

Site Allocations Development Plan Document

Participation Document

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How to Get Involved

This Participation document is available for consultation between Friday 26th February to Friday 9th April 2010. It can be viewed at the Council offices at Time Square and Easthampstead House; local libraries; and at Town/Parish Council offices. It is also available on-line at <http://www.bracknell-forest.gov.uk/sadpd>.

The Council is also holding a number of public exhibitions around the Borough. Drop in to see an exhibition of the proposals at one of the informal sessions being held at:

Where	When
Sandhurst Library, The Broadway	Thursday, March 4 from 10am to 1pm
Sainsburys, Princess Square	Saturday, March 6 from 10am to 1pm
Warfield Parish Council, County Lane	Tuesday, March 9 from 9.30am to 12.30pm
Winkfield Parish Council, Fernbank Road	Saturday March 13 from 10am to 1pm
Sandhurst Town Council, Yorktown Road	Tuesday, March 16 from 10am to 1pm
Crowthorne Parish Council, Wellington Road	Thursday March 18 from 10am to 1pm
Brownlow Hall, Newell Green	Saturday March 20 from 10am to 1pm
Bracknell Town Council, High Street	Thursday March 25 from 10am to noon
Crowthorne Baptist Church, High Street	Saturday March 27 from 10am to 1pm
Binfield Parish Council, Benetfeld Road	Wednesday March 31 from 10am to noon
Tesco, Martins Heron	Thursday, April 1 from 10am to 1pm
Binfield Library, Benetfeld Road	Tuesday April 6 from 2pm to 5pm

There are a number of ways in which you can make your comments. The Council would prefer that you use electronic means to respond to this document, either by using:

1. The following link to comment on the document using our planning consultation portal pages: [\(add link\)](#)
2. The on-line questionnaire, which can be downloaded from: <http://www.bracknell-forest.gov.uk/sadpd> and then emailed to us at development.plan@bracknell-forest.gov.uk;
3. Email your comments direct to us at development.plan@bracknell-forest.gov.uk.

Alternatively, if you prefer to use the questionnaire form which accompanies this document, please complete it and return it by post to:

Spatial Policy Environment,

Culture & Communities

Bracknell Forest Council

Time Square

Market Street

Bracknell

RG12 1JD

What Will Happen To Your Comments

Any representations received will be summarised and published on our web site after the consultation period, please check <http://www.bracknell-forest.gov.uk/sadpd> for updates.

Your views will help to inform the next stage of this document,. This will be a draft submission document, outlining the Council's preferred approach and explaining why it was chosen. The draft submission document will be published in October 2010, after which it will be submitted to the Secretary of State

Further Information

If you have any queries about this document, please contact a member of the Development Plans Team using the e-mail or postal addresses above, or by phone on: 01344 352000.

You can find more information on the Local Development Framework at <http://www.bracknell-forest.gov.uk/ldf>

1 Overview

Introduction

1.1 New development will be needed in Bracknell Forest to meet the Borough's needs for housing, to support economic wellbeing and to provide the range of facilities needed to create sustainable communities. The Council needs to plan where this development will go, and the Site Allocations Development Plan Document (SADPD) will be the document that identifies the locations for this development up to 2026. The SADPD will fit within the spatial vision, objectives and overall strategy established by the Council's adopted Core Strategy. It will be one of a number of documents that together make up the Council's Local Development Framework (LDF). It will cover the whole Borough, and its relationship with other documents in the Council's LDF can be seen by visiting <http://www.bracknell-forest.gov.uk/ldf>.

1.2 This consultation document puts forward a range of possibilities for discussion. In some cases it also gives an initial view on the Council's preferred approach, however further evidence will need to be taken into account before any proposals can be formally taken forwards. We will take account of the views of the community and other interested parties throughout the process. The feedback and information we receive at this stage will influence the location and form of future development - so your input is important.

1.3 We want your views on a range of key matters including:

- How much development should go into Bracknell Town Centre?
- How much development should go into other parts of Bracknell and other settlements?
- How much development should go into new extensions to existing settlements?
- How should we meet the housing needs of gypsies, showmen and other travelling people?
- Can we allocate employment land for housing without harming the local economy?
- What are our priorities for the delivery of infrastructure to mitigate the impact of new development?
- How should settlement and town and district centre boundaries be drawn to best support their role?
- Should we change the planning notation of school sites?

1.4 We have identified options for tackling these issues and are asking questions about the best approach.

1.5 The document is structured as follows:

1. Overview
2. Our Vision
3. Locational Principles and Constraints
4. Development Needs
5. Locations for Housing Development
6. Initial SA of Clusters

7. Profiles of Broad Areas
8. Your Involvement in the Process
9. Glossary
10. References
11. Appendices

Purpose of the Site Allocations Development Plan Document

1.6 The SADPD will allocate sites, indicate their proposed uses and identify the related infrastructure needs. It should ensure that our future development needs are met in the most sustainable way that assures a high quality of life for existing and future residents and supports the Borough's economic well-being.

1.7 The Major Locations for Growth identified in the Core Strategy (at Amen Corner and North of Whitegrove and Quelm Park (now referred to as Land at Warfield)) will not be sufficient to meet our requirements to 2026. The Council therefore needs to make difficult decisions about which sites outside defined settlements are allocated for development. Without an adequate supply of sites for development, developers are likely to submit planning applications for development that are unlikely to effectively deliver the overall strategy or lead to the optimum outcome for the Borough. It is better that we plan for change, rather than react to proposals that come forward. Whilst the economic downturn has had an impact on the development industry and the desire to build new homes, this is only a short term issue and we must plan for the longer term.

1.8 The main driver for the SADPD is housing, as we need to identify additional sites for approximately 5,400 dwellings. This figure is derived from the Council's housing allocation in the Regional Spatial Strategy and takes account of those already built, with planning consent or within the Major Locations for Growth already identified in the Core Strategy. Some sites will be found within defined settlements, but much of the new housing will need to be built on sites that are outside the current defined settlements. The SADPD will provide a list of sites with potential for housing, give an indication of how many houses can be built on each site, when they are likely to be built and how they will be implemented. Allocations will also need to be made to accommodate the needs of the travelling population.

1.9 Other functions of the SADPD will be to:

- i. Allocate sites for:
 - Employment
 - Retail
 - Other supporting infrastructure (education, open space, community facilities, transport etc)
- ii. Review:
 - The defined settlement boundaries in relation to minor anomalies and rounding-off sites.
 - Employment area boundaries

- The role of school land
 - Town centre and local centre boundaries
- iii. Identify an appropriate approach to sites in institutional use in the countryside (beyond the Green Belt).
 - iv. Amend the Council's current Proposals Map to reflect the changes listed above.

National and Regional Guidance

1.10 The SADPD must comply with national guidance and the Regional Spatial Strategy (the South East Plan, SEP).

1.11 The Government requires us to bring forward sufficient land to meet our expected needs for housing, industrial, retail and commercial development, and for leisure and recreation. The land needs to be suitable for the purpose and we need to take account of accessibility, sustainable transport and the provision of essential infrastructure. We need to ensure that sufficient, good quality, new homes are provided, including an appropriate mix of housing and adequate levels of affordable housing. The Government's aim is that everyone should have the opportunity to live in a decent home, in locations that reduce the need to travel. To achieve this, the Government says that we need to set out a strategy for the planned location of new housing which contributes to the achievement of sustainable development, and options for accommodating new housing growth, taking into account opportunities for, and constraints on, development. Options can include expansion of existing settlements through urban extensions.

1.12 Recent guidance on sustainable economic growth requires the Council to use land efficiently and effectively and plan to deliver transport and other infrastructure needs to support economic development. It also says that policies for town and other centres should be able to respond to changing economic circumstances and encourage accessible high density development in suitable locations.

1.13 The regional strategy focuses development on the urban area and generally retaining the extent of the Green Belt. Bracknell Forest is in the Western Corridor and Blackwater Valley Sub-Region and Bracknell is identified as a sub-regional (second tier) hub. It allocates 12,780 new homes to be provided within Bracknell Forest from 2006 to 2026 and sets an interim jobs target of 79,300 for the sub-region for the period 2006 - 2016.

1.14 The regional strategy was approved in May 2009, after the Council's Core Strategy was adopted and takes precedence over the Core Strategy. Due to its timing, the Core Strategy was based on 2,000 fewer new homes than the final target set in the SEP and this final target is the basis for the SADPD. The Core Strategy policy for the location of development is flexible enough to accommodate this and other changes.

Site Allocations Development Plan Document Stages

1.15 In May 2007 the Council commenced site allocations work in a document called 'Development Management DPD - Housing and Commercial Policies and Sites'. Early consultation on this document took place in February and March 2008. Following the increased housing allocation in May 2009, the Council prioritised site allocation and is preparing the

SADPD specifically for this purpose. Development management policies will be in a separate document at a later stage (details are in the Councils Local Development Scheme at <http://www.bracknell-forest.gov.uk/lds>).

1.16 An Early Stakeholder Workshop was held on 2 December 2009 to explain the purpose and process of allocating development sites and identify priorities for the location of development in the Borough. A summary of this workshop can be found on the Council's web site (<http://www.bracknell-forest.gov.uk/sadpd>).

1.17 The stages for producing the SADPD are shown below. Each stage will be accompanied by a SA and guide the content of the document against sustainability criteria.

Table 1 Site Allocation DPD Stages

Document/Action	Timescale	Sustainability Appraisal
Pre-production /Reg.25 Public Participation		
Discussions with stakeholders	September 2009 - October 2010	
Stakeholder Workshop	2 December 2009	
		Site Allocations DPD Sustainability Appraisal Scoping Report
Public Participation on consultation document and supporting material including Strategic Housing Land Availability Assessment (SHLAA) and Employment Land Review (ELR)	February - March 2010	Initial Sustainability Appraisal of clusters (Initial SA report to be consulted following the February-March 2010 consultation period)
Publish Draft submission		
Public Participation on Draft Submission DPD	October 2010	Sustainability Appraisal Report
Submission of final version		
Submission of final version of Site Allocations DPD and Sustainability Appraisal Report to Government	February 2011	
Examination		
Examination (Government Inspector considers the plan and decides if it has been correctly prepared and is considered	April 2011/June 2011/Aug2011	N/A

Document/Action	Timescale	Sustainability Appraisal
to be the best plan for the area in all circumstances)		
Adoption		
Adoption and publication of the Site Allocations DPD	November 2011/December 2011	Sustainability Appraisal Report

Sustainability Appraisal

1.18 The SADPD must be informed, throughout its preparation, by Sustainability Appraisal and Strategic Environmental Assessment. This is to ensure they contribute towards the aims of sustainable development, and that social, environmental and economic issues are properly taken into account.

1.19 The SA will be carried out in accordance with the timetable set out in Table 1 ' Site Allocation DPD Stages'. A Sustainability Appraisal Scoping Report (which identifies how the appraisal will be carried out) was prepared in January 2010, and consulted on. An Initial SA of the Broad Locations for Development has been prepared. The Council has not yet appraised the sites being considered in detail. This will take place between now and the Draft Submission Stage.

2 Our Vision

Relationship with Sustainable Community Strategy

2.1 We have a long-term vision for the Borough to 2030. It covers all aspects of life and contains priorities in relation to: a thriving population; a desirable place and cohesive communities. This is in the Sustainable Community Strategy for Bracknell Forest. It was prepared, and consulted on, by the Bracknell Forest Partnership (a grouping of representatives from a range of agencies and businesses).

2.2 The adopted Core Strategy in the spatial expression of the Sustainable Community Strategy and the SADPD will therefore help deliver the shared vision of both the Sustainable Community Strategy and the Core Strategy.

2.3 The SADPD also needs to be considered in the context of the delivery programmes and activities of other partners such as utility companies and those involved in providing health services. The content of these programmes will be critical in achieving and supporting development proposed.

Links with Core Strategy

2.4 The planning vision for Bracknell Forest is in the Core Strategy and some relevant extracts are set out below:

- *'The Borough will continue to grow sustainably, in a planned manner, with new development being directed to sustainable locations and having good access to a range of local facilities, services, housing and employment. New development will be located so as to maximise the opportunity to travel by all modes and to improve relative accessibility for all. New development will be mindful of the character of the area in which it sits and will be designed and located such that it will enhance the quality of life in the Borough.'*
- *There will be a continuation of development both within settlements, where appropriate, and outside settlements through planned longer term expansion. Having had regard to the future development needs, environmental, physical and policy constraints and to an assessment of the level of development that may be accommodated within settlements, land to the west of Bracknell and to the north of Whitegrove and Quelm Park has been proposed for such expansions. New housing will be targeted to meet the needs of local people and will include a mix of tenures, size and types of unit. New communities will be planned to provide the necessary physical infrastructure (e.g. roads, water) as well as the social infrastructure (eg. schools, libraries, leisure facilities, health facilities) to support the community.*
- *The Borough will continue to develop as an important business centre: 'smart' growth will be encouraged whereby businesses maximise the use of technology and human resources rather than additional land resources for sustained economic growth. New employment development will be focussed mainly within Bracknell town centre and the existing employment areas. New housing growth areas will be developed as sustainable*

communities and may include a mix of uses including employment, leisure and community facilities.

- *Partnership working will ensure that Bracknell Town Centre is regenerated to provide a mix of homes, shops, jobs and other opportunities that will provide economic, social and environmental benefits to residents, businesses and visitors. The town centre will be easily reached by public transport and have a good standard of access by car. It will also be served by park and ride facilities, for example at Peacock Farm. The town centre will also include a health facility which serves new and existing residents in and around the town centre'.*

2.5 A number of spatial objectives have been identified to help develop strategic policies (together with indicators to measure performance). Due to the relationship of the SADPD to the Core Strategy, the SADPD must take into account the objectives in **Table 2 'Core Strategy Spatial Objectives'** below. Further sub-objectives have been added (in italics) specifically for the SADPD in response to comments made during previous consultation on the Development Management: Housing and Commercial Policies and Sites DPD.

Table 2 Core Strategy Spatial Objectives

A	To plan for a balance of housing and employment growth.
A(i)	<i>To ensure a continuous supply of land for housing to facilitate the delivery of new homes.</i>
B	To aid the delivery of housing in the Borough which meets the needs of all sectors of the community, including the provision of affordable housing.
C	To deliver the regeneration of Bracknell Town Centre.
D	To promote a sequential approach to the location of new development.
E	To promote a transport system which enables access to services, by a choice of transport modes.
E(i)	<i>To mitigate against the impacts of the development on the Strategic Road Network.</i>
F	To ensure high quality well designed development is delivered in the Borough.
G	To support and facilitate essential community facilities and infrastructure in accessible locations.
G(i)	<i>To co-ordinate new developments with the provision of infrastructure so that it is available for occupiers of new developments at appropriate points in the development process.</i>

H	To deliver accessible development meeting the needs of the Borough.
I	To maintain and improve the built and natural environment, and to avoid or mitigate the effects of new development on the natural and historic environment.
J	To maintain high and stable levels of economic growth.
K	To promote the sustainable use and disposal of resources.
L	To mitigate against and adapt to climate change.

Question 1

Do you agree with the proposed sub-objectives set out (in italics) above?

Question 2

Do you think there are other sub-objectives relevant to this document?

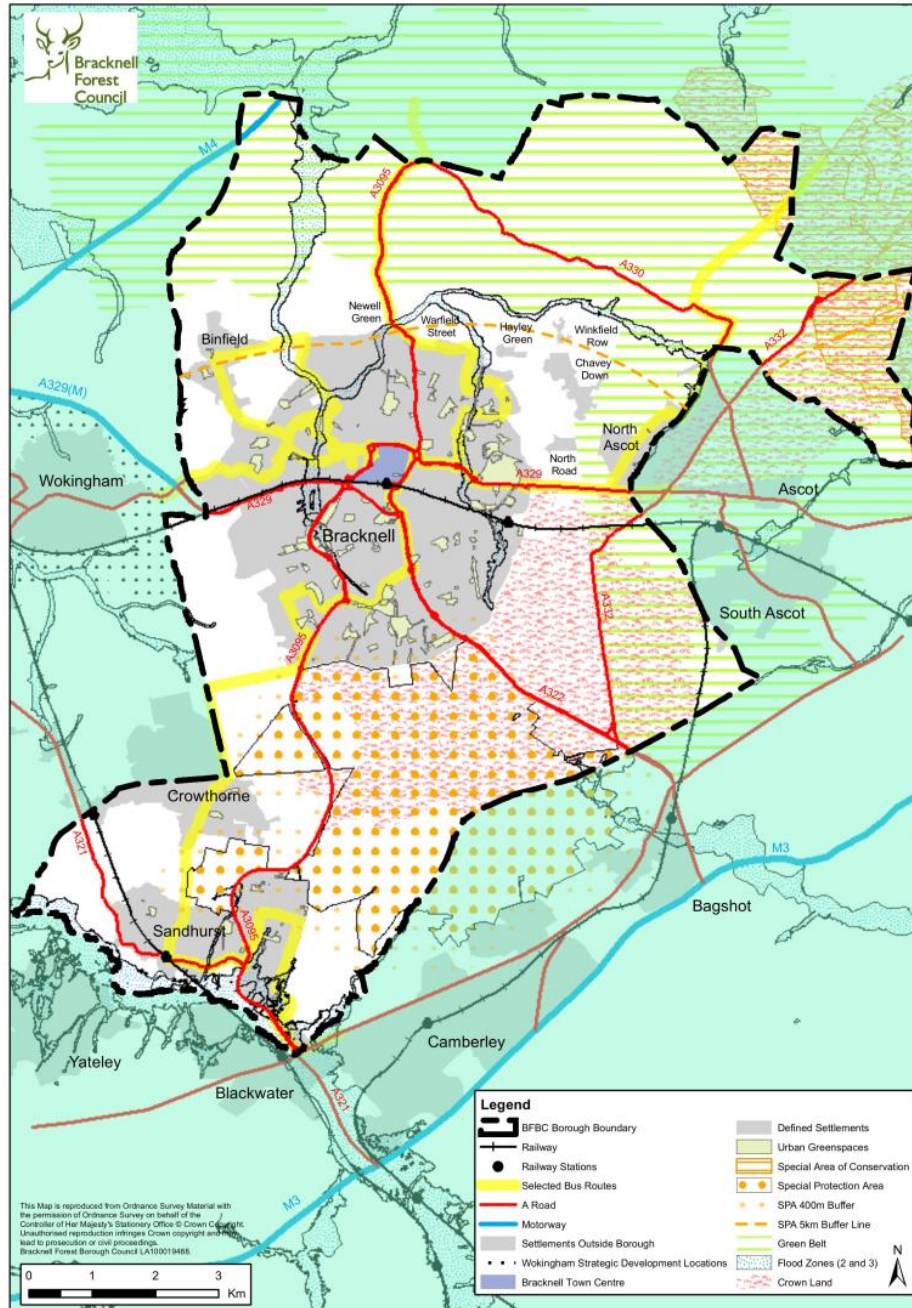
3 Locational Principles and Constraints

Limitations

3.1 In identifying sites for future development we are not starting with a 'blank canvas'. For a number of reasons some parts of the Borough will not be suitable for development. This section describes these constraints in general terms and illustrates some of them on Map 1 'Simple Constraints' below.

3.2 The extent of Bracknell Town Centre and the defined settlements (including agreed Major Areas of Growth) are shown on the Map 1 'Simple Constraints' map. The built-up area accounts for approximately 25% of the land within the Borough and will be the first priority for new development, but the high level of growth to be accommodated means we need to look for sites beyond the existing settlements. However, as can be seen from the map, land outside defined settlements is affected by a number of physical and environmental constraints. The map gives a simple view of some of the factors that need to be considered.

Map 1 Simple Constraints



Locational Principles

3.3 The priority sequence for sites for future development is in the Core Strategy (Policy CS2) and is shown in the map above. The first priority is to provide new development in Bracknell Town Centre as the most accessible location in the Borough, followed by previously developed land within the defined settlements, followed by undeveloped urban sites and finally sustainable extensions to existing settlements.

Constraints

- ***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 legislation. The SPA is relevant for new residential development as within the SPA or within 400 metres of its boundary most residential development will not be acceptable. Within 400m to 5 kilometres of the SPA, adequate measures must be provided to avoid or mitigate any potential adverse effects of development.

- ***Green Belt***

Within the Green Belt there is a general presumption against most forms of development. The SEP and the Core Strategy both support the protection of its current broad extent.

- ***Areas Liable to Flood***

National policy makes it clear that inappropriate development should not be allocated or permitted in areas of flood risk (flood zones 2 and 3 as defined by the Environment Agency). The Council is updating its Strategic Flood Risk Assessment which will help ensure that new development is not at risk of flooding and will not increase the flood risk elsewhere.

- ***Crown Land***

The Crown Estate own and manage Swinley Forest which forms part of Windsor Forest. The integrity of this land as part of the forest is protected by legislation which limits its potential to provide for future development needs.

- ***Wokingham Strategic Development Locations***

Two Strategic Development Locations (SDLs) around Wokingham are supported in the Inspector's Report (October 2009) on the examination into the Wokingham Borough Core Spatial Strategy. The approximate numbers of dwellings to be accommodated in these areas are:

- North Wokingham - 1,500 dwellings
- South Wokingham - 2,500 dwellings.

Any proposals for new development on the western side of Bracknell need to take account of these schemes.

- ***Other Constraints***

There are other constraints not shown on the map that may affect whether certain areas can be developed. These include:

- Sites of Special Scientific Interest
- Local Wildlife Sites
- Tree Preservation Orders
- Features associated with the historic environment
- The previous use of a site if it has resulted in contamination or excavation or has involved landfill.

As well as Crown Land, there are other areas of land in the countryside owned by institutions that are unlikely or unable (due to protective covenants) to come forward for development during this plan period. Examples include the Royal Military Academy Sandhurst, Wellington College, Crowthorne, Easthampstead Park Conference Centre, Bracknell. There may also be other reasons such as ownership issues that prevent other relatively unconstrained areas of the Borough being available for future development.

4 Development Needs

Housing

Key Issues

4.1 The Council has a duty to ensure that enough suitable land is made available to meet our housing objectives. The SADPD needs to identify specific sites and broad locations to enable continuous delivery of housing until 2026. We must also ensure that the right type of housing is provided in the right places to meet the current and projected needs of our communities.

Housing numbers

4.2 Bracknell Forest is required to provide an annual average of 639 new homes per annum (12,780 dwellings from 2006-2026). Homes built since the start of the plan period, and sites that have planning permission for housing are taken off the number to be allocated. The principle of two Major Locations of Growth was established in the Core Strategy and they will be formally allocated in the SADPD and on the proposals map.

4.3 Table 3 'Housing Requirement and Balance to be Provided' below summarises the position at March 2009 and gives the number of dwellings that need to be built on new sites.

Table 3 Housing Requirement and Balance to be Provided

	Number of dwellings (net)
South East Plan Requirement to 2026	12,780
Completions during the period 2006-2009	1,099
Commitments for the period 2006-2026	

	Number of dwellings (net)
<p><i>With planning permission</i></p> <p>This includes:</p> <ul style="list-style-type: none"> • 1,000 in Bracknell Town Centre 	3,388
<p><i>Accepted in principle</i></p> <p>This includes:</p> <ul style="list-style-type: none"> • 725 at Amen Corner (Core Strategy Policy CS4) • 2,200 at Land at Warfield (Core Strategy Policy CS5) 	2,925
Remaining number of dwellings that still require sites	5,368

4.4 The SADPD will set out an appropriate phasing for development to ensure that sufficient housing land is available throughout the plan period bearing in mind the timescales for providing infrastructure.

4.5 The Council has prepared a Strategic Housing Land Availability Assessment (SHLAA) to help identify all possible sites for housing. The SHLAA is based at March 2009 and considers the suitability for housing and the potential capacity of sites within and beyond the defined settlement areas. The methodology and final SHLAA are available to view at: [insert hyperlink](#)

4.6 A Strategic Housing Market Assessment (SHMA) was produced in 2007 for the Berkshire Unitary Authorities. It provides a useful overview but refers to a lower housing requirement than the current target and lacks sufficient detail on the type and size of homes likely to be needed in future. The Council is commissioning further work to update the SHMA and give more detailed information on housing needs.

4.7 The Council's Housing Strategy 2009-2014 is based on the current and future need for housing in the Borough. It considers housing supply (the condition and suitability of the current housing stock) and the supply of new housing. It is mostly drawn from the SHMA but includes analysis of the 2008 economic downturn and its impact on home building, including affordable social housing.

Population and households

4.8 Bracknell Forest's population is projected to increase from 109,617 in 2001 to nearly 130,000 by 2026. We need to plan for an ageing population as the proportion of people aged 65 is projected to increase from 11% in 2001 to 18% by 2026.

4.9 The average size of households is projected to fall from 2.37 in 2009 to 2.21 in 2026 due to people living longer and fewer people marrying or living together. The number of single person households is predicted to increase by more than 50% between 2001 and 2026.

Housing needs of the community

4.10 The Core Strategy requires new development to provide the right types and sizes of housing in order to address all future housing needs throughout the community. This will include a range from 1-bed to 4/5-bed properties, a mix of tenures and affordable housing options, and addressing various special housing needs. The need for affordable housing is a strategic priority in the Council's Housing Strategy 2009-2014. Despite a 17% reduction in average house prices in Bracknell Forest from £270,000 in February 2008 to £224,000 in February 2009, housing remains expensive compared with other parts of the country which still affects the ability of first time buyers, particularly, to afford a property. Data from the Hometrack housing intelligence system shows that in December 2009, a first time buyer needed a household income of at least £30,000 to be able to afford the cheapest accommodation (flat/maisonette) and an income of at least £40,000 to afford a terraced property.

4.11 The Council's Housing Register contains information about general housing need for affordable housing. In 2006, a Housing Needs Assessment was undertaken for Bracknell Forest which formed part of the Strategic Housing Market Assessment. Table 4 'Affordable Housing Demand and Supply to 2013' below sets out the estimated demand for affordable housing over the next four years and the supply of accommodation (both from re-lets of existing and new build) expected to be available to meet this demand:

Table 4 Affordable Housing Demand and Supply to 2013

	2009/10	2010/11	2011/12	2012/13
<i>First time applicants</i>	3056	3120	3183	3249
<i>Transfer applicants</i>	1030	1073	1095	1116
<i>Homeless</i>	102	102	102	102
<i>Total</i>	4188	4295	4380	4467

	2009/10	2010/11	2011/12	2012/13
<i>Estimated supply of housing (re-lets of existing + new build)</i>	547	557	568	521

The Council is in the process of commissioning further work to provide updated and more detailed information on the future need for both market and affordable housing in the context of Bracknell Forest Borough, which will inform the preparation of this Site Allocations DPD.

A Robust and Flexible Supply of Land

4.12 Government guidance in PPS3 requires us to provide a robust and flexible supply of land to meet development needs. This means that we need a strategy that can deliver an adequate supply of land in the event that the identified sites do not come forward within the forecast timescales. As a minimum we need to identify broad locations and specific sites that will enable continuous delivery of housing for at least 15 years. Specific deliverable (available, suitable and achievable) sites are needed for the first five years and specific developable sites for the following 5 years.

4.13 In order to demonstrate that the supply of land is flexible and robust there are a number of alternative approaches we can take. One option would be to allocate sufficient land to meet our housing requirements for an additional five years beyond the end of the plan period. This would be based on a continuation of our annual average housing requirement which equates to 3,195 additional new homes (5 yrs x 639 annual average = 3,195). This, when added to the 5,368 requirement identified in the 'Table 3 'Housing Requirement and Balance to be Provided' table above would require us to find sites or broad locations for some 8,563 homes.

4.14 This and other options are set out below:

Options for a Robust and Flexible Land Supply

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

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

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

Question 3

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

Question 4

Is there an alternative approach that should be adopted?

Travelling Populations

Key issues

4.15 The Council needs to allocate sites to accommodate Gypsies, Travellers and Travelling Showpeople. The number of pitches we need to allocate is set by the Regional Spatial Strategy and the policy dealing with this issue is currently under review. The draft regional proposal for Bracknell Forest is for fifteen more permanent pitches for Gypsies and Travellers and two additional plots for Travelling Showpeople during the period 2006 – 2016. Using standard household growth assumptions would suggest that we provide ten more pitches for Gypsies and Travellers and three more plots for Travelling Showmen in the period 2016 – 2026.

4.16 In the Borough there are currently eighteen permanent pitches, one pitch with temporary consent, three unauthorised pitches and an outstanding planning application for a further two pitches for gypsies and travellers. The Council is proposing to extend its Easthampstead site by three pitches, and there are seventeen permanent caravans and twelve seasonally restricted caravans with planning permission for Showpeople in Binfield.

4.17 The Council could continue the reactive approach, responding to planning applications for pitches/plots by travelling communities which are often retrospective. However, which does not reflect the plan led approach required by Government and which the Council supports.

4.18 The supporting text to proposed regional Policy H7_a indicates that publicly-funded Gypsy and Traveller pitches count as affordable housing and provision via Section 106 legal agreement or by developers within new developments is encouraged. In principle, pitches could be provided on any land that is allocated or suitable for residential development.

Options for Travelling Populations

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

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

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

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

Question 5

Which of the above options is the most appropriate?

Question 6

Is there an alternative approach that should be adopted?

Settlement Boundary Changes

4.19 Preparation of the SADPD provides an opportunity to review and update the boundaries of existing settlements. The following paragraphs identify a number of options for making changes to these boundaries.

4.20 The identification of strong settlement boundaries help provide a clear distinction between the countryside and built up areas. They provide certainty over whether or not development is likely to be acceptable and help to maintain the character and function of the countryside and individual identity of settlements.

4.21 To ensure that boundaries are drawn in a consistent manner it is necessary to develop some principles that can be followed. It is suggested that the following principles could be used:

Settlement Boundary Principles

The boundary will be defined tightly around the existing built up framework and where possible will follow defined features such as hedges and walls and roads

Settlement boundaries will be drawn to include:

- Existing commitments for development including permissions that have not yet been implemented
- Buildings on the edge of villages that relate closely to the economic or social functioning of the area e.g. village halls and public houses
- Curtilages except large gardens or other open areas that are visually detached from the settlement

Settlement boundaries will be drawn to exclude:

- Playing fields or open space on the edge of settlements
- Isolated buildings that are visually or physically detached from the settlement

Settlement boundaries do not need to be continuous and it may be appropriate to define more than one element to a settlement depending on the nature and form of the settlement

Question 7

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

Question 8

Are there other principles that should be followed?

Warfield Park Mobile Home Site

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

4.23 The existing mobile homes are laid out in an attractive woodland setting, the overall density of development being relatively low at around 11 dwellings per hectare. Bracknell Forest Borough Local Plan Policy EN11 seeks to protect the character of the site. The site owner wishes to intensify its use, improve facilities and possibly extend the site. Consequently your views are sought on the following approaches:

Warfield Park Options

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

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

Option 3 - Retain the existing policy approach and boundaries

Question 9

Which of the above options is the most appropriate way forward for Warfield Park?

