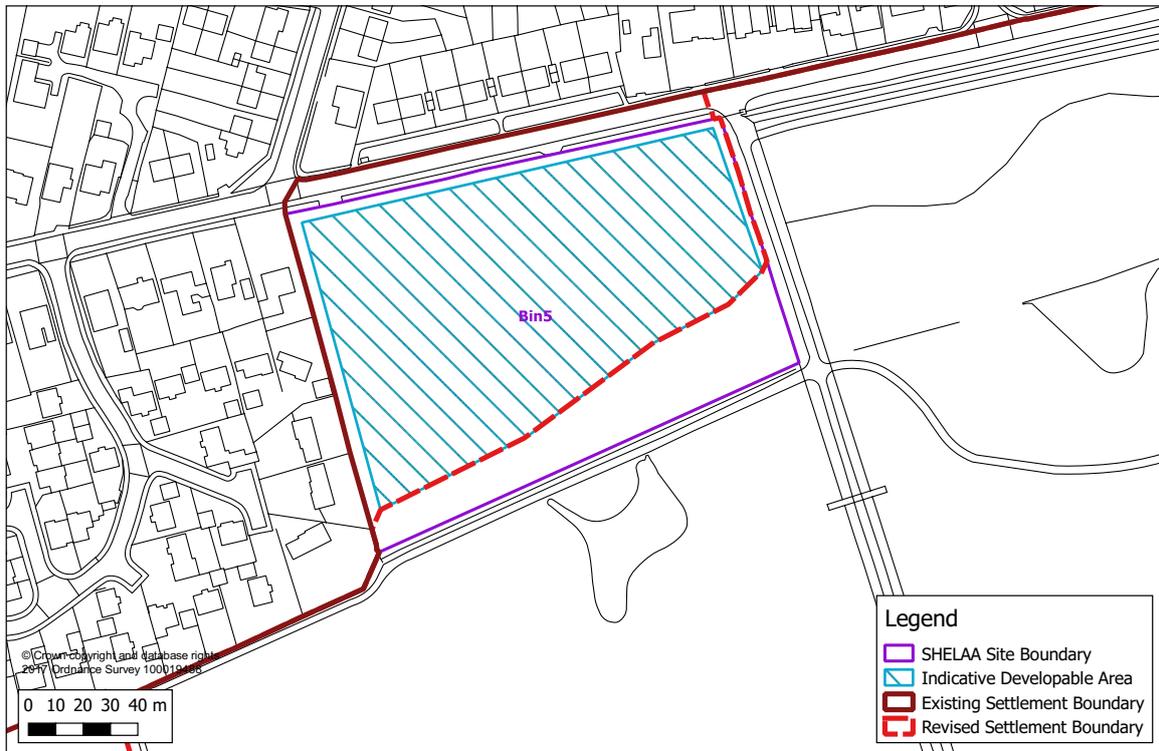


Land south of Forest Road and east of Cheney Close

Table 12 Land South of Forest Road and east of Cheney Close

SHELAA Ref:	Bin5
Capacity:	40 net (based on 30 dph)
Site Area:	1.85 ha
Developable Area:	1.34 ha
Requirements:	<ul style="list-style-type: none"> • Provision of 14 affordable homes; • Provision of on-site open space and financial contributions towards providing, expanding, or improving local open space and/or recreational facilities subject to the restriction on pooling of s106 contributions in Regulation 123(3); • Make financial contributions towards existing Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring (SAMM) and take any other measures that are required to satisfy Habitats Regulations, the Council’s Thames Basin Heaths SPA SPD and relevant guidance in agreement with Natural England; • Provision of dwellings constructed in accordance with requirements of Part M(3) Category 3 – Wheelchair user dwellings of the Building Regulations 2010 (Approved Document ‘M’ – Access to and use of Buildings – dwellings 2015) and any subsequent updates; • Comply with all other adopted Development Plan policies and guidance in adopted Supplementary Planning Documents.

Figure 14 Map of Land south of Forest Road and east of Cheney Close

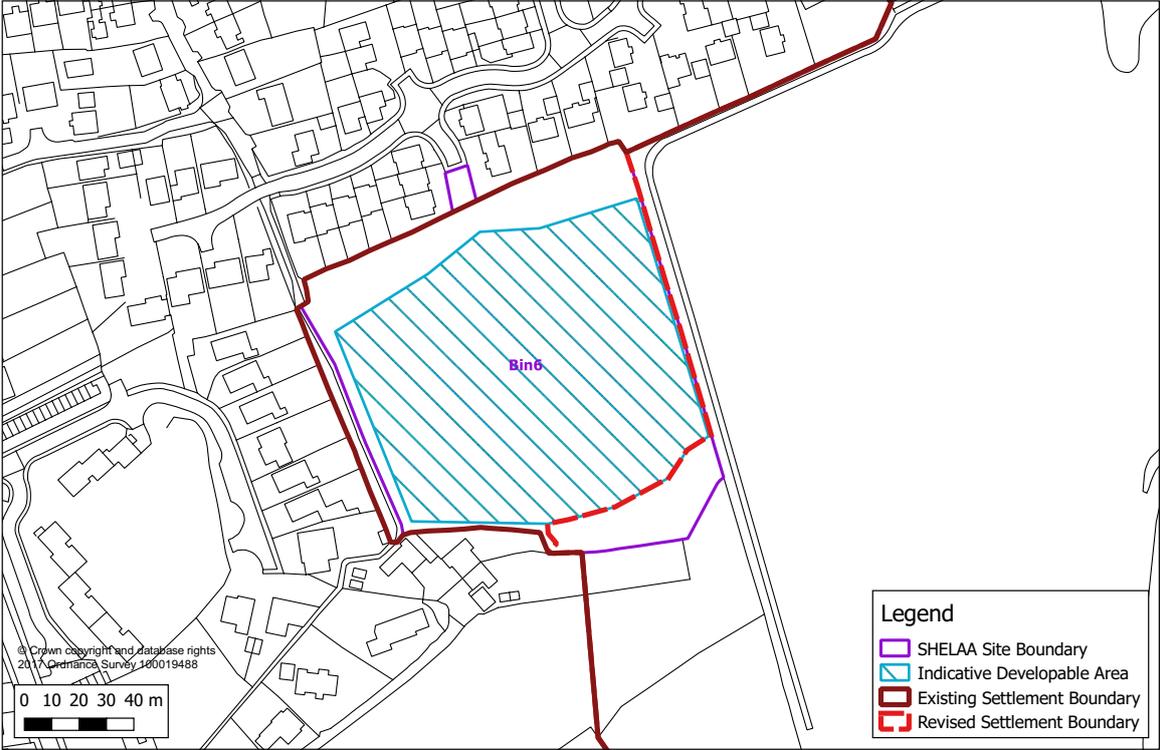


Land south of Emmets Park and east of Cressex Close

Table 13 Land south of Emmets Park and east of Cressex Close

sSHELAA Ref:	Bin6
Capacity:	34 net (based on 30 dph)
Site Area:	1.57 ha
Developable Area:	1.14 ha
Requirements:	<ul style="list-style-type: none"> • Provision of 12 affordable homes; • Provision of on-site open space and financial contributions towards providing, expanding, or improving local open space and/or recreational facilities subject to the restriction on pooling of s106 contributions in Regulation 123(3); • Make financial contributions towards existing Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring (SAMM) and take any other measures that are required to satisfy Habitats Regulations, the Council’s Thames Basin Heaths SPA SPD and relevant guidance in agreement with Natural England; • Provision of dwellings constructed in accordance with requirements of Part M(3) Category 3 – Wheelchair user dwellings of the Building Regulations 2010 (Approved Document ‘M’ – Access to and use of Buildings – dwellings 2015) and any subsequent updates; • Comply with all other adopted Development Plan policies and guidance in adopted Supplementary Planning Documents.

Figure 15 Map of Land south of Emmets Park and east of Cressex Close

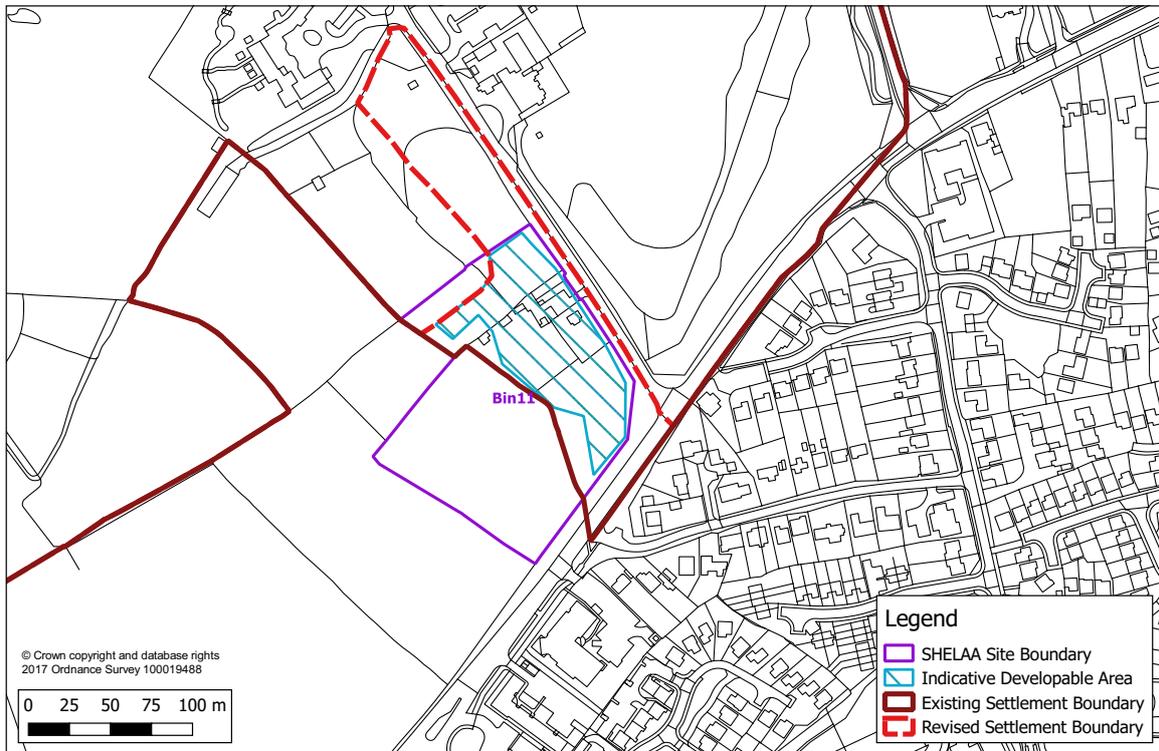


Popes Farm, Murrell Hill Lane

Table 14 Popes Farm, Murrell Hill Lane

SHELAA Ref:	Bin11
Capacity:	22 net (based on 35 dph)
Site Area:	1.90 ha
Developable Area:	0.67 ha
Requirements:	<ul style="list-style-type: none"> • Provision of 8 affordable homes; • Provision of on-site open space and financial contributions towards providing, expanding, or improving local open space and/or recreational facilities subject to the restriction on pooling of s106 contributions in Regulation 123(3); • Make financial contributions towards existing Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring (SAMM) and take any other measures that are required to satisfy Habitats Regulations, the Council’s Thames Basin Heaths SPA SPD and relevant guidance in agreement with Natural England; • Provision of dwellings constructed in accordance with requirements of Part M(3) Category 3 – Wheelchair user dwellings of the Building Regulations 2010 (Approved Document ‘M’ – Access to and use of Buildings – dwellings 2015) and any subsequent updates; • Comply with all other adopted Development Plan policies and guidance in adopted Supplementary Planning Documents.

Figure 16 Map of Popes Farm, Murrell Hill Lane

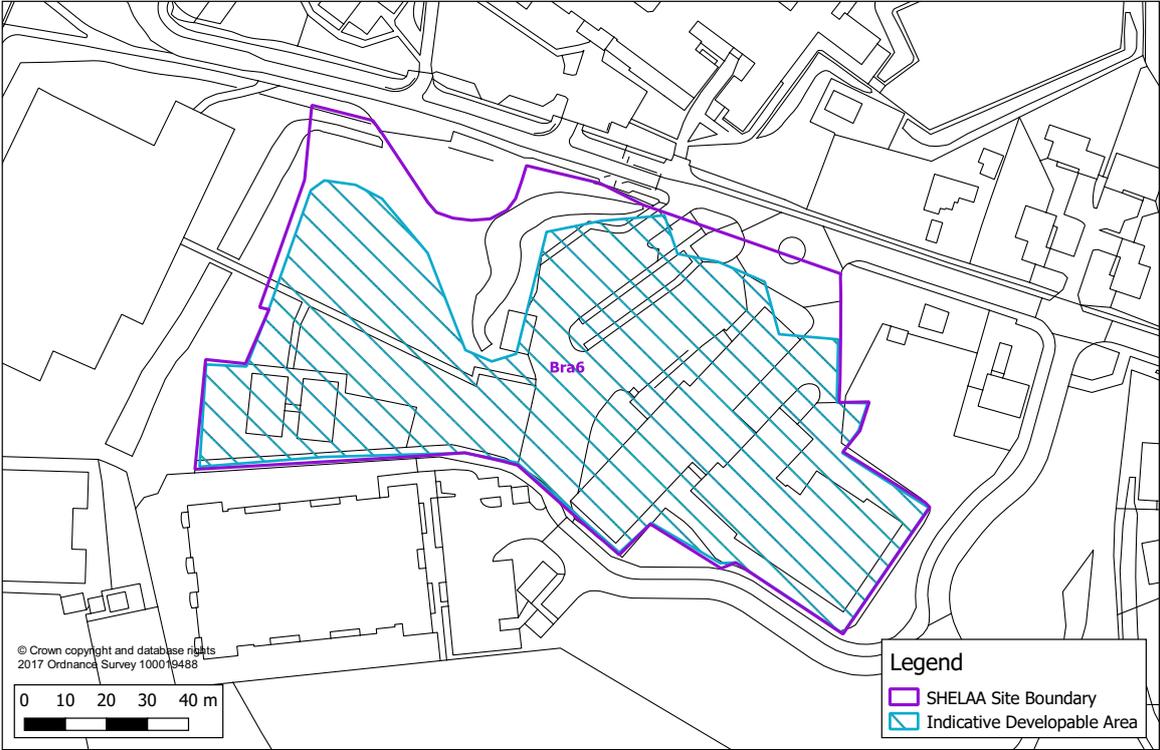


Bracknell and Wokingham College, Wick Hill, Sandy Lane

Table 15 Bracknell and Wokingham College, Wick Hill, Sandy Lane

SHELAA Ref:	Bra6
Capacity:	67 net (based on 70 dph)
Site Area:	1.17 ha
Developable Area:	0.95 ha
Requirements:	<ul style="list-style-type: none"> • Provision of 23 affordable homes; • Provision of on-site open space and financial contributions towards providing, expanding, or improving local open space and/or recreational facilities subject to the restriction on pooling of s106 contributions in Regulation 123(3); • Make financial contributions towards existing Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring (SAMM) and take any other measures that are required to satisfy Habitats Regulations, the Council’s Thames Basin Heaths SPA SPD and relevant guidance in agreement with Natural England; • Provision of dwellings constructed in accordance with requirements of Part M(3) Category 3 – Wheelchair user dwellings of the Building Regulations 2010 (Approved Document ‘M’ – Access to and use of Buildings – dwellings 2015) and any subsequent updates; • Comply with all other adopted Development Plan policies and guidance in adopted Supplementary Planning Documents.

Figure 17 Map of Bracknell and Wokingham College, Wick Hill, Sandy Lane

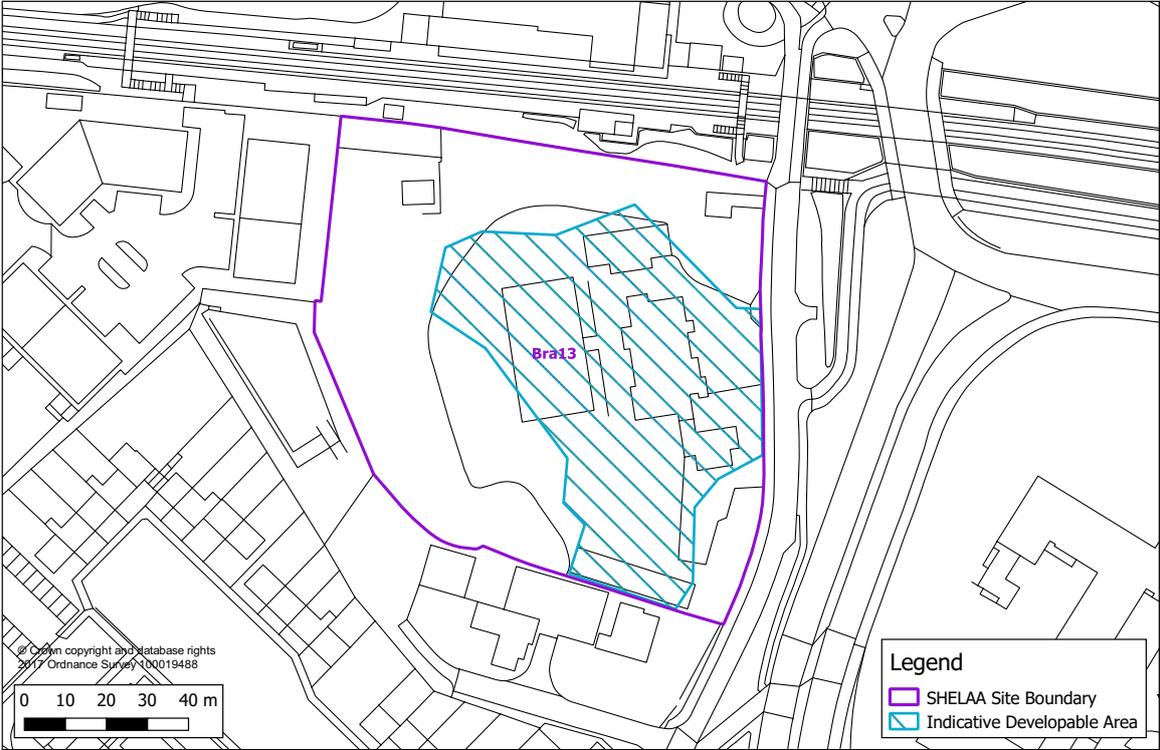


Coopers Hill Youth and Community Centre, Crowthorne Road North

Table 16 Coopers Hill Youth and Community Centre, Crowthorne Road North

SHELAA Ref:	Bra13
Capacity:	69 net (based on 150 dph)
Site Area:	1.06 ha
Developable Area:	0.46 ha
Requirements:	<ul style="list-style-type: none"> • Demonstrate that existing recreational facilities are surplus to requirements and/or provide alternative recreational facilities, to replace those currently provided on site; • Provision of 24 affordable homes; • Provision of on-site open space and financial contributions towards providing, expanding, or improving local open space and/or recreational facilities subject to the restriction on pooling of s106 contributions in Regulation 123(3); • Make financial contributions towards existing Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring (SAMM) and take any other measures that are required to satisfy Habitats Regulations, the Council's Thames Basin Heaths SPA SPD and relevant guidance in agreement with Natural England; • Provision of dwellings constructed in accordance with requirements of Part M(3) Category 3 – Wheelchair user dwellings of the Building Regulations 2010 (Approved Document 'M' – Access to and use of Buildings – dwellings 2015) and any subsequent updates; • Comply with all other adopted Development Plan policies and guidance in adopted Supplementary Planning Documents.

Figure 18 Map of Coopers Hill Youth and Community Centre, Crowthorne Road North

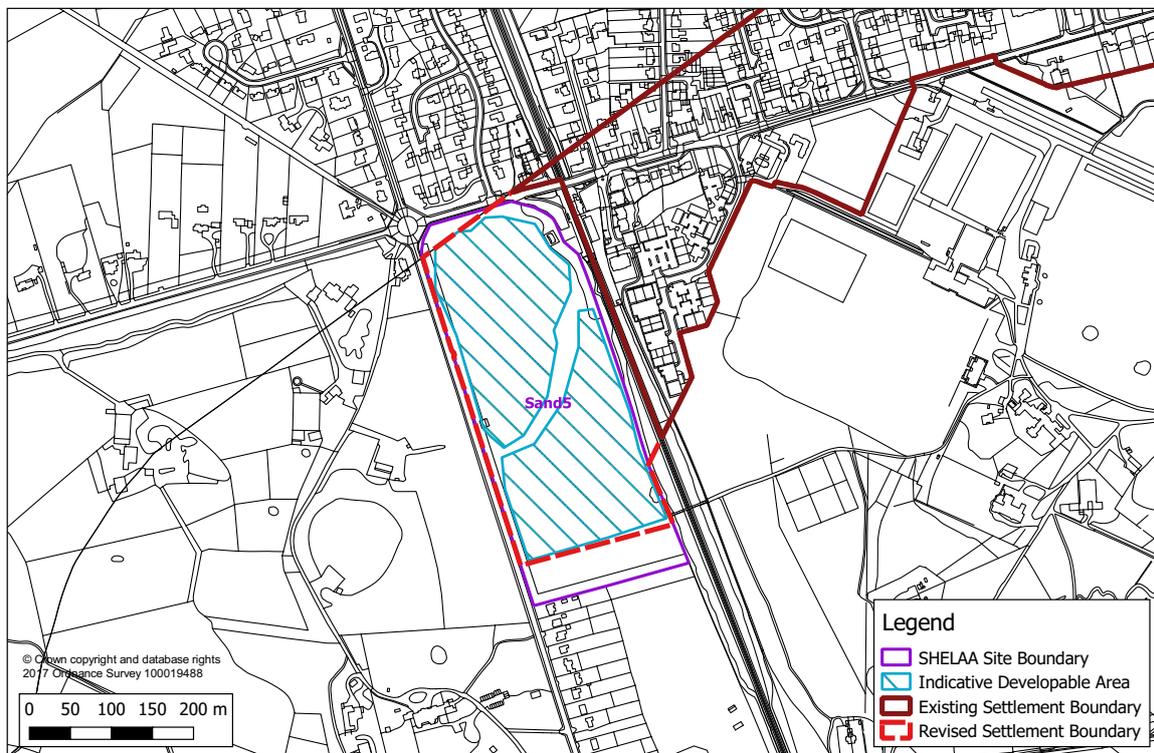


Land east of Wokingham Road and south of Dukes Ride (Derby Field)

Table 17 Land east of Wokingham Road and south of Dukes Ride (Derby Field)

SHELAA Ref:	Sand5
Capacity:	217 net (based on 35 dph)
Site Area:	8.88 ha
Developable Area:	6.21 ha
Requirements:	<ul style="list-style-type: none"> • Demonstrate that existing open space is surplus to requirements and/or provide alternative open space, to replace that currently provided on site; • Provision of 76 affordable homes; • Provision of serviced plots for sale to custom builders; • Provision of on-site open space; • Provision of a Bespoke Suitable Alternative Natural Greenspace (SANG) and, make financial contributions towards Strategic Access Management and Monitoring (SAMM); and take any other measures that are required to satisfy Habitats Regulations, the Council's Thames Basin Heaths SPA SPD and relevant guidance in agreement with the Council and Natural England. A bespoke SANG must be in place available for use by the occupants of the new development before the first new dwelling is occupied; • Provision of dwellings constructed in accordance with requirements of Part M(3) Category 3 – Wheelchair user dwellings of the Building Regulations 2010 (Approved Document 'M' – Access to and use of Buildings – dwellings 2015) and any subsequent updates; • Comply with all other adopted Development Plan policies and guidance in adopted Supplementary Planning Documents.

Figure 19 Map of Land east of Wokingham Road and south of Dukes Ride (Derby Field)

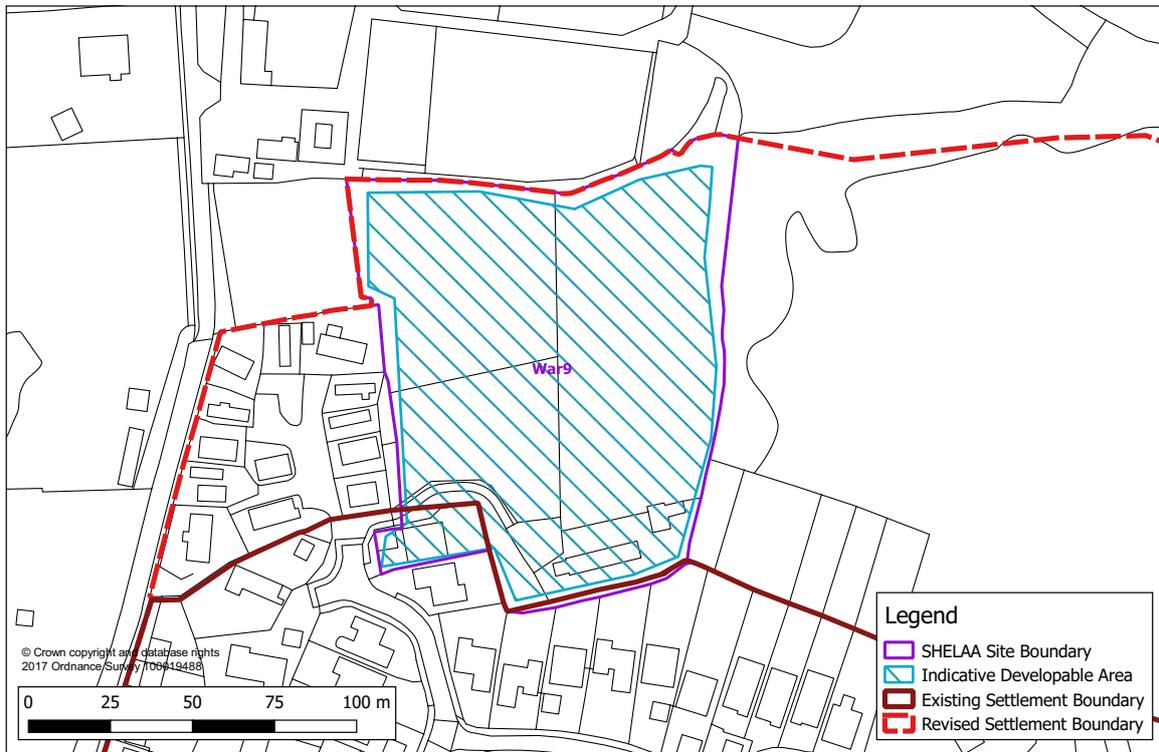


Land north of Herschel Grange

Table 18 Land north of Herschel Grange

SHELAA Ref:	War9
Capacity:	33 net (based on 30 dph)
Site Area:	1.29 ha
Developable Area:	1.12 ha
Requirements:	<ul style="list-style-type: none"> • Provision of 12 affordable homes; • Provision of on-site open space and financial contributions towards providing, expanding, or improving local open space and/or recreational facilities subject to the restriction on pooling of s106 contributions in Regulation 123(3); • Make financial contributions towards existing Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring (SAMM) and take any other measures that are required to satisfy Habitats Regulations, the Council’s Thames Basin Heaths SPA SPD and relevant guidance in agreement with Natural England; • Provision of dwellings constructed in accordance with requirements of Part M(3) Category 3 – Wheelchair user dwellings of the Building Regulations 2010 (Approved Document ‘M’ – Access to and use of Buildings – dwellings 2015) and any subsequent updates; • Comply with all other adopted Development Plan policies and guidance in adopted Supplementary Planning Documents.

Figure 20 Map of Land north of Herschel Grange

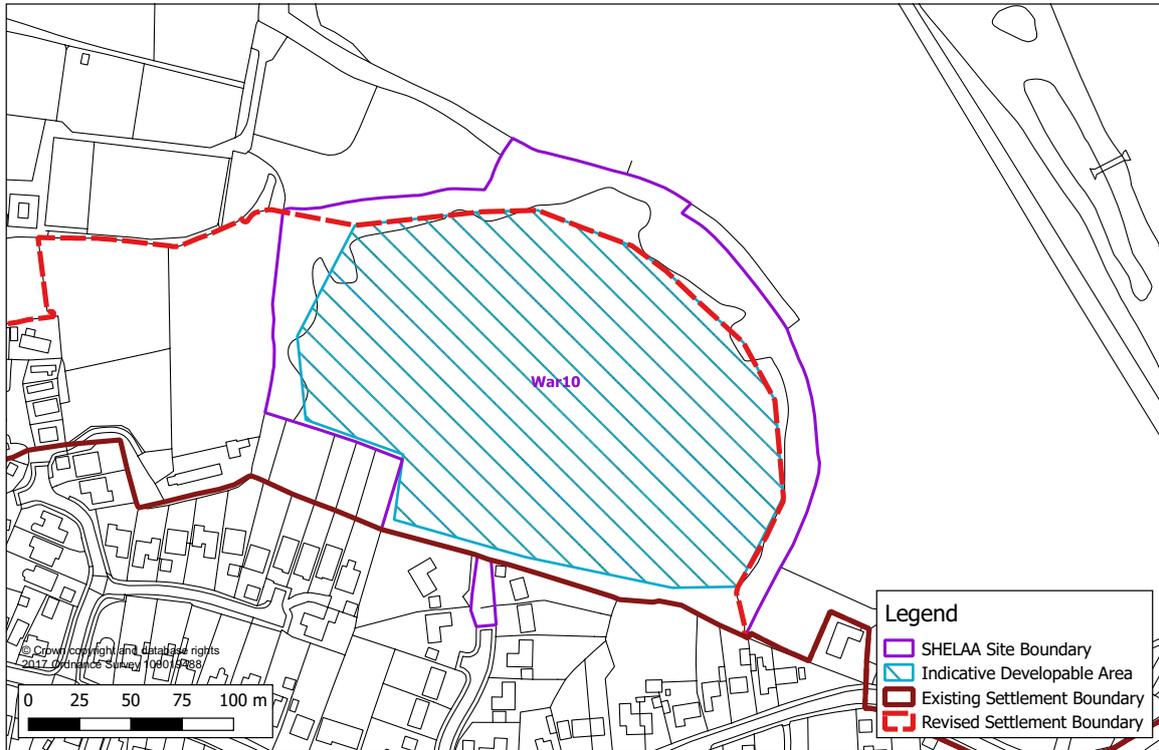


Land north of Newhurst Gardens

Table 19 Land north of Newhurst Gardens

SHELAA Ref:	War10
Capacity:	96 net (based on 30 dph)
Site Area:	4.43 ha
Developable Area:	3.20 ha
Requirements:	<ul style="list-style-type: none"> • Provision of 34 affordable homes; • Provision of on-site open space; • Make financial contributions towards existing Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring (SAMM) and take any other measures that are required to satisfy Habitats Regulations, the Council's Thames Basin Heaths SPA SPD and relevant guidance in agreement with Natural England; • Provision of dwellings constructed in accordance with requirements of Part M(3) Category 3 – Wheelchair user dwellings of the Building Regulations 2010 (Approved Document 'M' – Access to and use of Buildings – dwellings 2015) and any subsequent updates; • Comply with all other adopted Development Plan policies and guidance in adopted Supplementary Planning Documents.

Figure 21 Map of Land north of Newhurst Gardens

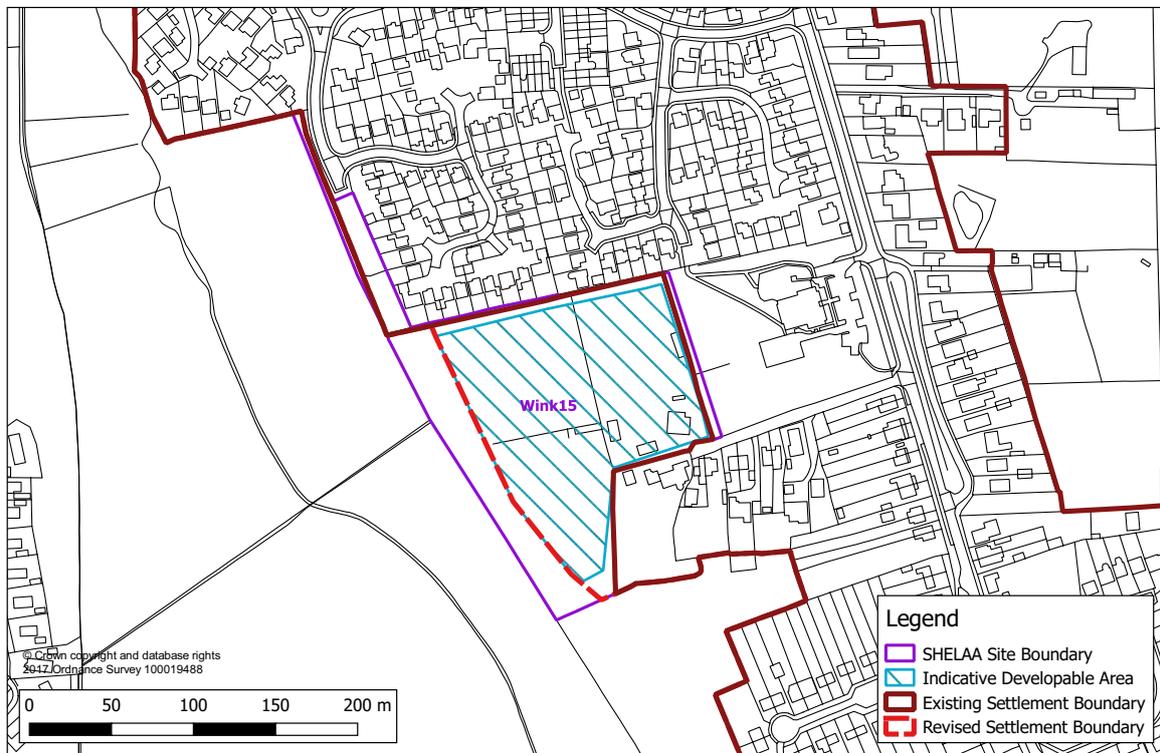


Whitegates, Mushroom Castle, Chavey Down Road

Table 20 Whitegates, Mushroom Castle, Chavey Down Road

SHELAA Ref:	Wink15
Capacity:	48 net (based on 30 dph)
Site Area:	2.48 ha
Developable Area:	1.64 ha
Requirements:	<ul style="list-style-type: none">• Provision of 17 affordable homes;• Provision of on-site open space;• Make financial contributions towards existing Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring (SAMM) and take any other measures that are required to satisfy Habitats Regulations, the Council's Thames Basin Heaths SPA SPD and relevant guidance in agreement with Natural England;• Provision of dwellings constructed in accordance with requirements of Part M(3) Category 3 – Wheelchair user dwellings of the Building Regulations 2010 (Approved Document 'M' – Access to and use of Buildings – dwellings 2015) and any subsequent updates;• Comply with all other adopted Development Plan policies and guidance in adopted Supplementary Planning Documents.

Figure 22 Map of Whitegates, Mushroom Castle, Chavey Down Road

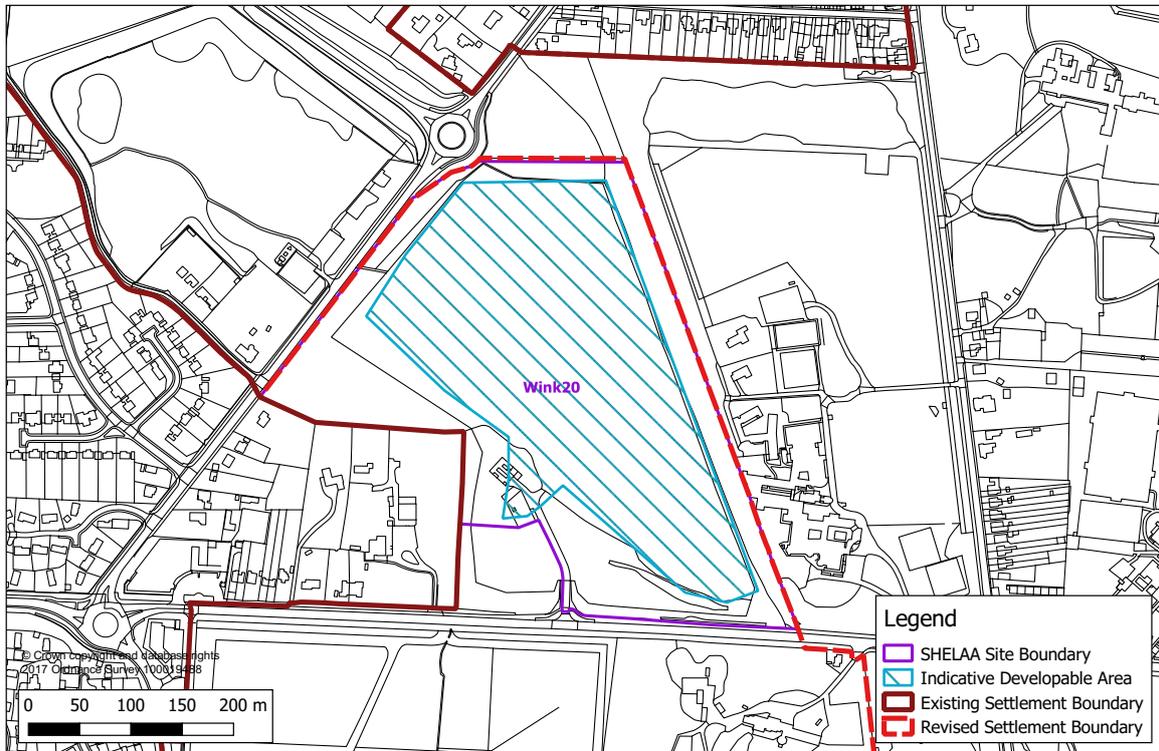


Former landfill site, London Road

Table 21 Former landfill site, London Road

SHELAA Ref:	Wink20
Capacity:	278 net (based on 35 dph)
Site Area:	13.02 ha
Developable Area:	7.93 ha
Requirements:	<ul style="list-style-type: none"> • Investigation and remediation of any land contamination; • Provision of 97 affordable homes; • Provision of serviced plots for sale to custom builders; • Provision of on-site open space; • Make financial contributions towards existing Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring (SAMM) and take any other measures that are required to satisfy Habitats Regulations, the Council's Thames Basin Heaths SPA SPD and relevant guidance in agreement with Natural England; • Provision of dwellings constructed in accordance with requirements of Part M(3) Category 3 – Wheelchair user dwellings of the Building Regulations 2010 (Approved Document 'M' – Access to and use of Buildings – dwellings 2015) and any subsequent updates; • Comply with all other adopted Development Plan policies and guidance in adopted Supplementary Planning Documents. • Provision of a link road between the junction of the northern distributor road with Long Hill Road and the A329 London Road