Question 10

Is there an alternative approach that the Council should consider?

Employment

Key Issues

4.24 A key Government objective is sustainable economic growth. The Regional Economic Strategy, the SEP and the Core Strategy all aim to achieve a balance between housing, the resident workforce and employment. The Council is required to ensure that our development plans provide a clear economic vision and strategy for the area. Our plans must support existing business sectors (whether expanding or contracting) and to identify and plan for new sectors. They must also be flexible enough to respond to changes in economic circumstances.

4.25 The Council's latest Employment Land Review has identified a significant over-supply of offices (B1 Use Class) in the Borough which is likely to extend beyond the plan period. Jobs in general industry and storage and distribution are roughly in balance with the number of Borough residents working in those sectors. Most jobs in the Borough are located in Bracknell Town Centre and the defined employment areas.

4.26 The Employment Land Review recognises that the larger employment areas in the Borough have a mix of uses within them and should continue to do so. It also suggests that the Information and Communications Technology Sector is over-represented in the Borough, and that in future we should aim for greater diversity while continuing to nurture this sector. Most of the office and other commercial buildings in the Borough were found to be of high-quality and fit for purpose. A small number of limited employment areas were identified that might be released for other purposes if there is an over-supply of employment land or a need to accommodate other uses such as housing.

4.27 One issue highlighted by the Employment Land Review is that Bracknell has a weak identity as an office location due to the age of the buildings and the quality of the shopping centre and leisure facilities. This is exacerbated by the high level of competition from nearby locations such as Reading and Winnersh Triangle. The proposals for regenerating Bracknell Town Centre should improve some of these aspects. Although some of the existing office stock is beginning to age, this is not an issue that can be addressed by allocating additional land for office development, given that we already have a surplus of sites. To identify further sites could in fact hinder redevelopment by creating alternative locations for new offices. We do however need to maintain employment areas of a suitable size to retain and attract large employers.

4.28 Our initial view on our employment strategy is therefore to:

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

Question 11

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

4.30 Within the overall strategy we have a number of options for change:

Options for Employment

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

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

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

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

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

Question 12

Which of the above approaches do you think is the most appropriate way forward in relation to Employment?

Question 13

Is there an alternative approach that the Council should consider?

4.31 Apart from the major employment areas, there are some land uses such as hospitals schools and training facilities outside settlement boundaries that provide significant have employment. There is an issue of whether these sites should be covered by specific policy that would enable limited development to allow them to respond to changing needs. A different approach would be needed for sites within the Green Belt which are affected by very restrictive national planning policy (PPG 2). Government guidance does allow for the designation of Major Development Sites within the Green Belt within which limited infilling can be permitted or redevelopment that meets certain criteria as set out in Annex C to PPG2.

Options for Employment Sites Outside Settlements

Option 1 - Give employment sites outside settlements a specific notation and policy to enable limited development to occur

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

Question 14

Do you consider either of the above options is appropriate?

Question 15

Is there an alternative approach that the Council should consider?

Retail

Key Issues

4.32 Survey and other information indicate no significant need for additional retail development sites to be allocated within the SADPD. However, we do need to plan for the future role of our town and other centres and as part of this the SADPD will define:

- a network and hierarchy of centres that is resilient to economic changes and meets the needs of their catchments ;
- a list of centres, along with their role and function and extent; and
- a policy approach to enable them to fulfil that role and function.

4.33 The Core Strategy indicates that:

- Bracknell Town Centre is the main focus for growth, including retail development, but not to the detriment of smaller centres
- retail warehouse development should be at the Peel Centre, and:
- out of centre development is generally inappropriate.

4.34 The Bracknell Forest Retail Study (May 2008) was prepared before the current recession took hold. Its main findings were that:

- retail proposals in the outline planning application for Bracknell town centre may take longer to implement than previously envisaged, and;
- the smaller retail centres appear to be functioning well.

4.35 More recent survey work has indicated that:

- the definitions and areas in our current Local Plan need to be updated;
- the extent of the primary shopping area and the primary and secondary shopping frontages in Bracknell town centre and Crowthorne need to be updated;
- the boundaries of other identified centres need to be revised to reflect new government guidance, and;
- some small parades of shops previously identified as centres do not fall within the latest definitions.

4.36 A Retail Survey carried out in August and September 2009 indicated an average shop unit vacancy rate of about 9% (less than the 11% generally considered to indicate problems with vitality and viability of centres).

4.37 The Bracknell town centre secondary frontage had a 17% vacancy rate while the smaller shopping centres were generally trading well with the exception of New Road at North Ascot, the Peel Centre and Wildridings.

4.38 In some centres the proportion of units in shop use (A1 retail) is declining. Examples of this trend are Crown Wood; Easthampstead; Forest Park; Harmanswater; Fernbank Road, North Ascot; Priestwood Square; Swan Lane (East), Sandhurst; Old Mills Parade, Sandhurst and Wildridings.

4.39 Policies dealing with retail in the Core Strategy focus on retail function and the impact of development on the centres' function, character, vitality and viability.

4.40 To comply with national policy we should define:

- the primary shopping areas in each centre and any primary and secondary shopping frontages they contain; and
- centres where retailing is in decline and other uses may need to be introduced to support their viability and enable them to continue providing local services.

4.41 The Bracknell Forest Borough Local Plan identifies the following centres:

- a large town centre (Bracknell);
- two small town centres (Crowthorne and Sandhurst);
- several district centres (Binfield; Harmans Water; Great Hollands; Birch Hill; Forest Park; Martins Heron; Whitegrove);
- several local centres (Priestwood; Bullbrook; Wildridings; Easthampstead; Crown Wood; Station Parade, Crowthorne; Yeovil Road, Owlsmoor; east of Swan Lane, Sandhurst; Yorktown Road, College Town);

It is intended that this list is formalised within the SADPD to support the objectives of Local Plan Policies E7 and E8. However, in some cases adjustments to boundaries need to be considered in light of national guidance and survey work undertaken by the Council.

4.42 There are also some locations listed in the Local Plan that fall outside the Government's definition of centres, being small parades of shops of purely neighbourhood significance (such as New Road, Ascot; Fernbank Road, Ascot; Warren Row, Ascot; Hanworth; Old Mills Parade, Sandhurst). It is proposed that these small parades are reviewed in the Development Management DPD where a supporting policy for the retention of important local shops and other services will be considered at the same time, until then current policies will continue to apply to them. The following paragraphs set out options for the SADPD.

Proposed Approaches for Retail Centre Boundaries

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

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

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

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

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

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

Question 16

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

Question 17

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

Question 18

Is there an alternative approach that the Council should consider?

4.43 The policy approach to development in centres, including the impact of development on retail function, character, vitality and viability, is a matter for the Development Management Development Plan Document. However, In order to promote the vitality and viability of our shopping areas in accordance with recent government guidance in PPS4 it is proposed that we review the identified shopping frontages in our retail centres. We also propose a change of wording to use the same definitions of retail areas and frontages as the national guidance to improve clarity. Plans showing these proposed changes, along with any centre boundary changes, are attached at Appendix 1.

4.44 There is an option of doing nothing and retaining the existing network of retail centres as set out in the Core Strategy and shown on the Proposals Map. However this is not considered an appropriate approach because:

- The current hierarchy does not comply with the latest definitions in government guidance (PPS4);

- New development has changed the character of some areas since the boundaries were drawn; and
- There are anomalies within the existing boundaries.

We are therefore seeking views on the following options for change:

Proposed Approaches for Bracknell Town Centre

1 - Following a review we propose to keep the existing town centre boundaries but change the wording of “retail area”, “primary shopping area” and “defined frontage” to “primary frontage”

2 - It is proposed to slightly reduce the extent of primary frontage to accord with the PPS4 definition and remove an area where there are in fact no shops. It is also proposed to define secondary frontages, again to reflect current guidance.

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

4 - It is proposed to show the Peel Centre as a secondary frontage rather than part of the primary shopping area. It is presently designated as part of the “retail area” but that classification no longer exists in PPS4. The Peel Centre would be classed as an edge of centre location under current guidance being some 280m walking distance from the primary shopping area and identification of a secondary frontage would therefore be appropriate.

Question 19

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

Question 20

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

Question 21

Is there an alternative approach that the Council should consider?

Proposed approaches for Crowthorne Centre

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

2 - It is proposed to change “Retail core area” designation to “primary frontage” and extend it to better accord with the PPS 4 definition by including the Lidl store site. It is also proposed to exclude land between Waterloo Road and the fire station, which does not have enough shops (A1 Use) to accord with the PPS4 definition.

3 - It is also proposed to define secondary frontages in Crowthorne in accordance with government guidance and to more tightly define the primary shopping area than the previous “retail area” to reflect the definition in PPS4.

Question 22

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

Question 23

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

Question 24

Is there an alternative approach that the Council should consider?

Infrastructure

4.45 It is very important that the necessary services and facilities are provided along with new development. This is to ensure that there is capacity across a wide range of infrastructure to accommodate the additional population. Core Strategy policy (CS6) requires new development to contribute towards the infrastructure needed to support growth in the Borough and mitigate its impacts. This will normally be through in-kind on-site provision, though where this is not appropriate the policy does allow for contributions to be made towards provision on different sites. This policy is supported by a Supplementary Planning Document (SPD) on Limiting the Impact of Development (LID), which is likely to be updated or replaced during the lifetime of the SADPD.

4.46 The SADPD will identify, as far as possible, the infrastructure needs directly associated with the development of the sites being considered for allocation. In dealing with larger sites involving a number of landowners it is important that planning is co-ordinated to equalise land values for the different land uses required across the development. We must also ensure that infrastructure is provided when it is needed by new residents of a development which may be built over a number of phases. The document may also need to identify specific sites for significant elements of new infrastructure required to accommodate the needs arising from cumulative growth over the plan period (such as a new Secondary School in the north of the Borough).

4.47 The SADPD is being prepared in parallel with the third version of the Local Transport Plan (LTP3) and a study of the two main road corridors through the Borough. LTP3 will set out the Council's strategy for transport to 2026 and the A329/A322 Corridor Study will review options for junction improvements along these key transport routes. The SADPD, LTP3 and the corridor study will support each other and in particular, the infrastructure delivery plan.

4.48 For the purposes of the SADPD, a broad definition of infrastructure is used. This will include the following elements:

- Transport – including works to ensure that new sites are properly linked to the local movement network and direct provision, or contributions towards, sustainable transport measures. This will help ensure that there is sufficient capacity on the local highway network and support improvements for walking, cycling and public transport.
- Open Space and Outdoor Recreation – to meet the leisure and recreation needs of the additional population arising from future development.
- Suitable Alternative Natural Greenspace (SANGs) – needed to avoid & mitigate the impact of new development on the integrity of the Thames Basin Heaths Special Protection Area.
- Education – for strategic sites this is likely to include on-site provision for primary education and contributions towards secondary education. A particular need has been identified for additional secondary education capacity in the northern part of the Borough and it will be important to find a site or sites for any additional secondary school(s) required over the plan period.
- Built Sports Facilities – to ensure that there are sufficient sports centres / swimming pools etc to meet the projected population's needs for indoor sports facilities.
- Library Facilities – this may include a new on-site library facility or contributions towards the cost of providing, expanding or improving local library facilities.
- Community Facilities – it is important for the creation of sustainable communities that there are adequate community halls/buildings to enable local amenity groups, clubs, pre-school groups, senior citizens clubs and social events etc to operate in new and existing communities. This category would include facilities for policing such as Police Points or Stations and CCTV. For strategic residential development on-site provision will generally be sought.
- Youth Facilities and Children's Centres – proper provision is needed for young people within new developments. The preferred approach is to provide Children's Centres. For most forms of residential development the Council will seek either on-site provision for the

construction and fitting out of a youth facility or a contribution towards the cost of making provision elsewhere.

- Health and Social Services – adequate facilities are required to accommodate the additional health and social care needs generated by the occupation of future development in the Borough. New residential development will be expected to contribute, either by providing new on-site health/social services facilities or by making contributions towards provision by others on a different site.
- Affordable Housing - is seen as a form of infrastructure and will normally be required from all strategic housing developments, but for the purpose of this document it is covered within the housing needs section.
- Other Requirements – additional infrastructure or specific measures may be needed to mitigate the impacts of developing a particular site. These will, as far as practicable, be identified for each proposed development site.

Infrastructure Plan

4.49 Much of the new infrastructure will be provided through the investment programmes of a range of organisations. An Infrastructure Delivery Plan is being prepared to ensure that these investment programmes are co-ordinated with the planned development. This will identify current and planned infrastructure provision and assess the requirements arising from planned development. Gaps in existing and planned infrastructure will be identified and an assessment made of the timing and cost of additional infrastructure required and of potential funding sources. The Plan will identify what infrastructure is to be delivered, where, when and by whom. Where funding gaps are found, the Infrastructure Plan will provide the basis for making funding bids and for establishing developers' contributions as appropriate. It may also form the basis for setting a Community Infrastructure Levy (a new mechanism being introduced by government to secure funding for infrastructure) for Bracknell Forest when the relevant legislation comes into effect.

4.50 The Council will also engage with infrastructure providers to establish whether there are problems involved in locating new development in particular parts of the Borough. A key part of infrastructure planning will be to ensure that levels of infrastructure required from developers are set at a rate that makes it viable to develop. This means it may be necessary to prioritise infrastructure requirements to ensure that essential infrastructure is delivered but some flexibility is offered on less critical aspects to enable necessary development to come forward. Some flexibility based around the viability of schemes will also enable a robust approach to be adopted that can accommodate changes in market conditions over the period of the plan.

Options for Infrastructure

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

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

Question 25

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

Education

4.51 The Council has a statutory duty to provide sufficient school places. This involves opening new schools or adding places to existing schools where extra capacity is needed. The Council needs to provide the right number of places in the right locations which will be done by expanding existing schools where possible (BFC School Places Plan 2009-2014).

4.52 Many Local Authority schools require extensions for operational reasons and to expand their capacity. Many of these school sites have an Open Space of Public Value (OSPV) notation on their open land (usually relating to playing field areas). This can prohibit extensions from taking place as policy CS8 of the Core Strategy seeks to retain, improve and maintain existing facilities including these open spaces.

Options for School Sites

Option 1 - Keep the existing OSPV notation.

Option 2 - Change the existing OSPV boundary (i.e. locate further away from school to allow some development to take place at school sites. Playing field land is protected under other legislation which seeks to avoid the loss of playing fields).

Option 3 - Remove the OSPV notation.

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

Question 26

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

Question 27

Is there an alternative that the Council should consider?

Question 28

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

Schools outside the settlement boundary

4.53 There are a number of Local Authority schools located outside the settlement boundary and outside of the Green Belt, namely:

- St Michael's C of E Primary School, Lower Church Road, Sandhurst
- New Scotland Hill Primary School, Grampian Road, Sandhurst
- Edgbarrow Secondary School, Grant Road, Crowthorne
- Winkfield St Mary's C of E Primary School, Winkfield Row
- Easthampstead Park Community School, Ringmead, Bracknell
- Cranbourne Primary School, Lovel Road, Winkfield (Green Belt village)

4.54 As outlined above, there are requirements for development to take place at these schools. Currently, being located outside of the settlement, new development within the countryside (and green belt), needs to be justified, and may not be acceptable in principle.

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

Option 1 - Retain existing designations

Option 2 - Create a new policy designation to allow Local Authority schools limited extension, infilling and alteration (without being unacceptable development in principle)

Question 29

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

Question 30

Is there an alternative that the Council should consider?

Question 31

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

5 Locations for Housing Development

5.1 Finding locations for our future housing development is a major challenge for the Council. We already have a strategy for this in Core Strategy Policy CS2 which identifies a priority sequence for the allocation of development land as follows.

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

5.2 Table 3 'Housing Requirement and Balance to be Provided' in the earlier section on development needs shows that we need to find additional sites for another 5,368 new homes to 2026. The SHLAA process has identified a large number of sites that collectively would provide well beyond our development requirements. The CS2 sequence has been used to analyse the potential sites within the first three priority categories so that we can calculate the number of new homes that need to be provided outside existing settlements. This is summarised in Table 5 'Breakdown of how remaining housing requirement could be met' below. Bracknell Town Centre is not included in this table as no additional sites have been identified beyond those covered by the outline planning consent for the town centre regeneration which have already been deducted from the overall target.

Table 5 Breakdown of how remaining housing requirement could be met

Remaining number of dwellings that still require sites	5368
MINUS	
Previously developed sites and buildings in defined settlements that may be allocated (see 'Appendix 2 - Sites for Potential Allocation - PDL and Buildings in Defined Settlements')	727
Other sites within defined settlements that may be allocated (see 'Appendix 3 - Sites for Potential Allocation - Other Land within Defined Settlements')	397
Balance	4,244
MINUS	
Possible 'rounding off' sites (see 'Appendix 5 - Rounding Off Sites')	108
Balance	4,136
MINUS	

Remaining number of dwellings that still require sites	5368
Possible intensification and extension of Warfield Park Mobile Home Site (see 'Appendix 4 - Warfield Park Map')	80
Balance remaining to be found from Major Urban Extensions	4,056

5.3 The table indicates that, based on current evidence, we need to find just over 4,000 new homes from major extensions to urban areas. This figure is influenced by unexpected sites coming forward in settlements or expected sites failing to come forward.

5.4 The rest of this section considers the issues around the priority locations for development and their potential to provide additional homes and then sets out the potential of broad locations for development and other sites outside settlement boundaries to make up the shortfall. It presents two strategic options for the allocation of major development areas as follows:

1. Concentration within a 'Northern Arc' of development across the North of Bracknell.
2. A more even distribution of major development sites.

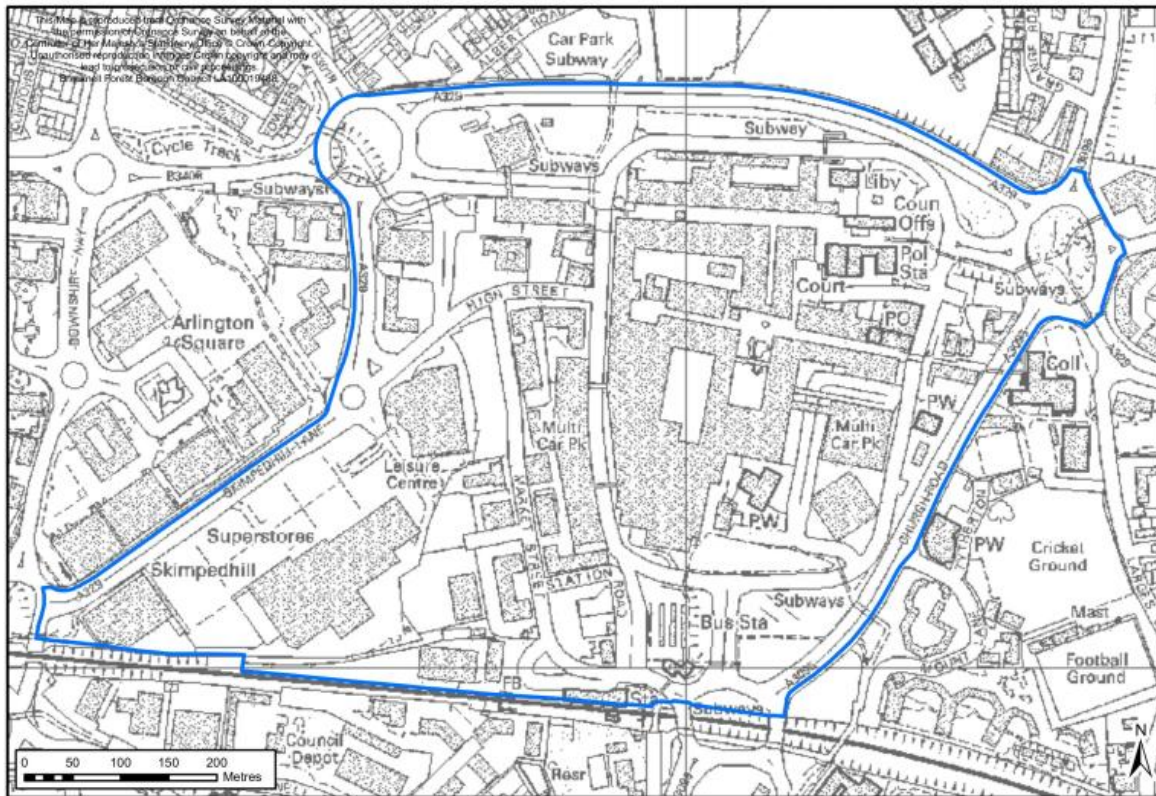
Bracknell Town Centre

Policy Background

5.5 Bracknell Town Centre is the first priority for the location of new development being the most accessible and sustainable location in the Borough. This reflects planning guidance at all levels and in particular the Council's Locational Principles in Core Strategy Policy CS2. In recognition of this the Council has been promoting the regeneration of Bracknell Town Centre for some years and published the Bracknell Town Centre Masterplan Supplementary Planning Guidance in 2002. This sought the redevelopment of the Town Centre for a mix of uses including new housing.

5.6 The area referred as Town Centre is defined on the Proposals Map and is shown on the Map 2 'Bracknell Town Centre Boundary' below.

Map 2 Bracknell Town Centre Boundary



5.7 The Core Strategy (2007) refers to:

- housing need being partly met by the provision of around 950 new homes through Town Centre development, and,
- a Town Centre redevelopment planning permission which indicates that about 1,000 dwellings will be provided.

5.8 Core Strategy Policy CS3 supports the provision of a mix of uses including housing which contributes to the vision for and function of Bracknell Town Centre.

Potential of Bracknell Town Centre

5.9 Outline planning consent was granted in November 2007 for a mixed use redevelopment of the Town Centre, including a residential element of between 66,700 - 83,700m² (application reference 07/00623/OUT). The consented floorspace would provide between 835 and 1,150 apartments which are the likeliest type of housing to be developed.

5.10 Market conditions have meant that to date 2010, the permitted town centre redevelopment has not begun. If it has not started by the end of 2013, planning permission will expire, though it may be extended beyond this date. All housing allocations in the Development Plan must be kept under review and, when more normal market conditions return, the Council expects that town centre sites will be redeveloped for residential purposes in line with its Core Strategy.

5.11 Much effort is going into moving the Bracknell Town Centre regeneration forwards. However, it is likely that some changes will be needed to the current scheme and this may give us an opportunity to review the scale of residential accommodation that is appropriate and realistically achievable in the Town Centre.

Bracknell Town Centre Housing - Options

Option 1	Allocate additional new homes to the circa 1,000 already with planning permission
Option 2	Allocate just the circa 1,000 new homes already with planning permission
Option 3	Allocate less than the circa 1,000 already with planning permission

Question 32

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

Question 33

Is there an alternative approach that the Council should consider?

Previously Developed Land within Defined Settlements

Policy Background

5.12 This category of land refers to previously developed land within the settlements identified on the Proposals Map but excluding Bracknell Town Centre. Policy at all levels supports the effective and efficient use of land within existing settlements to meet development needs. This category is the second priority area for new development in the Core Strategy Locational Principles Policy (CS2). This seeks the effective use of land that has already been developed and is either unused or is capable of more effective or intensive use. This can include changes of use of sites (e.g. under-used employment sites being used for residential development) and opportunities to increase existing residential densities through redevelopment.

Potential of this location

5.13 The Strategic Housing Land Availability Assessment (SHLAA) has actively sought sites available for development over the plan period, including those that could incorporate a mix of other uses as well as housing. The Employment Land Review has concluded that the Borough's existing employment areas are fit for purpose and that there is limited scope for changes of use to housing.

5.14 A list of possible sites in this category is at 'Appendix 2 - Sites for Potential Allocation - PDL and Buildings in Defined Settlements'. Estimates of the number of dwellings that might be built on each site are given (but are not definitive as much will depend on the design of the scheme) and give an estimated total potential of approximately 700 new homes.

5.15 The potential of defined settlements is influenced by the density of new development. National policy sets an indicative minimum of 30 dwellings per hectare (dpha). However, guidance requires us to seek higher densities in accessible locations, such as close to centres. Raising densities is challenging as we need to consider impacts on the character of the local area and the need for open space and parking.

5.16 The type and size of housing that developers bring forward needs to reflect demand and need based on the projected profile of the population. We therefore need to identify the best locations for particular types of housing. For example, should smaller dwellings be encouraged in existing built up areas and family housing in urban extensions. Should specific sites be allocated for the growing elderly population, and if so, where?

5.17 Bracknell is by far the largest settlement in the Borough. Part of its heritage as a New Town is its low density self-contained neighbourhoods. Despite policies favouring development in these areas, only a few schemes have come forward over the last few years. Bracknell does not have extensive run-down areas or large numbers of houses in poor condition. The extensive green spaces and many trees are a strong characteristic feature of the town and are highly valued by existing residents.

5.18 Large scale regeneration could require the use of compulsory purchase powers to assemble viable sites and cause significant erosion of local character. The town's high environmental quality and new town character limit its potential for area-based regeneration as a viable or desirable approach to meeting future housing needs, but it is important that suitable opportunities are sought within this category of site.

Previously Developed Land Within Settlements - Options

Increasing the Potential

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

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

Option 3 - Rely on the current list of sites in 'Appendix 2 - Sites for Potential Allocation - PDL and Buildings in Defined Settlements'

Question 34

Which of the above approaches for increasing housing potential on previously developed land within settlements is the most appropriate?

Question 35

Is there an alternative approach that the Council should consider?

Previously Developed Land Within Settlements - Options

Density

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

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

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

Question 36

Which of the above approaches for housing density on previously developed land within settlement is the most appropriate?

Question 37

Is there an alternative approach that the Council should consider?

Question 38

Do you have any views on the suitability, availability and achievability of any of the sites identified in 'Appendix 2 - Sites for Potential Allocation - PDL and Buildings in Defined Settlements'?

Question 39

Can you think of any other previously developed sites within the defined settlements that should be considered for housing development?

Other Land within Defined Settlements

Policy Background

5.19 Undeveloped land within defined settlements is the third priority location for new development in the Core Strategy sequence. This category can include existing open space and sports facilities (cricket and football grounds). Core Strategy Policy CS8 currently seeks to protect recreational facilities from development pressures.

5.20 Green open spaces and links, both managed and natural, form an important part of the character of the Borough, support biodiversity and contribute to peoples' well-being.

Potential of this location

5.21 The greenfield sites identified within settlements are listed at 'Appendix 3 - Sites for Potential Allocation - Other Land within Defined Settlements', along with estimates of their capacity. The total estimated potential for this category of site is around 400 homes, but final numbers will depend on the design of proposed schemes. Alternative sites for existing uses would need to be found for some of these sites. We therefore need to consider whether to allocate these sites and whether we should consider using some of our other green spaces for development. We could also consider reducing the amount of open space required in connection with new developments in built up areas in order to increase residential capacity within settlements.

5.22 Bracknell's origins as a New Town has resulted in a substantial amount of open space in the town. The Council has applied a relatively high requirement for open space in conjunction with new development (4.3 ha per 1,000 additional population). This is divided between space required for active pursuits and space required for passive activities. This high requirement has environmental and social benefits, but means that more land is required for new housing outside the existing built up area. Many other Authorities have lower standards for open space provision. Options for this category of site are set out below:

Other Land within Defined Settlements - Options

Option 1 Should we reduce the amount of open space sought within new developments and promote the development of open space in built up areas

Option 2 Should we reduce the amount of open space sought within new developments but protect existing open spaces in built up areas

Option 3 Should we continue with our current standard of provision of open space and protect existing open spaces in built up areas

Question 40

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

Question 41

Is there an alternative approach that the Council should consider?

Question 42

With reference to the sites listed at 'Appendix 3 - Sites for Potential Allocation - Other Land within Defined Settlements', are there any other undeveloped sites within the defined settlements that should be considered for housing development?

Question 43

Do you have any views on the suitability, availability and achievability of any of the sites identified in 'Appendix 3 - Sites for Potential Allocation - Other Land within Defined Settlements'?

Extensions to Defined Settlements

5.23 The final area of search in the Core Strategy Policy CS2 sequence is extensions to sustainable settlements. These are defined as those with good public transport links to the rest of the urban area or with firm proposals to provide such links.

5.24 This approach supports South East Plan Policy WCBV1 which identifies Bracknell as a second tier (sub-regional) hub. The policy states that “to the extent that development cannot be satisfactorily accommodated in the built-up areas, sustainable urban extensions will be promoted at selected settlements.” It specifies that sustainable greenfield allocations should be mainly focused on the periphery of those hubs where other constraints do not prevent this and identifies Bracknell, along with Basingstoke, Reading and Newbury, as one of these hubs. It also says that urban extensions should minimise incursions into the Green Belt.

5.25 Table 5 'Breakdown of how remaining housing requirement could be met' above identifies a need for roughly 4,000 new homes to be provided from new development areas (having deducted other possible sources of land). As referred to in the section on 'A Robust and Flexible Supply of Land', it may be appropriate to identify sites to meet our requirements to 2031 based on a continuation of our average annual requirement. This would mean allocating land for an additional 3,195 homes on 'reserve' sites, i.e. Land for a total of around 7,195 homes.

5.26 The results of the SHLAA indicate that the Council will need to look beyond the Town Centre and the land within the existing settlements to ensure a robust and flexible supply of housing land to 2026. Constraints mapping of the Borough gives a clear indication of the areas around existing settlements, primarily Bracknell itself, which may have the potential to provide the necessary sites. Using constraints mapping and the information gained from the SHLAA a number of locations for extensions to settlements have been identified and are described later in this document. One of the main purposes of this document is to collect more information on availability of land within the broad areas shown and to gather the views of the local community on the various options to help determine which potential urban extensions we should allocate and the sequence of their development.

5.27 Within the Green Belt there is a general presumption against most forms of development and the regional strategy seeks to protect its current broad extent, particularly where authorities can demonstrate that they can accommodate development needs in the most sustainable way without incursions into the Green Belt. The sub-regional strategy (Policy WCBV1) states that urban extensions should minimise incursions into Green Belt. The Council's Core Strategy makes it clear that we intend to maintain the Green Belt (Policy CS9). SHLAA results show

that we do not need to change the Green Belt boundary in order to meet the Borough's development needs in a sustainable way. If circumstances were to change, any future review of the Green Belt would be carried out through a review of the Core Strategy.

Broad Areas for Development

5.28 Mapping of the sites coming through the SHLAA process identified clusters of sites that could be put forward as broad areas for development. These are listed in Table 6 'Estimated capacity of broad areas' below along with estimates of their capacities at two levels of density (35 and 40 dwelling per hectare). The indicative capacity figures show that at either density they can collectively provide well in excess of the 4,050 new homes required from this source and of the number required to allocate sites to 2031 (7,245).