Figure 23 Map of Former landfill site, London Road

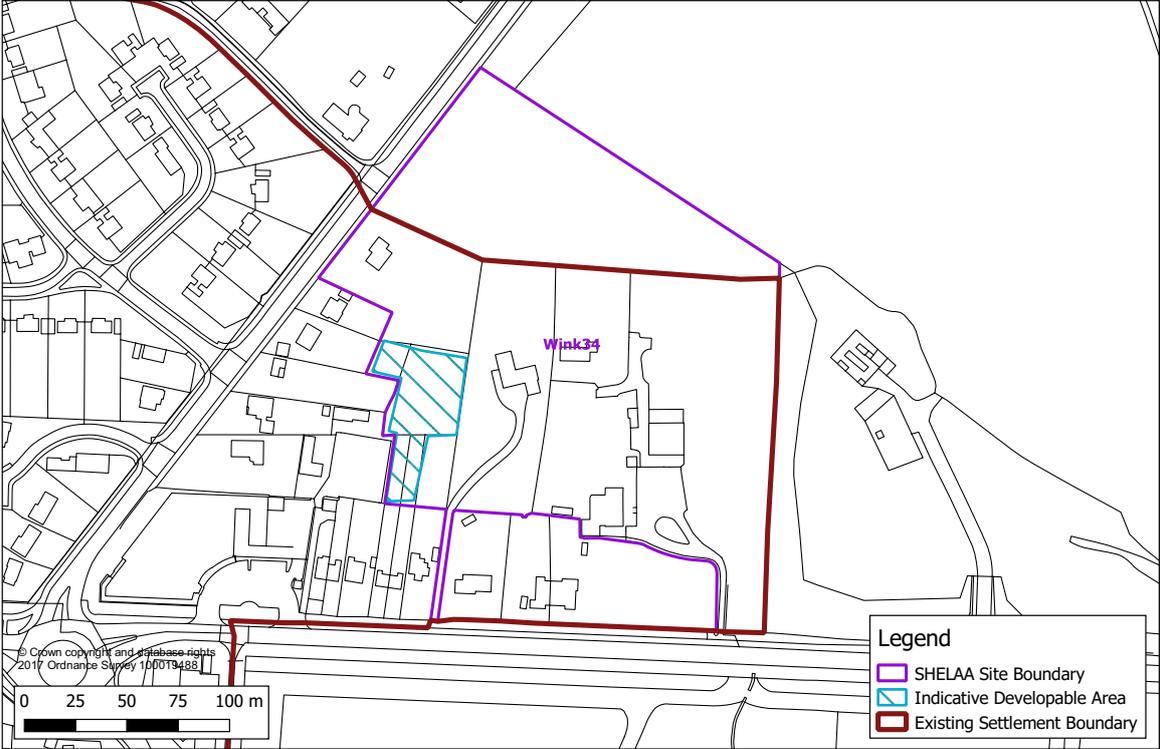


Land to the rear of Forest View and Oriana, Longhill Road and west of Fern Bungalow, London Road (extension of site allocated through Policy SA3 of the SALP)

Table 22 Land to the rear of Forest View and Oriana, Longhill Road and west of Fern Bungalow, London Road (extension of site allocated through Policy SA3 of the SALP)

SHELAA Ref:	Wink34
Capacity:	6 net (based on 30 dph)
Site Area:	3.70 ha
Developable Area:	0.19 ha
Requirements:	<ul style="list-style-type: none"> • Provision of 2 affordable homes; • Provision of on-site open space; • Make financial contributions towards existing Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring (SAMM) and take any other measures that are required to satisfy Habitats Regulations, the Council's Thames Basin Heaths SPA SPD and relevant guidance in agreement with Natural England; • Provision of dwellings constructed in accordance with requirements of Part M(3) Category 3 – Wheelchair user dwellings of the Building Regulations 2010 (Approved Document 'M' – Access to and use of Buildings – dwellings 2015) and any subsequent updates; • Comply with all other adopted Development Plan policies and guidance in adopted Supplementary Planning Documents.

Figure 24 Map of Land to the rear of Forest View and Oriana, Longhill Road and west of Fern Bungalow, London Road (extension of site allocated through Policy SA3 of the SALP)

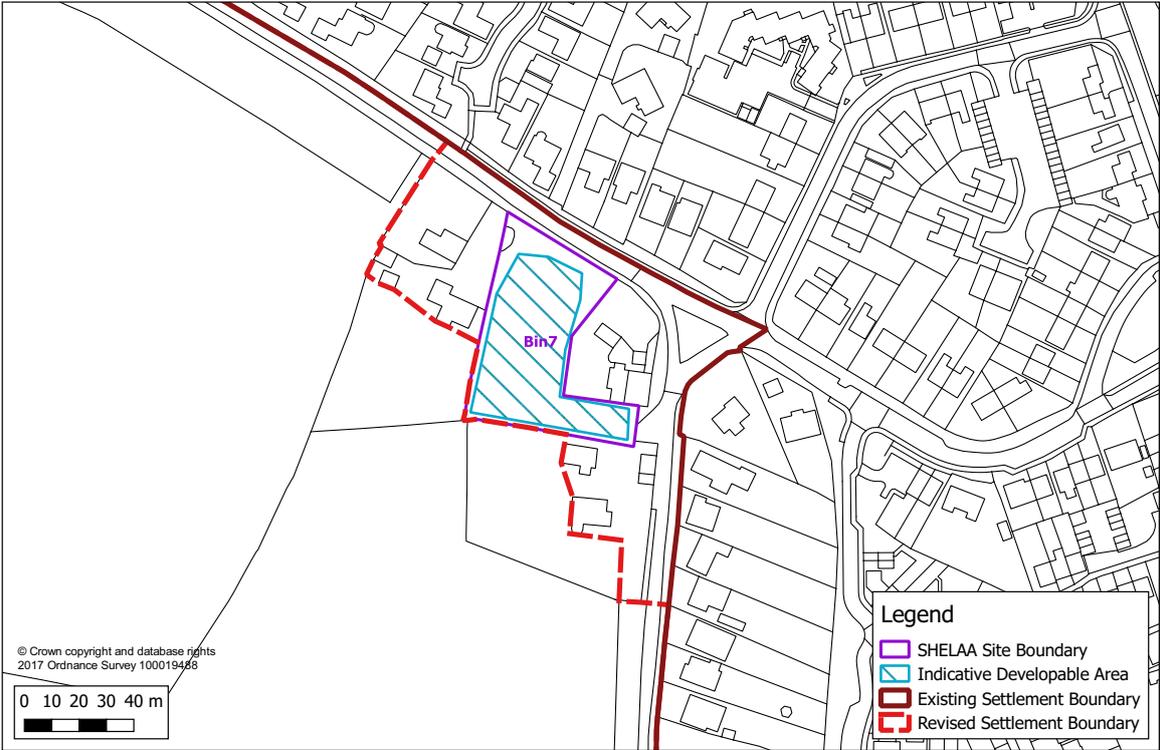


Land south of Foxley Lane and west of Whitehouse Farm Cottage, Murrell Hill Lane

Table 23 Land south of Foxley Lane and west of Whitehouse Farm Cottage, Murrell Hill Lane

SHELAA Ref:	Bin7
Capacity:	5 net (based on 25 dph)
Site Area:	0.29 ha
Developable Area:	0.21 ha
Requirements:	<ul style="list-style-type: none"> • Make financial contributions towards providing, expanding, or improving local open space and/or recreational facilities subject to the restriction on pooling of s106 contributions in Regulation 123(3); • Make financial contributions towards existing Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring (SAMM) and take any other measures that are required to satisfy Habitats Regulations, the Council’s Thames Basin Heaths SPA SPD and relevant guidance in agreement with Natural England; • Comply with all other adopted Development Plan policies and guidance in adopted Supplementary Planning Documents.

Figure 25 Map of Land south of Foxley Lane and west of Whitehouse Farm Cottage, Murrell Hill Lane

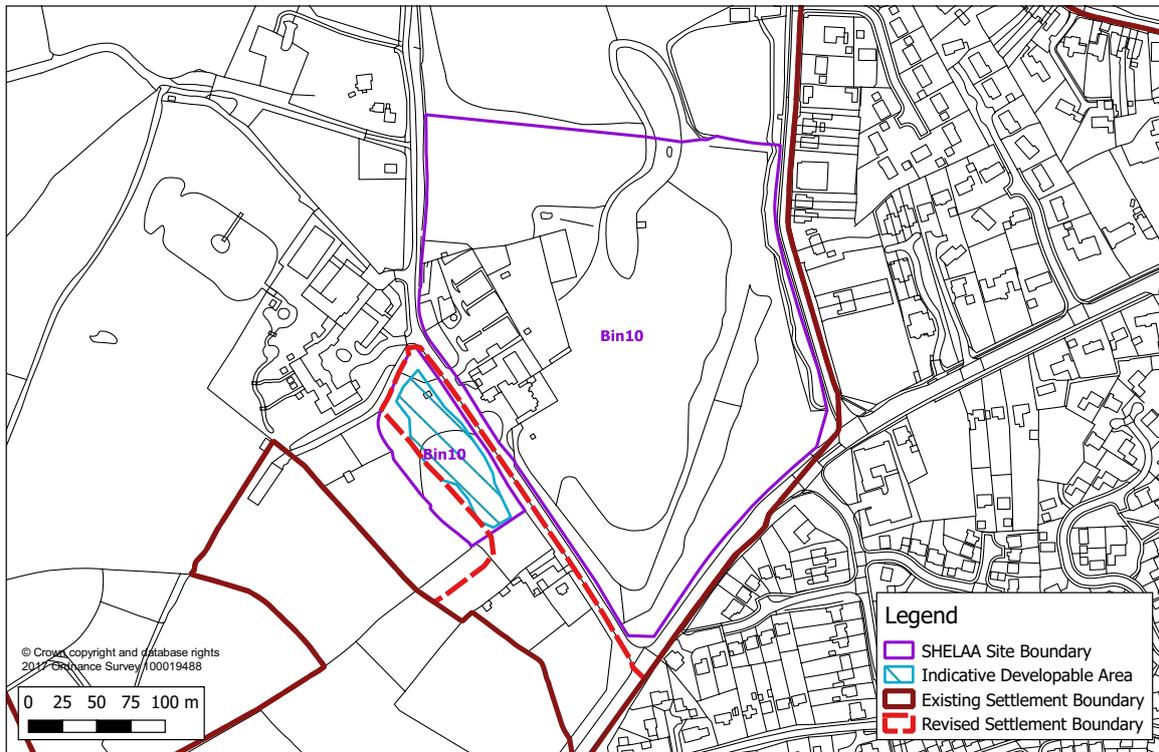


Popes Manor, Murrell Hill Lane

Table 24 Popes Manor, Murrell Hill Lane

SHELAA Ref:	Bin10
Capacity:	13 net (based on 35 dph)
Site Area:	0.74 ha
Developable Area:	0.36 ha
Requirements:	<ul style="list-style-type: none">• Provision of 5 affordable homes;• Make financial contributions towards providing, expanding, or improving local open space and/or recreational facilities subject to the restriction on pooling of s106 contributions in Regulation 123(3);• Make financial contributions towards existing Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring (SAMM) and take any other measures that are required to satisfy Habitats Regulations, the Council's Thames Basin Heaths SPA SPD and relevant guidance in agreement with Natural England;• Comply with all other adopted Development Plan policies and guidance in adopted Supplementary Planning Documents.

Figure 26 Map of Popes Manor, Murrell Hill Lane

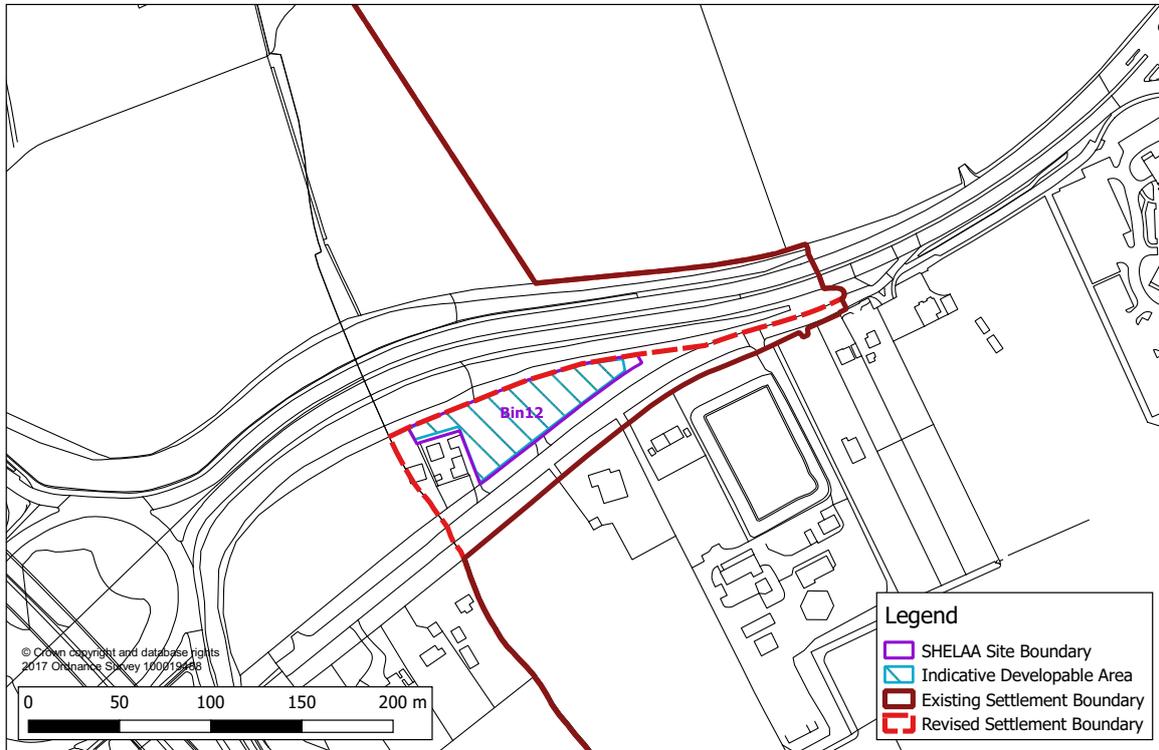


Land south of London Road (Eastern Field)

Table 25 Land south of London Road (Eastern Field)

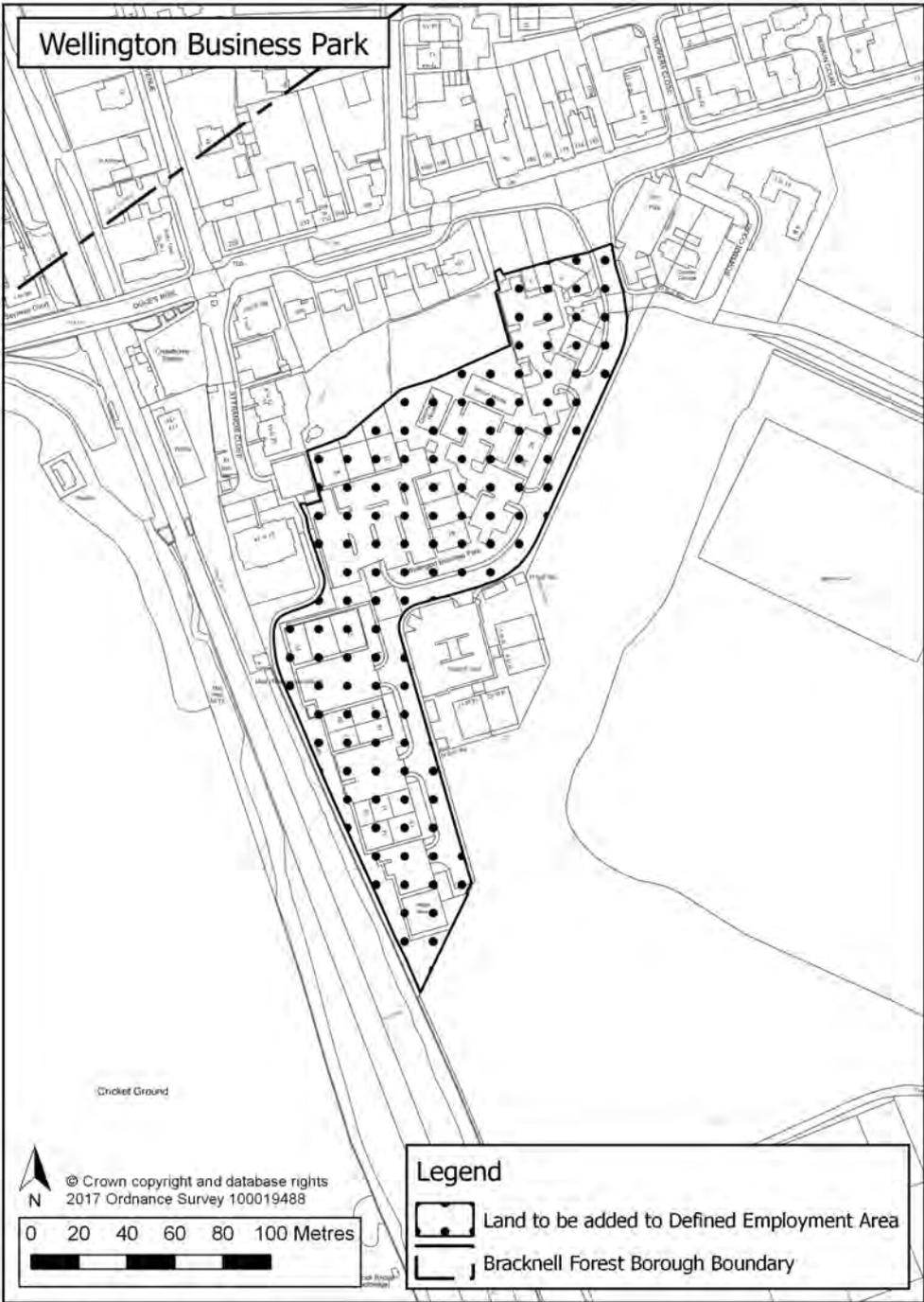
SHELAA Ref:	Bin12
Capacity:	8 net (based on 30 dph)
Site Area:	0.31 ha
Developable Area:	0.28 ha
Requirements:	<ul style="list-style-type: none"> • Make financial contributions towards providing, expanding, or improving local open space and/or recreational facilities subject to the restriction on pooling of s106 contributions in Regulation 123(3); • Make financial contributions towards existing Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring (SAMM) and take any other measures that are required to satisfy Habitats Regulations, the Council’s Thames Basin Heaths SPA SPD and relevant guidance in agreement with Natural England; • Comply with all other adopted Development Plan policies and guidance in adopted Supplementary Planning Documents.