Table 6 Estimated capacity of broad areas

Broad area	Estimated capacity	
	At 35 dwellings per ha	At 40 dwellings per ha
1. South West Sandhurst	900	1100
2. Broadmoor	480	480
3. North East Crowthorne	1200	1300
4. West Binfield	2000	2300
5. East Binfield	800	900

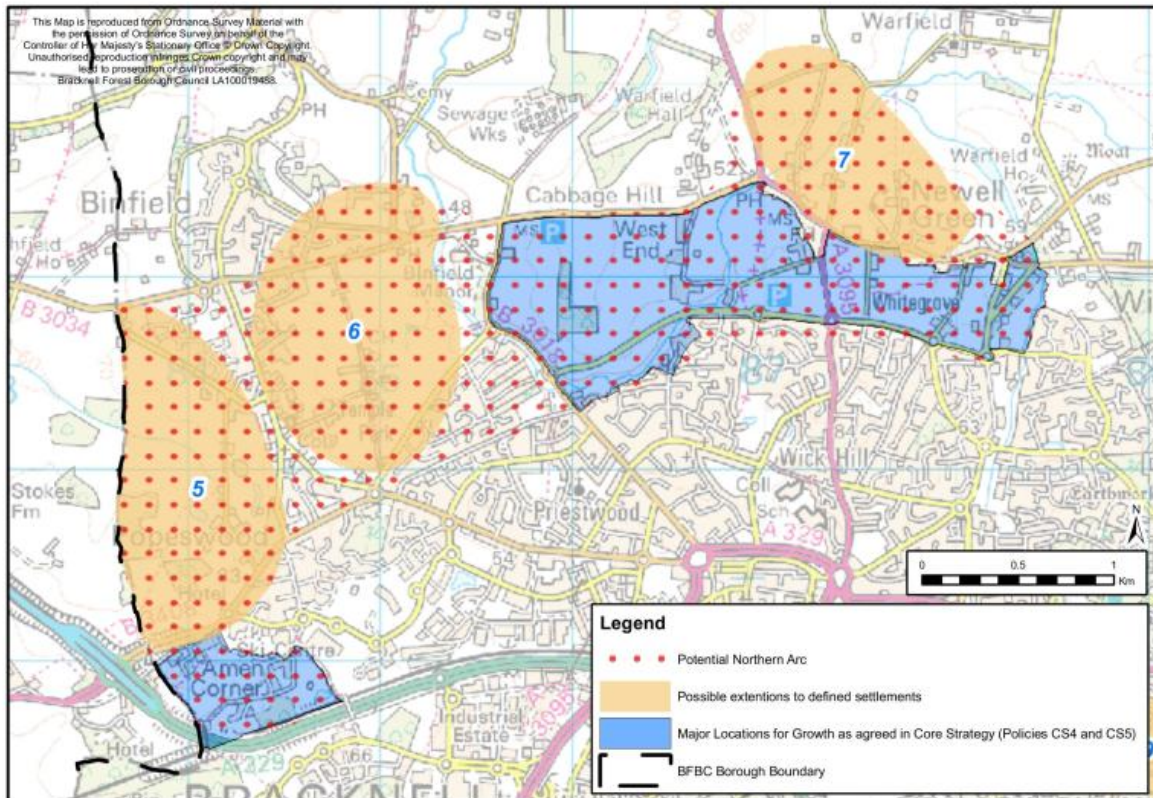
Broad area	Estimated capacity	
	At 35 dwellings per ha	At 40 dwellings per ha
6. North Warfield	1400	1700
7. Chavey Down - Longhill Road	1300	1500
8. East Bracknell	1800	2100
TOTAL	9880	11380

5.29 Further information on these broad areas is provided in the profiles at Section 7 and some of the pros and cons associated with their development are set out in the summary table at Section 6.

5.30 The Council is engaged in a significant amount of research to establish the relative merits of the sites and to develop a strategy for selecting which should be allocated. This will include analysis of the infrastructure implications associated with these locations, the landscape impacts, how they would relate to existing settlements and a range of other social, economic and environmental factors. The SA process will be critical in determining which sites are allocated.

5.31 In addition to the relative merits of the individual sites, we also need to think about whether there are particular benefits to adopting a more evenly distributed set of urban extensions or whether it would be better to concentrate new housing development within a more limited area. The SHLAA process has identified an arc of potential development locations across the north and north-west of Bracknell. These have the potential, along with the major development locations already identified in the Core Strategy, to form a larger planned extension to the north of Bracknell. This is shown on Map 3 'Bracknell-Potential Northern Arc' below.

Map 3 Bracknell-Potential Northern Arc



5.32 It may be more likely that the necessary major infrastructure would be achieved through a concentrated 'Northern Arc' of development. It may also be more effective in providing the critical mass to create more sustainable, self-contained communities. Alternatively it may be considered preferable to spread development more evenly to dilute its impacts.

Broad Areas - Strategic Options

Option1 - Concentrate development within a planned arc of development to the north of Bracknell based on locations 4, 5 and 6 in table and the major development areas identified in the Core Strategy

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

Question 44

Which of the above two options is the most appropriate?

Question 45

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

5.33 We also want views on suitability of the individual broad areas identified.

Question 46

Bearing in mind the information in the 6 'Initial SA of Clusters', the 7 'Profiles of Broad Areas' and the site capacities in the table above, please indicate how suitable you think the identified clusters are and the reasons for your views.

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

Rounding Off Sites

5.34 Four sites were submitted through the SHLAA process that are currently on the edge of, but just outside, a defined settlement. Their allocation would require a 'rounding-off' of the relevant settlement boundaries to include them within the relevant settlements. The four sites are listed at 'Appendix 5 - Rounding Off Sites' and it is anticipated that further sites could be identified through the consultation process and using the proposed assessment criteria set out below.

5.35 Development of such sites will offer a greater choice of greenfield locations than just making the large allocations referred to in the previous section and could help to support local services and facilities without having a large impact on the character of the affected settlements.

5.36 The proposed approach in allocating such sites is as follows:

Principles for Assessing Rounding Off Sites

1. Assessment of whether their development would harm the physical or visual character of the settlement
2. Assessment of whether the relationship between the settlement and the surrounding countryside or other nearby settlements would be harmed.
3. Assessment of the sustainability of any proposed sites

Question 47

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

Question 48

Should we adopt a different approach to the allocation of rounding off sites?

6 Initial SA of Clusters

6.1 To ensure that the concept of sustainable development is integrated into the SADPD, Sustainability Appraisal (SA) will be carried out to ensure the economic, environmental and social impact of each policy/allocation is taken into account. This process will include a Strategic Environmental Assessment; (SEA), which is designed to provide a strategic level of environmental protection. Work on the SA is running simultaneously to the development of the SADPD and there is an iterative process whereby the SA informs the emerging policies and site allocations.

6.2 The Council consulted on the Sustainability Appraisal Scoping Report in January 2010. Included within this report is the initial sustainability appraisal of the clusters. A full Initial SA Report on all the issues to be included in the SADPD will be prepared and consulted on through the informal participation process (Regulation 25).

6.3 The initial sustainability appraisal of the Clusters is at 'Appendix 6 Initial SAs of Clusters'. The process involved analysing each of the clusters against the 24 Sustainability Objectives, as described in the SA Sustainability Appraisal Scoping Report (see <http://www.bracknell-forest.gov.uk/sea>). At this stage the clusters have not been scored or ranked in any order of preference. This will follow as the SA process continues. The initial pros and cons of each cluster have been produced and are presented below in Table 7 'Summary SA findings of each Cluster'.

Table 7 Summary SA findings of each Cluster

Cluster	Pros	Cons
Cluster 1: South West Sandhurst	<ul style="list-style-type: none"> Reasonable access to services Good access to employment Near railway station Existing education provision has capacity Good access to recreation Access to 1 bus service 	<ul style="list-style-type: none"> Adjacent to Flood Risk Zone 3 Within 5km SPA buffer Tree Preservation Orders Access to health services relatively poor Access to primary school relatively poor Greenfield site Area of Special Landscape Importance Mineral consultation area and 250m landfill buffer Poor access to the dedicated cycle network
Cluster 2: Broadmoor	<ul style="list-style-type: none"> No flood risk, but contains river corridor 	<ul style="list-style-type: none"> No flood risk, but contains river corridor

Cluster	Pros	Cons
	<ul style="list-style-type: none"> • Good access to services, employment and education • Development could help address health deprivation in Crowthorne Ward • Potential for effective reuse of Listed Buildings • Partly previously developed land • Reasonable access to the dedicated cycle network 	<ul style="list-style-type: none"> • Partly within 400m SPA buffer • Potential reliance on the car • Edgbarrow Secondary School limited capacity • Partly greenfield site • Loss of Open Space of Public Value • Listed Buildings and Historic Park/Garden • Mineral consultation area and 250m landfill buffer • Fairly poor access to 1 bus service
Cluster 3: North East Crowthorne	<ul style="list-style-type: none"> • Good access to employment • No flood risk • Development could help address health deprivation in Crowthorne Ward and child poverty and housing deprivation in Great Hollands Ward • Partly previously developed land • Potential for major Community CHP • Good access to 1 bus service • Good access to the dedicated cycle network 	<ul style="list-style-type: none"> • Partly within 400m SPA buffer • Relatively poor access to services and education • Potential reliance on the car • Employment uses would need to be reallocated on site and consideration given to impact on urban renaissance in Great Hollands and Crowthorne • Partly greenfield • Landscape impact • Listed building • Mineral consultation area
Cluster 4: West Binfield	<ul style="list-style-type: none"> • Delivery of housing • No flood risk • Good access to services and education, reasonable access to employment • Potential for major Community CHP, particularly if mixed use includes school 	<ul style="list-style-type: none"> • Within 5 km SPA buffer and contains two local Wildlife Sites comprised of ancient woodland • Potential reliance on the car • Insufficient capacity at primary and secondary schools • Not within an AQMA, but levels of Nitrogen Oxides in Binfield are of concern. • Greenfield

Cluster	Pros	Cons
	<ul style="list-style-type: none"> Reasonable /Good access to 3 bus services Reasonable access to dedicated cycle network 	<ul style="list-style-type: none"> Listed buildings Consideration to impact on Binfield and other neighbourhoods due to size of proposal Mineral consultation area and 250m landfill buffer Groundwater source protection zone catchment
Cluster 5: East Binfield	<ul style="list-style-type: none"> Delivery of housing Good access to services and education, reasonable access to employment Development could help address employment, income and health deprivation in neighbouring Priestwood and Garth Ward Good access to 3 bus services Good access to the dedicated cycle network 	<ul style="list-style-type: none"> Adjacent to land within Flood Risk Zones 2 and 3. Within 5 km SPA buffer, TPOs on site and adjacent to two local Wildlife Sites Potential reliance on the car Insufficient capacity at primary and secondary schools Not within an AQMA, but levels of Nitrogen Oxides in Binfield are of concern. Loss of open space of Public Value Greenfield Adjacent to Conservation Area and Listed buildings Mineral consultation area and 250m landfill buffer Groundwater source protection zone catchment
Cluster 6: North Warfield	<ul style="list-style-type: none"> Delivery of housing Only partially within 5000m SAP buffer Landscape relatively less sensitive Access to services, schools and employment reasonable near, but should be considered in context of Warfield SPD 	<ul style="list-style-type: none"> Partly within Flood Risk Zones 2 and 3 No primary or secondary school capacity, but should be considered in context of other clusters and/or Warfield SPD Potential reliance on the car Greenfield site Loss of Open Space of Public Value

Cluster	Pros	Cons
	<ul style="list-style-type: none"> Reasonable access to dedicated cycle network Good access to 1 bus service and reasonable access to 3 others 	<ul style="list-style-type: none"> Listed Buildings Mineral consultation area and 250m landfill buffer Groundwater source protection zone catchment
Cluster 7 Chavey Down Longhill Road	<ul style="list-style-type: none"> Delivery of housing Relatively good access to services, employment and education Good access to 3 bus services 	<ul style="list-style-type: none"> Adjacent to Flood Risk Zones 2 and 3 Limited/no capacity at primary and secondary schools Potential reliance on the car Greenfield site Within 5 km SPA buffer and near Englemere Pond SSSI Landscape impact Winkfield Row Conservation Area and Listed Buildings Mineral consultation area and 250m landfill buffer Groundwater source protection zone catchment Poor access to dedicated cycle network
Cluster 8: East Bracknell	<ul style="list-style-type: none"> Delivery of housing Relatively good accessibility to services and employment Only site within walking distance of a railway station Development could help address housing deprivation in Bullbrook Ward Good access to 2 bus services Good access to dedicated cycle network 	<ul style="list-style-type: none"> Adjacent to Flood Risk Zone 3 No capacity at primary schools Within 5 km SPA buffer, surrounded by protected habitats and local biodiversity interest on site Landscape sensitivity and adjacent to Area of Special Housing Character Mineral consultation zone and part of site previously landfill

Question 49

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

Question 50

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

7 Profiles of Broad Areas

Approach to Identification of Areas

7.1 The following section looks at opportunities for urban extensions. Each area outlined includes sites considered through SHLAA and some include other land and properties (see 'Appendix 7 - List of SHLAA Sites contained within Broad Areas' for full list of SHLAA sites contained within clusters). This has been done to make it clear that a comprehensive approach is required to the planning of an area. It is hoped that a clearer picture will emerge of ownership and availability of land as a result of this exercise. The fact that a property is included in an area does not mean that there is any onus on the owner to release the land for development or that it will definitely be allocated for development. In the interests of consistency, the boundaries of areas identified have tried to follow existing physical features.

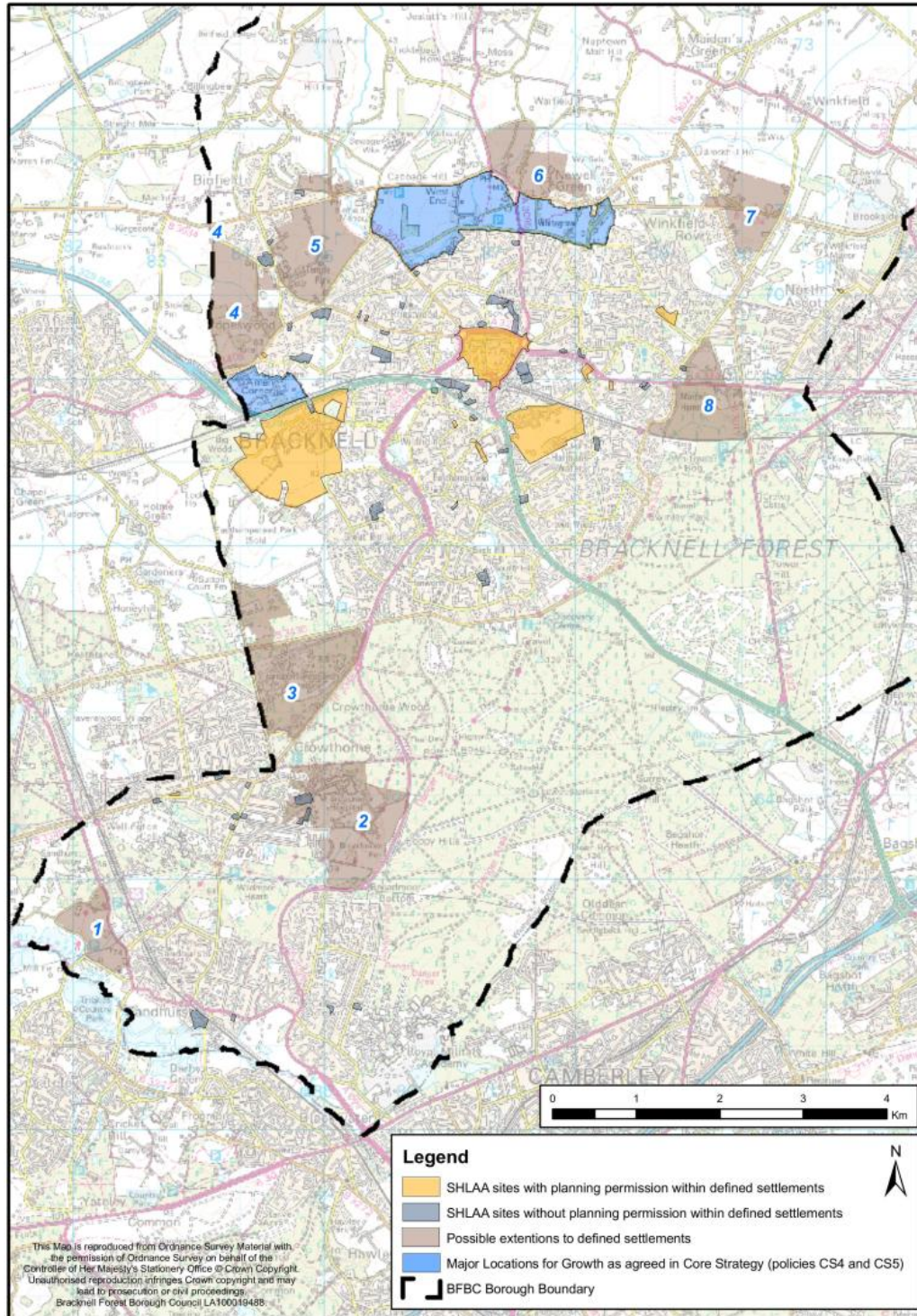
7.2 It is not intended to pursue all the options in their current form. The areas identified have the potential to accommodate more dwellings than required and therefore offer choices. Some may prove to be unacceptable, others may come forward in whole or in part. Our task is to allocate the set of areas that collectively form the most sustainable means of meeting our development needs. Much will depend on their ability to deliver necessary infrastructure, for example, a site for a secondary school is critical in the northern part of the Borough. Further assessments will be done and will take into account the responses to this consultation and other sources of evidence being prepared for the Council, including the Sustainability Appraisal.

7.3 To provide comparative and quantitative material for this consultation, estimates of capacity have been undertaken assuming that 65% of the total area is available for the construction of new dwellings. The remaining 35% is assumed to be required for supporting infrastructure such as open space and community facilities. The potential number of dwellings has been calculated by applying density multipliers. Densities of 35 and 40 dwellings per hectare have been used. Exceptions to this approach are where the site would include a mix of uses or where a developer has already been involved in discussions about a proposed layout with the Council. The capacity of each area will be refined as more evidence is gathered about the amount of land that is available for development, the need for infrastructure and the likely need and demand for certain types of housing. Furthermore, there will be a need to take far greater account of the characteristics of local areas.

7.4 Eight areas have been identified (shown in the Map 4 'Cluster Locations' map) and are outlined in this section. Each includes a map showing the extent of the area and the majority of constraints that affect the area. A profile is then included which deals with a range of issues including a brief description of the area, an estimate of capacity, accessibility, and landscape characteristics. The profiles draw upon the following studies:

- Core Strategy and Site Allocation Accessibility Analysis ITP March 2006
- Landscape Analysis of Site Allocations and an assessment of Gaps/Green Wedges ENTEC UK Ltd August 2006

Map 4 Cluster Locations



Cluster 1 - South West Sandhurst

Map 5 Cluster 1 - South West Sandhurst

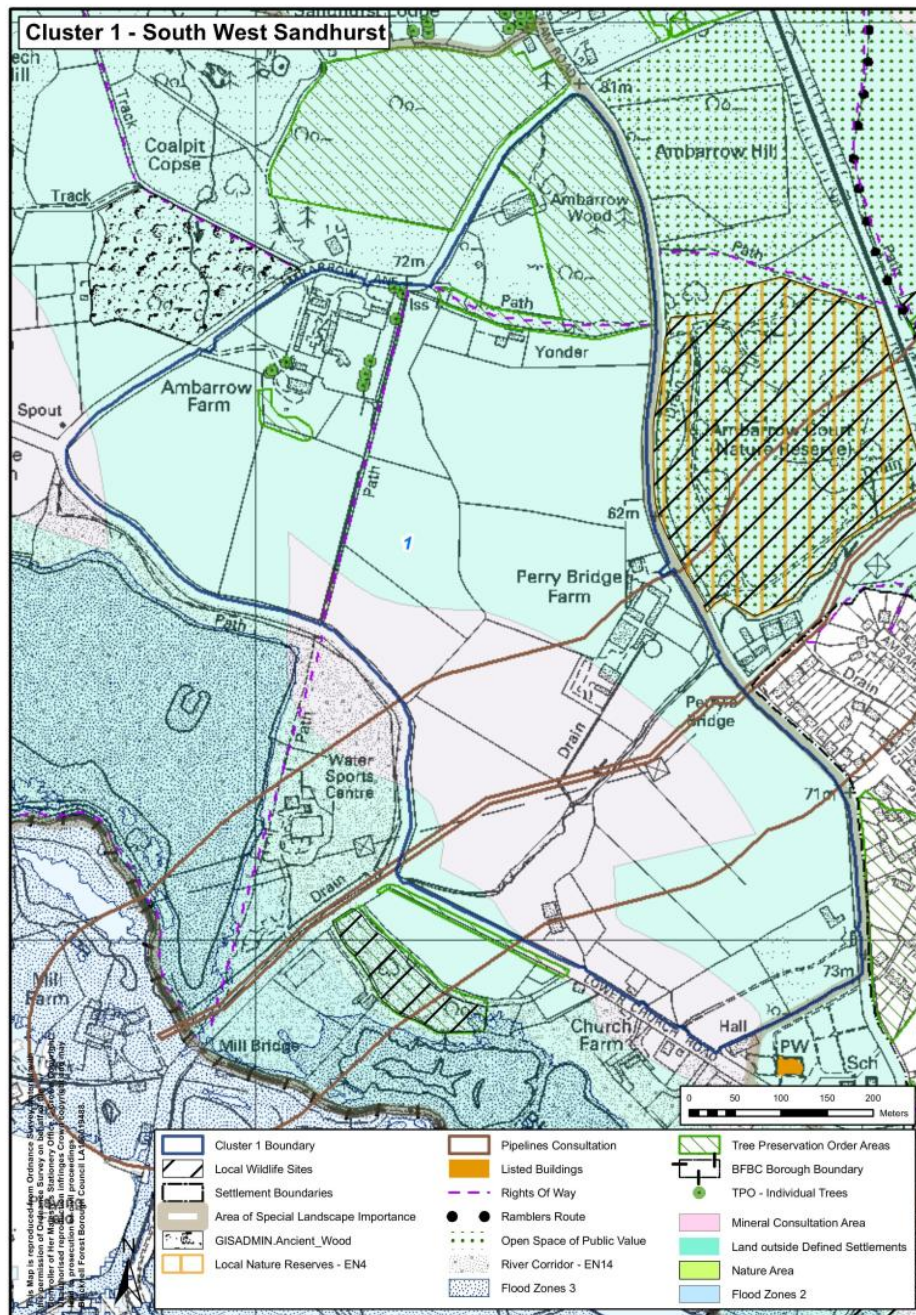


Table 8 Cluster 1 – South West Sandhurst

Description	Greenfield site (outside of settlement). Rolling agricultural land between Wokingham Road to east and Lower Church Road/Lower Sandhurst Road to west (and Horseshoe Lake beyond). To the south east of site is located St Angels Church and St Michaels School. To the east is located Little Sandhurst.
Approximate Area	Total site area: 41ha Developable area: 27 Ha
Capacity	At 35 dpha = 900 dwellings At 40 dpha = 1,100 dwellings
SHLAA Sites	30 & 287
Constraints	<ul style="list-style-type: none"> • Outside settlement boundary • Adjacent to an Ancient Woodland (north of Ambarrow Road) & associated buffer • Area of Special Landscape Importance (Blackwater Valley) • Landfill: within 250m buffer • Local Nature Reserves (outside of site) - Ambarrow Court & Edgbarrow Woods • Local Wildlife Site/OSPV to east (outside of site) - Ambarrow Court • Minerals Consultation Area • Public Rights of Way runs through site • River Corridor to south (outside of site) • SPA: within 5km buffer • SSSI: within 2km buffer • Tree Preservation Orders
Landscape Analysis	Landscape Character: Ambarrow Farmed Enclosed Forest and Heaths (FH6).
Links to highway network	A321 (Wokingham Road/High Street) forms eastern boundary of site.
Accessibility	<ul style="list-style-type: none"> • Within 30 minute walking distance of Primary School • More than 30 minute bus ride from Secondary School • Within catchment of St Michael's C of E Primary School and Sandhurst Secondary School • Within 30 minute bus ride of employment opportunities (Vulcan Way/Lakeside are nearest) • Within 30 minute bus ride of a local centre (Yorktown Road–west of Swan Lane) • Within 30 minute bus ride of medical and dental services (nearest facilities are Yorktown Road)

Description	Greenfield site (outside of settlement). Rolling agricultural land between Wokingham Road to east and Lower Church Road/Lower Sandhurst Road to west (and Horseshoe Lake beyond). To the south east of site is located St Angels Church and St Michaels School. To the east is located Little Sandhurst.
	<ul style="list-style-type: none"> • Nearest Youth Facility is Edgbarrow • Nearest existing bus routes is along part of A321 • Approx 8km from Bracknell Town Centre
Infrastructure Requirements	<p>Contributions (either in kind provision or payment contribution) in accordance with Limiting the Impact of Development SPD and Affordable Housing Guidance:</p> <ul style="list-style-type: none"> • Education • Thames Basins Heaths Special Protection Area (including any SANG provision) • Open Space and Outdoor Recreational Facilities • Transport (including improvements to transport network; public transport and cycle/pedestrian links) • Travel Plans • Built Sports Facilities • Library Facilities • Community Facilities • Youth Facilities and Children's Centres • Health and Social Services • Affordable Housing • Other Requirements (i.e. natural environment; public art; public realm; waste and recycling; rights of way; fire service provision, phasing)

Cluster 2 - Broadmoor

Map 6 Cluster 2 – Broadmoor

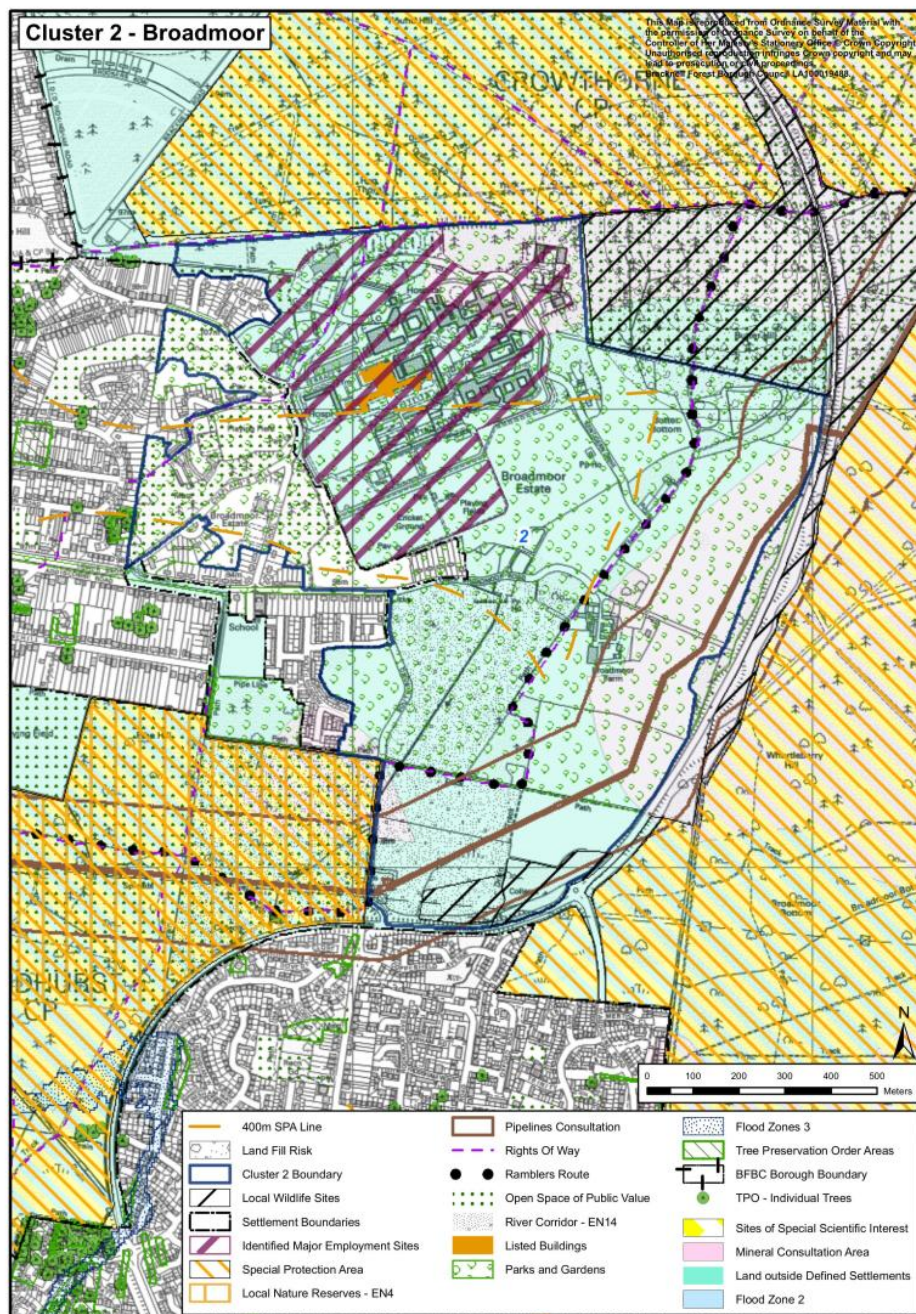


Table 9 Cluster 2 - Broadmoor

Description	Land within the Broadmoor Estate (within and outside the hospital complex). Involves previously developed land and some greenfield land. The northern boundary is defined by the Devils Highway/Roman Road and forest and heath land use. The eastern and southern boundary is defined by the A3095.
Approximate Area	Total site area: 135ha Developable area:
Capacity	480 dwellings as part of a mixed use scheme
SHLAA Sites	76, 113 & 257
Constraints	<ul style="list-style-type: none"> • Part of site outside settlement boundary (Broadmoor Estate) • Historic Park & Garden (Broadmoor Hospital) • Identified Major Employment Area (outside a settlement & Green Belt – Broadmoor Estate) • Landfill: within 250m buffer • Listed Building – Broadmoor Estate • Local Wildlife Sites (outside of site): to north west of site (Butter Hill) and in southern part of site (Broadmoor Bottom), & to east (area fringing Bagshot Woods and Heaths) • Open Space of Public Value • Minerals consultation area • Public Rights of Way run through parts of the site • Ramblers Route crosses site • River Corridor • SPA/SSSI to north of site (Broadmoor to Bagshot Woods & Heaths) • SPA/SSSI to south of site (Sandhurst to Owlsmoor Bogs & Heaths) • Within SPA buffer area – part of site is within 400m • Within SSSI buffer area – part of site is within 500m • Tree Preservation Orders • Relationship to Character Area Assessment (draft SPD): Crowthorne
Landscape Analysis	Landscape Character: Broadmoor Estate Farmed Enclosed Forest and Heaths (FH3).
Links to highway network	B3348 (Bracknell Road) to north west.
Accessibility	<ul style="list-style-type: none"> • Within 30 minute walking distance of Primary School • Within 30 minute walking distance of Secondary School