Figure 27 Map of Land south of London Road (Eastern Field)

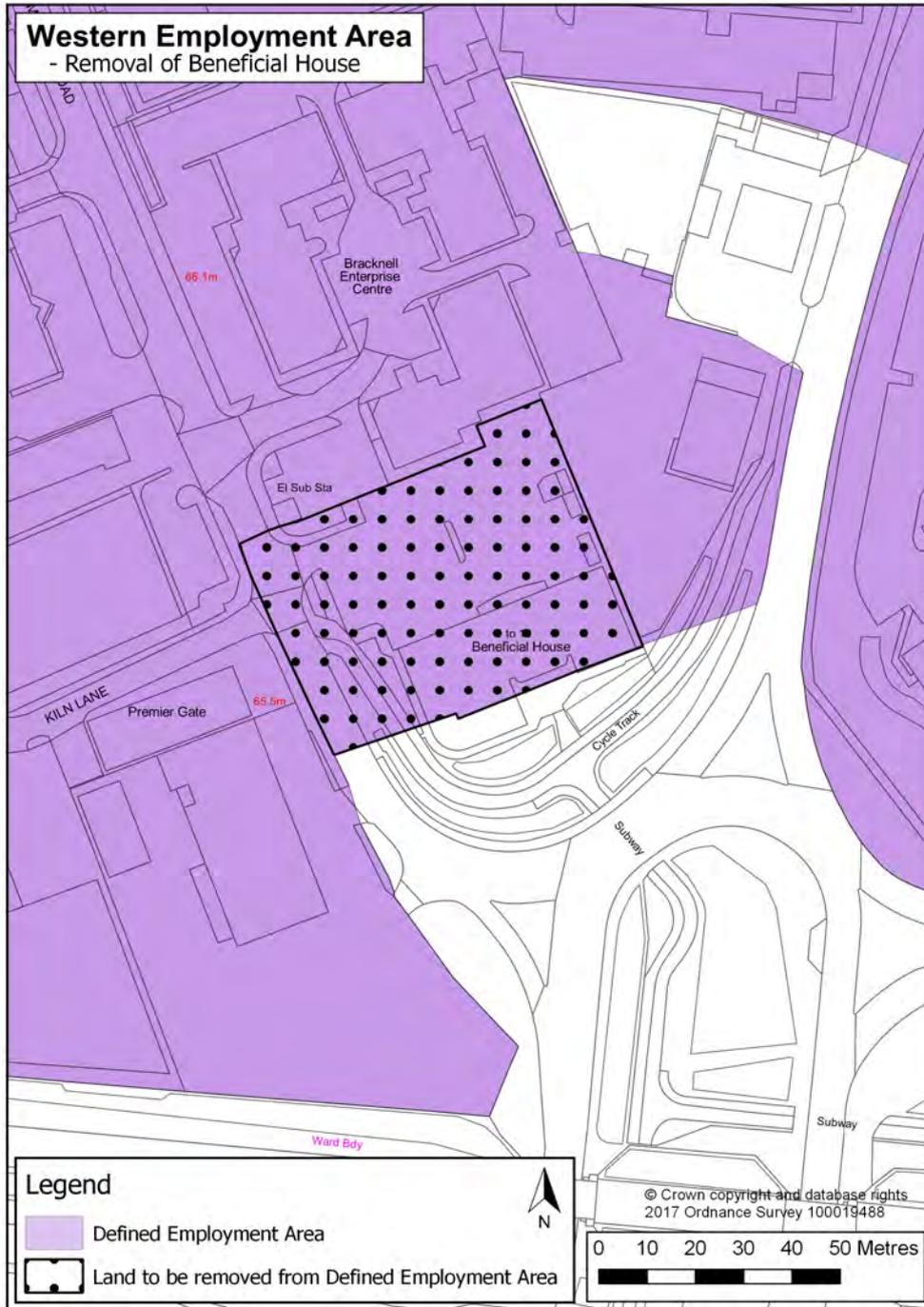


Policy LP27 - Employment Areas

Map 9 Wellington Business Park

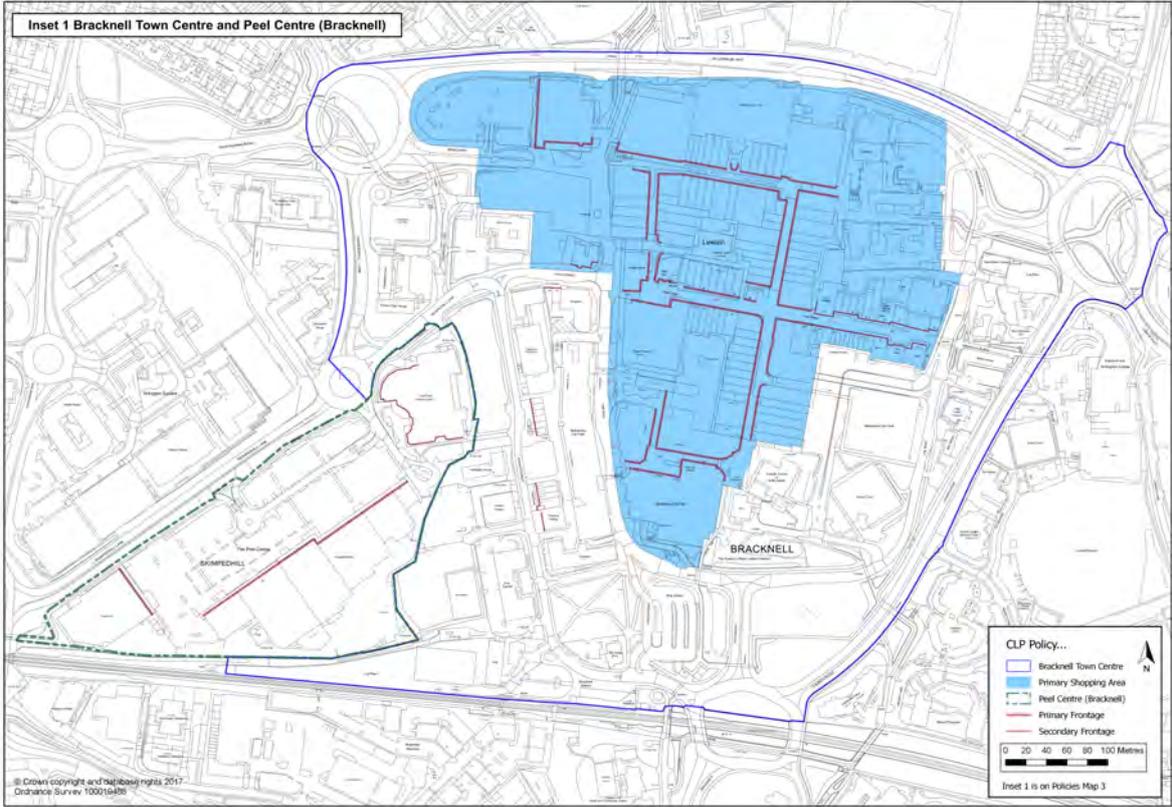


Map 10 Beneficial House



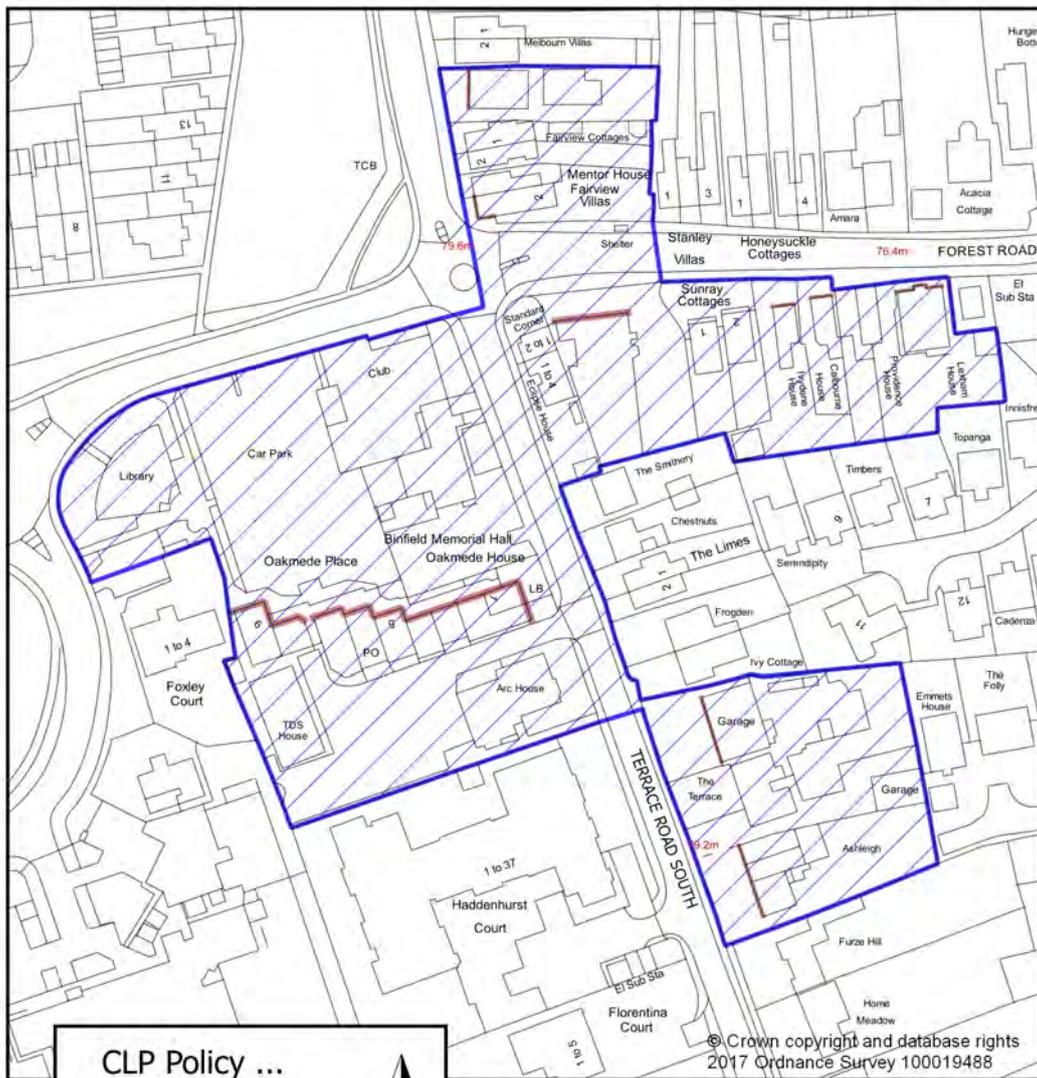
Policy LP32 - Defined Retail Centres

Map 1 Bracknell Town Centre and Peel Centre



Map 2 Binfield

Inset 2 Binfield



CLP Policy ...

-  Retail Centre
-  Primary Frontage
-  Secondary Frontage

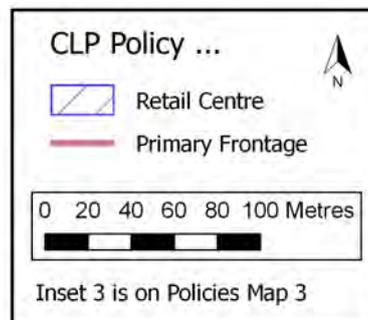
0 10 20 30 40 50 Metres

Inset 2 is on Policies Map 1

© Crown copyright and database rights
2017 Ordnance Survey 100019488

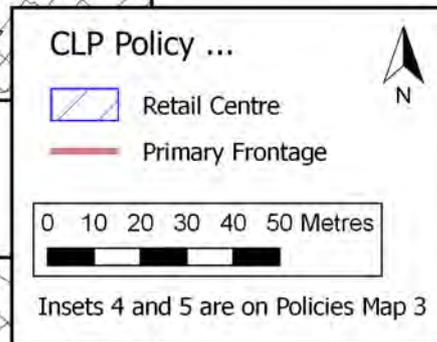
Map 3 Bagshot Road

Inset 3 Bagshot Road Superstore

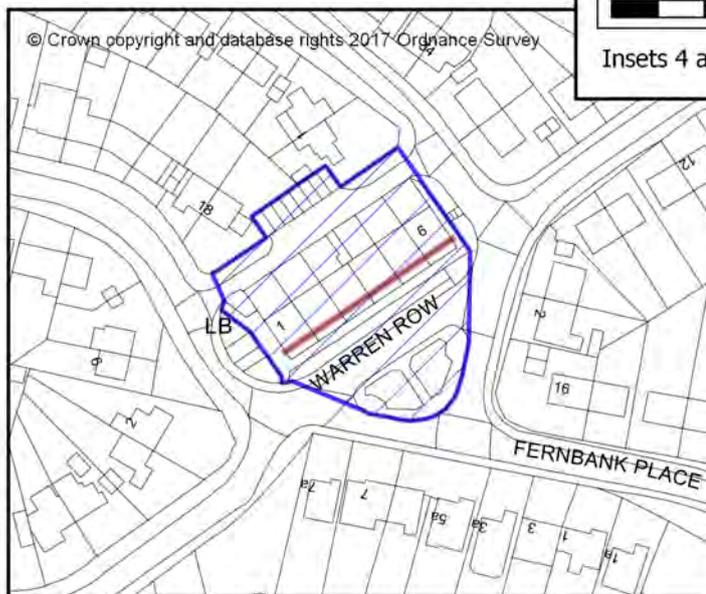


Map 4 and 5 North Ascot Fern Road and Warren Row

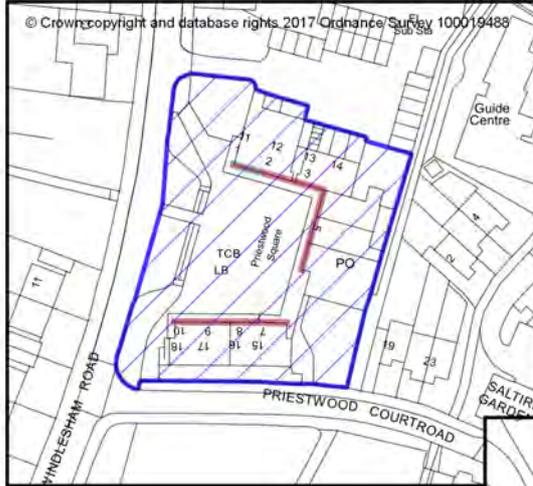
Inset 4 North Ascot (Fernbank Road)



Inset 5 North Ascot (Warren Row)

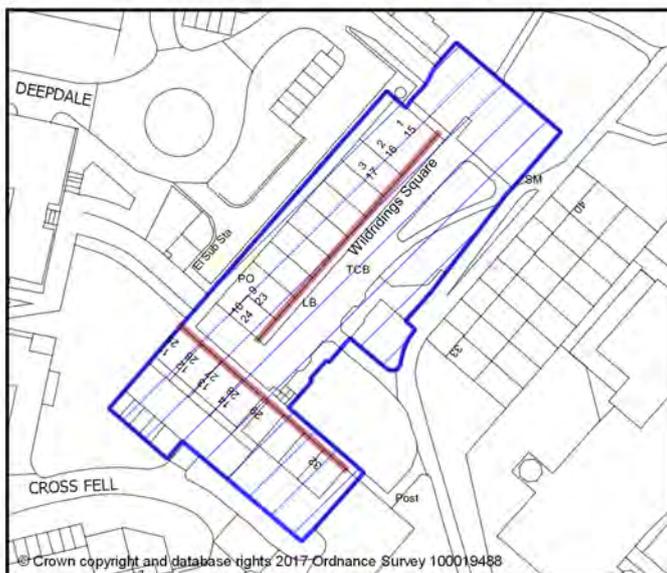
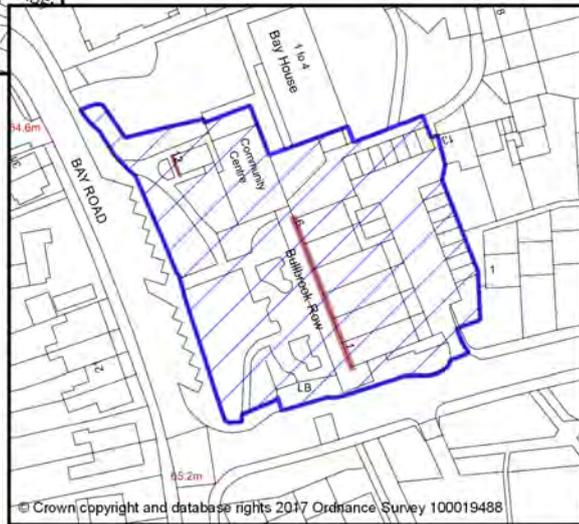
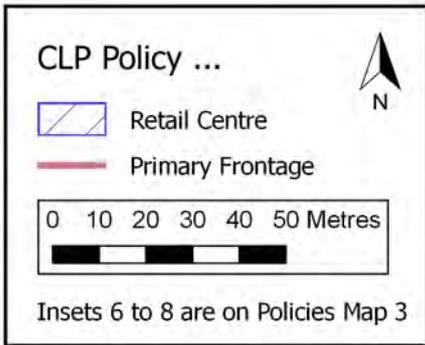


Map 6, 7 and 8 Priestwood, BullBrook and Wildridings



**Inset 6
Priestwood**

**Inset 7
Bullbrook**



**Inset 8
Wildridings**

Map 11 Great Hollands



**Inset 11
Great Hollands**

CLP Policy ...

-  Retail Centre
-  Primary Frontage

0 10 20 30 40 50 Metres

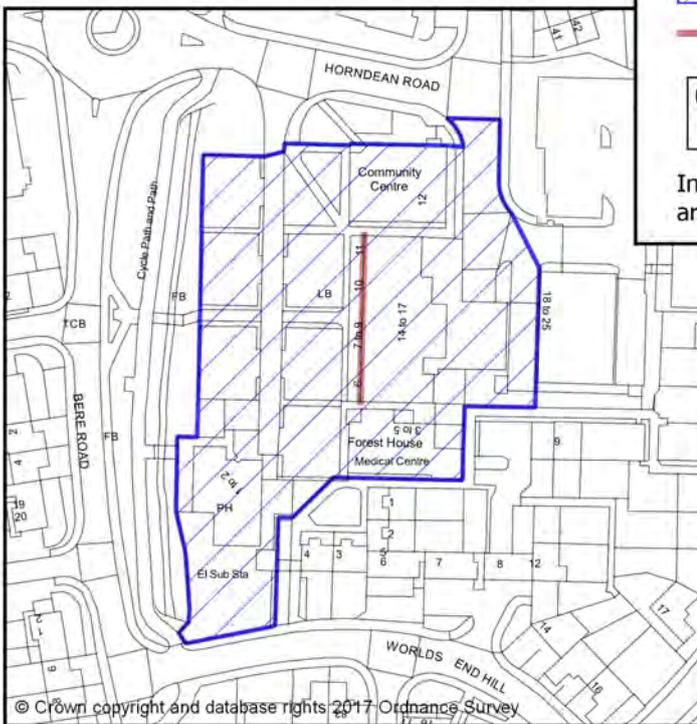
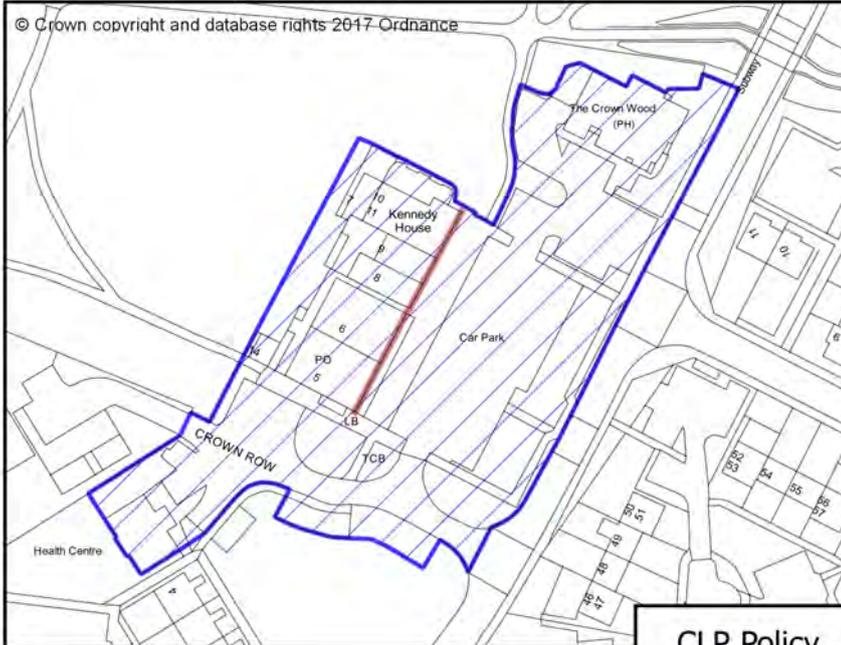
Inset 11 is on Policies Map 3

Map 12 and 13 Hanworth and Birch Hill



Map 14 and 15 Crownwood and Forest Park

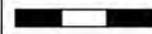
Inset 14 Crown Wood



CLP Policy ...

-  Retail Centre
-  Primary Frontage

0 10 20 30 Metres



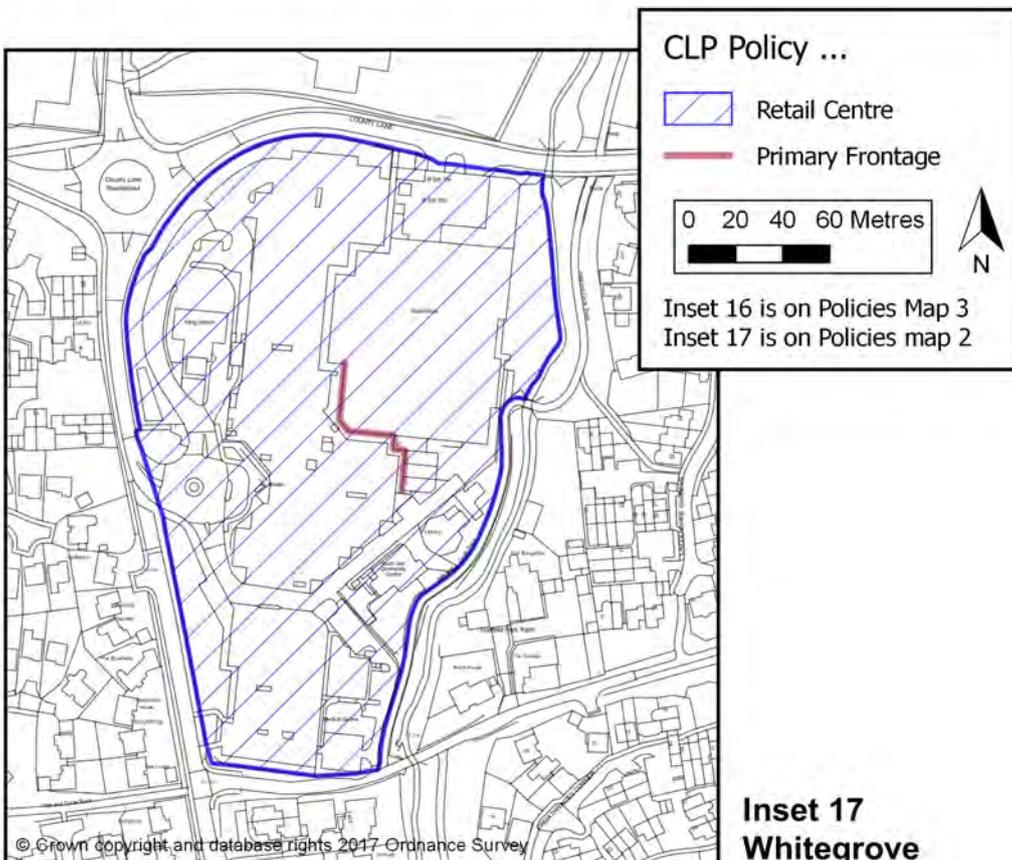
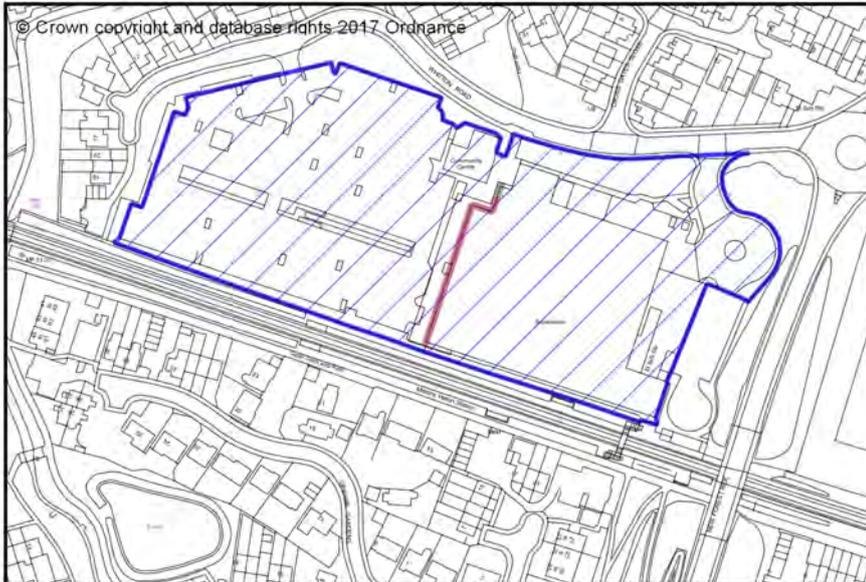
Insets 14 and 15
are on Policies Map 3



Inset 15 Forest Park

Map 16 and 17 Martins Heron and Whitegrove

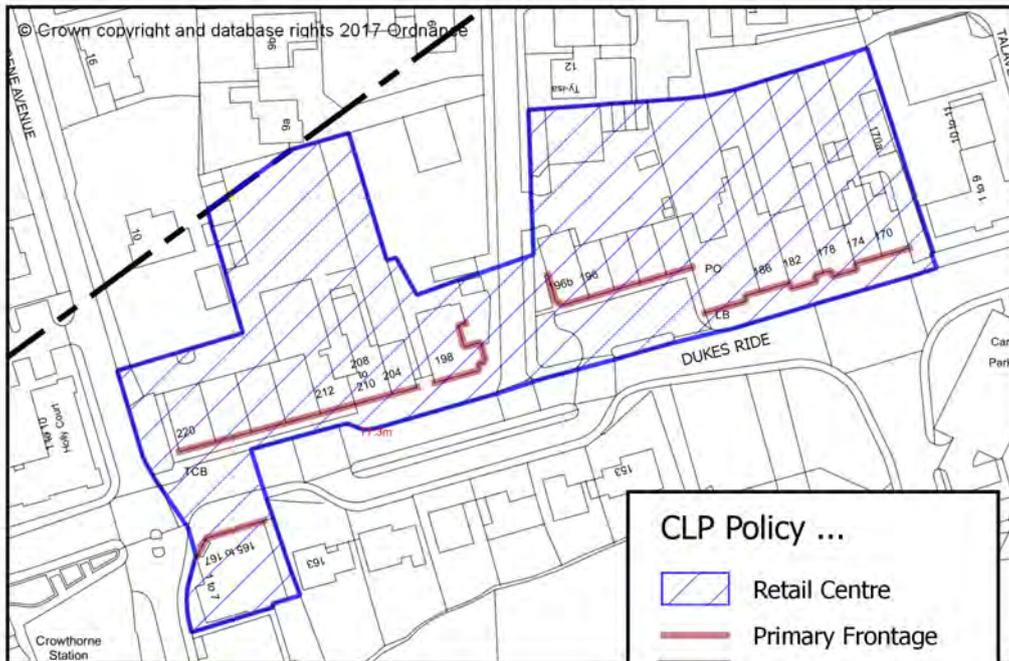
Inset 16 Martins Heron



Inset 17 Whitegrove

Map 18 and 20 Crowthorne and Owlsmoor

Inset 18 Crowthorne (Station Parade)

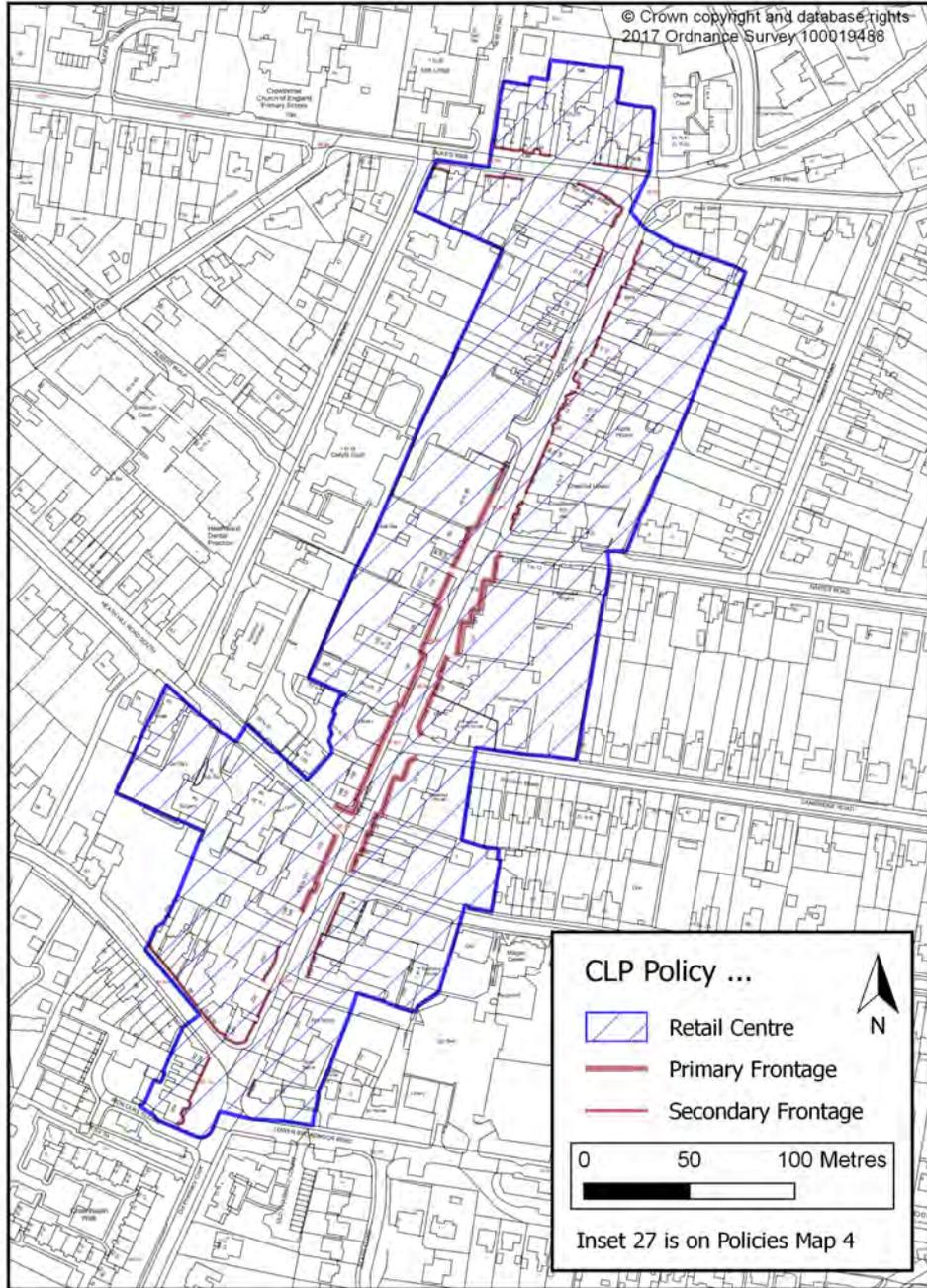


Inset 20 Owlsmoor



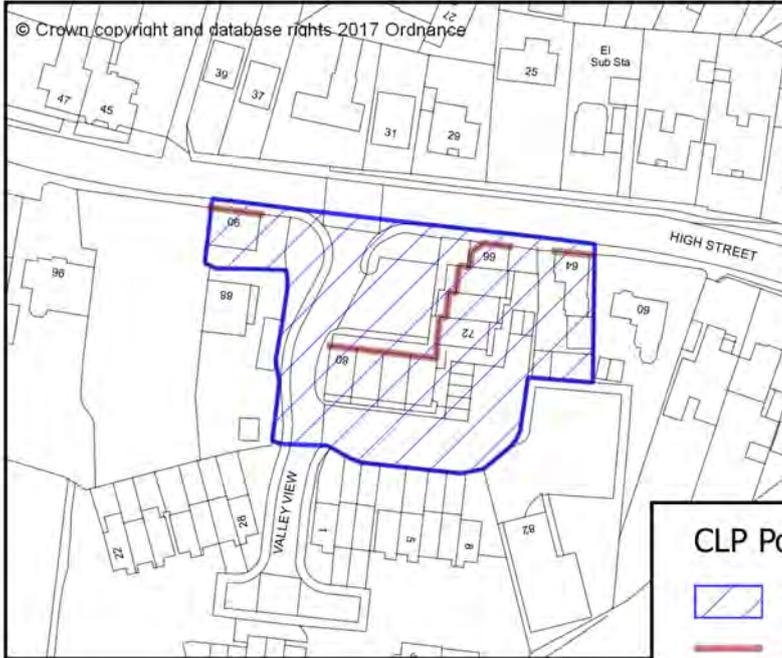
Map 19 Crowthorne Centre

Inset 19 Crowthorne Centre

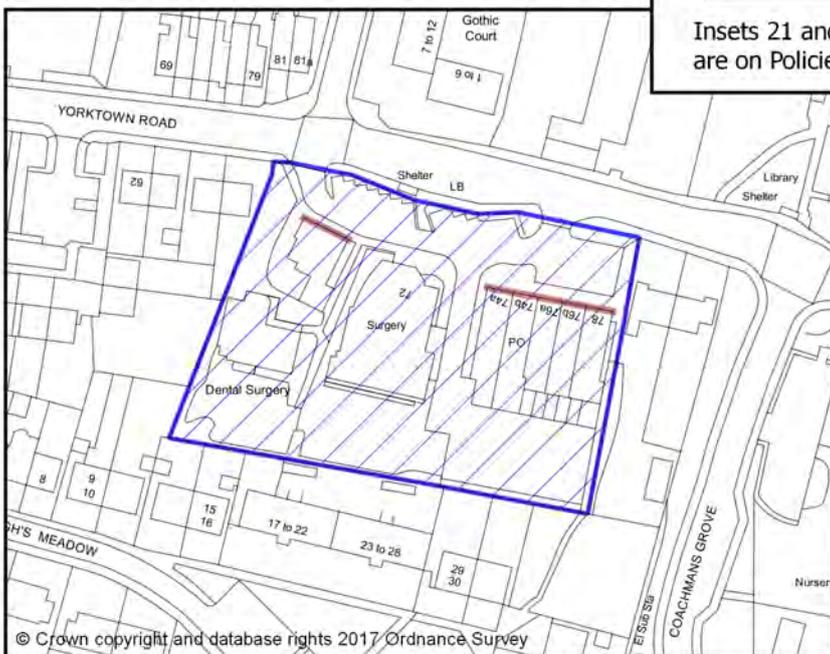


Map 21 and 23 Sandhurst (Old Mill, East of Swan Lane)

Inset 21 Sandhurst (Old Mill)



Inset 23 Sandhurst (East of Swan Lane)



CLP Policy ...