	<ul style="list-style-type: none"> • Within catchment of Wildmoor Heath Primary School and Edgbarrow Secondary School • Within 30 minute bus ride of employment opportunities • Within 30 minute walk of a local centre (Crowthorne High Street) • Part of site within 30 minute walking distance of medical and dental services (nearest surgery is Heath Hill Road South and nearest dentist is Duke's Ride) • Nearest Youth Facility is Edgbarrow • Nearest existing bus routes/bus stops are along High Street, Crowthorne • Approx 5km from Bracknell Town Centre
Infrastructure Requirements	<p>Contributions (either in kind provision or payment contribution) in accordance with Limiting the Impact of Development SPD and Affordable Housing Guidance:</p> <ul style="list-style-type: none"> • Education • Thames Basins Heaths Special Protection Area (including any SANG provision) • Open Space and Outdoor Recreational Facilities • Transport (including improvements to transport network; public transport and cycle/pedestrian links) • Travel Plans • Built Sports Facilities • Library Facilities • Community Facilities • Youth Facilities and Children's Centres • Health and Social Services • Affordable Housing • Other Requirements (i.e. natural environment; public art; public realm; waste and recycling; rights of way; fire service provision, phasing)

Cluster 3 - North East Crowthorne

Map 7 Cluster 3 - North East Crowthorne

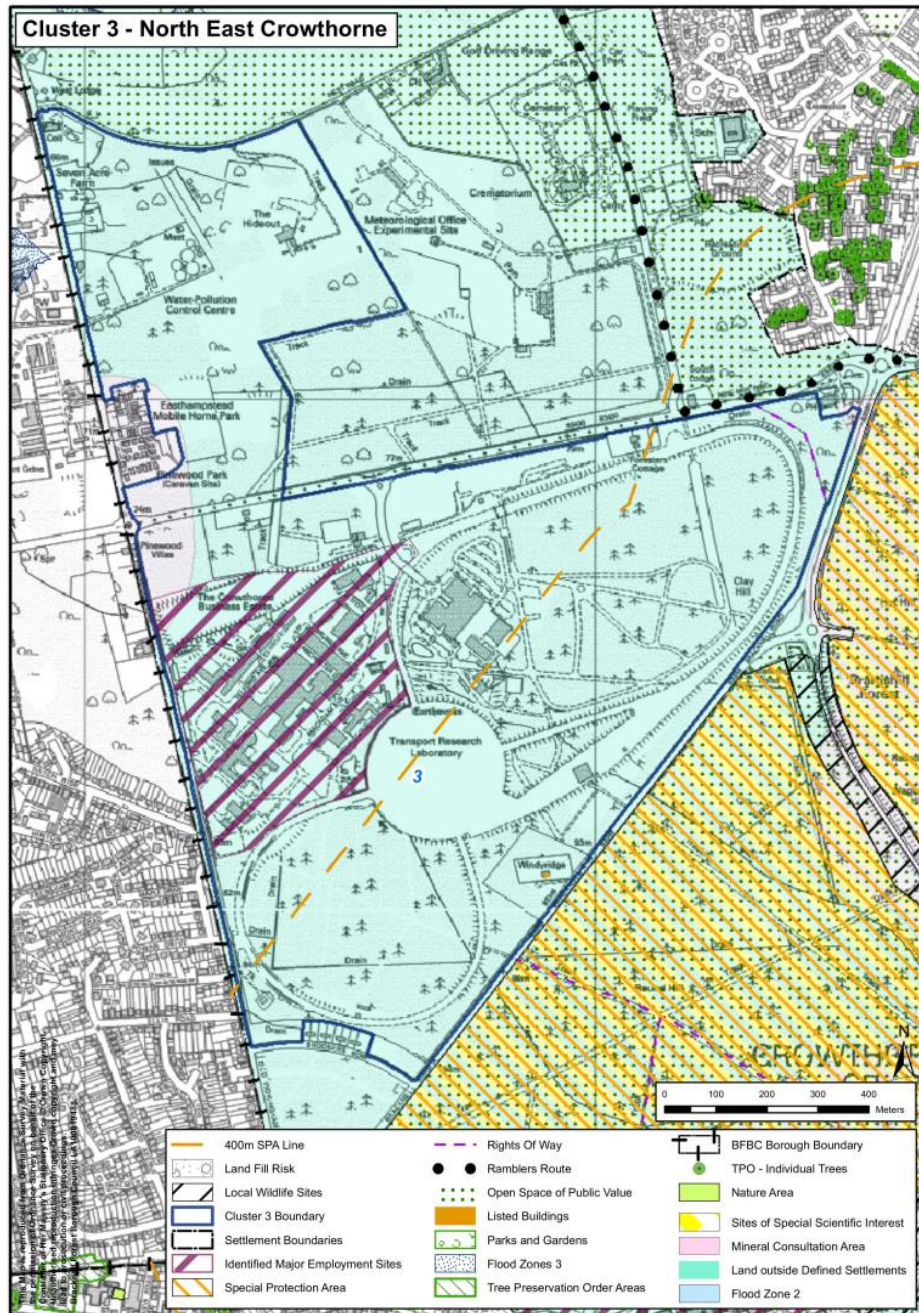


Table 10 Cluster 3 - North East Crowthorne

Description	Located to the south of Bracknell and north of Crowthorne. It is bounded to the east and south east by the B3348 (Bracknell Road) and to the west by Old Wokingham Road that forms part of the Borough's boundary. Land to south of Nine Mile Ride is occupied by TRL's premises and Crowthorne Business Estate. The area to the north of Nine Mile Ride is bound to the east by commercial premises and leisure facilities/crematorium.
Approximate Area	Total site area: 140ha Developable area: 34ha
Capacity	At 35dpha = 1,200 dwellings At 40dpha = 1,300 dwellings
SHLAA Sites	33, 43, 130, 264
Constraints	<ul style="list-style-type: none"> • Outside of settlement boundary • Defined Employment Area (outside of a settlement and Green Belt – Crowthorne Business Estate) • Listed Building: Windyridge, Bracknell Road • LWS (outside of site): Butter Hill & Verge (located to east) • Minerals Consultation Area (junction Nine Mile Ride/Old Wokingham Road) • OPSV/SPA/SSSI: South of site (Broadmoor to Bagshot Woods & Heaths) • SSSI - part of site is within 500m • SPA – part of site is within 400m buffer
Landscape Analysis	Landscape Character: Crowthorne Business Estate Large-Scale Enclosed Forest and Heaths (FH7).
Links to highway network	<p>Old Wokingham Road to west.</p> <p>B3430 (Nine Mile Ride) through middle of site.</p> <p>B3348 (Bracknell Road) to south east of site.</p>
Accessibility	<ul style="list-style-type: none"> • Part of site within 30 minute walking distance of Primary School/part within 30 minute bus ride. • Part of site within 30 minute walking distance of Secondary School, some parts of site more than 30 minute bus journey. • Part of site (north of Nine Mile Ride) with catchment of Wooden Hill Primary School, and part (south of Nine Mile Ride) is within Hatch Ride Primary School. Within catchment of Easthampstead Park Secondary School.

	<ul style="list-style-type: none"> • Within 30 minute walk of employment opportunities • Within 30 minute bus ride of a local centre (Great Hollands and Crowthorne High Street) • Part of site within 30 minute bus ride of medical and dental services (nearest facilities for north of Nine Mile Ride are Great Hollands, nearest facilities for south of Nine Mile Ride are in Crowthorne) • Nearest Youth Facility is Edgbarrow • Nearest existing bus routes/bus stops are along Old Wokingham Road and Nine Mile Ride • Approx 4km from Bracknell Town Centre
Infrastructure Requirements	<p>Contributions (either in kind provision or payment contribution) in accordance with Limiting the Impact of Development SPD and Affordable Housing Guidance:</p> <ul style="list-style-type: none"> • Education • Thames Basins Heaths Special Protection Area (including any SANG provision) • Open Space and Outdoor Recreational Facilities • Transport (including improvements to transport network; public transport and cycle/pedestrian links) • Travel Plans • Built Sports Facilities • Library Facilities • Community Facilities • Youth Facilities and Children's Centres • Health and Social Services • Affordable Housing • Other Requirements (i.e. natural environment; public art; public realm; waste and recycling; rights of way; fire service provision, phasing)

Cluster 4 - West Binfield

Map 8 Cluster 4 West Binfield

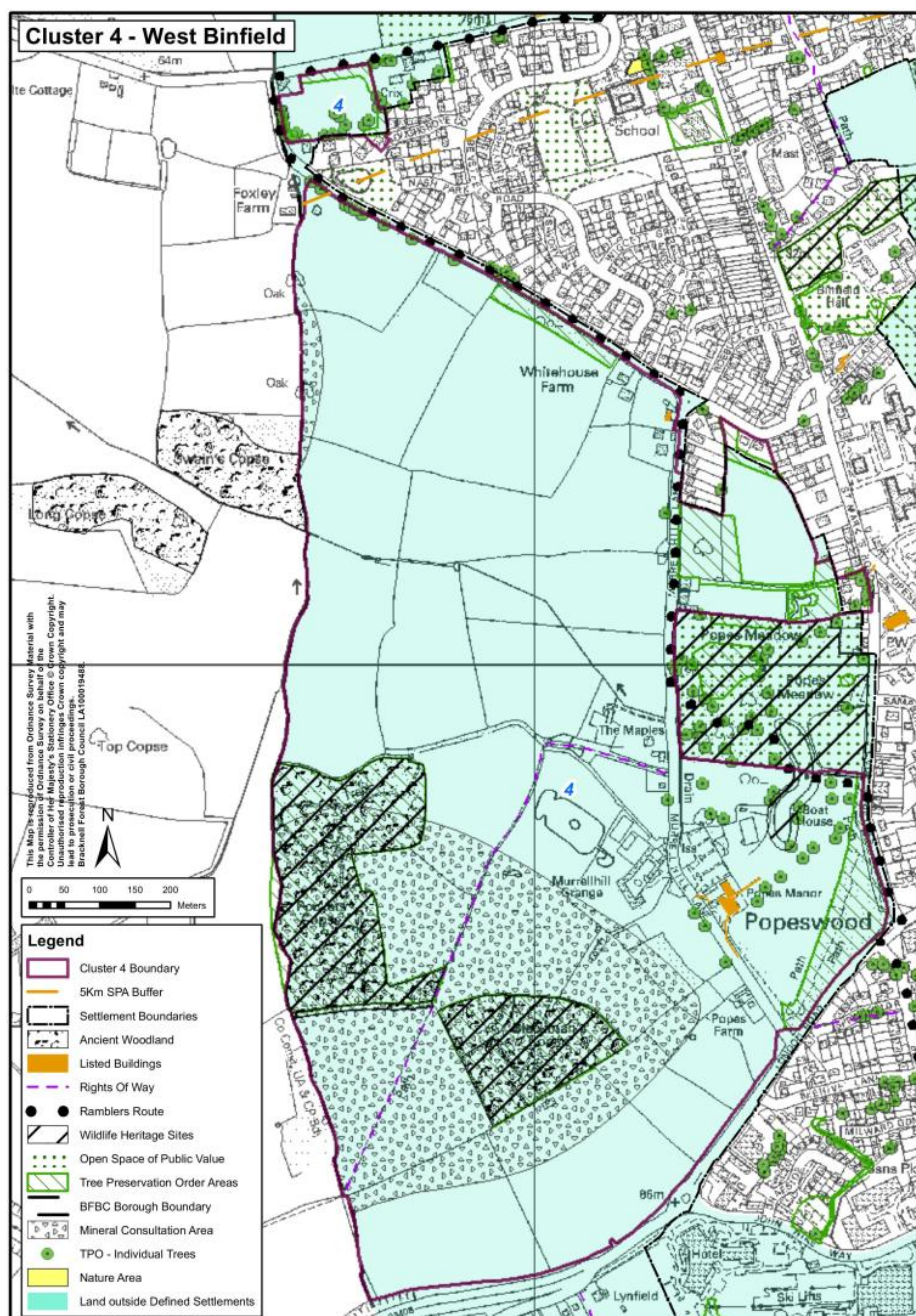


Table 11 Cluster 4 - West Binfield

Description	<p>Land to the west of Murrell Hill Lane is undulating and largely in agricultural use but interrupted by small areas of woodland. There are a small number of isolated farms and other properties including a Listed Building.</p> <p>Land to the north east of Foxley Lane is suburban, being dominated by a development that was built during the early 1990s (22 dpha).</p> <p>To the east of Murrell Hill Lane is Pope's Meadow which is 13.7 acres of Open Space of Public Value, including open grassland, ponds, a copse and a play park for young children. To the south of this area is Popes Manor which is a Listed Building in a parkland setting, currently used as offices.</p> <p>The area adjoins the boundary with Wokingham Borough and it is likely that some uses supporting the development of this area would be located on land within Wokingham Borough. The A329(M) adjoins the south western part of the area</p>
Approximate area	<p>Total site area: 91ha (plus a further 20 ha of land within Wokingham Borough)</p> <p>Developable area: 59ha</p>
Capacity	<p>At 35 dpha = 2,000 dwellings</p> <p>At 40 dpha = 2,300 dwellings</p>
SHLAA sites	Includes 6 SHLAA sites accounting for 85.48ha % of potential area (Site refs 24, 28, 29, 59, 93, 197)
Constraints	<ul style="list-style-type: none"> • Outside settlement boundary • Ancient Woodland and associated buffer (Blackman's Copse) • Groundwater Source Protection Zone • Landfill: part within 250m buffer • Listed Buildings (Popes Manor & Whitehouse Farm Cottage) • Local Wildlife Sites (Blackman's Copse & Pocket Copse) • LNR/LWS (adjacent to site): Popes Meadow • Mineral consultation area • SPA buffer: most of site is within 5km • Ramblers route runs along Foxley Lane • Public Right of Way runs through site • Tree Preservation Orders

	<ul style="list-style-type: none"> Relationship to Character Area Assessment (draft SPD): Binfield-Popeswood Maintenance of Binfield and Wokingham as separate settlements
Landscape analysis	Landscape character area: Binfield Open Clay Farmlands (CL2).
Links to highway network	Southern part of area within 500m of B3408 London Road
Accessibility	<ul style="list-style-type: none"> Within 30 minutes walking distance of primary schools and 30 minutes bus ride of secondary schools. Whilst within designated areas of Binfield Primary School and Garth Hill College neither have spare capacity Within 30 minutes walking distance of employment opportunities. Nearest area is Amen Corner. Within 30 minutes walking distance of medical and dental services. Nearest facilities are at Terrace Road North (medical surgery) and Forest Road (dental surgery) Within 30 minutes walking distance of Local Centres. Nearest facility is at Oakmede Place which includes a Library Nearest youth facility is at Priestwood which is approx 2kms Nearest existing bus routes along Terrace Road South and London Road Approx 3km from Bracknell Town Centre
Infrastructure requirements	<p>Contributions (either in kind provision or payment contribution) in accordance with Limiting the Impact of Development SPD and Affordable Housing Guidance:</p> <ul style="list-style-type: none"> Education Thames Basins Heaths Special Protection Area (including any SANG provision) Open Space and Outdoor Recreational Facilities Transport (including improvements to transport network; public transport and cycle/pedestrian links) Travel Plans Built Sports Facilities Library Facilities Community Facilities Youth Facilities and Children's Centres Health and Social Services Affordable Housing Other Requirements (i.e. natural environment; public art; public realm; waste and recycling; rights of way; fire service provision, phasing)

Cluster 5 - East Binfield

Map 9 Cluster 5 East Binfield

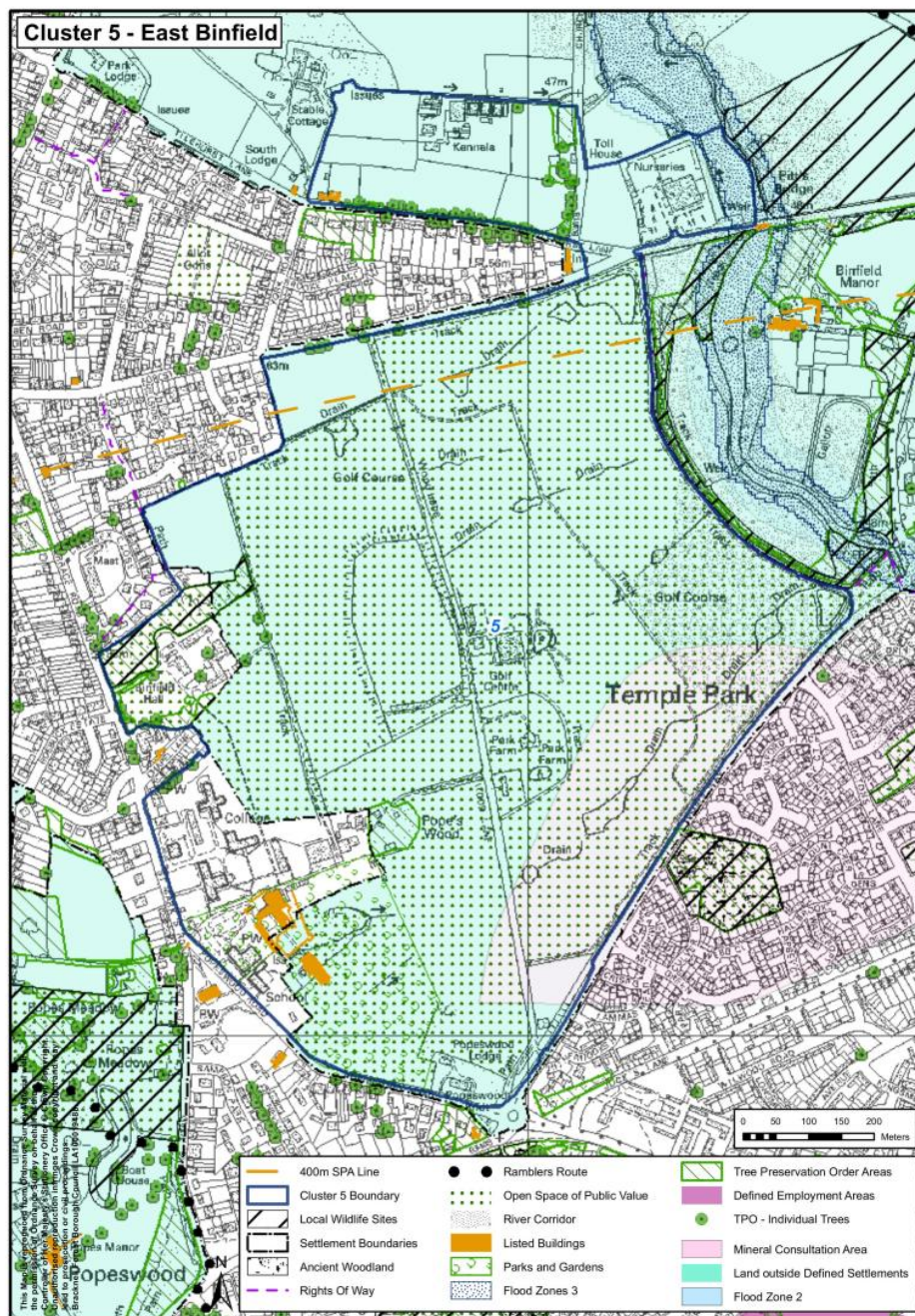


Table 12 Cluster 5 - East Binfield

Description	<p>Much of the area is dominated by Blue Mountain Golf Course. As such it is predominantly unenclosed land with scattered areas of woodland and some individual trees. Several rights of way and public access routes pass through the area.</p> <p>Whilst the area to the North of Tilehurst Lane is dominated by Binfield Park, to the east of this area is grassland and a number of agricultural buildings being used as kennels.</p> <p>The south western part of the area is dominated by Newbold College and its grounds which are designated as a Historic Park and Garden.</p> <p>Although the continuity of development along Popeswood Road already connects the settlements of Bracknell and Binfield, the contrasting land use at Blue Mountain provides an element of visual separation between the two communities.</p> <p>The land rises towards Binfield and fairly long distance views are possible from Binfield to the east.</p> <p>Density of Temple Park area -</p>
Approximate Area	<p>Total Site Area: 99ha</p> <p>Developable Area: 23ha</p>
Capacity	<p>At 35 dpha = 800 dwellings</p> <p>At 40 dpha = 900 dwellings</p>
SHLAA Sites	<p>Includes 4 SHLAA sites accounting for 67.61ha % of potential area (Site refs 20, 90, 98 and 99)</p>
Constraints	<ul style="list-style-type: none"> • Outside settlement boundary • Ancient Woodland: 500m buffer (& adjacent to Ancient Woodland - Park Farm Wood south of Temple Road) • Flood Zones 2 & 3 along eastern boundary of site • Historic Park & Gardens: • Groundwater Source Protection Zone • Listed Buildings: Honeysuckle Cottage, Tile House, Moor Close • Local Wildlife Sites (within site): Binfield Hall & Binfield Manor • Local Wildlife Sites: (outside of site to south east) - Bryony Copse/Temple Copse • Open Space of Public Value

	<ul style="list-style-type: none"> • Minerals Consultation Area • Public Rights of Way passes through site • River Corridor • SSSI buffer: 2km • SPA buffer: within 5km • Tree Preservation Orders • Relationship to Character Area Assessment (draft SPD): Binfield-Popeswood • Maintenance of Binfield and Bracknell as separate settlements
Landscape Analysis	Landscape Character: Temple Park Open Clay Estatelands (CL3).
Links to highway network	Southern part of area within 500m of B3408 London Road
Accessibility	<ul style="list-style-type: none"> • Within 30 minutes walking distance of primary schools and a secondary school. Whilst within designated areas of Binfield Primary School and Garth Hill College neither have spare capacity • Within 30 minutes walking distance of employment opportunities. Nearest areas are Amen Corner and Western Employment Area. • Within 30 minutes walking distance of medical and dental services. Nearest facilities are at Terrace Road North (medical surgery) and Forest Road (dental surgery) • Within 30 minutes walking distance of Local Centres. Nearest facility is at Oakmede Place which includes a Library • Nearest youth facility is at Priestwood which is approx 1km • Approx 2.5 km from Bracknell Town Centre
Infrastructure Requirements	<p>Contributions (either in kind provision or payment contribution) in accordance with Limiting the Impact of Development SPD and Affordable Housing Guidance:</p> <ul style="list-style-type: none"> • Education • Thames Basins Heaths Special Protection Area (including any SANG provision) • Open Space and Outdoor Recreational Facilities • Transport (including improvements to transport network; public transport and cycle/pedestrian links) • Travel Plans • Built Sports Facilities • Library Facilities • Community Facilities • Youth Facilities and Children's Centres

	<ul style="list-style-type: none">• Health and Social Services• Affordable Housing• Other Requirements (i.e. natural environment; public art; public realm; waste and recycling; rights of way; fire service provision, phasing)
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Cluster 6 North Warfield

Map 10 Cluster 6 North Warfield

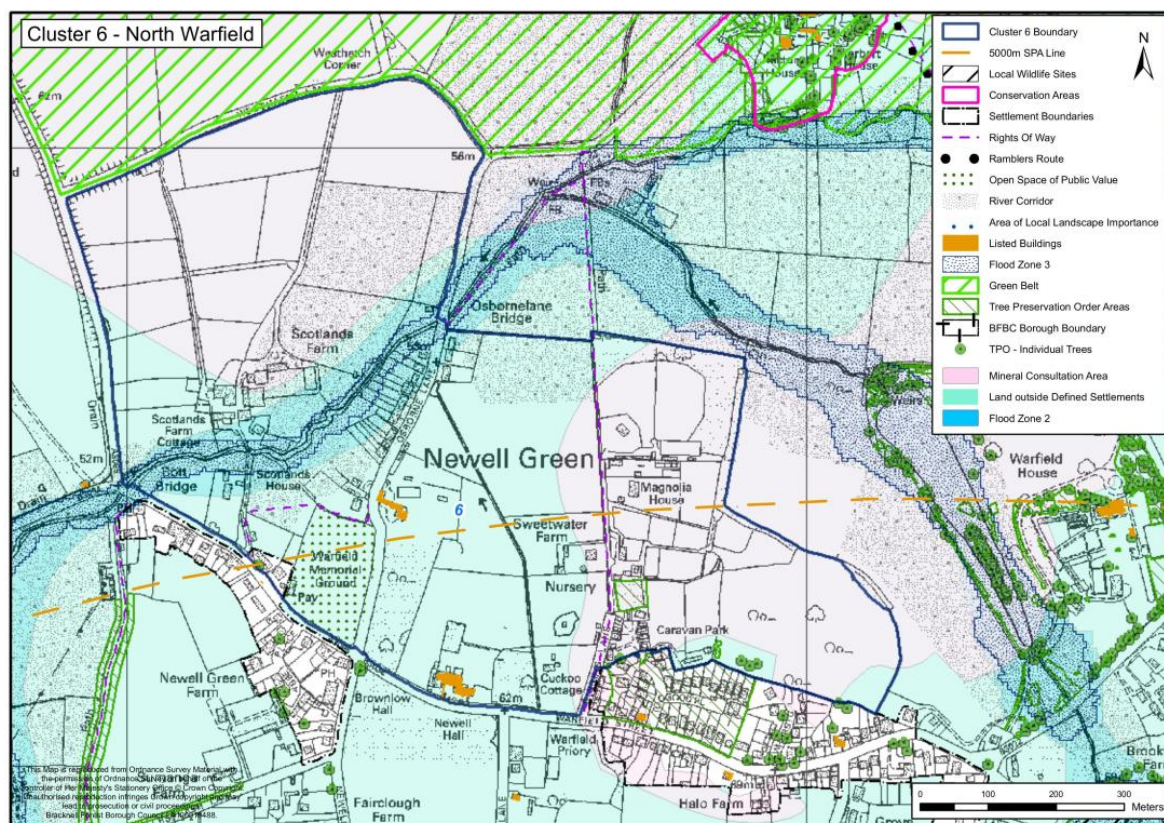


Table 13 Cluster 6 – North Warfield

Description	Predominantly agricultural land with some clusters of residential properties. Bound to the east and west by large estates (Warfield House and Warfield Hall). Bound by Green belt to far north, and Warfield Street to south (further south is located 'CS5' land which is being progressed through the Warfield SPD. Also located to south are the settlements of Newell Green and Forest Road/Warfield Street. The Cut flows through the area.
Approximate Area	Total Site Area: 62 ha Developable Area: 40ha
Capacity	At 35 dpha = 1,400 dwellings At 40 dpha = 1,700 dwellings
SHLAA Sites	9, 64, 91, 92, 128, 256
Constraints	<ul style="list-style-type: none"> Outside of settlement boundary

	<ul style="list-style-type: none"> • CS5 area to south of site • Flood Zone 2 & 3 • Green Belt to north of site • Groundwater source protection area • Landfill: within 250m buffer • Listed Buildings (St Michael's Grange, Osbourne Lane and Newell Hall, Warfield Street) • Minerals consultation area • Open Space of Public Value • Public Rights of Way pass through site • River Corridor • SPA buffer – part of site is within 5km (part is outside) • Tree Preservation Orders • Relationship to Character Area Assessment (draft SPD): Northern Villages
Landscape Analysis	Landscape Character: Warfield Open Clay Farmlands (CL5).
Links to highway network	B3034 (Forest Road) is to south of site.
Accessibility	<ul style="list-style-type: none"> • More than 30 minute bus ride from local Primary Schools (although southern part of site adjacent to CS5 within 30minute walk). • More than 30 minute bus ride of Secondary School (small area of southern part of the site is within 30 minutes). • Within catchment of White Grove/Warfield Primary Schools and Garth Hill College. • Southern part of site within 30 bus ride of employment opportunities (nearest is Eastern Road Industrial Estate and Bracknell Town Centre). • Southern part of site within 30 minute bus ride of a local centre (County Lane). • Southern part of site within 30 minute bus ride of medical and dental services (nearest is Warfield Green Medical Centre, County Lane, and Park House Dental Surgery, Bracknell). • Nearest Youth Facility is White grove Community Centre, County Lane. • Nearest existing bus routes/bus stops are along Forest Road. • Approx 2.5km from Bracknell Town Centre.

Infrastructure Requirements	<p>Contributions (either in kind provision or payment contribution) in accordance with Limiting the Impact of Development SPD and Affordable Housing Guidance:</p> <ul style="list-style-type: none"> • Education • Thames Basins Heaths Special Protection Area (including any SANG provision) • Open Space and Outdoor Recreational Facilities • Transport (including improvements to transport network; public transport and cycle/pedestrian links) • Travel Plans • Built Sports Facilities • Library Facilities • Community Facilities • Youth Facilities and Children's Centres • Health and Social Services • Affordable Housing • Other Requirements (i.e. natural environment; public art; public realm; waste and recycling; rights of way; fire service provision, phasing)
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Cluster 7 - Chavey Down, Long Hill Road

Map 11 Cluster 7 - Chavey Down, Longhill Road

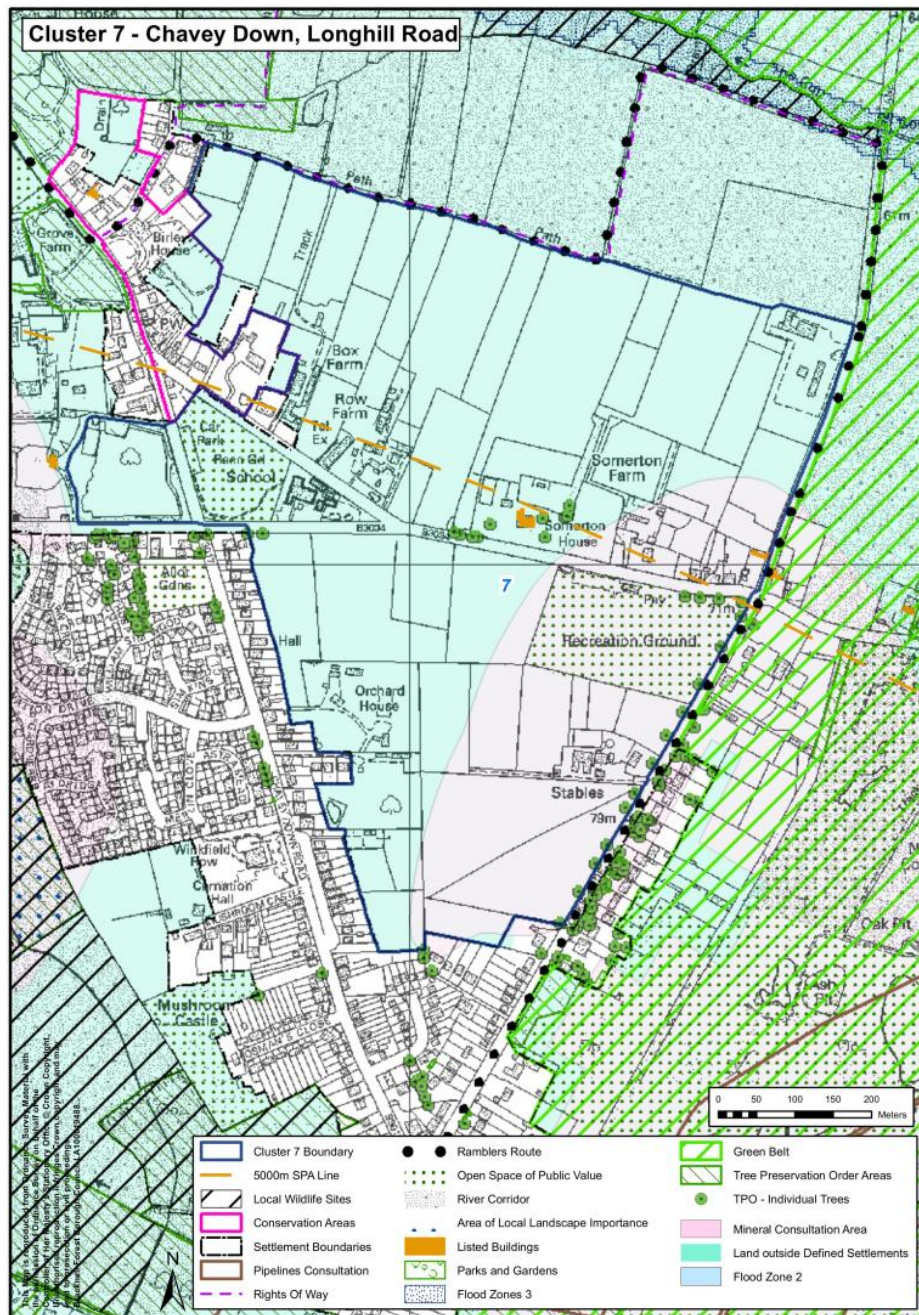


Table 14 Cluster 7 – Chavey Down, Long Hill Road

Description	Outside of settlement, containing agricultural land and residential properties. Located to north and east of the settlement of Chavey Down and east of the settlement of Winkfield Row, which is also a Conservation Area. Bound by Green Belt to east and Locks Ride.
Approximate Area	Total site area: 58ha Developable area: 38ha
Capacity	At 35dpha = 1,300 dwellings At 40 dpha = 1,500 dwellings
SHLAA Sites	5, 221, 262, 274, 288
Constraints	<ul style="list-style-type: none"> • Outside settlement boundary • Ancient Woodland buffer: 500m • Conservation Area (Winkfield Row) to west of site • Flood Zone 2 & 3 to north • Green Belt to east (east of Locks Ride & Braziers Lane) • Landfill: part of site within 250m buffer • Listed Buildings (Somerton House & Tiles Cottage) • Local Wildlife Sites (outside of site): Big Wood, Chavey Down & Chavey Down Pond • Mineral consultation area • Open Space of Public Value • Public Right of Way to north of site • Ramblers Route to north and east site • River Corridor to north • SPA buffer: part of site is within 5km (part of site is outside) • SSSI buffer: 2km • Tree Preservation Orders • Water pipeline runs through site • Relationship to Character Area Assessment (draft SPD): Northern Villages
Landscape Analysis	Landscape Character: Winkfield Row Open Clay Farmlands (CL6).
Links to highway network	B3034 (Forest Road) to north B3017 (Chavey Down Road) to west
Accessibility	<ul style="list-style-type: none"> • Within 30 minute walking distance of Primary School. • More than 30 minute bus ride of Secondary School

	<ul style="list-style-type: none"> • Within catchment of Winkfield St Mary's C of E Primary School and Garth Hill College. • More than 30 minute bus ride of employment opportunities (nearest are Eastern Road Industrial Estate and Bracknell Town Centre). • Within 30 minute bus ride of a local centre (County Lane). • Within 30 minute bus ride of medical and dental services (nearest are Warfield Green Medical Centre, County Lane and Ascot Dental Clinic). • Nearest Youth Facility is White grove Community Centre, County Lane. • Nearest existing bus routes/bus stops are along Locks Ride/Chavey Down Road. • Approx 3km from Bracknell Town Centre.
Infrastructure Requirements	<p>Contributions (either in kind provision or payment contribution) in accordance with Limiting the Impact of Development SPD and Affordable Housing Guidance:</p> <ul style="list-style-type: none"> • Education • Thames Basins Heaths Special Protection Area (including any SANG provision) • Open Space and Outdoor Recreational Facilities • Transport (including improvements to transport network; public transport and cycle/pedestrian links) • Travel Plans • Built Sports Facilities • Library Facilities • Community Facilities • Youth Facilities and Children's Centres • Health and Social Services • Affordable Housing • Other Requirements (i.e. natural environment; public art; public realm; waste and recycling; rights of way; fire service provision, phasing)

Cluster 8 - East Bracknell

Map 12 Cluster 8 - East Bracknell

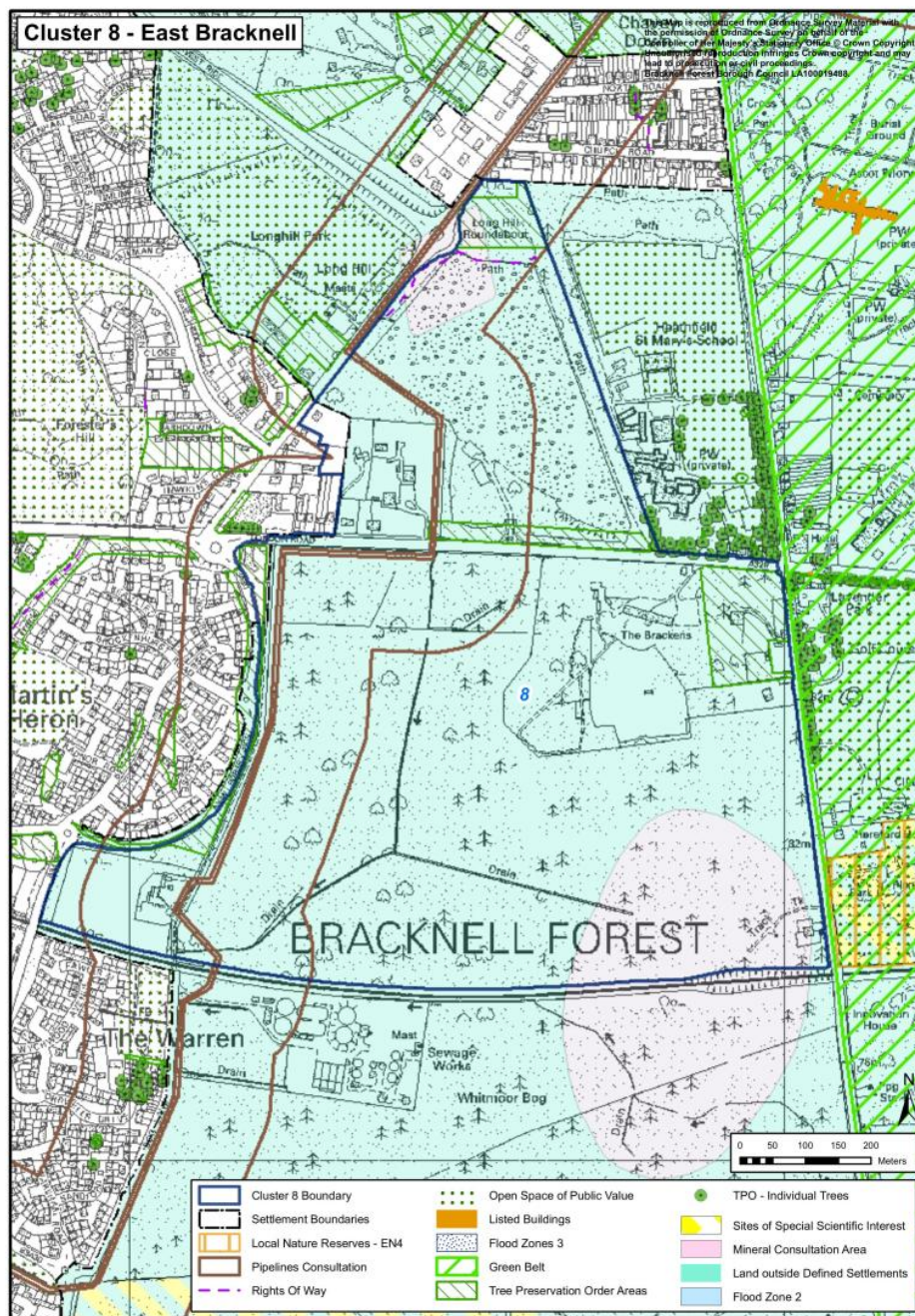


Table 15 Cluster 8 – East Bracknell

Description	Forest forming part of Crown Estate, commercial use and tip. Located east of Martin's Heron. Bound by Green Belt to the east and Priory Road/Swinley Road. Reading-London Waterloo train line forms southern boundary.
Approximate Area	Total site area: 80ha Developable area: 52ha
Capacity	At 35 dpha = 1,800 dwellings At 40 dpha = 2,100 dwellings
SHLAA Sites	49, 78, 122, 125, 137, 204
Constraints	<ul style="list-style-type: none"> Partly Crown Estate Land (covered by Crown Estate Act 1961) = Crown Estate may not be able to support residential development. Outside settlement boundary Green Belt to east (east of Priory Road/Swinley Road) Landfill: contains London Road Chavey Down & associated 250m buffer Local Nature Reserve (outside of site): Englemere Pond (to east) Local Wildlife Site (outside of site): Long Hill Park (to west) Public Rights of Way pass through site Mineral consultation area Safeguarded road line (BFBLP Policy M2) SSSI to east of Swinley Road (Englemere Pond) SSSI buffer: 2km SPA buffer: 5km Tree Preservation Orders Water pipeline runs adjacent to site (Priory Road/Swinley Road), and through south eastern part of site (north west of Whitmore Cottages).
Landscape Analysis	Landscape Character: Chavey Down Small-Scale Enclosed Forest and Heaths (FH1) and Swinley Park Plateau Forest and Heaths (FH2).
Links to highway network	<p>B3017 (Priory Road/Swinley Road) to east.</p> <p>A329 (London Road) through middle of site.</p> <p>B3430 (New Forest Ride) to west of southern part of site.</p>
Accessibility	<ul style="list-style-type: none"> Western part of site within 30 minute walking distance of Primary School. Western part of site within 30 minute bus ride of Secondary School

	<ul style="list-style-type: none"> • Within catchment of Holly Spring Infant/Junior Schools and Garth Hill College. • Within 30 minute bus ride of employment opportunities (nearest are Eastern Road Industrial Estate and Bracknell Town Centre). • Within 30 minute walk of a local centre (Harmanswater to west, and north Ascot to north east). • Western Part of site within 30 minute bus ride of medical and dental services (nearest are Waterfields Practice, Ralphs Ride, and Ascot Dental Clinic). • Nearest Youth Facility is The Wayz, Calfridus Way. • Nearest existing bus routes/bus stops are along A329 (London Road). • Approx 2km from Bracknell Town Centre.
Infrastructure Requirements	<p>Contributions (either in kind provision or payment contribution) in accordance with Limiting the Impact of Development SPD and Affordable Housing Guidance:</p> <ul style="list-style-type: none"> • Education • Thames Basins Heaths Special Protection Area (including any SANG provision) • Open Space and Outdoor Recreational Facilities • Transport (including improvements to transport network; public transport and cycle/pedestrian links) • Travel Plans • Built Sports Facilities • Library Facilities • Community Facilities • Youth Facilities and Children's Centres • Health and Social Services • Affordable Housing • Other Requirements (i.e. natural environment; public art; public realm; waste and recycling; rights of way; fire service provision, phasing)

Glossary

Abbreviations

ASLI Area of Special Landscape Importance

BIDS Business, Industrial, Distribution and Storage

BFC Bracknell Forest Council

BTC Bracknell Town Centre

CS Core Strategy

DCLG Department for Communities and Local Government

DPD Development Plan Document

DPH Dwellings per Hectare

ELR Employment Land Review

GOSE Government Office for the South East

LDF Local Development Framework

LDS Local Development Scheme

LID Limiting the Impact of Development

LNR Local Nature Reserve

LPA Local Planning Authority

LTP Local Transport Plan

LWS Local Wildlife Site (formerly Wildlife Heritage Sites)

ODPM Office of the Deputy Prime Minister

OSPV Open Space of Public Value

PDL Previously Developed Land

PPG Planning Policy Guidance

PPS Planning Policy Statement

RSS - Regional Spatial Strategy

SA Sustainability Appraisal

SADPD Site Allocations Development Plan Document

SAC Special Area of Conservation

SANGS Suitable Alternative Natural Green Space

SCI Statement of Community Involvement

SDL Strategic Development Locations

SCS Sustainable Community Strategy

SEA Strategic Environmental Assessment

SEP South East Plan

SHLAA Strategic Housing Land Availability Assessment

SHMA Strategic Housing Market Assessment

SPA Special Protection Area

SPD Supplementary Planning Document

SSSI Sites of Special Scientific Interest

LTP3 Local Transport Plan 3

TPO Tree Preservation Order

References

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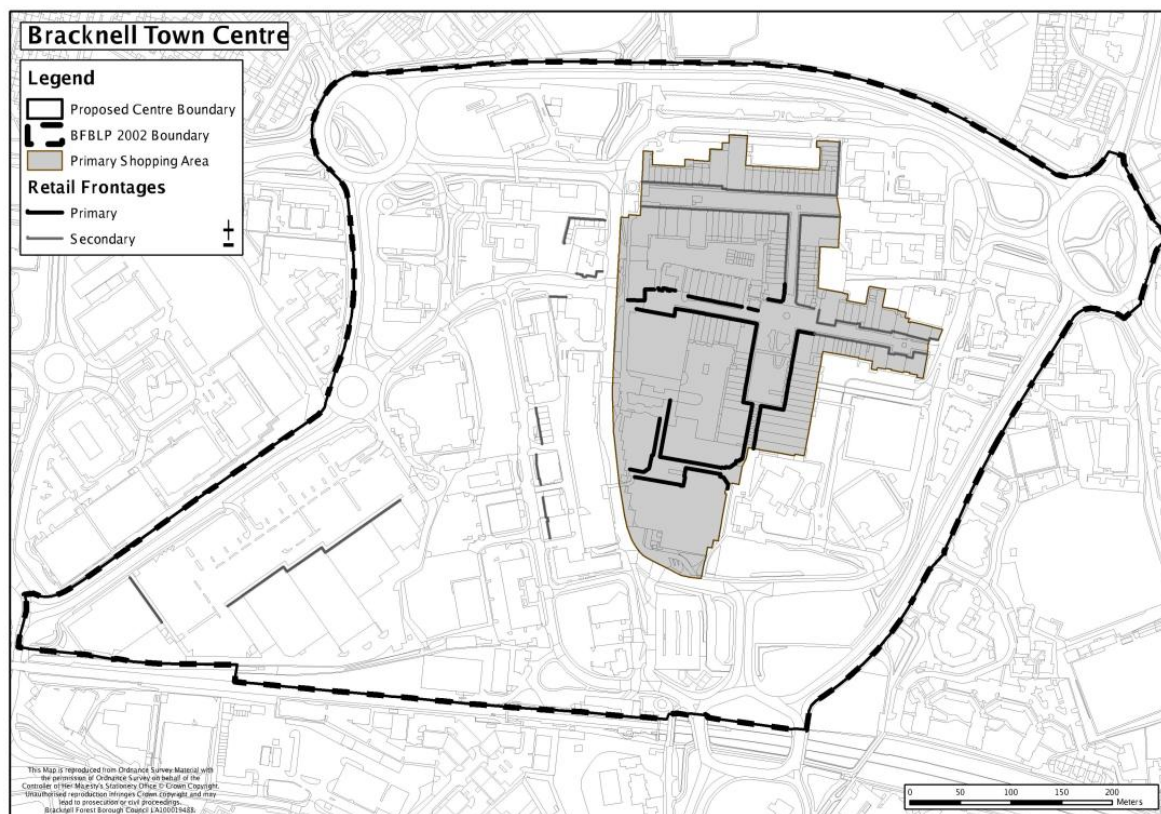
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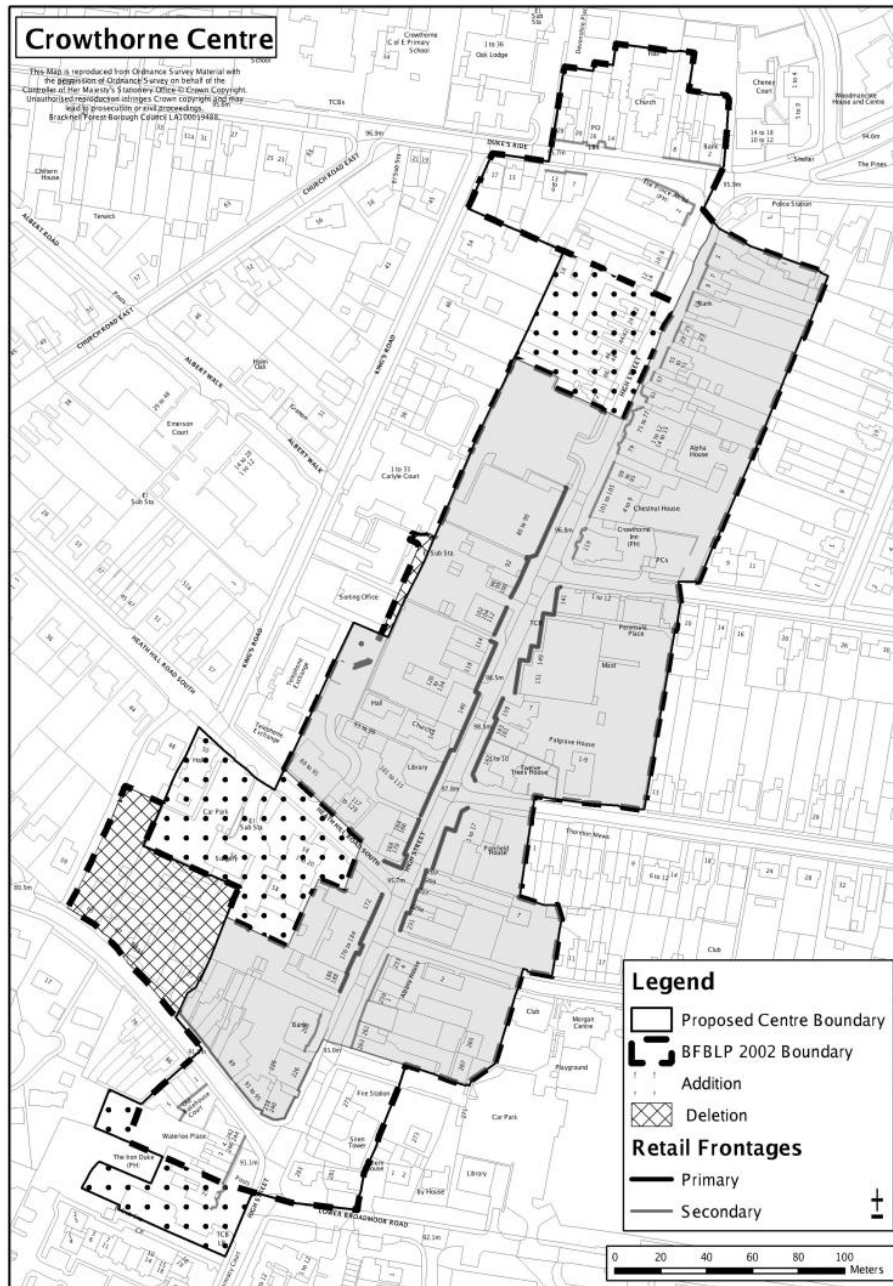
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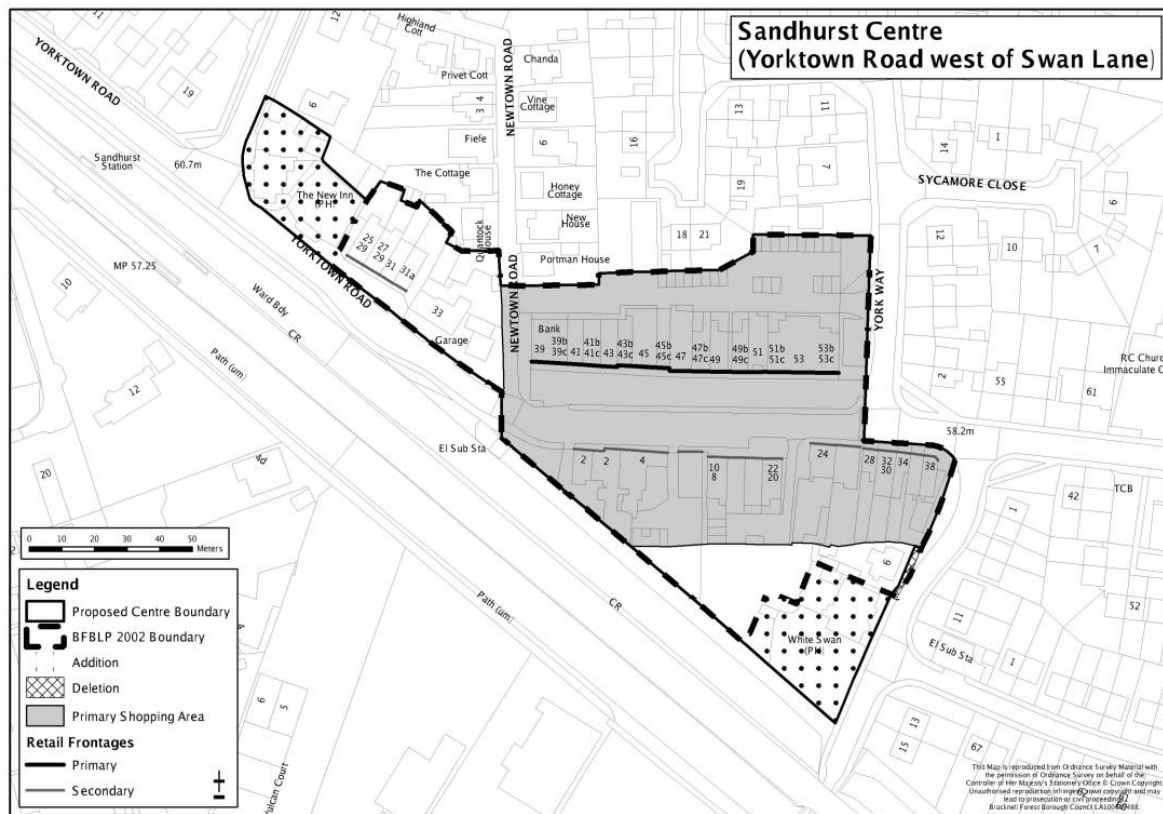
Appendix 1- Retail Boundary Maps



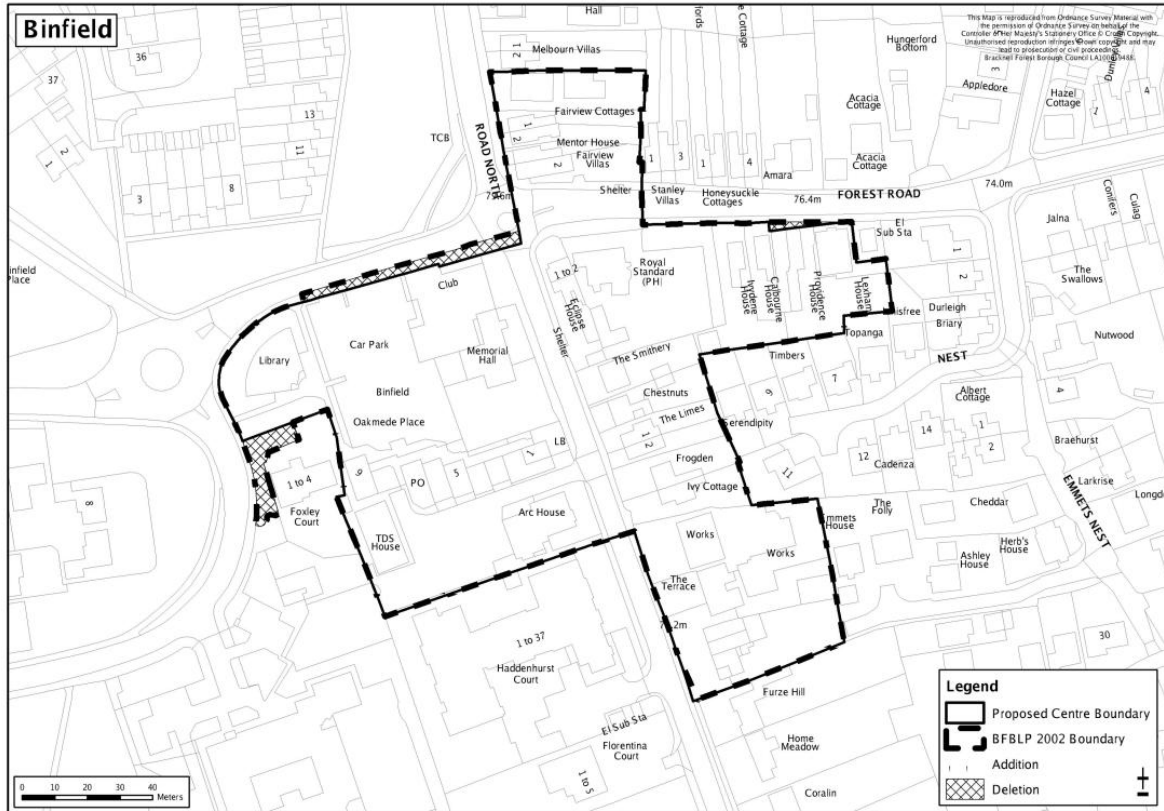
Map 13



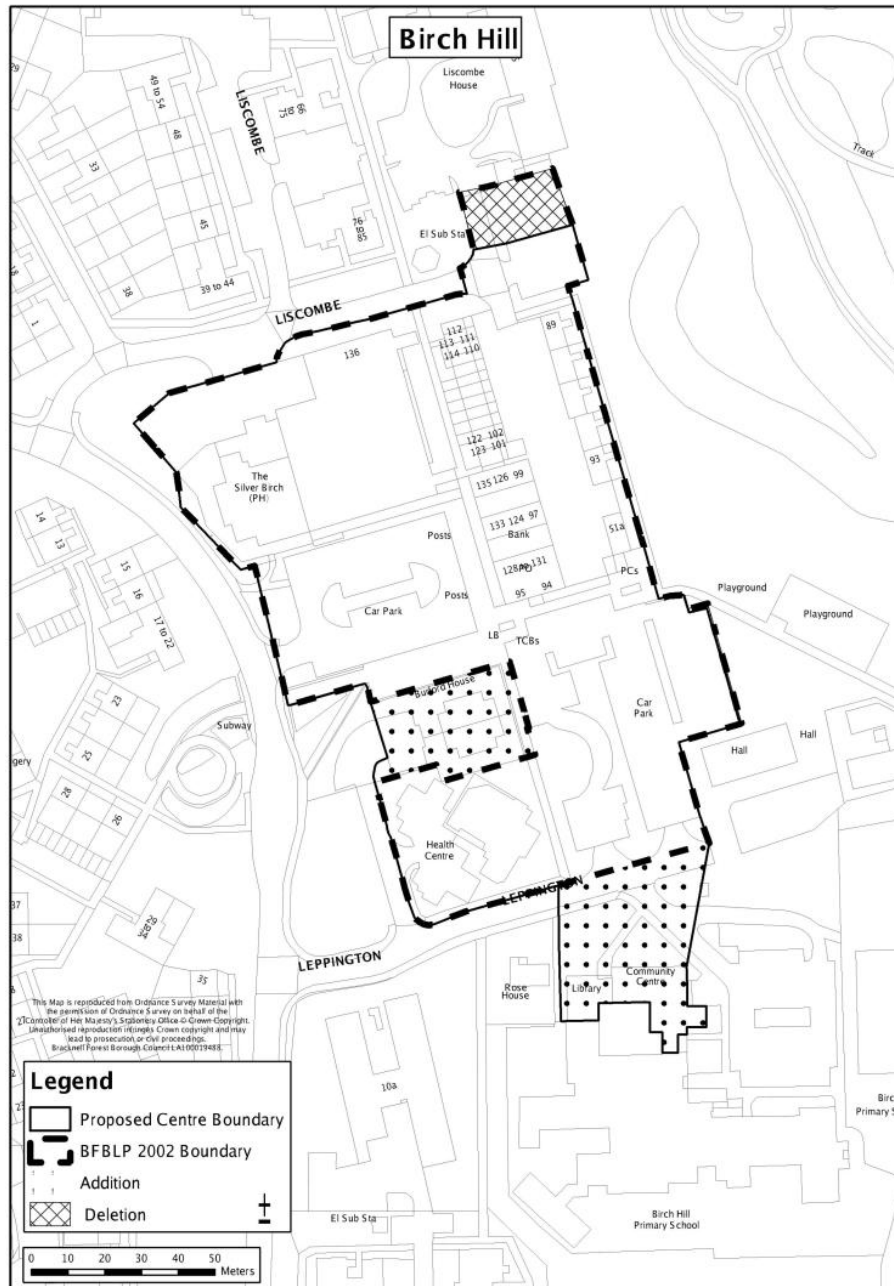
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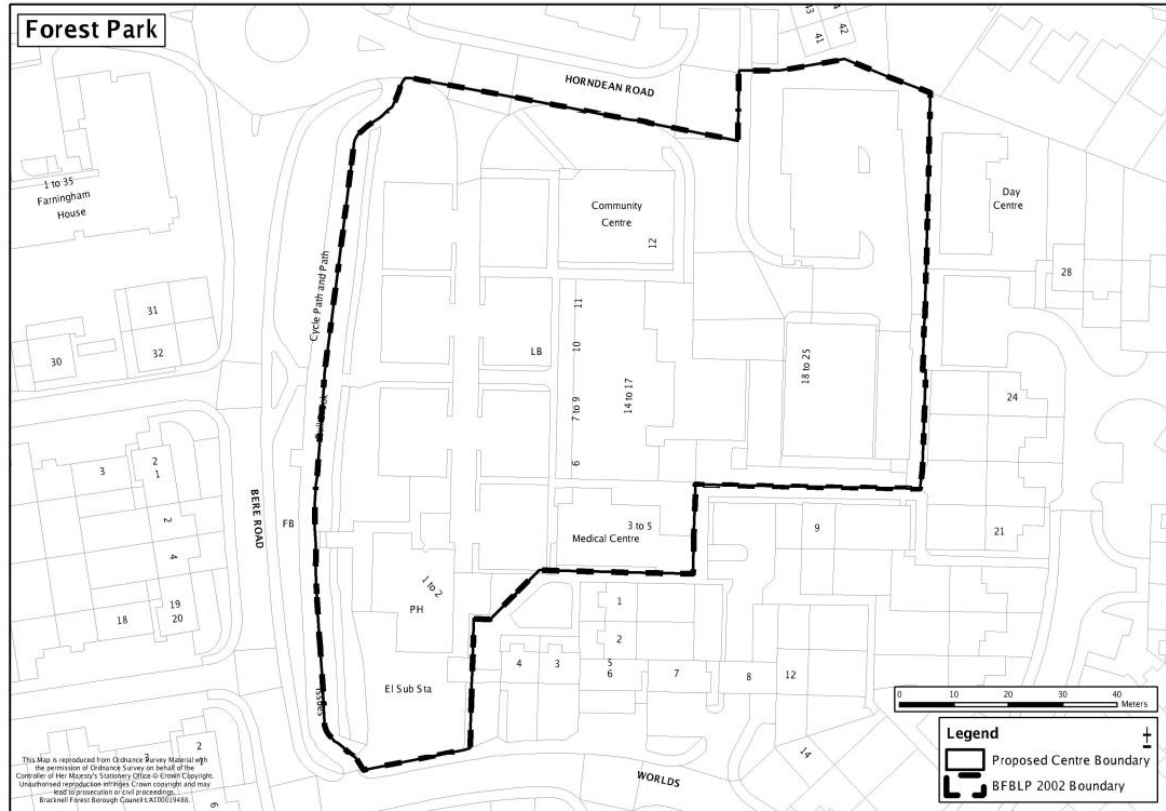
Map 15