-  Retail Centre
-  Primary Frontage

0 10 20 30 Metres

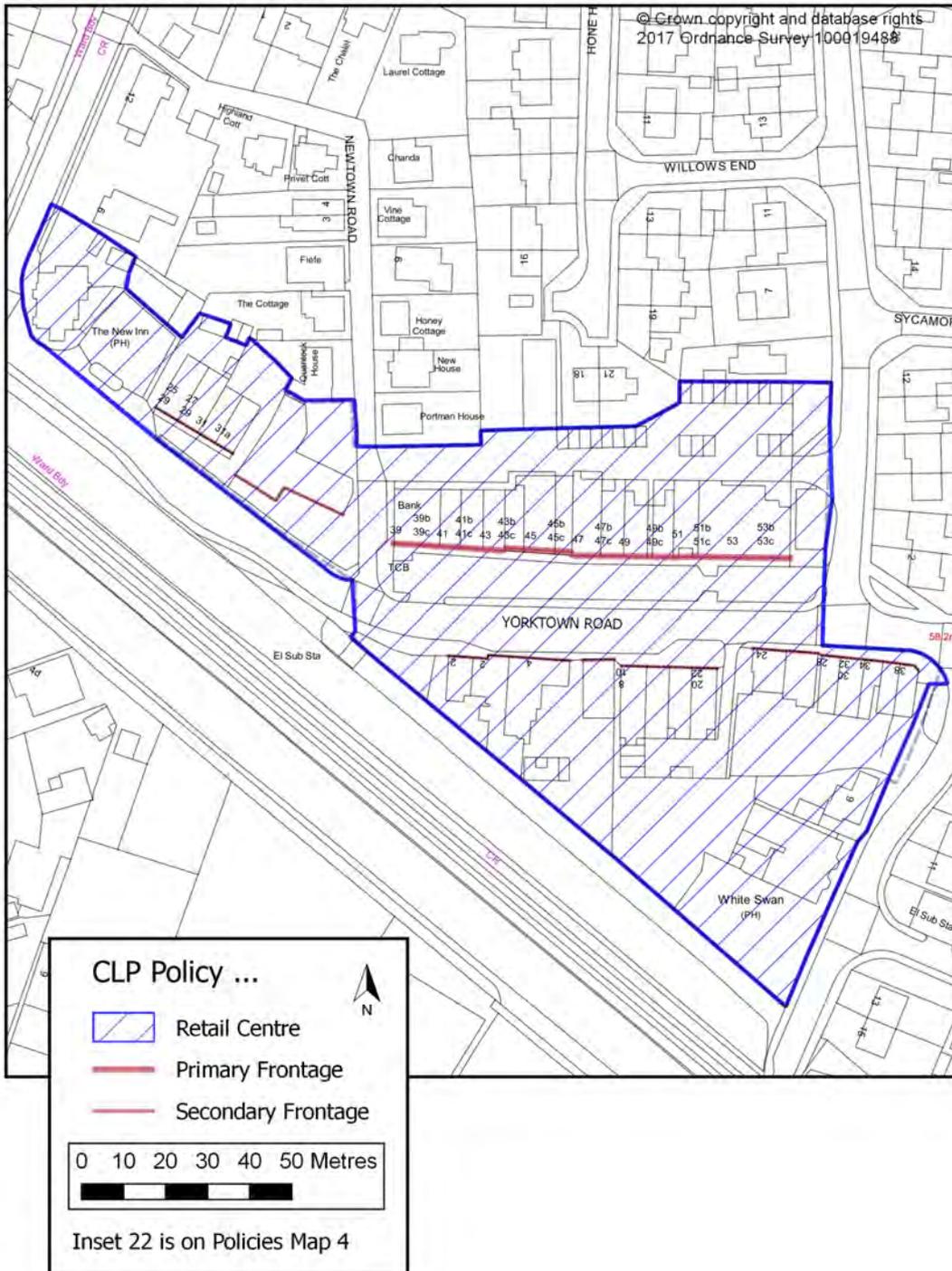


Insets 21 and 23 are on Policies Map 4

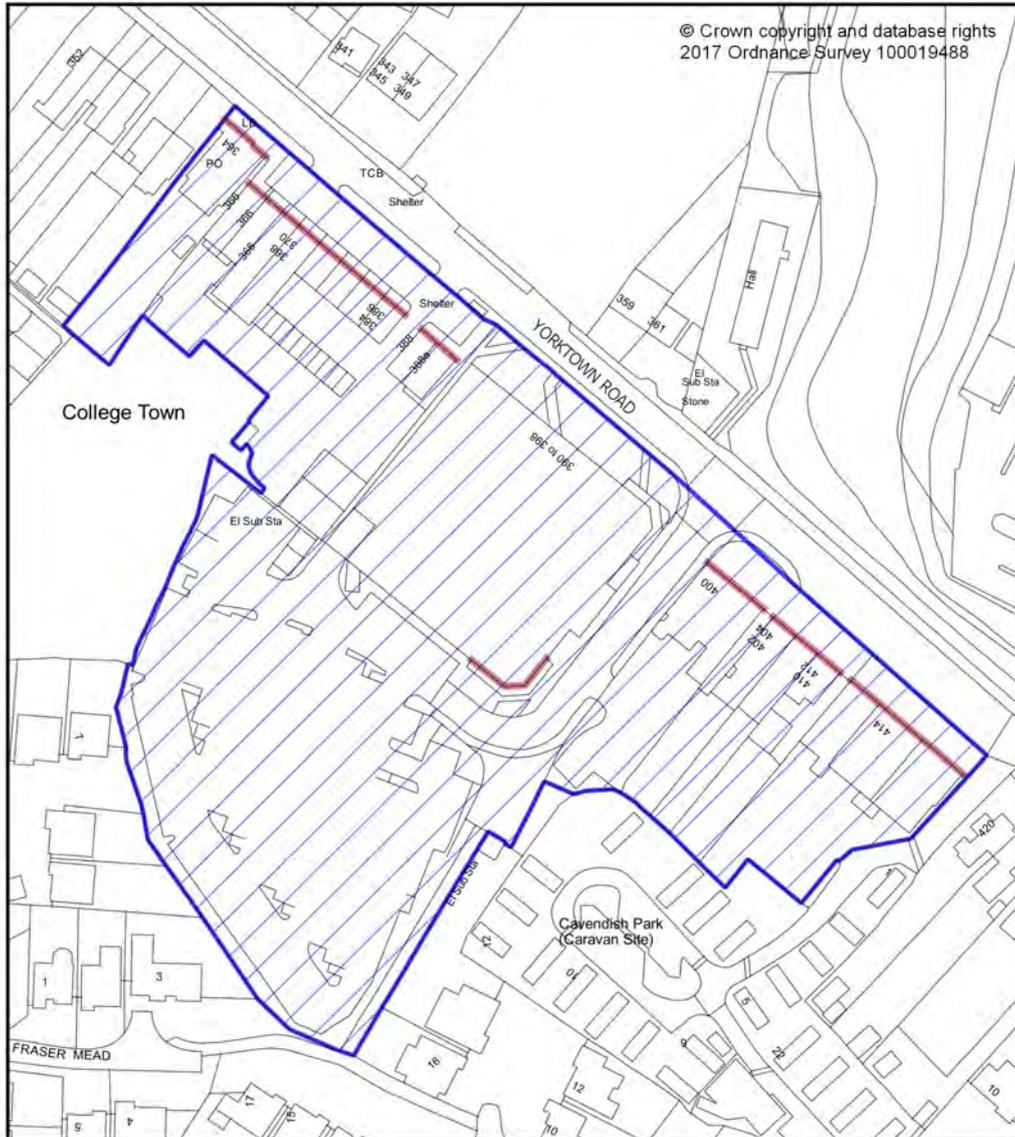


Map 22 Sandhurst (West of Swan Lane)

Inset 22 Sandhurst (West of Swan Lane)



Map 24 College Town



Inset 24
College Town

CLP Policy ...

 Retail Centre

 Primary Frontage

0 10 20 30 40 50 Metres

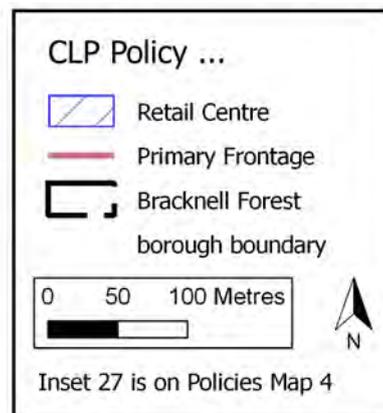
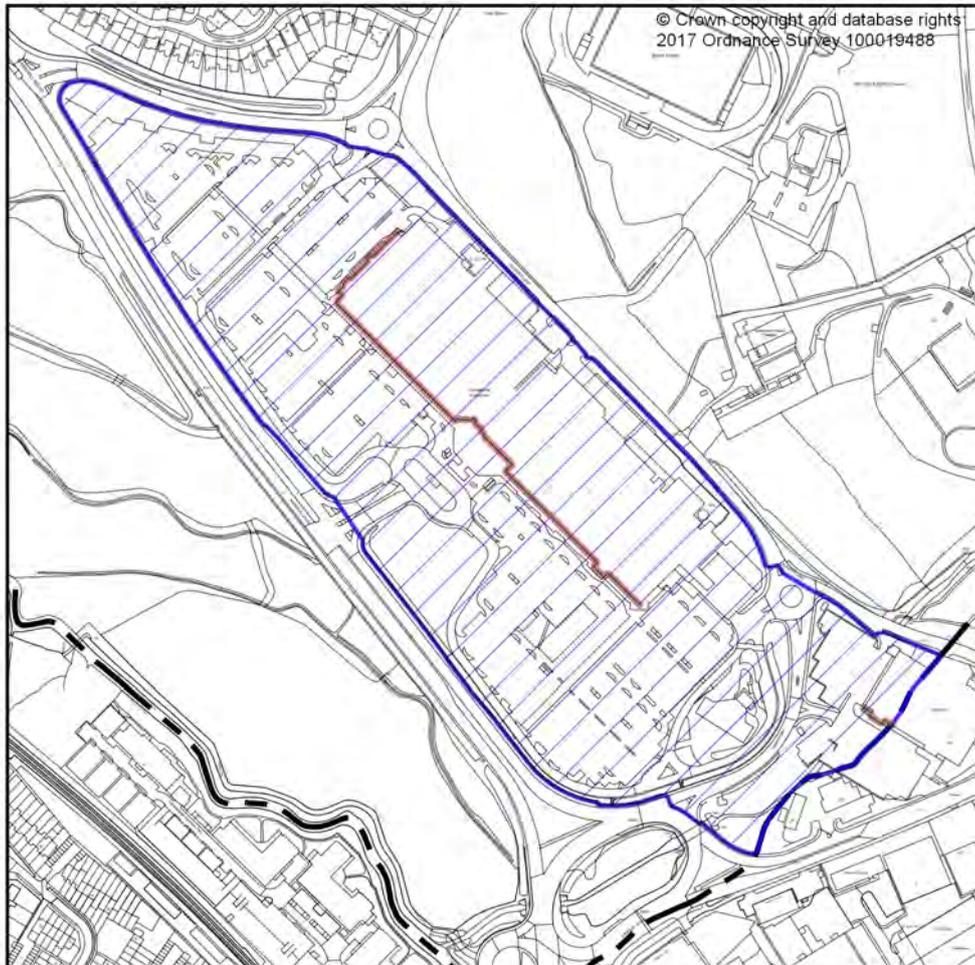


Inset 24 is on Policies Map 4

N

Map 27 The Meadows

Inset 27 The Meadows (College Town)



Appendix 2: Existing Policies to be Replaced by the Bracknell Forest Local Plan

Table 26 Policies to be replaced by the Bracknell Forest Local Plan

Existing Development Plan Policy	Replaced by Local Plan Policy
'Saved' Policies of the Bracknell Forest Borough Local Plan (2002)	
Policy EN1 - Protecting tree and hedgerow cover	Policy LP36 - Biodiversity Policy LP18 - Design
Policy EN2 - Supplementing tree and hedgerow cover	Policy LP36 - Biodiversity Policy LP18 - Design
Policy EN3 - Nature conservation	Policy LP39 - Thames Basin Heath Special Protection Area Policy LP37 - Designated Nature Conservation and Geological Sites
Policy EN4 - Local Nature Reserves, Wildlife Heritage sites and Regional Important Geological sites	Policy LP37 - Designated Nature Conservation and Geological Sites
Policy EN6 - Ancient monuments and archaeological remains of national importance	Policy LP35 - Protection and Enhancement of the Historic Environment Policy LP37 - Designated Nature Conservation and Geological Sites
Policy EN7 - Other important archaeological remains	Policy LP35 - Protection and Enhancement of the Historic Environment Policy LP37 - Designated Nature Conservation and Geological Sites
Policy EN8 - Development on land outside settlements	Policy LP11 - Protection of Countryside Policy LP15 - Equestrian Uses Policy LP13 - Rural Workers Dwellings
Policy EN9 - Changes of use and adaptation of existing non-residential outside settlements, outside the Green Belt	Policy LP11 - Protection of Countryside
Policy EN10 - Areas of landscape importance	Policy LP12 - Landscape Character and Strategic Gaps
Policy EN11 - Warfield Park Mobile Home Site	Policy LP11 - Protection of Countryside

Existing Development Plan Policy	Replaced by Local Plan Policy
	Policy LP12 - Landscape Character and Strategic Gaps
Policy EN12 - Historic park and gardens	Policy LP35 - Protection and Enhancement of the Historic Environment
Policy EN14 - River corridors	Policy LP36 - Biodiversity Policy LP38 - Green Infrastructure Policy LP12 - Landscape Character and Strategic Gaps
Policy EN15 - Floodlighting	Policy LP18 - Design Policy LP43 - Pollution and Hazards
Policy EN20 - Design consideration in new development	Policy LP18 - Design Policy LP12 - Landscape Character and Strategic Gaps Policy LP36 - Biodiversity
Policy EN22 - Designing for accessibility	Policy LP18 - Design Policy LP25 - Housing Mix - Tenure, Size and Accessibility
Policy EN25 - Noise and other pollution	Policy LP18 - Design Policy LP43 - Pollution and Hazards
Policy EN26 - Energy	Policy LP42 - Addressing Climate Change through Renewable Energy and Sustainable Construction Policy LP43 - Pollution and Hazards Policies LP45-48 - Suite of Transport policies
Policy E1 - Development in Bracknell Town Centre	Policy LP30 - Development in Bracknell Town Centre
Policy E4 - Small businesses	Policy LP29 - Smaller Businesses
Policy E5 - Hierarchy of shopping centres	Policy LP32 - Changes of Use within Defined Retail Centres
Policy E7 - Business development in shopping areas	Policy LP32 - Changes of Use within Defined Retail Centres
Policy E8 - Change of use of shop units (A1) to other uses outside defined shopping centres	Policy LP32 - Changes of Use within Defined Retail Centres

Existing Development Plan Policy	Replaced by Local Plan Policy
Policy E9 - Non-retail uses in Bracknell Town Centre primary shopping area and the retail core area of Crowthorne	Policy LP32 - Changes of Use within Defined Retail Centres Policy LP30 - Development in Bracknell Town Centre
Policy E10 - Non-retail uses in Bracknell Town Centre secondary shopping area, Crowthorne retail area outside the retail core area and Sandhurst Centre	Policy LP32 - Changes of Use within Defined Retail Centres
Policy E11 - Village and neighbourhood centres and local parades	Policy LP32 - Changes of Use within Defined Retail Centres
Policy GB1 - Building in the Green Belt	Policy LP16 - Green Belt Policy LP13 - Rural Workers Dwellings Policy LP15 - Equestrian Uses
Policy GB2 - Changes of use of land within the Green Belt	Policy LP16 - Green Belt
Policy GB3 - Residential development within Green Belt villages	Policy LP16 - Green Belt
Policy GB4 - Re-use of buildings within the Green Belt	Policy LP16 - Green Belt Policy LP15 - Equestrian Uses
Policy GB5 - Syngenta - major development site within the Green Belt	Policy LP17 - Developed Site in the Green Belt: Jealott's Hill International Research Centre
Policy H3 - Residential subdivisions and houses in multiple occupation	Policy LP21 - Protection of Existing Housing Stock and Land Policy LP22 - Housing for Older People
Policy H4 - Areas of special housing character	Policy LP18 - Design Policy LP35 - Protection and Enhancement of the Historic Environment
Policy H5 - New dwellings outside settlements	Policy LP11 - Protection of Countryside Policy LP13 - Rural Workers Dwellings
Policy H6 - Development involving existing dwellings in the countryside outside the Green Belt	Policy LP11 - Protection of Countryside Policy LP18 - Design
Policy H8 - Affordable Housing	Policy LP24 - Affordable Housing
Policy H11 - Retention of the housing stock	Policy LP21 - Protection of Existing Housing Stock and Land
Policy H12 - Enclosure of open land in residential areas	Policy LP18 - Design

Existing Development Plan Policy	Replaced by Local Plan Policy
Policy H14 - Accessible housing	Policy LP18 - Design Policy LP25 - Housing Mix - Tenure, Size and Accessibility policy
Policy M1 - Traffic management and Highway schemes	Policies LP45-48 - Suite of Transport policies
Policy M2 - Safeguarded road line - extension of the Northern road lines	This policy is no longer relevant/ required. (Will likely come forward in support of a development proposal / site allocation in the BFLP).
Policy M3 - Protected road lines - Sandhurst - Crowthorne bypass road scheme	This policy is no longer relevant/ required. (It is unlikely to ever be developed).
Policy M4 - Highway measures expected in association with new development	Policies LP45-48 - Suite of Transport policies
Policy M5 - Service road schemes	Policies LP45-48 - Suite of Transport policies
Policy M6 - Cycling and walking	Policies LP45-48 - Suite of Transport policies
Policy M7 - Access for people with disabilities	Policy LP18 - Design Policy LP25 - Housing Mix - Tenure, Size and Accessibility policy Policies LP45-48 - Suite of Transport policies
Policy M8 - Public transport	Policies LP45-48 - Suite of Transport policies
Policy M9 - Vehicle and cycle parking	Policy LP49 - Parking
Policy M10 - Parking for countryside recreation	Policies LP45-48 - Suite of Transport policies Policy LP11 - Protection of Countryside
Policy R3 - Dual use of educational facilities	Policy LP50 - Play, Open Space and Sports provision
Policy R4 - Provision of open space of public value	Policy LP51 - Standards for Open Space of Public Value Policy LP50 - Play, Open Space and Sports Provision
Policy R5 - Publicly usable open space for small sites	Policy LP51 - Standards for Open Space of Public Value Policy LP50 - Play, Open Space and Sports Provision
Policy R6 - Visitor accommodation	Policy LP11 - Protection of Countryside Policy LP30 - Development in Bracknell Town Centre

Existing Development Plan Policy	Replaced by Local Plan Policy
	Policy LP16 - Green Belt Policies LP45-48 - Suite of Transport policies Policy LP43 - Pollution and Hazards Policy LP18 - Design
Policy R7 - Countryside recreation	Policy LP11 - Protection of Countryside Policy LP15 - Equestrian Uses
Policy R8 - Public rights of way	Policies LP45-48 - Suite of Transport policies
Policy R10 - Blackwater Valley	Policy LP12 - Landscape Character and Strategic Gaps policy
Policy SC3 - No reduction in existing community facilities	Policy LP34 - Protection of Community Facilities and Services
Policy SC4 - Telecommunications provision	This policy is no longer relevant / required. (Telecommunications provision is addressed at the national level through relevant legislation and policy).
Proposal PE1i - Land in the northern sector of Bracknell Town Centre	Policy LP30 - Development in Bracknell Town Centre
Proposal PE1ii - Land at south of Bracknell Town Centre	Policy LP30 - Development in Bracknell Town Centre
Proposal PH1.1 - The Staff College, Bracknell	This policy is no longer relevant / required.
Proposal PH1.2 - New housing development proposal at Peacock Farm, west of Bracknell Town	This policy is no longer relevant / required.
Proposal PM1.1 - Road junction and highway works	This policy is no longer relevant / required. (Junctions are within the highway boundary and are therefore under Highways control. All strategic junction improvements are included in the LTP3).
Proposal PM1.3 - Land protected for dualling	This policy is no longer relevant / required.
Proposal PM5 - Service road schemes	This policy is no longer relevant / required (PM5i is partially developed and PM5ii and PM5iii are unachievable following the implementation of a local housing development and associated facilities).
Proposal PR10 - Blackwater Valley	Included as a project in the IDP.
Core Strategy (2008)	
CS1 - Sustainable Development Principles	Policy LP1 - Sustainable Development Principles
CS2 - Locational Principles	Spatial Strategy

Existing Development Plan Policy	Replaced by Local Plan Policy
	Policy LP1 - Sustainable Development Principles
CS3 - Bracknell Town Centre	Policy LP30 - Development in Bracknell Town Centre Policy LP32 - Changes of Use within Defined Retail Centres
CS4 - Land at Amen Corner (Parish of Binfield)	SALP Policies SA6 and SA8
CS5 - Land north of Whitegrove and Quelm Park (Parish of Warfield)	SALP Policy SA9
CS6 - Limiting the Impact of Development	Policy LP45 - Strategic and Local Infrastructure
CS7 - Design	Policy LP18 - Design Policy LP12 - Landscape Character and Strategic Gaps Policy LP35 - Protection and Enhancement of the Historic Environment Policy LP19 - Tall Buildings
CS8 - Recreation and Culture	Policy LP50 - Play, Open Space and Sports Provision Policy LP34 - Protection of Community Facilities and Services
CS9 - Development on Land Outside Settlements	Policy LP16 - Green Belt Policy LP12 - Landscape Character and Strategic Gaps Policy LP11 - Protection of Countryside
CS10 - Sustainable Resources	Policy LP42 - Addressing Climate Change through Renewable Energy and Sustainable Construction
CS11 - Renewable Energy Generation	This policy is no longer relevant / required. (National Policy applies).
CS12 - Renewable Energy	Policy LP42 - Addressing Climate Change through Renewable Energy and Sustainable Construction policy (National Policy also applies).
CS13 - Sustainable Waste Management	Policy LP18 - Design Also see: Waste Local Plan for Berkshire

Existing Development Plan Policy	Replaced by Local Plan Policy
CS14 - Thames Basin Heath Special Protection Area	Policy LP39 - Thames Basin Heath Special Protection Area
CS15 - Overall Housing Provision	Policy LP2 - Provision of Housing
CS16 - Housing Needs of the Community	Policy LP25 - Housing Mix - Tenure, Size and Accessibility Policy LP20 - Internal Residential Space Standards
CS17 - Affordable Housing	Policy LP24 - Affordable Housing
CS18 - Travelling Population	Policy LP26 - Travelling Populations
CS19 - Location of Employment Development	Policy LP30 - Development in Bracknell Town Centre Policy LP27 - Employment Areas Policy LP28 - Employment Development outside Employment Areas
CS20 - New Development in Employment Areas	Policy LP27 - Employment Areas
CS21 - Retail Development in Town Centres	Policy LP32 - Changes of Use in Defined Retail Centres
CS22 - Out of Town Centre Retail Development	Policy LP31 - Out of Centre Development
CS23 - Transport	Policies LP45-48 - Suite of Transport policies
CS24 – Transport and New Development	Policies LP45-48 - Suite of Transport policies
Site Allocations Local Plan (2013)	
Policy CP1 - Presumption in Favour of Sustainable Development	Policy LP10 - Presumption in favour of sustainable development policy
Policy SA1 - Previously Developed Land in Defined Settlements	To be saved
Policy SA2 - Other Land within Defined Settlements	To be saved
Policy SA3 - Edge of Settlement Sites	To be saved
Policy SA4 - Land at Broadmoor, Crowthorne	To be saved
Policy SA5 - Land at Transport Research Laboratory, Crowthorne	To be saved
Policy SA6 - Land at Amen Corner (North), Binfield	To be saved
Policy SA7 - Land at Blue Mountain, Binfield	To be saved
Policy SA8 - Land at Amen Corner (South), Binfield	To be saved
Policy SA9 - Land at Warfield	To be saved
Policy SA10 - Royal Military Academy, Sandhurst	To be saved
Policy SA11 - Bracknell Town Centre	Policy LP32 - Changes of use within defined retail centres

Existing Development Plan Policy	Replaced by Local Plan Policy
	Policy LP30 - Development in Bracknell Town Centre
Policy SA12 - The Peel Centre	Policy LP32 - Changes of use within defined retail centres
Policy SA13 - Policies Map Changes	This policy is no longer relevant / required. (Changes were implemented when SALP was adopted).