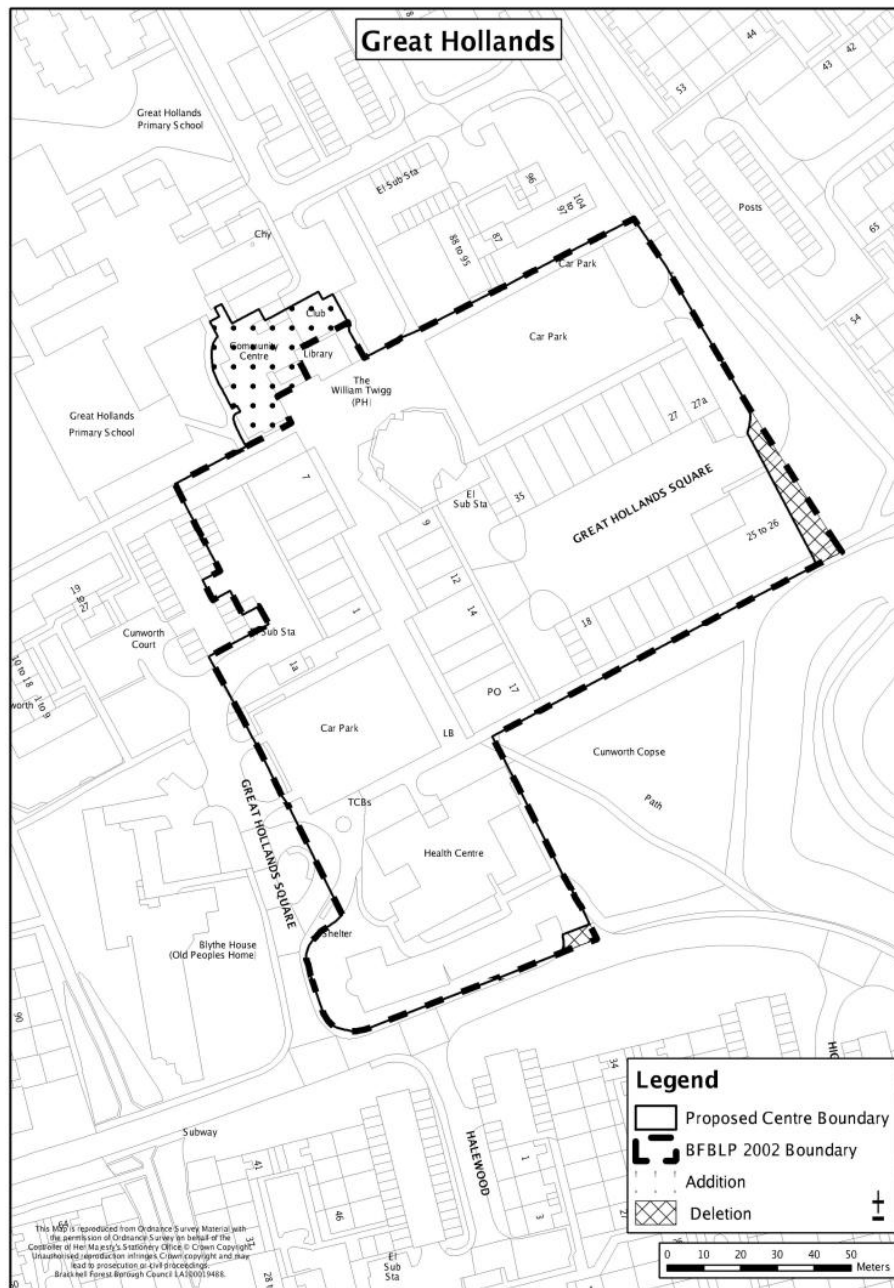
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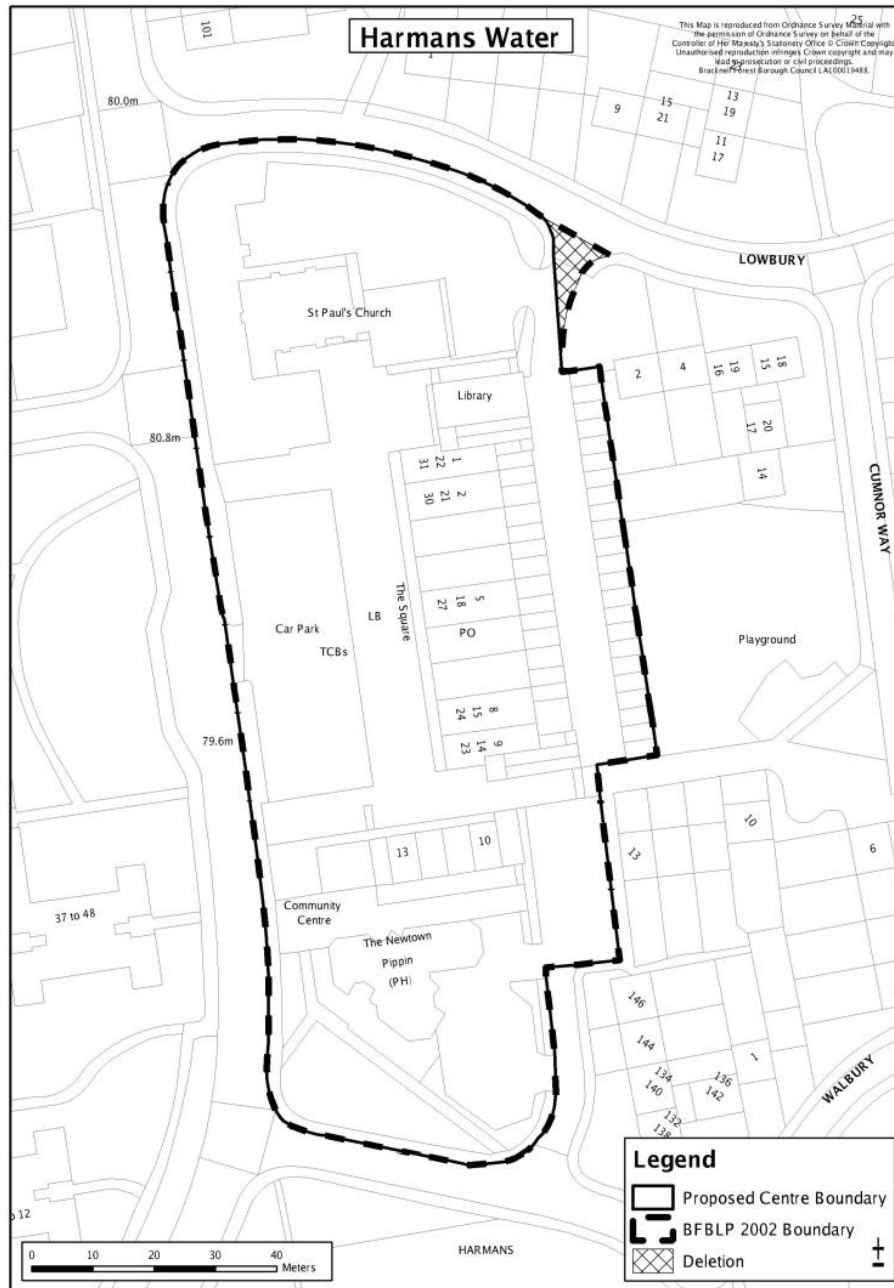
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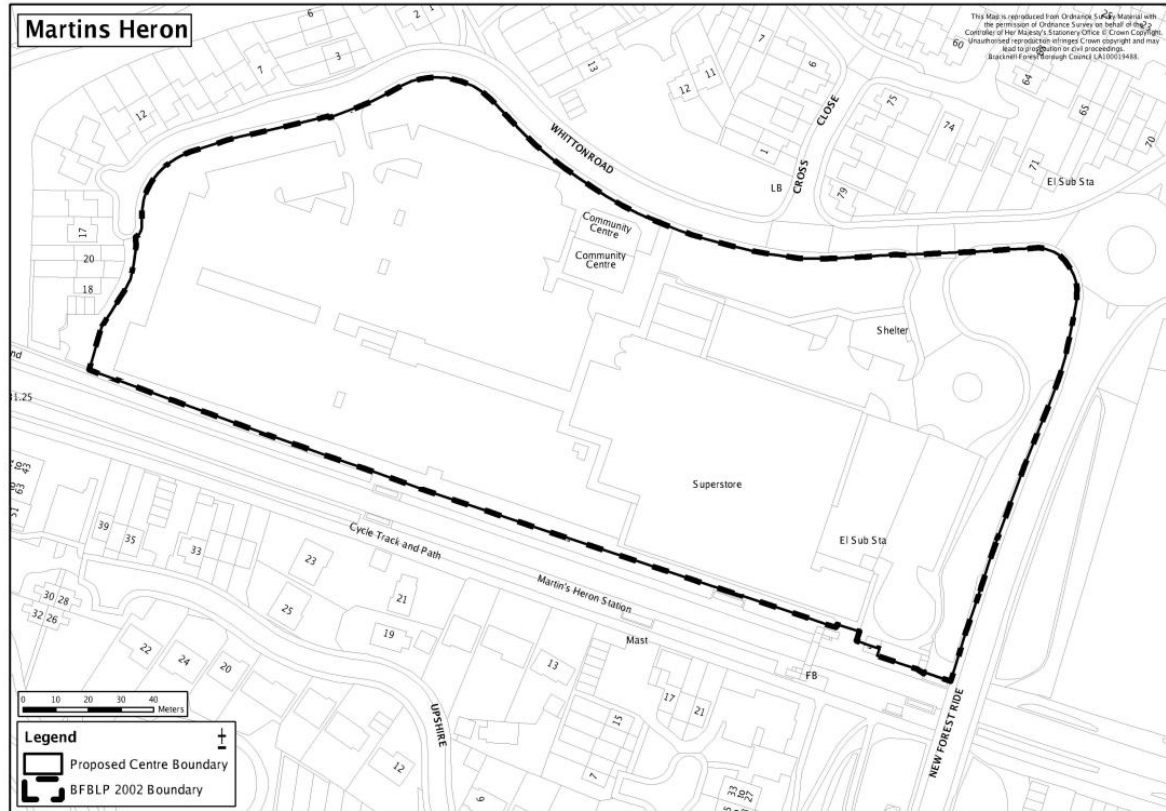
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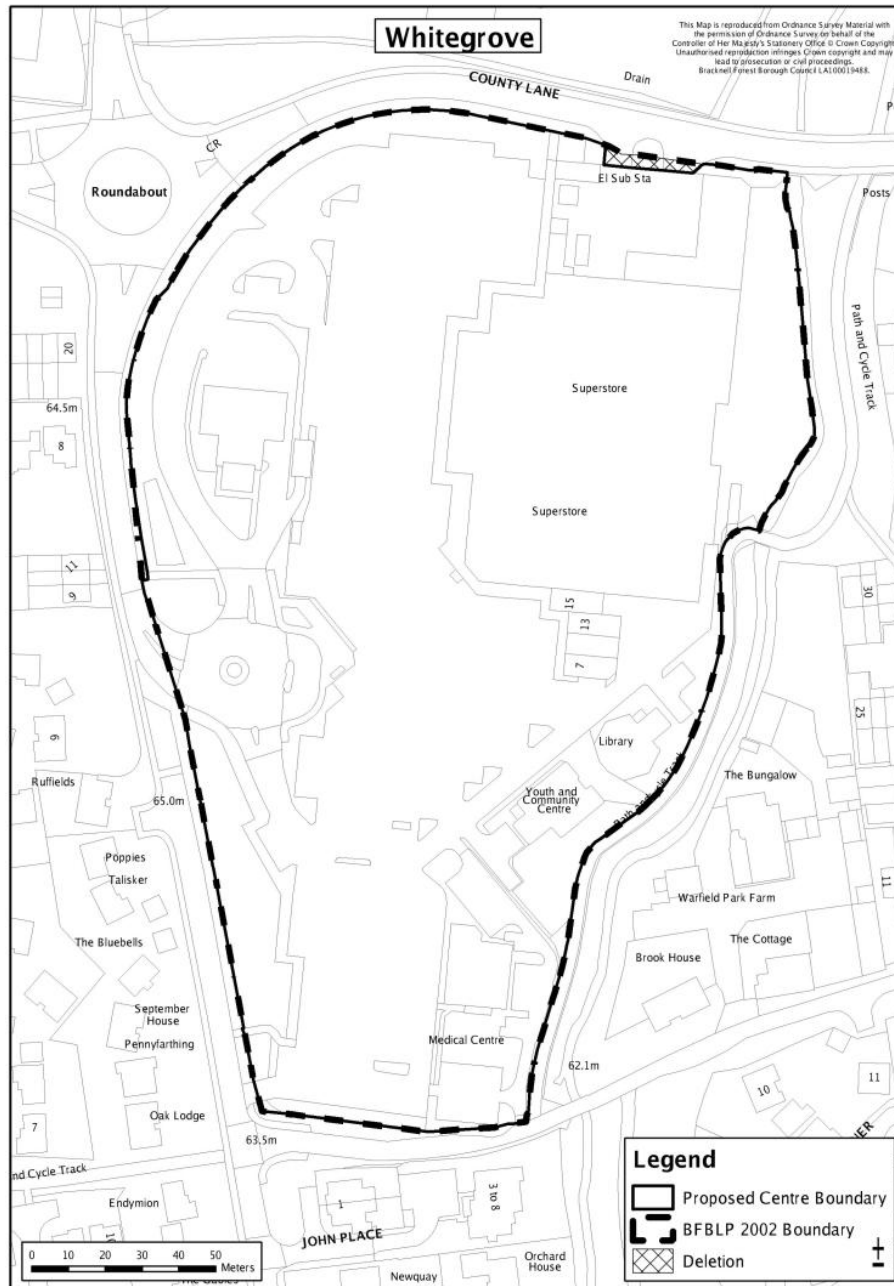
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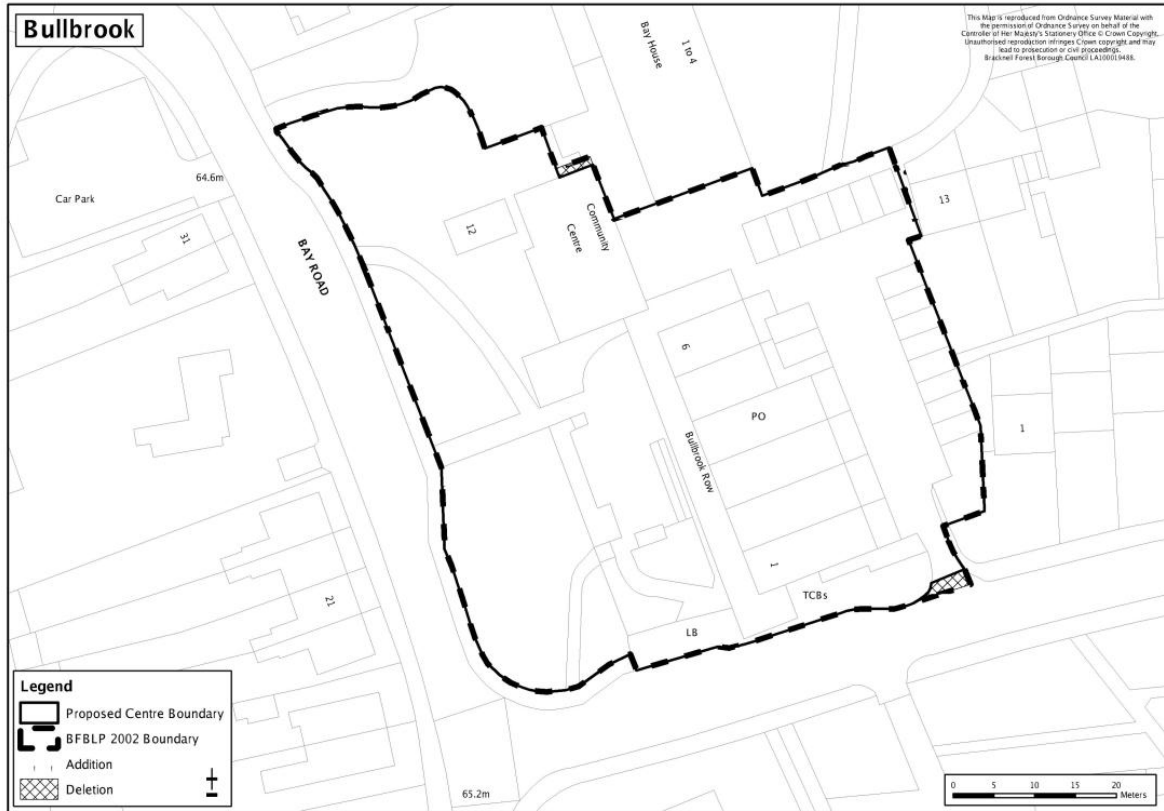
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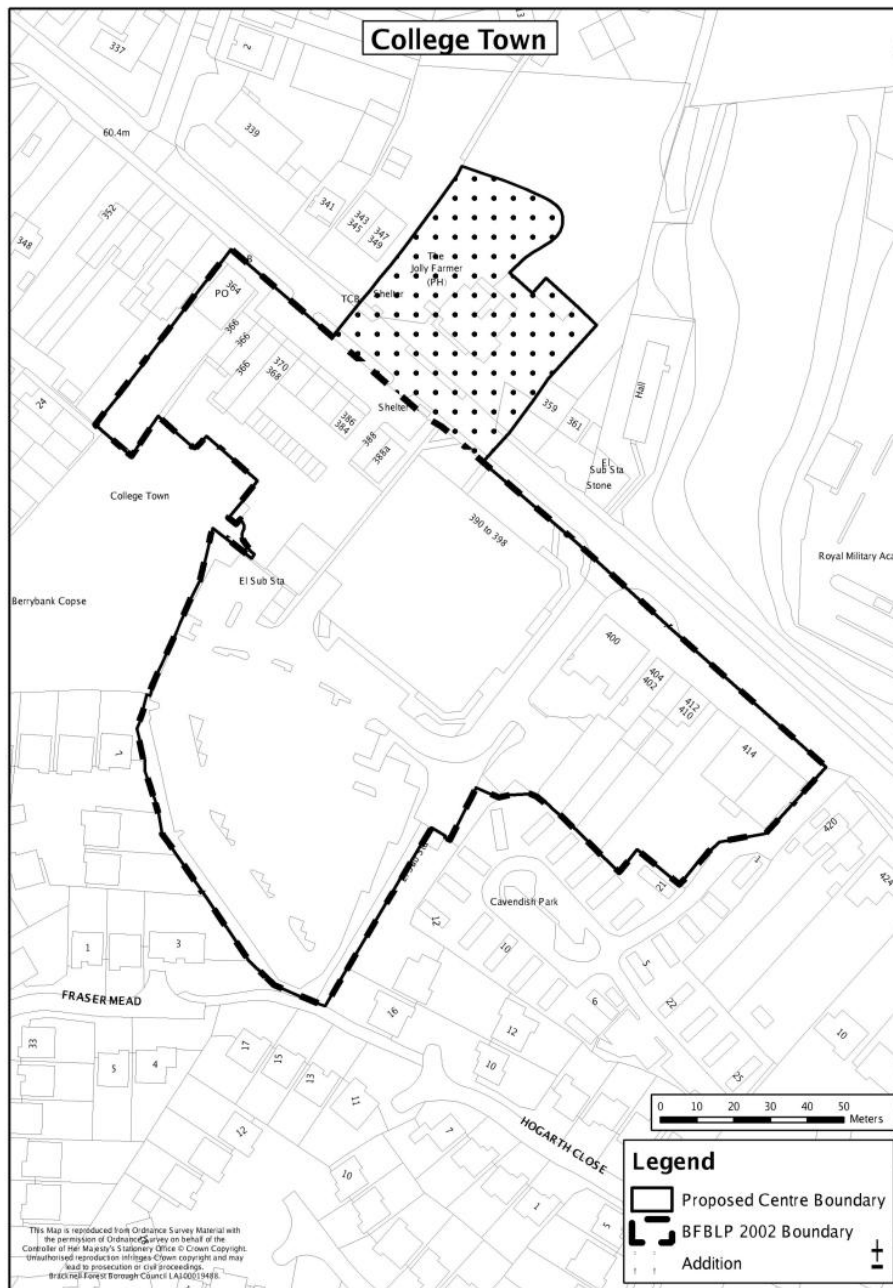
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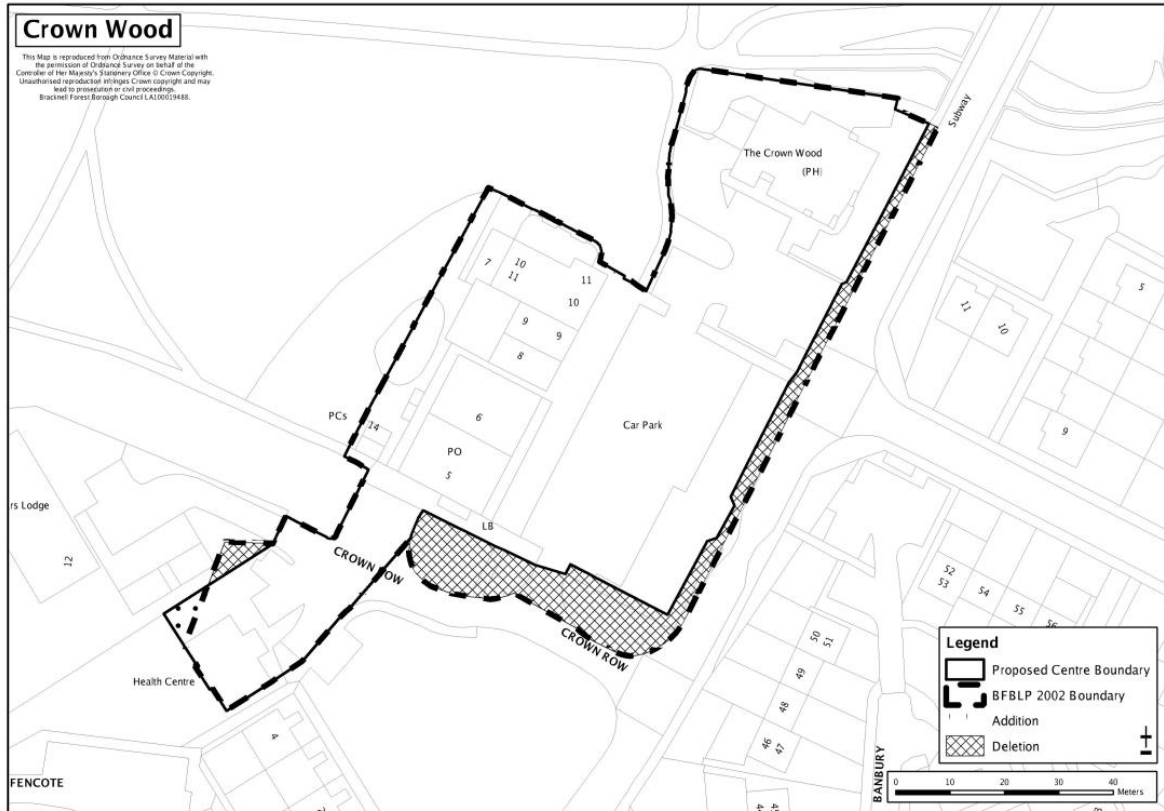
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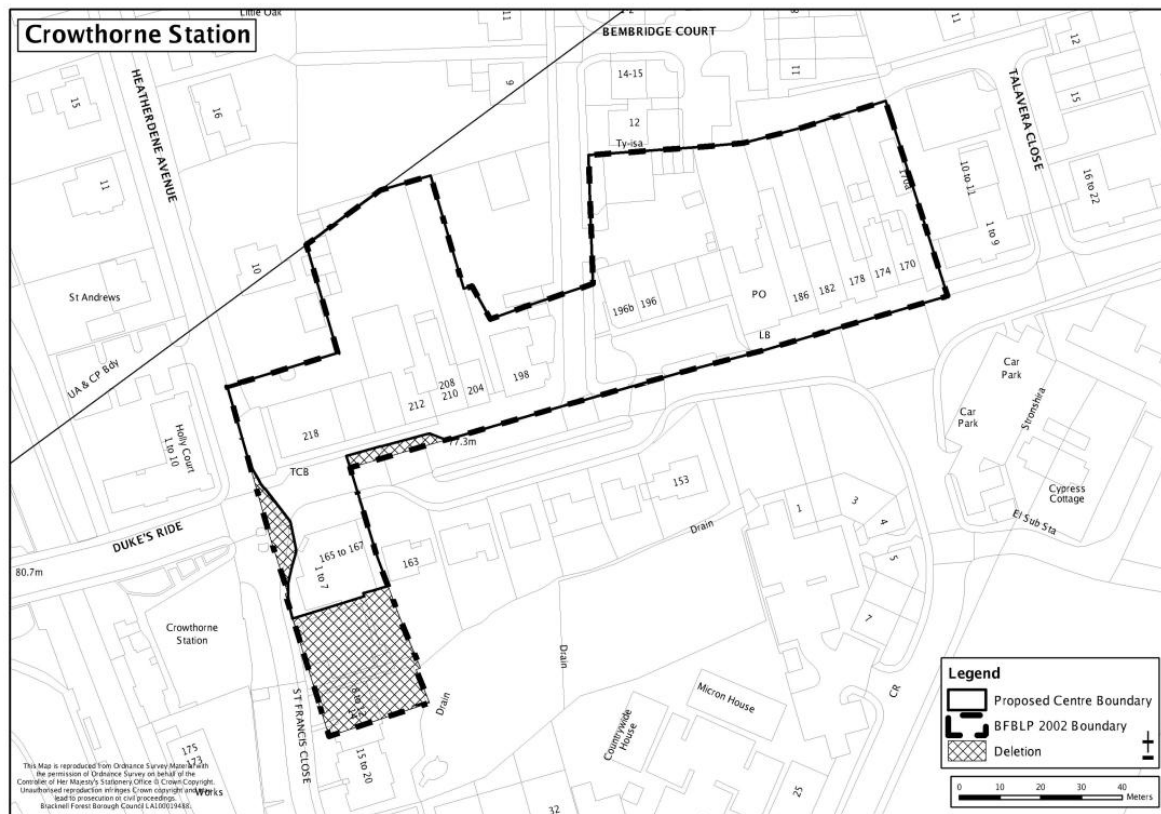
Map 23



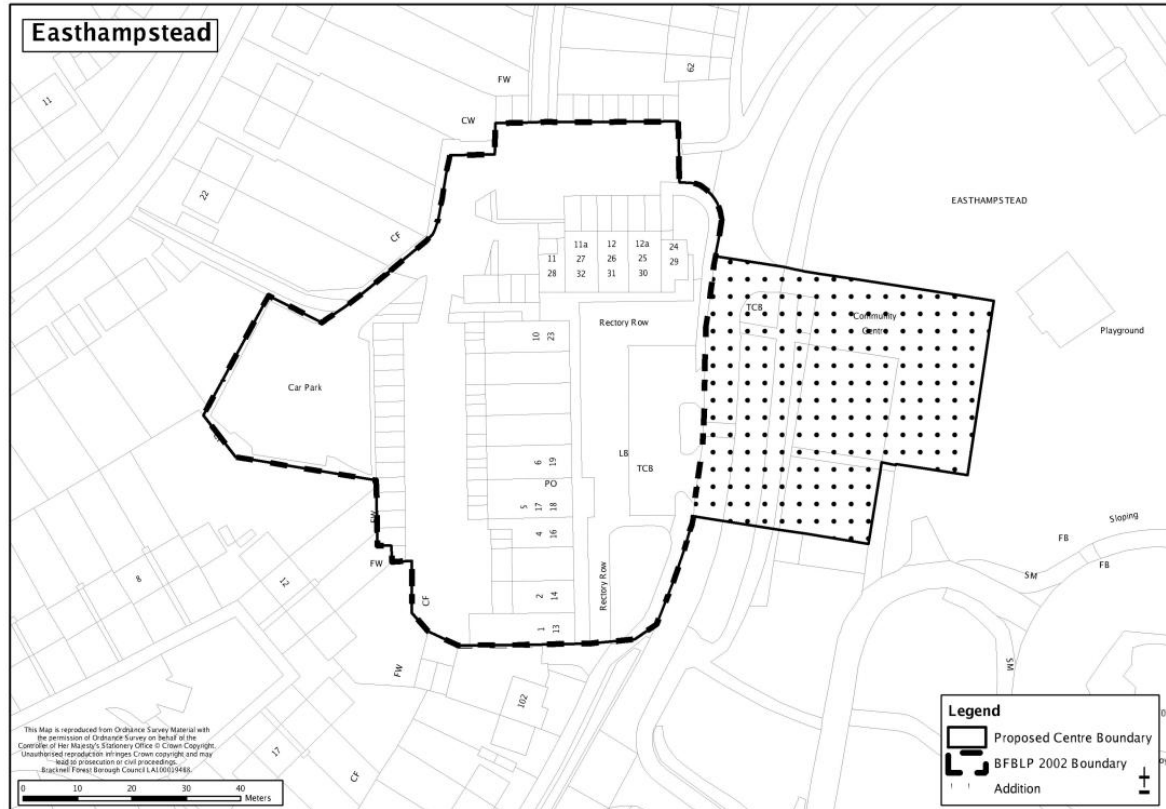
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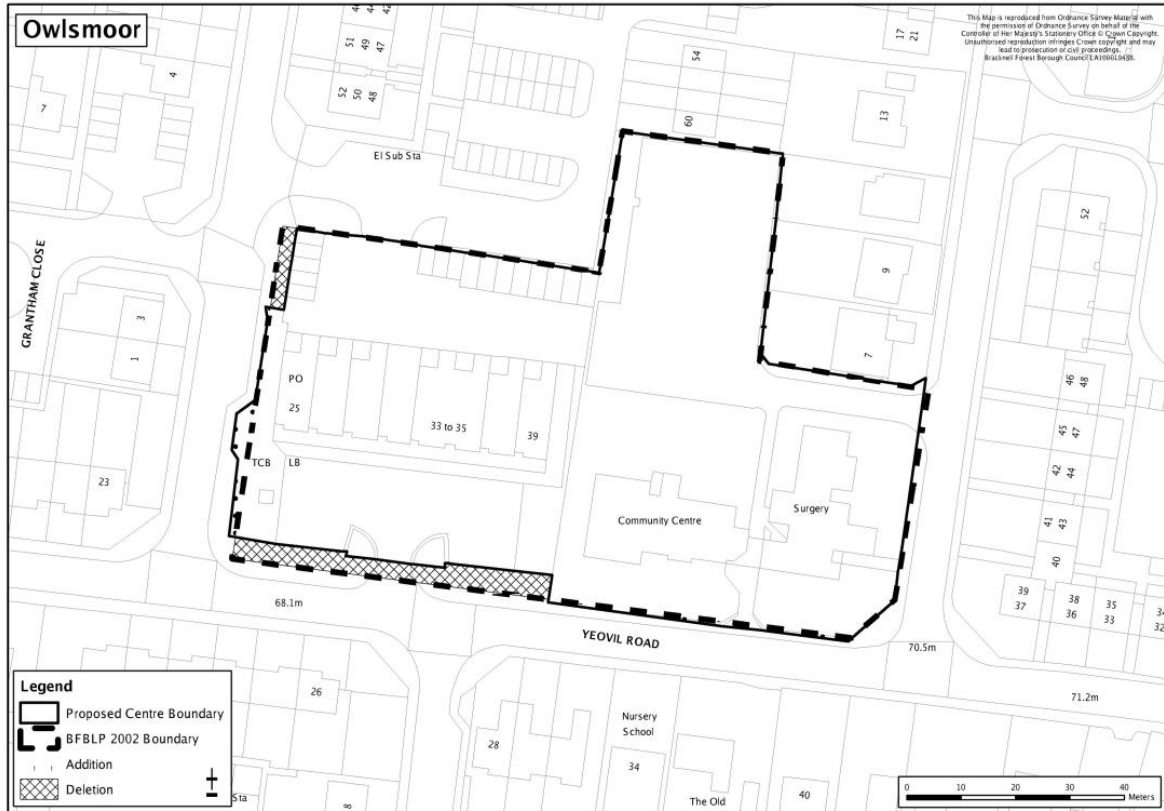
Map 25



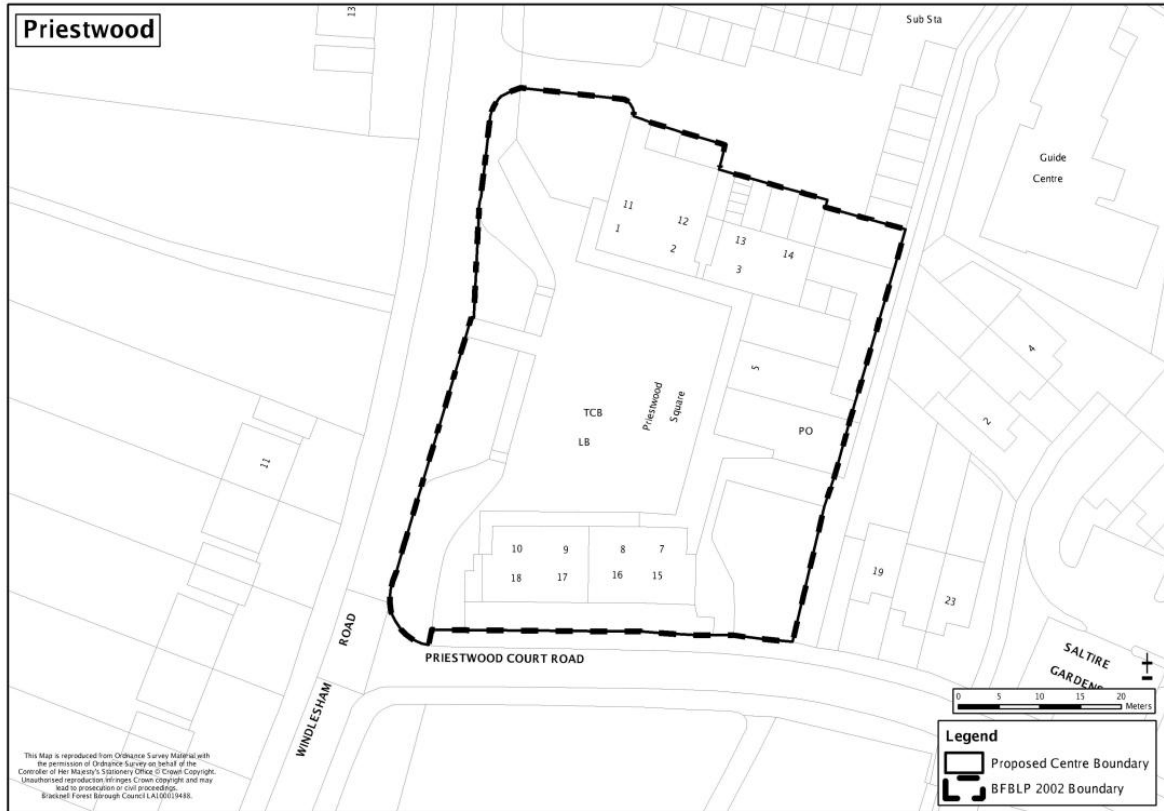
Map 26



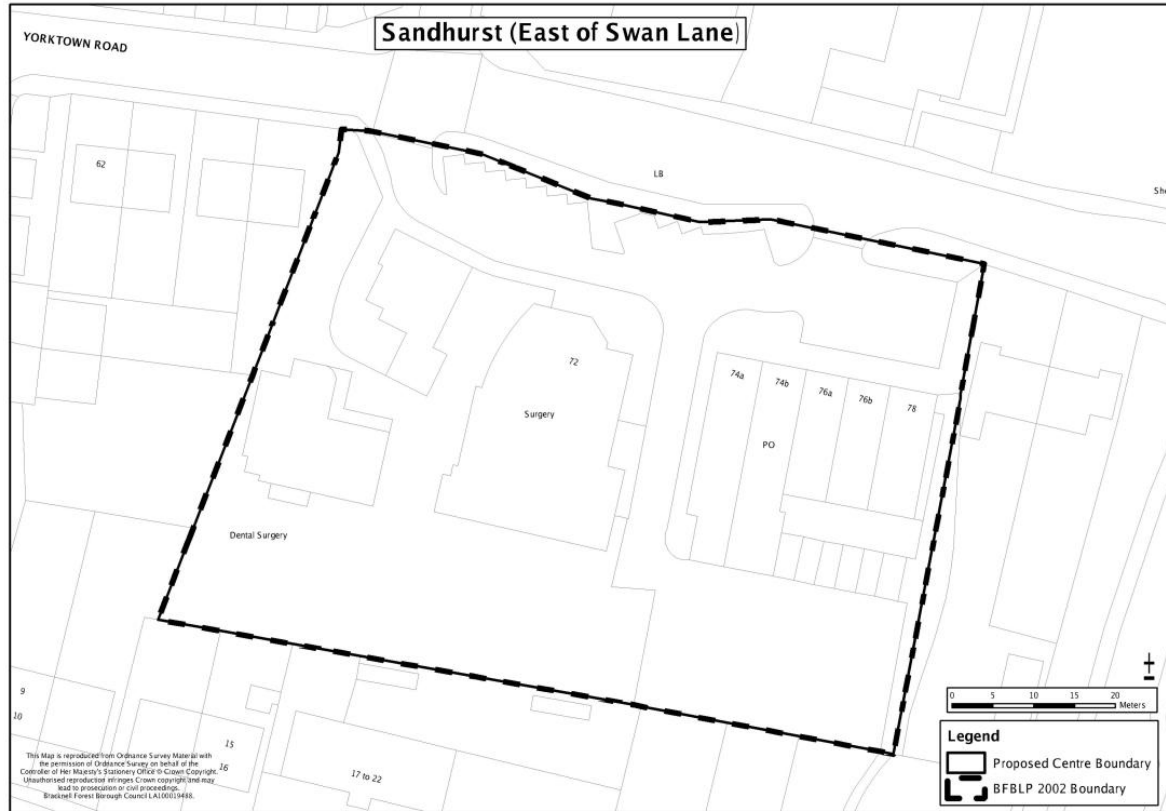
Map 27



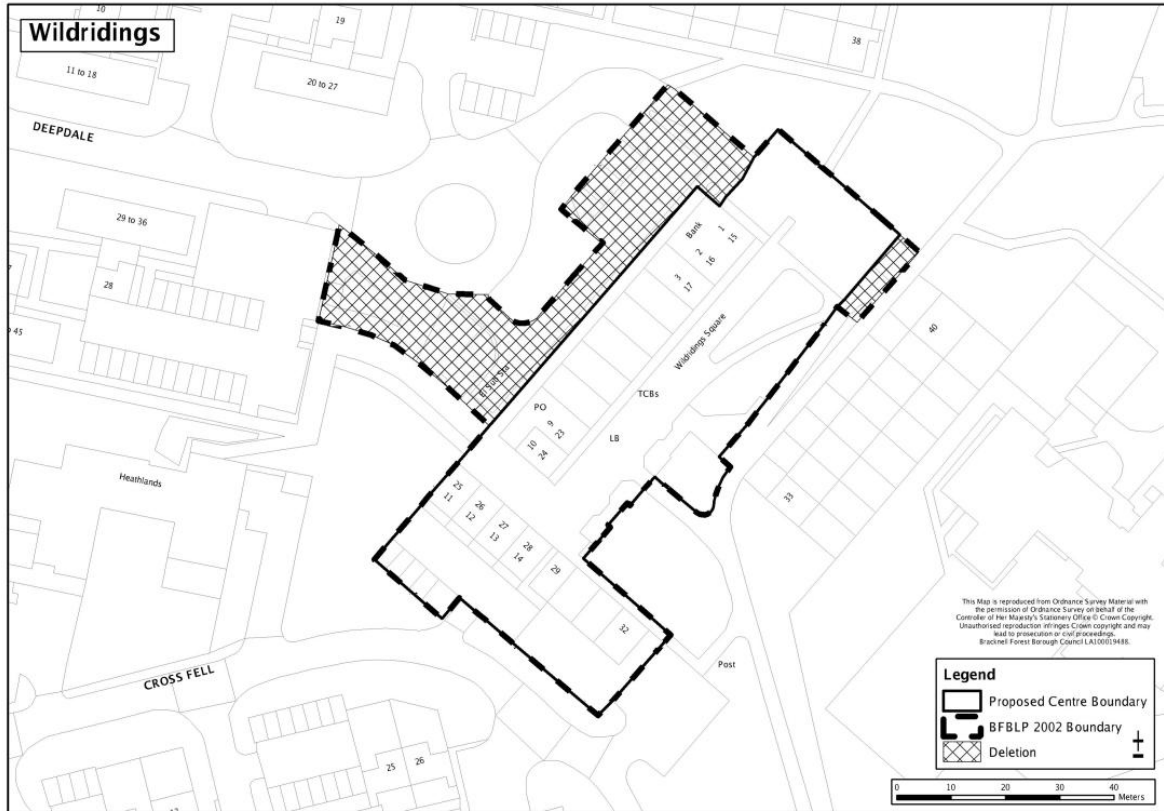
Map 28



Map 29



Map 30



Appendix 2 - Sites for Potential Allocation - PDL and Buildings in Defined Settlements

Table 16 Sites for Potential Allocation - PDL and Buildings in Defined Settlements.

Sites for Potential Allocation Policy CS2 Locational Principle 2 - Previously Developed Land and Buildings in Defined Settlements		
SHLAA Ref	Site Address	Estimated capacity (net)
10	125-131 Dukes Ride, Crowthorne	11
15	Adastron House, Crowthorne Road, Bracknell	18
32	104-116 College Road, Sandhurst	14
46	Garth Hill School, Sandy Lane, Bracknell	99
68	24-30 Sandhurst Road, Crowthorne	10
95	Land at Battle Bridge House, Warfield House and Garage, Forest Road, Warfield	14
106	Peacock Bungalow, Peacock Lane, Binfield	23
107	Hillcrest , Sundial and Popeswood Garage, London Road, Binfield	20
108	Westwinds, Newlands and Homeleigh, Wokingham Road, Bracknell	10
113	Land at School Hill, Crowthorne	(30) Counted within Cluster 8
123	Farley Hall, London Road, Binfield	72
131	1-11 Windlesham Road, Bracknell	18
137	Sandbanks, Longhill Road, Winkfield	(11)

Sites for Potential Allocation
Policy CS2 Locational Principle 2 - Previously Developed Land and Buildings in Defined Settlements

		Counted within Cluster 8
144	Floringham Lodge, Downshire Way, Bracknell	22
146	44-54 Kings Road, Crowthorne	17
154	Humphries Yard, Bagshot Road, Bracknell	25
215	Commercial Centre, Bracknell Lane West, Bracknell	77
223	90-94 Yorktown Road, Sandhurst	17
227	1-14 Wokingham Road, Bracknell	46
228	Albert Road Car Park, Bracknell	40
230	Hyperion to Resource House, Old Bracknell Lane West, Bracknell	60
232	48-52 Dukes Ride, Crowthorne	21
249	Wick Hill Centre, Sandy Lane, Bracknell	73
286	The Iron Duke, Waterloo Place, Old Bakehouse Court, High Street, Crowthorne	20
TOTAL		727

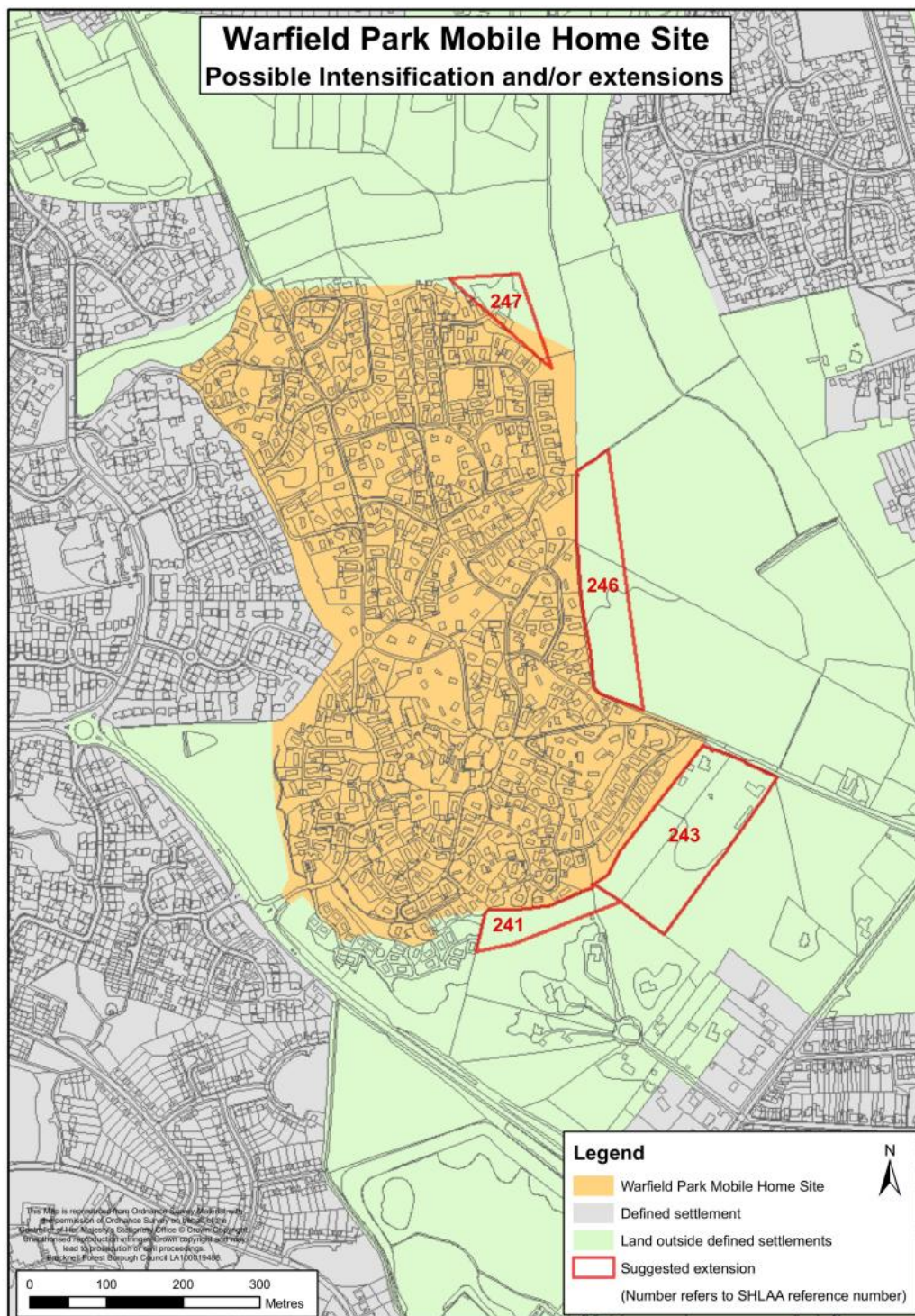
Appendix 3 - Sites for Potential Allocation - Other Land within Defined Settlements

Table 17 Sites for Potential Allocation - Other Land within Defined Settlements.

Sites for Potential Allocation Policy CS2 Locational Principle 3 - Other land within Defined Settlements		
SHLAA Ref	Site Address	Estimated capacity (net)
17	Bay Drive, Bullbrook, Bracknell	45
19	The Football Ground, Larges Lane, Bracknell	85
36	Land at Opladen Way, Bracknell	28
76	Land S of Cricket Field Grove, Crowthorne	(100) Counted within Cluster 2
190	Land at Florence Road, Sandhurst	14
194	Land N of Cain Road, Binfield	87
216	Bracknell Cricket Ground, Larges Lane, Bracknell	126
238	Land adj Red Tile Cottage, London Road, Bracknell	12
TOTAL		397

Appendix 4 - Warfield Park Map

Map 31 Warfield Park Map

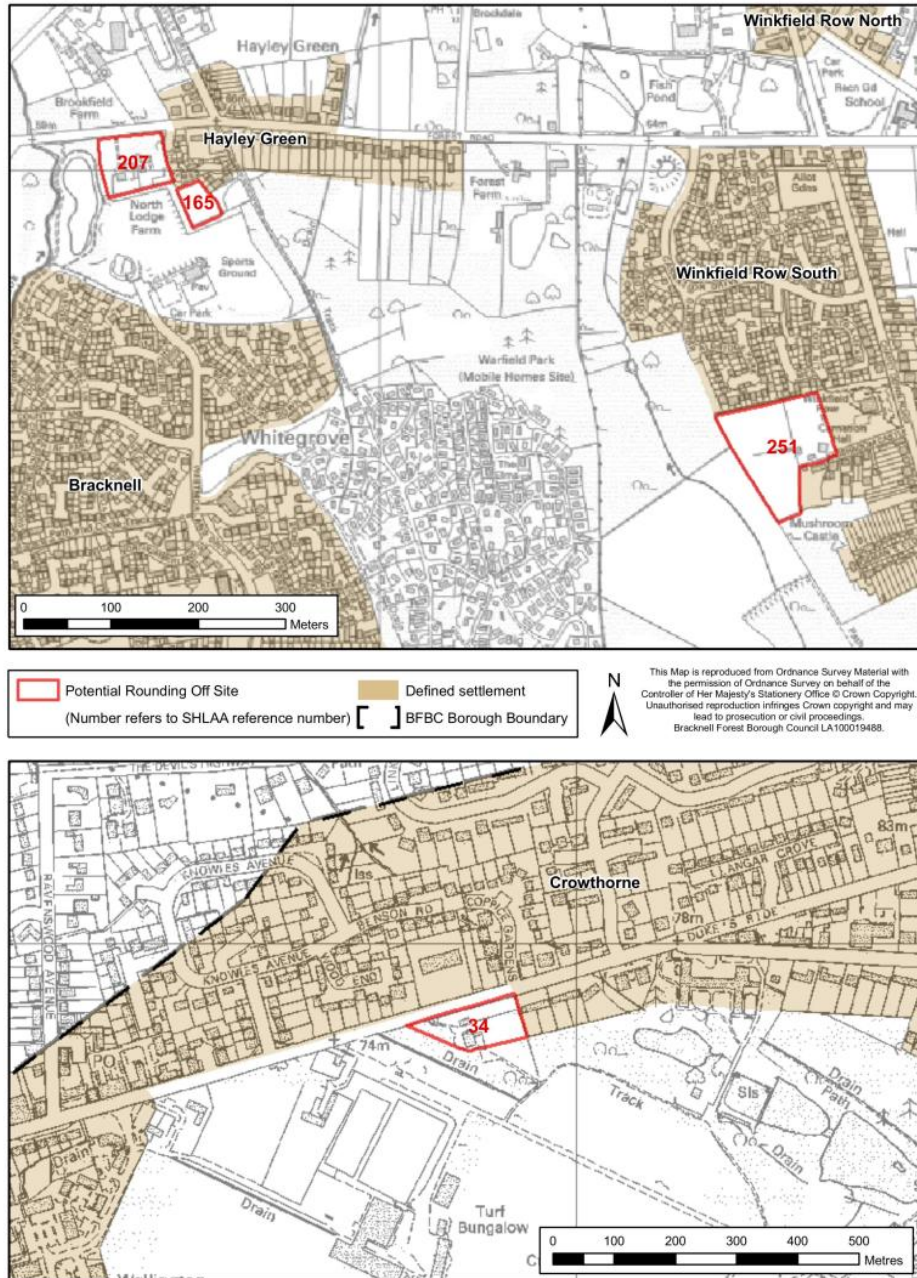


Appendix 5 - Rounding Off Sites

Table 18 Possible 'rounding off' sites

SHLAA Ref	Site Address	Estimated capacity (net)
34	White Cairn, Dukes Ride, Crowthorne	16
165	Land South of the Limes, Forest Road, Warfield	10
207	Land at North Lodge Farm, Warfield	28
251	White Gates, Mushroom Castle, Winkfield	54
	Total	108

Figure 1 Possible 'rounding off' sites



Appendix 6 Initial SAs of Clusters

Table 19 Cluster 1: South West Sandhurst

Cluster 1: South West Sandhurst		
Greenfield site (outside settlement). Rolling agricultural land between Wokingham Road to east and Lower Church Road/Lower Sandhurst Road to west (and Horseshoe Lake beyond). To the south east of the site is located St Angels Church and St Michaels School. To the east is located Little Sandhurst.		
1	Housing needs	There do not appear to be any conditions that would preclude a full contribution to housing needs in terms of the quality and mix of dwellings on this site. With a developable area of 27 ha the site could accommodate between 900 and 1100 dwellings.
2	Flooding	Lies adjacent to land in Flood Zone 3. A comprehensive surface water drainage system is likely to be required.
3	Health	The centre of the site is within 2km of services at Sandhurst, including Sandhurst Surgery. The main hospital lies 9km to the south east at Frimley. Alternatively, there is hospital provision in Ascot (although this does not provide the full range of health provision).
4	Poverty & exclusion	IMD data has not identified any issues at this location. The site could have good access to services and employment on foot, cycling, bus or car if supporting investment is provided. Sandhurst railway station provides links to major employment locations including Reading, Guildford, Redhill and Gatwick.
5	Education	St Michaels Primary School lies immediately to the south of the site and NewScotlandHillPrimary School 1.5km away. Edgbarrow Secondary School is 4km by road (only one point to cross railway) and Sandhurst School 2km away. The School Places Plan 2009 to 2014 reports that both primary schools will have surplus places in 2014, but that Edgbarrow School is at capacity. A consistent 14-15% deficit of places is being addressed by the creation of an additional form of entry. An increasing surplus at Sandhurst is predicted to 2014. Bracknell and WokinghamCollege also provides places for post 16 education and is within 1km. Therefore, education provision will be an important consideration at both primary and secondary levels.
6	Crime	IMD data does not identify any issues at this location.
7	Community	Development could make a positive contribution to Little Sandhurst by consolidating the demand for local services to improve their viability and, potentially,

Cluster 1: South West Sandhurst

Greenfield site (outside settlement). Rolling agricultural land between Wokingham Road to east and Lower Church Road/Lower Sandhurst Road to west (and Horseshoe Lake beyond). To the south east of the site is located St Angels Church and St Michaels School. To the east is located Little Sandhurst.

		diversification; and supporting improved bus services. Development could include provision of new services including a medical centre.
8	Accessible services	<p>The centre of the site is within 2km of services at Sandhurst such as shops, doctors, dentists and other facilities.</p> <ul style="list-style-type: none"> • Within 30 minute walking distance of Primary School • More than 30 minute bus ride from Secondary School • Within catchment of St Michael's C of E Primary School and Sandhurst Secondary School • Within 30 minute bus ride of employment opportunities (Vulcan Way/Lakeside are nearest) • Within 30 minute bus ride of a local centre (Yorktown Road, west of Swan Lane) • Within 30 minute bus ride of medical and dental services (nearest facilities are Yorktown Road) • Nearest Youth Facility is Edgbarrow • Nearest existing bus routes is along part of A321 • Approx 8km from Bracknell Town Centre
9	Culture, leisure, recreation	The centre of the site is within 1km of services at Sandhurst. Trilakes Country Park and Horseshoe lake is also nearby.
10	Urban renaissance	The site is greenfield. Development could make a positive contribution to the community of Little Sandhurst if the mix of uses met identified needs.
11	Air quality	The site is not within or near an AQMA and no other issues identified. Access to and from the site could be achieved by a mixture of rail, bus and cycling. Some services are within walking distance.
12	Climate change	The site is well located to support investment in public transport. Sustainable design would be a pre requisite for all sites. Here, particular attention would be required with respect to flooding. Development could be constructed in a sustainable manner with efficiency and renewable energy generation measures.
13	Biodiversity	The site lies outside the 400m but within the 5 km SPA buffer. Wellington College Bog SSSI is within 2km. A Local Wildlife Site, Ambarrow Court is situated immediately to the east and a second to the south (Yateley Lakes/Gravel Pits). Two areas of the site and 8 individual trees have Tree Preservation Orders. The site adjoins an area of Ancient Woodland.

Cluster 1: South West Sandhurst		
Greenfield site (outside settlement). Rolling agricultural land between Wokingham Road to east and Lower Church Road/Lower Sandhurst Road to west (and Horseshoe Lake beyond). To the south east of the site is located St Angels Church and St Michaels School. To the east is located Little Sandhurst.		
14	Countryside & historic	The site is open agricultural land which is designated as an Area of Special Landscape Importance. An initial landscape assessment shows this cluster to have significant landscape constraints.
15	Travel choice	Sandhurst Railway station lies within 2km of the site. First Great Western operates services on the North Downs Line from Reading to Guildford, Redhill and Gatwick Airport. The station is unstaffed but has a ticket machine and audio announcements. A bus service 598 runs from Little Sandhurst along High St (adjacent to the cluster), through The Meadows shopping centre and on to Camberley. Nearby, Little Sandhurst has a poor dedicated cycle network. Substantial investment would be needed to improve both public transport and cycling provision.
16	Resource use	A substantial area of the site is within a mineral consultation area. The implications of sterilisation or excavation of the resource should be clarified before the site can be taken forward.
17	Waste	Part of the site is within 250m of a landfill. Survey may be necessary to clarify the relationship between groundwater and the landfill site.
18	Water	Survey may be necessary to clarify the relationship between groundwater and the landfill site.
19	Soil quality	The site is not best and most versatile agricultural land.
20	Energy	Mixed use for residential with some commercial may better support the provision of renewable energy. Extraction of minerals may facilitate an extensive ground water energy source and/or Community CHP.
21	Employment	The site is well located to access employment opportunities and could provide some services to meet local needs.
22	Economic growth	The site may not be suitable for heavier industrial use because of potential noise and pollution issues that would not be compatible with residential use.
23	Smart growth	The site is well located to access employment opportunities and could provide some commercial uses. Could be linked to smart growth initiatives in Little Sandhurst.
24	Skilled workforce	The site is well located to access education in the borough and region. There may be a need to provide for primary education on site.
Summary of key strategic issues		

Cluster 1: South West Sandhurst

Greenfield site (outside settlement). Rolling agricultural land between Wokingham Road to east and Lower Church Road/Lower Sandhurst Road to west (and Horseshoe Lake beyond). To the south east of the site is located St Angels Church and St Michaels School. To the east is located Little Sandhurst.

The site is beyond the Policy CS2 sequence but adjoins a settlement. Appraisal has identified that the site is well located to access a range of services and that transport choices are good. The centre of the site is within 2km of services at Sandhurst, including Sandhurst Surgery, but the main hospital lies 9km to the south east at Frimley. Alternatively, there is hospital provision in Ascot (although this does not provide the full range of health provision). Development of the site could enhance public transport between Little Sandhurst, Sandhurst Railway Station and the centre of Bracknell. Investment would be needed to provide cycleway provision which is currently poor. Education provision will be an important consideration at both primary and secondary levels.

The major limitations to the development of the site are the proximity to an area of Flood Zone 3 and biodiversity designations. Survey may be necessary to clarify the relationship between the river corridor, groundwater and the landfill site. In addition a substantial area of the site is within a mineral consultation area and the implications of sterilisation of the resource should be clarified with the JSPU before the site can be taken forward. Alternatively, it could be an option to extract minerals. In this scenario there could be major implications for flooding in the area. Further assessment would be needed to ascertain whether this would be positive or negative. If positive extraction could provide additional funds to facilitate an exemplar sustainable development and/or the enhancement of local services such as community or other uses.

The site lies outside the 400m but within the 5 km SPA buffer. Wellington College Bog SSSI is within 2km. A Local Wildlife Site, Ambarrow Court is situated immediately to the east and a second to the south (Yateley Lakes/Gravel Pits). Two areas of the site and 8 individual trees have Tree Preservation Orders. An extensive scheme to address flood risk/surface water drainage could incorporate the enhancement of biodiversity whilst improving access to it in accordance with the need to mitigate impact on the SPA. This could also help address landscape sensitivity.

Cumulative impacts

Combined impact with Cluster 2 and/or Cluster 3 with respect to Secondary School provision could lead to further requirement for expansion.