Appendix 3: Glossary and Abbreviations

Abbreviations

Table 27 Abbreviations

AMR	Authority Monitoring Report
AQMA	Air Quality Management Area
BAP	Biodiversity Action Plan
BFBLP	Bracknell Forest Borough Local Plan
BFLP	Bracknell Forest Local Plan
BOA	Biodiversity Opportunity Area
BREEAM	Building Research Establishment Environmental Assessment Method
CIL	Community Infrastructure Levy
CLP	Comprehensive Local Plan
CSDPD	Core Strategy Development Plan Document
CSH	Code for Sustainable Homes
EDNA	Economic Development Needs Assessment
FEMA	Functional Economic Market Area
GI	Green Infrastructure
GTAA	Gypsy and Traveller Accommodation Assessment
HER	Historic Environment Record
HIS	Housing Implementation Strategy
HLS	Housing Land Supply
HMA	Housing Market Area
HRA	Habitats Regulations Assessment
IDP	Infrastructure Delivery Plan
LCA	Landscape Character Assessment
LDS	Local Development Scheme
LGS	Local Geological Site
LNR	Local Nature Reserve
LPA	Local Planning Authority
LVIA	Landscape and Visual Impact Assessment
LWS	Local Wildlife Site
NDP	Neighbourhood Development Plan
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance
OAN	Objective Assessment of (housing) Need
OSPV	Open Space of Public Value
PDL	Previously Developed Land
PIP	Planning Permission in Principle
PPTS	Planning Policy for Traveller Sites
SA	Sustainability Appraisal
SAC	Special Area of Conservation
SALP	Site Allocations Local Plan
SAMM	Strategic Access Management and Monitoring
SANG	Suitable Alternative Natural Greenspace
SCI	Statement of Community Involvement
SEA	Strategic Environmental Assessment
SEP	South East Plan
SFRA	Strategic Flood Risk Assessment
SHELAA	Strategic Housing and Economic Land Availability Assessment
SHMA	Strategic Housing Market Assessment
SPA	Special Protection Area
SPA / TBHSPA	Thames Basin Heath Special Protection Area
SPD	Supplementary Planning Document
SPZ	Source Protection Zone
SSSI	Site of Special Scientific Interest
Strategic SANG	Strategic Suitable Alternative Natural Greenspace
SuDS	Sustainable Drainage Systems
TA	Transport Assessment / Transport Accessibility Assessment
TPO	Tree Preservation Order

Glossary

Table 28 Glossary

Accessibility	The ability of people to move around an area and to reach places and facilities.
Accession mapping	A travel access and travel time mapping package.
Affordable Housing	Includes social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market.
Air Quality Management Area	Area designated by local authorities as they are not likely to achieve national air quality objectives by relevant deadlines. They have an associated air quality action plan.
Ancient Woodland	An area that has been wooded continuously since at least 1600AD.
Archaeological Interest	There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.
Article 4 direction	A direction which withdraws automatic planning permission granted by the General Permitted Development Order.
Assisted Living	A type of residential care which involves an individual (or couple) living independently in a specialist complex (often known as Assisted Living Facilities). Facilities differ in terms of what services they offer but they usually provide nurses and care staff onsite to attend to individuals with care needs. Some assisted living facilities are comprised of self-contained apartments whilst others feature small houses or bungalows.
Authority Monitoring Report	The publication of monitoring information on at least an annual basis to include the progress on the implementation of the Local Development Scheme and the extent to which policies in the Development Plan are being implemented.
Biodiversity	The variety and abundance of all life.
Biodiversity Action Plan	A programme addressing threatened species and habitats designed to protect and restore biological systems.
Biodiversity Offsetting	Biodiversity offsets are measurable outcomes resulting from actions designed to compensate for adverse biodiversity impacts from a development after mitigation measures have been taken. The goal of biodiversity offsetting is to achieve no net loss and preferably a net gain of biodiversity.
Biodiversity Opportunity Areas	Biodiversity Opportunity Areas (BOAs) have been identified by the Thames Valley Environmental Records Centre as areas that offer the greatest opportunities for habitat creation and restoration. There are 29 Biodiversity Opportunity Areas (BOAs) in Berkshire.
Bracknell Forest Borough Local Plan	The BFBLP was adopted in January 2002. It contains Development Management related policies which are used to determine planning applications. Although some of these policies have been dropped, many were 'saved' by the Secretary of State beyond 27 September 2007 and remain in effect. Some have been subsequently replaced by new policies in the adopted CSDPD and SALP.
Bracknell Forest Local Plan	The BFLP will guide the location, scale and type of future development, as well as providing detailed development management policies to be used in determining planning applications. The BFLP has previously been referred to as the Comprehensive Local Plan (CLP).
Brownfield Register	<p>Brownfield registers will provide information on brownfield sites that local authorities consider to be appropriate for residential development. All local authorities are required to publish up-to-date registers by 31 December 2017.</p> <p>Registers are in two parts, Part 1 comprises all brownfield sites appropriate for residential development and Part 2 comprises those sites granted permission in principle.</p>
Building Research Establishment Environmental Assessment Method	<p>The Building Research Establishments' Environmental Assessment Method (BREEAM) is currently the best practice industry standard for sustainable non-residential buildings. It is recognised and quality assured scheme that independently assesses the environmental performance of buildings. Offices (class B1); industrial (class B1, B2/B8); retail (A uses); schools (D1); healthcare (D1) and residential institutions (C2) are covered. The following areas are assessed:</p> <ul style="list-style-type: none"> · Energy use; · Health and wellbeing; · Innovation; · Land use and ecology; · Materials;

	<ul style="list-style-type: none"> · Management; · Pollution; · Transport; · Waste; · Water.
Built Sports Facilities	Built Sports Facilities include structures used as sports halls, gyms, swimming pools, synthetic pitches and bowling greens.
Coalescence of settlements	The coming together of settlements to form one mass or whole. The visual or physical merging of two settlements by new development within the gaps between them.
Code for Sustainable Homes	<p>The CSH is an assessment and rating system for the environmental impact of new homes. The Code has the following standards in the design and construction of new homes:</p> <ul style="list-style-type: none"> · Energy and CO2; · Water; · Materials; · Surface water runoff; · Waste; · Pollution; · Health and wellbeing; · Management; and, · 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>
Community Infrastructure Levy	Development contributions to be used on addressing demands that growth places on an area by funding the costs of supporting developments, particularly infrastructure. Excluding administration expenses, CIL income is directly attributed to infrastructure.
Comprehensive Local Plan	The Bracknell Forest Local Plan (BFLP) has previously been referred to as the Comprehensive Local Plan.
Concept Plan	A high level plan indicating the general extent of different uses, general locations for key access points and any other key features or requirements. Concept plans indicate how a site could be developed but are not prescriptive.
Conservation	The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.
Conservation Area	<p>Areas of special architectural or historic interest which are designated to offer greater protection to the built and natural environment. Bracknell Forest has five conservation areas, which are defined on the Policies Map:</p> <ul style="list-style-type: none"> · 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.

Contaminant	A contaminant is a substance which is in, on or under the land and which has the potential to cause significant harm to a relevant receptor, or to cause significant pollution of controlled waters.
Contaminated Land	Contaminated land includes land polluted by heavy metals, oils, chemical substances, gases, asbestos and radioactive substances.
Core Strategy Development Plan Document	The Core Strategy was adopted in February 2008. It is a high level document containing the Council's long-term aspirations for the Borough, and policies to guide and manage development in Bracknell Forest until 2026.
Countryside	Land which is outside the defined Green Belt, and outside of built-up areas (i.e. outside of defined settlement boundaries).
Decentralised Energy	Energy that is generated off the main grid, including micro-renewables, heating and cooling. It can refer to energy from waste plants, combined heat and power, district heating and cooling, as well as geothermal, biomass or solar energy.
Deliverable Sites	Those sites which are: <ul style="list-style-type: none"> · 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.
Designated Heritage Asset	A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battle Field or Conservation Area, designated under the relevant legislation. Bracknell Forest does not contain any World Heritage Sites, Protected Wreck Sites or Registered Battlefields. Designated Assets and listing details are available to view on the Historic England website.
Developable Sites	Those sites which are in a suitable location for housing development and which have a reasonable prospect of being available and capable of development within the envisaged timescale.
Development Plan	This includes adopted Local Plans, Neighbourhood Plans and Minerals and Waste Plans (it does not include Supplementary Planning Documents). For Bracknell Forest the Development Plan currently consists of the Core Strategy, Site Allocations Local Plan, Bracknell Forest Borough Local Plan, Bracknell Forest policies map, Binfield Neighbourhood Plan, Minerals Local Plan for Berkshire, Waste Local Plan for Berkshire, and 'saved' Policy NRM6 of the South East Plan. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission must be determined in accordance with the Development Plan, unless material considerations indicate otherwise.
Duty to co-operate	The duty to cooperate was created in the Localism Act. It places a legal duty on local planning authorities, county councils in England and public bodies to engage constructively, actively and on an ongoing basis to maximise the effectiveness of Local Plan preparation in the context of strategic cross boundary matters. Strategic policies are defined in the NPPF (para. 156): <ul style="list-style-type: none"> · 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.
Ecological Feature	Habitats, species or ecosystems.

Ecological Networks	An ecological network is a suite of high quality sites that together contain a sustainable level of biodiversity, and which have connections, or ways of moving between core sites to ensure gene flow between populations is maintained.
Economic Development Needs Assessment	A quantitative and qualitative review of land or floorspace required for economic development uses (focusing on Business, Industrial and Distribution and Storage uses) the existing employment land supply in the Borough and its associated Functional Economic Market Area.
Edge of Centre	For retail purposes, a location that is well connected and up to 300 metres of the primary shopping area. For all other main town centre uses, a location within 300 metres of a town centre boundary. For office development, this includes locations outside the town centre but within 500 metres of a public transport interchange. In determining whether a site falls within the definition of edge of centre, account should be taken of local circumstances.
Employment Area	Defined Employment Areas provide an important supply of land and premises which support the local economy.
Employment Uses	These primarily relate to 'B' class uses which includes: <ul style="list-style-type: none"> · B1 Business - Offices (other than those that fall within A2), research and development of products and processes, light industry appropriate in a residential area. · 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.
Environmental noise	Noise from transport such as roads, rail or aircraft.
Exception Test	If, following the Sequential Test (see below), it is not possible, for the development to be located in Flood Zones with a lower probability of flooding, the Exception Test can be applied. To be passed: the development provides wider sustainability benefits to the community that outweigh flood risk and a site-specific flood risk assessment must demonstrate that the development will be safe.
Flood Zones	Flood Zones refer to the probability of river and sea flooding, ignoring the presence of defences. They are shown on the Environment Agency's Flood Map. Flood Zone 1 is low probability; Flood Zone 2 is medium probability; Flood Zone 3a is high probability and Flood Zone 3b is functional flood plain where land has to be stored or flows at time of flood.
Functional Economic Market Area	Considers the geographical extent of the local economy and its key markets.
Geodiversity	The range of geological (rocks, minerals, fossils), geomorphological (landforms, processes) and soil features.
Green Belt	An area of open land around certain cities and built up areas where strict planning controls apply. The fundamental aim of the Green Belt is to prevent urban sprawl, by keeping land permanently open. The NPPF lists the five purposes of the Green Belt: <ul style="list-style-type: none"> · to check the unrestricted sprawl of large built-up areas; · to prevent neighbouring towns merging into one another; · to assist in safeguarding the countryside from encroachment; · to preserve the setting and special character of historic towns; and · to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
Green Infrastructure	A network of multi-functional green spaces, urban and rural, which can deliver environmental and social benefits.
Greenfield Land	Land which does not meet the definition of 'previously developed land'. It is usually land that is currently undeveloped.
Gypsies and Travellers	Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.
Gypsy & Traveller Accommodation Assessment	A study which looks at existing and future traveller needs and estimates pitch and plot requirements over a period of time.

Gypsy and Traveller Site	An area of land laid out and used for Gypsy/Traveller caravans; often, although not always, comprising slabs and amenity blocks or 'sheds'. An authorised site will have planning permission. An unauthorised development lacks planning permission.
Habitat Regulations Assessment	An assessment, required under the Habitats Directive, if a plan or project is judged as likely to have a significant effect on a Natura 2000 site.
Heritage Asset	A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).
Historic environment	All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.
Historic Environment Record	Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.
Historic Park and Garden	A park or garden identified as having special historic character, and as such protected from inappropriate development by planning policies. Bracknell Forest contains six Historic Park and Gardens, which are defined on the Policies Map: <ul style="list-style-type: none"> · 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
Housing Commitment	Land which is in some way committed for housing development. For Bracknell Forest, the following definitions are used: <ul style="list-style-type: none"> · 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	A number of terms are used for housing for older people (age 65+), many (or all) of which are used interchangeably. <ul style="list-style-type: none"> · Older Persons housing could include general needs housing or specialist housing defined within the Berkshire (including South Bucks) Strategic Housing Market Assessment 2016. · Sheltered Housing – sheltered homes are self-contained properties designated for older people that are linked to and supported by sheltered housing support staff. The support staff provides housing support to tenants, assisting them to live independently. · Extra Care 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	Provides information on the (progress of) delivery of housing sites which form part of the housing trajectory. It is a requirement of the NPPF.
Housing Land Supply	For planning purposes, this is the five year housing land supply. This relates to the number of dwellings considered capable of being delivered within a five-year time framework (as set out in the housing trajectory), when compared to the housing requirement.
Housing Market Area	This is a geographical area defined by household demand and preferences for all types of housing, reflecting the key functional linkages between places where people live and work.
Housing Trajectory	Includes completions to date and projected completions for large and medium hard and soft commitments (see housing commitments section above), across the plan period (2006-2026).
Infrastructure Delivery Plan	A document that identifies, as far as possible, the infrastructure needed (e.g. provision for new open space, road/junction improvements, schools and other community uses) to support planned development.
Isolux diagram	Shows the points of equal illuminance, e.g. a line through all points on a surface where the illumination is the same. A series of such lines for various illumination values is called an Isolux diagram. The diagram can be used to assess the distribution of the luminaire in addition to determining light levels.
Landscape and Visual Impact Assessment	A study that can be used to help identify the effects of new developments on the views and landscape itself. It specifically aims to ensure that all possible effects of change and development, both on the landscape itself and on views and visual amenity, are taken into account in decision-making.
Landscape Character Assessment	A study which identifies and describes variations in character of landscape, and explains the features which makes one area distinctive from another.
Legibility	The degree to which a place can be easily understood.
Lifetime Homes Standards	Lifetime Homes incorporate features that enable inclusive access and support the changing needs of individuals and families at different stages of life.
Lifetime Neighbourhood	A lifetime neighbourhood is defined as a neighbourhood that can meet the needs of all sections of a community now and in the future. As such, inclusive design, convenient access by different transport modes, sustainable construction, energy generation, access to a range of employment, leisure and education opportunities, and the creation of neighbourhoods that have social well-being and social capital at their heart are all important features of lifetime neighbourhoods. A lifetime neighbourhood would include the delivery of a range of older persons housing.
Listed Building	Buildings which are identified as having special architectural or historic importance and so are protected from demolition or inappropriate alteration or development by legislation and by planning policies. Protection also applies to certain other structures within the curtilage of Listed Buildings. The categories of listed buildings are: <ul style="list-style-type: none"> · Grade I - buildings of exceptional interest · Grade II – buildings of special interest. · Grade II* - buildings of more than special interest.
Local Development Scheme	A document which sets out the Council's three year programme for producing Local Plans.
Local Geological Site	(Formerly known as Regionally Important Geological and Geomorphological Sites). Sites that have important geological and geomorphological features.
Local Nature Reserve	Non-statutory habitats of local significance designated by local authorities where protection and public understanding of nature conservation is encouraged.
Local Plan	A plan for the future development of a local area. It contains planning policies to be used when the Council determines planning applications. It is subject to Examination by an independent Inspector and, once adopted, forms part of the Development Plan for the Borough.
Local Planning Authority	The public authority whose duty it is to carry out the specific planning function for a particular area.
Local Wildlife Site	(Formerly referred to as Wildlife Heritage Sites). Sites of local importance for nature conservation (but are not legally protected).

Localism Act	The Localism Act received Royal Assent in November 2011 and covers a wide range of local government and other matters. The principle of localism is that power and resources should be transferred from central government to the local level. It is based on the principle that decisions should be taken as closely as possible to the people they affect.
Main Town Centre Uses	Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment facilities the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).
Massing	The combined effect of the arrangement, volume and shape of a building or group of buildings. Also called bulk.
Masterplan	A detailed plan showing the layout of a development based on analysis of the site and its context including local characteristics, topography, constraints and opportunities. Masterplans will have additional information to a concept plan, including building heights, phasing, character areas etc.
Mitigation	Action to address and reduce any adverse impacts which could be incurred as a result of development. This could include compensating for unavoidable biodiversity loss and ensuring that development is flood resilient and resistant.
Mixed-use	A mix of uses within a building, on a site or within a particular area.
National Planning Policy Framework	The NPPF is a single document that sets out the Government's economic, environmental and social planning policies for England. Taken together, these policies articulate the Government's vision of sustainable development. The NPPF prioritises the role of planning in supporting economic growth. It was published March 2012.
National Planning Practice Guidance	The NPPG is a web based resource which contains guidance to supplement the NPPF. It was first published March 2014, and is regularly updated.
Neighbourhood Development Plan	For Bracknell Forest, this a plan prepared by a Parish or Town Council. See Localism Act.
Neighbourhood noise	Noise generated within the community such as construction noise, licensed premises, telecommunication masts and cabinets, air conditioning plants and street noise. Excludes noise from traffic.
New Town	Inspired by Ebenezer Howard's idea of the Garden City New Towns were planned for 10 locations in the 1940s in order to house the population of London. The Development Corporation set up to oversee building intended to create a town where home, industry, and leisure could be constructed within one area, representing a balanced mix of town life and the countryside. The principle of the New Town was based on industrial sectors being separated from neighbourhoods, which each had their own neighbourhood centre.
Non-Designated Heritage Asset	Non-designated assets are buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions but which are not formally designated heritage assets.
Objective Assessment of (housing) Need	The number, mix and range of tenures of dwellings that is likely to be needed in the housing market area over the plan period. It is a 'policy off' position (whereby policy constraints are not taken into consideration). The Local Plan process then translates the OAN into a local housing requirement.
Open Space of Public Value	Open space of public value can take many forms, from formal sports pitches to open areas within a development, linear corridors and country parks, as well as areas of water (such as rivers, canals, lakes and reservoirs). Such areas can provide health and recreation benefits to people living and working nearby, by offering opportunities for sport and recreation and acting as a visual amenity; have an ecological value and contribute to green infrastructure, and be an important part of the landscape and setting of built development.
Out of Centre	A location which is not in or on the edge of a centre but not necessarily outside the urban area.
Out of Town	A location out of centre that is outside the existing urban area.
Pathway	A pathway is a route by which a receptor is or might be affected by a contaminant.
Permitted Development Rights	Permitted Development Rights are a national grant of planning permission which allow certain building works and changes of use to be carried out without having to make a planning application. They are subject to conditions and limitations.
Pitch	An area of land on a Gypsy & Traveller site occupied by one resident family; sometimes referred to as a plot, especially when referring to Travelling Showpeople. DCLG Planning policy for traveller sites (August 2015) states that "For the purposes of this planning policy, "pitch" means a pitch on a "gypsy and traveller" site and "plot" means a pitch on a "travelling showpeople" site (often called a "yard"). This terminology differentiates between residential pitches for "gypsies and travellers" and mixed-use plots for "travelling showpeople", which may need to incorporate space or to be split to allow for the storage of equipment.
Planning Conditions	Conditions help to mitigate adverse effects of development and can enable development proposals to proceed where it would otherwise have been necessary to refuse planning permission.
Planning Obligations	Planning obligations assist in mitigating the impact of unacceptable development to make it acceptable in planning terms. Developers may be asked to provide contributions for infrastructure by way of the Community Infrastructure Levy or section 106 agreements.

Planning Permission in Principle	A type of permission that a Local Planning Authority may grant for housing-led development either on application or through identifying land in qualifying documents, such as Local Plans, Neighbourhood Plans or Brownfield Registers.
Planning Policy for Traveller Sites	Sets out the Government's policy of traveller sites and is to be read in conjunction with the NPPF.
Plot	An area of land on a Gypsy & Traveller site occupied by one resident family; sometimes referred to as a plot, especially when referring to Travelling Showpeople. DCLG Planning policy for traveller sites (August 2015) states that "For the purposes of this planning policy, "pitch" means a pitch on a "gypsy and traveller" site and "plot" means a pitch on a "travelling showpeople" site (often called a "yard"). This terminology differentiates between residential pitches for "gypsies and travellers" and mixed-use plots for "travelling showpeople", which may need to incorporate space or to be split to allow for the storage of equipment.
Policies Map	A map which identifies the location and spatial extent of policies and proposals that are set out in the Development Plan.
Pollution	Anything that affects the quality of land, air, water or soils, which might lead to an adverse impact on human health, the natural environment of general amenity. Pollution can arise from a range of emissions, including smoke, fumes, gases, dust, steam, odour, noise and light.
PPTS need	PPTS need is those Gypsies and Travellers that met the definition set out in the Planning Policy for Traveller Sites (PPTS) when surveyed.
Previously Developed Land	Land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure (excludes mineral workings, agriculture and forestry buildings or other temporary structures, and land that was PDL but where the remains of permanent structures have blended into the landscape in the process of time). The definition no longer includes private residential gardens. Also referred to as 'brownfield' land.
Primary and Secondary Frontages	Primary frontages are likely to include a high proportion of retail uses which may include food, drinks, clothing and household goods. Secondary frontages provide greater opportunities for a diversity of uses such as restaurants, cinemas and businesses.
Primary Shopping Area	Defined area where retail development is concentrated (generally comprising the primary and those secondary frontages which are adjoining and closely related to the primary shopping frontage).
Protected Species	Legislation protects certain species of wild plants, birds and animals at all times and some species of bird at certain times of the year. The legislation is primarily in the Wildlife and Countryside Act 1981 (as amended) with some amendments in the Countryside Rights of Way Act 2000. The protection of European animal species is covered by the Conservation of Habitats and Species Regulations 2010.
Receptor	A receptor is something that could be adversely affected by a contaminant e.g. a person, an organism, an ecosystem, property, or controlled waters. Controlled waters include groundwater, some of which may be defined as Source Protection Zones.
Renewable and low carbon energy	Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).
Residential Uses	These relate to 'C' class uses which includes: <ul style="list-style-type: none"> · C2 Residential institutions - Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres. · C3 Dwellings - this class is formed of 3 parts: <ul style="list-style-type: none"> o C3(a) covers use by a single person or a family (a couple whether married or not, a person related to one another with members of the family of one of the couple to be treated as members of the family of the other), an employer and certain domestic employees (such as an au pair, nanny, nurse, governess, servant, chauffeur, gardener, secretary and personal assistant), a carer and the person receiving the care and a foster parent and foster child. o C3(b): up to six people living together as a single household and receiving care e.g. supported housing schemes such as those for people with learning disabilities or mental health problems. o C3(c): allows for groups of people (up to six) living together as a single household. This allows for those groupings that do not fall within the C4 HMO definition, but which fell within the previous C3 use class, to be provided for i.e. a small religious community may fall into this section as could a homeowner who is living with a lodger.

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 agencies. (It does not include betting offices or pay day loan shops - these are now classed as "sui generis" uses). · 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.
Scale	The impression of a building when seen in relation to its surroundings, or the size of parts of a building (particularly as experienced in relation to the size of a person).
Scheduled Ancient Monuments	There are nationally important archaeological sites. There are several within Bracknell Forest, which are shown on the Policies Map.
Self Build and Custom Build	Self build and custom housebuilding means the building or completion by a) individuals, b) associations of individuals, or c) persons working with or for individuals, of houses to be occupied as homes by those individuals. This does not include the building of a house on a plot acquired from a person who builds the house wholly or mainly to plans or specifications decided or offered by that person.
Sensitive uses	These include dwellings, hospitals, schools, nurseries, residential care and nursing homes.
Sequential Test	This is a sequential approach which steers new development to areas with the lowest probability of flooding. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding.
Setting of a heritage asset	The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
Significance	The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.
Site Allocations Local Plan	The SALP was adopted in July 2013. It helps implement the adopted Core Strategy. It identifies sites for future housing development, ensures that appropriate infrastructure is identified and delivered alongside new development and also revises some designations on the Policies Map.
Sites of Biodiversity and Geological Importance	These include Special Protection Areas (SPA), Special Areas of Conservation (SAC), Sites of Special Scientific Interest (SSSI), Local Nature Reserves (LNR), Local Wildlife Sites (LWS), Local Geological Sites (LGS), Ancient Woodland and veteran trees.
Sites of Special Scientific Interest	Areas of special interest by reason of their flora, fauna, geological or physiological features. They are protected under the Wildlife and Countryside Act. There are several within Bracknell Forest, which are defined on the Policies Map.
Source Protection Zone	Source Protection Zones are areas identified, by the Environment Agency through the European Water Framework Directive, as at risk from potentially polluting activities, and often found around wells, boreholes and springs. They are designated for all groundwater supplies intended for human consumption.
South East Plan	The SEP sets out regional policy for the south east of England and was originally published in May 2009. It was partially revoked on 25th March 2013. Policy NRM6 that deals with the Thames Basin Heaths Special Protection Area remains in place.
Special Area of Conservation	These are sites of international importance, and are designated under a European Habitat Directive. Within Bracknell Forest there is one SAC which relates to Windsor Forest and Great Park.
Special Protection Area	A nature conservation area designated for its bird interest under the European Wildlife Directive (and subject to the assessment procedure set out in the Habitats Directive), in order to protect internationally important species of birds which live within them.
Statement of Community Involvement	Document which sets out how Bracknell Forest will engage with people in preparing Local Plans and Supplementary Planning Documents. It was adopted in 2014.
Strategic Access Management and Monitoring	Overseen by Natural England and Hampshire County Council, implements standard messages and additional wardening and education across the Thames Basin Heaths SPA.

Strategic Environmental Assessment	An internationally-used term to describe high-level environmental assessment as applied to policies, plans and programmes. SEA is a requirement of European law, and considers the impact of proposed plans and policies on the environment. SEA is often undertaken in conjunction with a Sustainability Appraisal (SA).
Strategic Flood Risk Assessment	An assessment which sets out how flood risk from all sources of flooding to the development itself and flood risk to others will be managed.
Strategic Gap	Areas of landscape between significant settlements that over time, if developed, could potentially lead to the merging of settlements and the loss of individual settlement identity. These areas are predominantly undeveloped and are often subject to development pressure i.e. usually they are close to settlements. Strategic gaps preserve the physical and visual separation of settlements.
Strategic Housing and Economic Land Availability Assessment	An assessment that identifies housing and economic development sites (that have been submitted to the Council by landowners and organisations) and assesses their development potential, and when they are likely to be developed. The SHELAA looks at whether the sites are deliverable (i.e. available, suitable for development, and likely to come forward in a reasonable timescale) and developable. However, the SHELAA does not allocate sites for development it informs the preparation of the documents that do.
Strategic Housing Market Assessment	<p>A study which looks at how the characteristics of households and dwellings across a Housing Market Area, and sets out the OAN for the study area. It considers needs for all types of housing (including affordable) and the needs of different groups (older people, students etc).</p> <p>The Berkshire (including South Bucks) Strategic Housing Market Assessment can be viewed at:</p> <p>https://www.bracknell-forest.gov.uk/comprehensive-local-plan/evidence-base</p>
Strategic Suitable Alternative Natural Greenspace	Strategic SANGs are open spaces in Bracknell Forest which, in agreement with NE, have been identified as being suitable for the Council to bring up to SANGs standard through the application of developer contributions. These usually provide mitigation for smaller developments.
Suitable Alternative Natural Green Space	Open space, meeting guidelines on quantity and quality, for the purpose of providing recreational alternatives to divert dogwalkers and others from the SPA. It is provided by residential developments lying within a certain distance from the SPA to avoid those developments creating additional recreational pressure on it.
Supplementary Planning Document	A type of planning document that provides support, and additional detail on policies contained within Local Plans. SPDs are a material consideration but hold less weight than a Local Plan.
Sustainability Appraisal	<p>A process that examines the impact of proposed plans and policies on economic, social and environmental factors, and ensures that these issues are taken into account at every stage so that sustainable development is delivered on the ground. It also appraises the different options that are put forward in the development of policies and the identification of sites. Each Local Plan that the Council produces is accompanied by its own SA, which also incorporates the requirement of SEA.</p> <p>The first stage of the process involves producing a Sustainability Appraisal Scoping Report which identifies other relevant policies, plans and programmes and sustainability objectives plus baseline information and sustainability issues and problems.</p> <p>The second stage involves testing CLP objectives against the sustainability appraisal framework, developing options for the CLP and evaluating their likely effects, considering ways of mitigating adverse effects and maximising beneficial effects and proposing measures to monitor the effects of implementing the CLP.</p> <p>The Bracknell Forest Comprehensive Local Plan Sustainability Appraisal/Strategic Environmental Assessment can be viewed at:</p> <p>https://www.bracknell-forest.gov.uk/comprehensive-local-plan/evidence-base</p>
Sustainable Drainage Systems	Surface water drainage methods that take account of water quantity, water quality, biodiversity and amenity issues.
Sustainable Transport	Transport that minimises harmful effects on the environment and depletion of natural resources and hence can be sustained in the long term. Includes walking, cycling and fuel-efficient public transport.
Thames Basin Heaths Special Protection Area	A nature conservation area comprising a group of heathland sites designated for its bird interest under a European Wildlife Directive (and subject to the assessment procedure set out in the Habitats Directive), in order to protect internationally important species of birds which live within them.

Town Centre	<p>Area defined on the local authority's policies map, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area.</p> <p>References to town centres or centres apply to city centres, town centres, district centres and local centres but exclude small parades of shops of purely neighbourhood significance. Unless they are identified as centres in Local Plans, existing out-of-centre developments, comprising or including main town centre uses, do not constitute town centres.</p>
Transit Site	A site intended for short-term use while in transit. The site is usually permanent and authorised, but there is a limit on the length of time residents can stay.
Transport Assessment / Transport Accessibility Assessment	<p>Assessment that analyses the transport issues relating to a proposed development and identifies what measures can be taken to deal with the anticipated transport impacts of the scheme. It also looks at ways of improving accessibility and safety for all modes of travel, including alternatives to the car such as walking, cycling and public transport.</p> <p>Transport Statements also assess the transport implications of development and are used when developments are anticipated to have limited transport impacts.</p>
Travelling Showpeople	Members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family's or dependants' more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily, but excludes Gypsies and Travellers as defined above.
Tree Preservation Order	Tree Preservation Orders protect specific trees, groups of trees or woodlands in the interests of amenity. The cutting down, topping, lopping, uprooting or wilful damage or destruction of trees which are the subject of a TPO is prohibited unless written consent is given by the LPA.
Veteran tree	A tree that is of interest biologically, culturally or aesthetically because of its age, size or condition.
Village Design Guide	Village Design Guides or Statements provide descriptions of local character.
Windfall Allowance	The predicted number of dwellings that may come forward each year on sites that have not been identified through the Local Plan process. Normally relates to previously developed sites in settlements.
Windfall Sites	Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously developed sites that have unexpectedly become available.
Yard	Showpeople travel in connection with their work and therefore live, almost universally, in wagons. During the winter months these are parked up in what was traditionally known as 'winter quarters'. These 'yards' are now often occupied all year around by some family members.

Sources:

- National Planning Policy Framework
- National Planning Practice Guidance
- BFC Documents:
 - Site Allocations Local Plan
 - Core Strategy
 - Bracknell Forest Borough Local Plan
 - Thames Basin Heaths SPA SPD
 - Planning Obligations SPD
 - Sustainable Resource Management SPD
 - BFC web site

- Government Agency websites
- Planning Advisory Service
- Planning Portal
- By Design Guide (CABE/DETR, 2000)
- Lifetime Homes

Government Agencies and Consultees

Table 29 Government Agencies and Consultees

Advisory Team for Large Applications (ATLAS)	An independent advisory service available providing support for Local Authorities in dealing with complex large scale housing led projects. http://www.atlasplanning.com
Environment Agency (EA)	This is a public body which works to 'create better places for people and wildlife, and support sustainable development'. They are responsible for: <ul style="list-style-type: none"> • 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 This body is a statutory consultee for plan making purposes. They are also a 'duty to co-operate' body. https://www.gov.uk/government/organisations/environment-agency
Highways England	Formerly Highways Agency, this is a body which is charged with operating England's motorways and major A roads. This body is a statutory consultee for plan making purposes. They are also a 'duty to co-operate' body. https://www.gov.uk/government/organisations/highways-england
Historic England	Formerly English Heritage, this is a public body which looks after historic environment in England. It maintains the official database of nationally designated heritage assets for England, comprising: <ul style="list-style-type: none"> • Listed buildings • Scheduled monuments • Protected wreck sites

	<ul style="list-style-type: none"> · Registered parks and gardens · Registered battlefields · 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

	<ul style="list-style-type: none"> · providing planning advice and wildlife licences through the planning system · 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

Table 30 Consultants for Evidence Base

4 Global	4 Global have been commissioned to assist with the open space evidence.
Amec Foster Wheeler (Amec)	Amec were appointed to undertake the Green Belt review.
Arc4	Arc4 were appointed to undertake the Gypsy and Traveller Assessment work (GTAA).
Berkshire Archaeology	Berkshire Archaeology were appointed to undertake archaeological evidence.
BNP Paribas Real Estate (BNP Paribas)	BNP Paribas were appointed to undertake the SHELAA viability assessment.
GL Hearn (GLH)	GLH were appointed to undertake housing evidence (SHMA).
GVA	GVA were appointed to undertake retail evidence (retail & commercial leisure study).
JBA Consulting (JBA)	JBA were appointed to undertake the Water Cycle Study and SFRA.
John Wenman ecological consultants (John Wenman)	John Wenman were appointed to undertake ecological evidence.
Land Use Consultants (LUC)	LUC were appointed to undertake the landscape (LCA & Recommendations Report and Sensitivity Appraisal) and heritage evidence.
Nathaniel Lichfield & Partners (NLP)	NLP were appointed to undertake the economic evidence (FEA, FEMA & EDNA).
Thames Valley Environment Records Centre (TVERC)	TVERC were appointed to undertake the Green Infrastructure Review.
Tibbalds Planning & Urban Design (Tibbalds)	Tibbalds were appointed to undertake the Design SPD.

Copies of this booklet may be obtained in large print, Braille, on audio cassette or in other languages. To obtain a copy in an alternative format please telephone 01344 352000

Nepali

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

Tagalog

Mga buod/ mga hango ng dokumentong ito ay makukuha sa malaking letra, limbag ng mga bulag o audio kasette. Mga kopya sa ibat-ibang wika ay inyo ring makakamtan. Makipag-alam sa 01344 352000

Urdu

اس دستاویز کے خلاصے یا مختصر متن جلی حروف، بریل لکھائی یا پھر آڈیو کیسٹ پر ریکارڈ شدہ صورت میں فراہم کئے جا سکتے ہیں۔ دیگر زبانوں میں اس کی کاپی بھی حاصل کی جا سکتی ہے۔ اس کے لیے براہ مہربانی ٹیلیفون نمبر 01344 352000 پر رابطہ کریں۔

Polish

Streszczenia lub fragmenty tego dokumentu mogą być dostępne w wersji napisanej dużym drukiem, pismem Brajla lub na kasecie audio. Można również otrzymać kopie w innych językach. Proszę skontaktować się z numerem 01344 352000.

Portuguese

Podemos disponibilizar resumos ou extractos deste documento em impressão grande, em Braille ou em audiocassete. Podem também ser obtidas cópias em outros idiomas. Por favor ligue para o 01344 352000.

Bracknell Forest Council
Time Square
Market Street
Bracknell
RG12 1JD