Pros:

- Reasonable access to services
- Good access to employment
- Near railway station
- Existing education provision has capacity
- Good access to recreation
- Access to 1 bus service

Cons:

- Adjacent to Flood Risk Zone 3
- Within 5km SPA buffer
- Tree Preservation Orders
- Access to health services relatively poor
- Access to primary school relatively poor
- Greenfield site
- Area of Special Landscape Importance

Cluster 1: South West Sandhurst	
Greenfield site (outside settlement). Rolling agricultural land between Wokingham Road to east and Lower Church Road/Lower Sandhurst Road to west (and Horseshoe Lake beyond). To the south east of the site is located St Angels Church and St Michaels School. To the east is located Little Sandhurst.	
	<ul style="list-style-type: none"> Mineral consultation area and 250m landfill buffer Poor access to the dedicated cycle network

Table 20 Cluster 2: Broadmoor

Cluster 2: Broadmoor		
Land within the Broadmoor Estate (within and outside the hospital complex). Involves previously developed land and some Greenfield land. The northern boundary is defined by the Devils Highway/Roman Road and forest and heath land use. The eastern and southern boundary is defined by the A3095.		
1	Housing needs	Would meet the needs of Bracknell Forest. May be limited in scope due to the additional cost of high quality design to ensure compatibility with the heritage interest of Broadmoor Hospital (a secure psychiatric facility) and to provide substantial mitigation given the proximity to the SPA. The hospital would be relocated within the site and there would be further costs of providing adequate security and a limitation on the type and nature of development. It is anticipated that redevelopment of the cluster could provide up to 480 dwellings.
2	Flooding	Lies within Flood Zone 1, but part of the southern end of the site is within a river corridor. In this area an extensive surface water drainage system is likely to be necessary.
3	Health	IMD data indicates that Crowthorne ward is the most health deprived in the Borough. The centre of the site is within 1.5km of services at Crowthorne, including Heath Hill Road and Duke's Drive (GP and dentist) but the main hospital lies 9km to the south at Frimley. Alternatively, there is hospital provision in Ascot (although this does not provide the full range of health provision). The provision of new health services with an improved focus with respect to local health issues would be important. The need to relocate Broadmoor Hospital adjacent to the existing buildings may affect viability.
4	Poverty & exclusion	IMD data indicates health deprivation in Crowthorne. See above.

Cluster 2: Broadmoor

Land within the Broadmoor Estate (within and outside the hospital complex). Involves previously developed land and some Greenfield land. The northern boundary is defined by the Devils Highway/Roman Road and forest and heath land use. The eastern and southern boundary is defined by the A3095.

5	Education	Wildmoor Heath Junior School lies within 1km of the site and Edgbarrow Secondary School is within 2km. The School Places Plan 2009 to 2014 reports that Wildmoor has a limited number of places to 2014, but that Edgbarrow School is at capacity. A consistent 14-15% deficit of places is being addressed by the creation of an additional form of entry. Bracknell and Wokingham College also provides places for post 16 education and is within 1km. Therefore, education provision will be an important consideration at both primary and secondary levels.
6	Crime	IMD data indicates no issues.
7	Community	Development of the whole site could make a major contribution to the community of Crowthorne, for example, through the provision of associated community and services and enhancement of bus services.
8	Accessible services	<p>The site is well located to access services in Crowthorne, many of which are within 2km.</p> <ul style="list-style-type: none"> • Within 30 minute walking distance of Primary School • Within 30 minute walking distance of Secondary School • Within catchment of Wildmoor Heath Primary School and Edgbarrow Secondary School • Within 30 minute bus ride of employment opportunities (Crowthorne Business Estate) • Within 30 minute walk of a local centre (Crowthorne High Street) • Part of site within 30 minute walking distance of medical and dental services (nearest surgery is Heath Hill Road South and nearest dentist is Duke's Ride) • Nearest Youth Facility is Edgbarrow • Nearest existing bus routes/bus stops are along High Street, Crowthorne • Approx 5km from Bracknell Town Centre
9	Culture, leisure, recreation	The site is well located to access services in Crowthorne and Bracknell. The provision of local facilities may be a priority for a redeveloped site. Site contains some Open Space of Public Value.
10	Urban renaissance	Development of the whole site could make a major contribution to the regeneration of Crowthorne, particularly supporting its centre.

Cluster 2: Broadmoor

Land within the Broadmoor Estate (within and outside the hospital complex). Involves previously developed land and some Greenfield land. The northern boundary is defined by the Devils Highway/Roman Road and forest and heath land use. The eastern and southern boundary is defined by the A3095.

11	Air quality	Not within or near to AQMA and no other issues identified. See also transport choices.
12	Climate change	The site is well located in terms of access to buses e.g. along the B3348 and Crowthorne High Street, but the car is likely to be the preferred mode of transport. Substantial investment may be needed to encourage the use of cycling, walking and public transport. Flood risk is not an issue for this site but a sustainable drainage system should be considered to ensure that run off is limited and surface water flooding incidents do not occur, particularly to the south of the site, which lies within a river corridor. Development could be constructed in a sustainable manner with efficiency and renewable energy generation measures.
13	Biodiversity	Partly within the 400m SPA buffer zone, requiring significant mitigation. Sandhurst to Owlsmoor Bogs and Heaths SSSI lies to the south and Broadmoor to Bagshot Woods and Heaths SSSI to the east. Any impacts of the site on the SPA need to be carefully considered to ensure mitigation measures are effective and absolute.
14	Countryside & historic	English Heritage recognises Broadmoor Hospital as a heritage site at risk. Some buildings are listed, and the hospital grounds are designated as Historic Park and Gardens. The reuse of the site would need to incorporate listed buildings and recognise the cultural significance of the institution. An initial landscape assessment shows the cluster to have three distinct landscape areas. Two of which have significant landscape constraints (the hospital grounds and forest/heaths to the south). The third (to the west of the hospital) contains some significant landscape constraints.
15	Travel choice	Crowthorne railway station within 3km with services on the North Downs Line from Reading to Guildford, Redhill and Gatwick Airport. The station has bicycle racks on both platforms, and a car park of approximately 42 spaces. The 194 bus service runs from Bracknell Town Centre, through Crowthorne High Street, to Sandhurst and on to Camberley. This bus route is of a reasonable walking distance from the cluster but the length of the walk may be off-putting to potential users. A dedicated cycle network runs along Lower Broadmoor Road near the site. Therefore investment should be provided to connect to this route and provide other such provision.

Cluster 2: Broadmoor

Land within the Broadmoor Estate (within and outside the hospital complex). Involves previously developed land and some Greenfield land. The northern boundary is defined by the Devils Highway/Roman Road and forest and heath land use. The eastern and southern boundary is defined by the A3095.

16	Resource use	A mineral consultation zone lies within the site. The implications of sterilisation or excavation of the resource should be clarified before the site can be taken forward.
17	Waste	Part of the site is within 250m of a landfill site. Survey is likely to be necessary to clarify the relationship between the river corridor, groundwater and the landfill site.
18	Water	Survey is likely to be necessary to clarify the relationship between the river corridor, groundwater and the landfill site.
19	Soil quality	The site is not classified as best and most versatile agricultural land.
20	Energy	A mixed use for residential, health services and leisure could support renewable energy/energy efficiency through Community CHP.
21	Employment	The site is well located to provide or access employment opportunities and could provide some commercial uses. The TRL and neighbouring employment is within 1km.
22	Economic growth	The site may not be suitable for heavier industrial use because of potential noise and pollution issues that would not be compatible with residential use. In addition, it may be more appropriate to reuse Broadmoor Hospital buildings for health/leisure/education.
23	Smart growth	The site is well located to access employment opportunities and could provide some services to meet local needs. Listed buildings could be considered for other uses such as health/education/leisure and linked to smart growth initiatives in Crowthorne.
24	Skilled workforce	The site is well located to access education in the borough and region.

Summary of key strategic issues

The site falls partly within Category 3 and partly beyond the sequence set out in Policy CS2 as land within defined settlements that does not conflict with other policies, with part outside a settlement boundary. Whilst access to rail is not as good as other parts of the Borough many services are within 2km and access to buses good. Nevertheless, the car is likely to be the favoured mode of transport and substantial investment would be required to support the use of public transport and cycling.

The site is well located to provide or access employment opportunities. Whilst heavier industry is not likely to be appropriate given the proximity to residential properties, services to meet local needs may be suitable. The existence of Listed Buildings and a Historic Park and Garden may also limit the use of the site. Broadmoor

Cluster 2: Broadmoor

Land within the Broadmoor Estate (within and outside the hospital complex). Involves previously developed land and some Greenfield land. The northern boundary is defined by the Devils Highway/Roman Road and forest and heath land use. The eastern and southern boundary is defined by the A3095.

Hospital Listed buildings could be reused for health/education/leisure and linked to smart growth initiatives in Crowthorne and to help address local deprivation with respect to health. A mixed use for residential, health services and leisure could support renewable energy/energy efficiency through Community CHP. Education provision will be an important consideration at both primary and secondary levels.

If Broadmoor Hospital were retained, the limitations may be significant and could require additional costs for security. The need to fund its relocation on another site may affect viability. The most significant limitation of the site is the proximity to the SPA. As a site within 400m substantial mitigation would be required. Flood risk is not an issue but a sustainable drainage system should be considered to ensure that run off is limited and surface water flooding incidents do not occur, particularly to the south of the site, which lies within a river corridor. Survey is likely to be necessary to clarify the relationship between the river corridor, groundwater and the landfill site.

Cumulative impacts

Combined impact with Cluster 1 and/or Cluster 3 with respect to Edgbarrow Secondary School could lead to further requirement for extra provision. Linked development with Cluster 3 could provide substantially improved bus and cycle access to employment in Crowthorne and employment at the TRL. A substantial scheme to avoid and mitigate impact on the SPA could also be provided in conjunction with Cluster 3.

Pros:

- No flood risk, but contains river corridor
- Good access to services, employment and education
- Development could help address health deprivation in Crowthorne Ward
- Potential for effective reuse of Listed Buildings
- Partly previously developed land
- Reasonable access to the dedicated cycle network

Cons:

- No flood risk, but contains river corridor
- Partly within 400m SPA buffer
- Potential reliance on the car
- Edgbarrow Secondary School limited capacity
- Partly greenfield site
- Loss of Open Space of Public Value
- Listed Buildings and Historic Park/Garden
- Mineral consultation area and 250m landfill buffer
- Fairly poor access to 1 bus service.

Table 21 Cluster 3: North East Crowthorne

Cluster 3: North East Crowthorne		
<p>Located to the south of Bracknell and north of Crowthorne. It is bounded to the east and south east by the B3348 (Bracknell Road) and to the west by Old Wokingham Road that forms part of the Borough's boundary. Land to south of Nine Mile Ride is occupied by TRL's premises and Crowthorne Business Estate. The area to the north of Nine Mile Ride is bound to the east by commercial premises and leisure facilities/crematorium.</p>		
1	Housing needs	There do not appear to be any conditions that would preclude a full contribution to housing needs in terms of the quality and mix of dwellings on this site. With a developable area of 34 ha it is estimated that the site could provide between 1200 and 1300 dwellings.
2	Flooding	Lies within Flood Zone 1. In this area an extensive surface water drainage system is likely to be necessary.
3	Health	The site is large and if residents were to access health services they would be in both Great Hollands (for north of site) and Crowthorne (south of site). Both are within 2km, but IMD data indicates that Crowthorne ward suffers from health deprivation and Great Holland ward, to the east, has the highest level of child poverty in the Borough. The main hospital is not easily accessible (Ascot), with outpatients at Bracknell and Frimley Hospital in Surrey. Provision of new health services with an improved focus with respect to local health issues would be important.
4	Poverty & exclusion	In addition to the above Great Holland ward (South) suffers from housing deprivation. Whilst improved access to housing would be particularly beneficial in this area, the loss of employment use could have equally adverse effects and should, therefore, be reallocated within the site.
5	Education	Wooden Hill Primary is within 2km to the north of site, although car access entails a further journey and Hatch Ride Primary School lies within 1km to the south of the site in Wokingham Borough. Edgbarrow and Easthampstead Park Community secondary schools lie within 2km to the south and north respectively. The School Places Plan 2009 to 2014 indicates that Wooden Hill Primary has a decreasing surplus to 2014 and that a substantial surplus exists to 2014 at Easthampstead Community School. Capacity at Hatch Ride is unknown. Given the potential for up to 1300 dwellings a contribution towards primary and secondary education is likely to be required, for example, land/buildings for a new primary school.
6	Crime	IMD data indicates no issues.
7	Community	The provision of housing and other associated development would make a major contribution to the Borough for example through providing new or contributions towards community facilities.

Cluster 3: North East Crowthorne

Located to the south of Bracknell and north of Crowthorne. It is bounded to the east and south east by the B3348 (Bracknell Road) and to the west by Old Wokingham Road that forms part of the Borough's boundary. Land to south of Nine Mile Ride is occupied by TRL's premises and Crowthorne Business Estate. The area to the north of Nine Mile Ride is bound to the east by commercial premises and leisure facilities/crematorium.

8	Accessible services	<ul style="list-style-type: none"> The site is well located to access services in Crowthorne and in Great Hollands many of which are within 2km. Part of site within 30 minute walking distance of Primary School/part within 30 minute bus ride. Part of site within 30 minute walking distance of Secondary School, some parts of site more than 30 minute bus journey. Part of site (north of Nine Mile Ride) with catchment of WoodenHill Primary School, and part (south of Nine Mile Ride) is within Hatch Ride Primary School. Within catchment of Easthampstead Park Secondary School. Within 30 minute walk of employment opportunities. Within 30 minute bus ride of a local centre (Great Hollands and Crowthorne High Street) Part of site within 30 minute bus ride of medical and dental services (nearest facilities for north of Nine Mile Ride are Great Hollands, nearest facilities for south of Nine Mile Ride are in Crowthorne) Nearest Youth Facility is Edgbarrow Nearest existing bus routes/bus stops are along Old Wokingham Road and Nine Mile Ride Approx 4km from Bracknell Town Centre
9	Culture, leisure, recreation	The site is well located to access services in Crowthorne and Bracknell. The provision of additional local facilities may be a priority for a redeveloped site. Including sporting facilities and open space and substantial mitigation (SANGs).
10	Urban renaissance	The cluster is located outside a defined settlement and includes both Greenfield and Previously Developed Land. Development for housing could have an adverse impact with respect to urban renaissance since it may limit potential for growth in urban areas. A sustainable mixed use form of development which delivers housing, employment, education and associated facilities could, however, be complementary to existing provision in Crowthorne and Great Hollands if the social and economic needs of those areas are taken into account.
11	Air quality	Not within or near to AQMA and no other issues identified.
12	Climate change	The site is well located in terms of access to buses passing through Great Hollands into Bracknell and Crowthorne into Wokingham but the car is likely to be the preferred

Cluster 3: North East Crowthorne

Located to the south of Bracknell and north of Crowthorne. It is bounded to the east and south east by the B3348 (Bracknell Road) and to the west by Old Wokingham Road that forms part of the Borough's boundary. Land to south of Nine Mile Ride is occupied by TRL's premises and Crowthorne Business Estate. The area to the north of Nine Mile Ride is bound to the east by commercial premises and leisure facilities/crematorium.

		mode of transport. Substantial investment may be needed to encourage the use of cycling, walking and public transport. Flood risk is not an issue for this site.
13	Biodiversity	Partly within the 400m SPA buffer zone and entirely within the 5 km zone. Broadmoor to Bagshot Woods and Heaths SSSI to the east. This land is also designed as a Local Wildlife Site. Any impacts of the site on the SPA need to be carefully considered to ensure mitigation measures are effective and absolute.
14	Countryside & historic	Initial landscape analysis has divided the cluster into three parts (Area A north of Nine Mile Ride; Area B, the TRL complex; and Area C 3 woodland areas wrapping around Area B). Area A which is woodland and pasture is considered to have some landscape constraints and vulnerable gap. Area B has no significant landscape constraints. Area C comprises of wooded plantations with significant landscape constraints and vulnerable gap. Therefore, the role of the cluster in terms of the sensitivity between Crowthorne and Bracknell needs to be considered. The careful consideration to design, layout and landscaping could be tools to achieve this. Given the relative scarcity of Listed Buildings in the Borough, protecting the setting Windyridge would be important.
15	Travel choice	Crowthorne railway station is within 3km with services on the North Downs Line from Reading to Guildford, Redhill and Gatwick Airport. The station has bicycle racks on both platforms, and a car park of approximately 42 spaces. The 194 bus service runs from Bracknell Town Centre and along the Nine Mile Ride, before cutting along Old Wokingham Road (which bisects and borders the cluster), then through Crowthorne High Street, to Sandhurst and on to Camberley. The cluster is also very close to the dedicated cycle network. However, substantial investment would be needed to further enhance public transport and cycling given the distance to major centres. This would also benefit existing communities in Crowthorne and Great Hollands.
16	Resource use	A mineral consultation area lies to the west of the site, predominantly to the north of Nine Mile Ride. The implications of sterilisation or excavation of the resource should be clarified before the site can be taken forward.
17	Waste	No known issues
18	Water	No known issues
19	Soil quality	The site is not classified as best and most versatile agricultural land.

Cluster 3: North East Crowthorne

Located to the south of Bracknell and north of Crowthorne. It is bounded to the east and south east by the B3348 (Bracknell Road) and to the west by Old Wokingham Road that forms part of the Borough's boundary. Land to south of Nine Mile Ride is occupied by TRL's premises and Crowthorne Business Estate. The area to the north of Nine Mile Ride is bound to the east by commercial premises and leisure facilities/crematorium.

20	Energy	The potential for mixed uses for example, residential, commercial and education could support Community CHP.
21	Employment	TRL is a major local employer and its loss would be significant, although it is understood that the main new TRL office complex will remain. New commercial provision would benefit this sustainability objective and the local economy.
22	Economic growth	The site may be suitable for heavier industrial uses but not as part of a mixed use scheme which includes residential and educational uses.
23	Smart growth	The site is well located to access employment opportunities and could retain employment use. Education use could be linked to smart growth initiatives in Crowthorne and Great Holland ward.
24	Skilled workforce	The site is well located to access education in the borough and region. There may be a need to provide for primary education on site.

Summary of key strategic issues

The cluster lies beyond the Policy CS2 sequence although it adjoins a settlement. Access to rail is not as good as other areas although many services are within 2km and bus services are good. The car is likely to be the favoured mode of transport and substantial investment would be required to support the use of public transport and cycling.

Redevelopment would be more sustainable if employment uses were retained since the loss of employment use at the site would have a substantial adverse impact. Of particular note, Great Holland ward, to the east, has the highest level of child poverty in the Borough.

If a large number of houses were provided it may be necessary to provide primary education facilities on site and a contribution towards secondary education.

The most significant limitation of the site is the proximity to the SPA. As a site which is partly within 400m substantial mitigation would be required.

The land also plays a role in providing a landscape buffer between Crowthorne and Bracknell. The provision of green space to avoid and mitigation to potential impact on the SPA could also provide the basis for minimising impact on the landscape.

Cumulative impacts

Combined impact with Cluster 1 and/or Cluster 2 with respect to Edgbarrow Secondary School could lead to further requirement for expansion. Linked development with Cluster 2 could provide substantially improved bus and cycle access to employment in Crowthorne. A substantial scheme to avoid and mitigate impact on the SPA could also be provided in conjunction with Cluster 3. Consideration of the phasing of any other sites (such as Cluster 2 if appropriate) should be made. The facilities and services Cluster 2 could deliver should be also considered in tandem with any such other nearby sites.

Cluster 3: North East Crowthorne

Located to the south of Bracknell and north of Crowthorne. It is bounded to the east and south east by the B3348 (Bracknell Road) and to the west by Old Wokingham Road that forms part of the Borough's boundary. Land to south of Nine Mile Ride is occupied by TRL's premises and Crowthorne Business Estate. The area to the north of Nine Mile Ride is bound to the east by commercial premises and leisure facilities/crematorium.

Pros:

- Good access to employment
- No flood risk
- Development could help address health deprivation in Crowthorne Ward and child poverty and housing deprivation in Great Hollands Ward
- Partly previously developed land
- Potential for major Community CHP
- Good access to 1 bus service
- Good access to the dedicated cycle network

Cons:

- Partly within 400m SPA buffer
- Relatively poor access to services and education
- Potential reliance on the car
- Employment uses would need to be reallocated on site and consideration given to impact on urban renaissance in Great Hollands and Crowthorne
- Partly greenfield
- Landscape impact
- Listed building
- Mineral consultation area

Table 22 Cluster 4: West Binfield

Cluster 4: West Binfield

Predominantly greenfield with agricultural land, copses, some residential development and commercial premises at Popes Manor. Adjoins boundary with Wokingham Borough to the west and built up area of Binfield to the east.

1	Housing needs	There do not appear to be any conditions that would preclude a full contribution to housing needs in terms of the quality and mix of dwellings on this site. With a developable area of approximately 59 ha the site could deliver between 2000 and 2300 dwellings.
2	Flooding	Lies within Flood Zone 1. In this area an extensive surface water drainage system is likely to be necessary.
3	Health	Binfield Surgery lies approximately 1km to the north on Terrace Road North and alternatives are available in Bracknell, 4km away. The main hospital is not easily accessible (Ascot). There are some outpatients services in Bracknell.
4	Poverty & exclusion	IMD data has not identified any issues at this location. Local services are available in Binfield, 1km to the north.

Cluster 4: West Binfield

Predominantly greenfield with agricultural land, copses, some residential development and commercial premises at Popes Manor. Adjoins boundary with Wokingham Borough to the west and built up area of Binfield to the east.

5	Education	Binfield primary is within 1km of the north part of the site. The School Places Plan 2009 to 2014 indicates that there will be a significant deficit of places by 2014. Significant expansion of on site provision for a primary school provision should be considered. Garth College Secondary School is within 4km to the east where the School Places plan 2009 to 2014 predicts a small deficit of places. New secondary capacity would be required as a result of development.
6	Crime	IMD data indicates no issues.
7	Community	Development could make a positive contribution to nearby communities of Binfield village and other areas nearby through for example, the consolidation of existing or provision of new local services and facilities as well as supporting an improved bus service. Could have an adverse impact on community identity as separate entities to Bracknell, however.
8	Accessible services	<ul style="list-style-type: none"> • The centre of the site is within 1km of services likely to be sourced in Binfield which is 1km to the north. BracknellTown centre could also be a draw and improved public transport could be provided. Development in conjunction with Cluster 5 could deliver substantial benefits. • Within 30 minutes walking distance of primary schools and 30 minutes bus ride of secondary schools. Whilst within designated areas of BinfieldPrimary School and GarthHillCollege neither have spare capacity • Within 30 minutes walking distance of employment opportunities. • Nearest area is Amen Corner. • Within 30 minutes walking distance of medical and dental services. • Nearest facilities are at Terrace Road North (medical surgery) and Forest Road (dental surgery) • Within 30 minutes walking distance of Local Centres. Nearest facility is at Oakmede Place which includes a Library • Nearest youth facility is at Priestwood which is approx 2kms • Nearest existing bus routes along Terrace Road South and London Road • Approx 3km from Bracknell Town Centre
9	Culture, leisure, recreation	The centre of the site is within 1km of some services including private facilities at John Nike Leisure Centre. The majority would be likely to be sourced in Binfield and

Cluster 4: West Binfield

Predominantly greenfield with agricultural land, copses, some residential development and commercial premises at Popes Manor. Adjoins boundary with Wokingham Borough to the west and built up area of Binfield to the east.

		Bracknell Town centre. If development is acceptable at the proposed scale at this location consideration should be given for on site provision of new facilities. There are areas of open space of public value in the vicinity of the site although the site would need to provide on-site provision.
10	Urban renaissance	A greenfield site. A balance would be necessary whereby any new non residential uses would be complementary with those in neighbouring areas, especially Binfield.
11	Air quality	Not within an AQMA, but levels of Nitrogen Oxides in Binfield may be a concern. Further investigation on this issue should be undertaken.
12	Climate change	Substantial investment would be required to support public transport and cycling. Flood risk is not an issue for this site but a sustainable drainage system should be considered to ensure that run off is limited and surface water flooding incidents do not occur. Development could be constructed in a sustainable manner and incorporate renewable energy generation.
13	Biodiversity	The site lies outside the 400m SPA buffer zone but inside the 5 Km buffer zone, with the exception of the extreme north part of the site which is outside both. SPA mitigation will be required. The cluster is within 2km of Wykery Copse SSSI but this is unlikely to be a major issue. The cluster includes two local Wildlife Sites comprised of ancient woodland that would ideally be preserved. There are two blanket Tree Preservation Order's to the north and east, and individual TPO trees to the east.
14	Countryside & historic	Initial landscape appraisal work has divided the cluster into 2 areas (Area A comprising open farmed landscape and Area B comprising parkland landscape west of Binfield). Area A is considered to have some landscape constraints and vulnerable gap. Area B contains some significant constraints. Therefore, the consideration of design, layout and landscaping would be required as well as the sensitivity between Binfield and Bracknell. There are two listed buildings on the site.
15	Travel choice	Bracknell railway station lies 4km to the east. Three bus services run in the vicinity of the cluster. The 4C runs from Bracknell Town Centre, connecting to Terrace Road North (within the vicinity of the northern part of the cluster) and then on to Maidenhead. The 152 runs from Bracknell Town Centre, through Binfield on to Terrace Road South (east of the cluster), down to London Road (south of the cluster) and on to Wokingham. The 190 runs from Bracknell Town Centre, along Cain Road, onto London road (south of the cluster) and on to Wokingham and Reading. Although this

Cluster 4: West Binfield

Predominantly greenfield with agricultural land, copses, some residential development and commercial premises at Popes Manor. Adjoins boundary with Wokingham Borough to the west and built up area of Binfield to the east.

		cluster is not linked to the dedicated cycle network connection could be made to the network which is reasonably close by. Therefore, development at this cluster could provide investment to support public transport and cycling.
16	Resource use	Two areas of mineral consultation zones are present within the site. A small area to the north west and a large area to the south. The implications of sterilisation or excavation of the resource should be clarified before the site can be taken forward.
17	Waste	Part of the site is within a 250m landfill buffer. Relationship between this, any proposed development area and the Groundwater Source Protection Zone will require assessment.
18	Water	The northern part of the cluster lies within the 'total catchments' of a Groundwater Source Protection Zone, but not the core area. Also see above.
19	Soil quality	The site is not classified as best and most versatile agricultural land.
20	Energy	Mixed use would provide the opportunity to maximise energy efficiency and renewable capacity, including Community CHP.
21	Employment	Major employment is available locally, including a number of hi-tech industries at Amen Corner (within 1km), with other opportunities in Bracknell.
22	Economic growth	The site could provide some commercial and industrial uses, particularly if developed in conjunction with Cluster 5.
23	Smart growth	In addition to the above and in conjunction with Cluster 5, the provision of on site education could be linked to smart growth initiatives in the wider area.
24	Skilled workforce	There may be a need to provide for all levels of education on site or to make a substantial contribution to the existing schools.

Summary of key strategic issues

The site lies beyond the Policy CS2 sequence but adjoining a settlement. A significant area of ancient woodland lies in the southern section of the site. This includes Local Wildlife Sites and coincides with a mineral protection area. In addition, two blanket TPO's and individual TPO's have been put in place. The cluster also contains some significant areas of landscape constraint. The combination of these factors and the existence of two listed buildings need to be considered in refining the developable area.

Cluster 4: West Binfield

Predominantly greenfield with agricultural land, copses, some residential development and commercial premises at Popes Manor. Adjoins boundary with Wokingham Borough to the west and built up area of Binfield to the east.

Part of the site is within a 250m landfill buffer. Relationship between this, any proposed development area and the Groundwater Source Protection Zone will require assessment. Appropriate surface water and foul drainage would be required given the proximity of a Ground Water Source Protection Zone and sensitive layout and design would also be required to prevent an adverse impact on the landscape. The implications of sterilisation or excavation of the resource should be clarified before the site can be taken forward.

Whilst there is reasonable access to some services and employment, the distance to the nearest railway station is considerably greater than other sites and substantial investment would be required to improve public transport and cycling and, subsequently, limit the use of the car. This is of particular importance given the existence of higher than normal levels of nitrogen oxide at locations in Binfield which will need further investigation. If a large site were developed it is likely to be necessary to provide for both primary and secondary provision.

The Cluster would have to make provision for SPA mitigation and other open space elements. The provision of sporting and community infrastructure would also need to be considered.

Cumulative

If developed in conjunction with Cluster 5 this cluster could make some contribution to employment growth in the western part of the Borough with the sites could provide some commercial and industrial uses. Development, particularly in conjunction with Cluster 5 could make a positive contribution to nearby communities including Binfield through the consolidation of existing or provision of new local services and facilities as well as supporting an improved bus service. There may be a need to provide for all levels of education on site or to make a substantial contribution to provide provision on another cluster. On site education could be linked to employment/smart growth initiatives in the wider area. This may help address employment, income and health deprivation issues in neighbouring Priestwood and Garth ward.

Conversely, development could have an adverse impact on community identity as separate entities to Bracknell.

Pros

- Delivery of housing
- No flood risk
- Good access to services and education, reasonable access to employment
- Potential for major Community CHP, particularly if mixed use includes school
- Reasonable /Good access to 3 bus services
- Reasonable access to dedicated cycle network

Cons

- Within 5 km SPA buffer and contains two local Wildlife Sites comprised of ancient woodland
- Potential reliance on the car
- Insufficient capacity at primary and secondary schools
- Not within an AQMA, but levels of Nitrogen Oxides in Binfield are of concern.
- Greenfield
- Listed buildings

Cluster 4: West Binfield

Predominantly greenfield with agricultural land, copses, some residential development and commercial premises at Popes Manor. Adjoins boundary with Wokingham Borough to the west and built up area of Binfield to the east.

	<ul style="list-style-type: none"> • Consideration to impact on Binfield and other neighbourhoods due to size of proposal • Mineral consultation area and 250m landfill buffer • Groundwater source protection zone catchment
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Table 23 Cluster 5: East Binfield

Cluster 5: East Binfield

Located to the south of Bracknell and north of Crowthorne. It is bounded to the east and south east by the B3348 (Bracknell Road) and to the west by Old Wokingham Road that forms part of the Borough's boundary. Land to south of Nine Mile Ride is occupied by TRL's premises and Crowthorne Business Estate. The area to the north of Nine Mile Ride is bound to the east by commercial premises and leisure facilities/crematorium.

1	Housing needs	There do not appear to be any conditions that would preclude a full contribution to housing needs in terms of the quality and mix of dwellings on this site as part of a mixed use scheme. With a developable area of 23 ha it is anticipated that the site could accommodate between 800 and 900 dwellings.
2	Flooding	Lies adjacent to land within Flood Zones 2 and 3. The south east corner of the cluster is in a river corridor. In this area an extensive surface water drainage system is likely to be necessary.
3	Health	Binfield Surgery is less than 1km to the north on Terrace Road North and alternatives are available in Bracknell, 4km away. The main hospital is not easily accessible (Ascot), with some outpatient services at Bracknell.
4	Poverty & exclusion	IMD data identifies that the neighbouring ward of Priestwood and Garth suffers from the worst overall deprivation in the Borough (even though by comparing at a national level they are not as deprived). Of particular note is the highest level of unemployment, lowest income and health deprivation. Secondary School education capacity is insufficient in Garth College.

Cluster 5: East Binfield

Located to the south of Bracknell and north of Crowthorne. It is bounded to the east and south east by the B3348 (Bracknell Road) and to the west by Old Wokingham Road that forms part of the Borough's boundary. Land to south of Nine Mile Ride is occupied by TRL's premises and Crowthorne Business Estate. The area to the north of Nine Mile Ride is bound to the east by commercial premises and leisure facilities/crematorium.

5	Education	Binfield primary is within 1km of the north part of the site. The School Places plan 2009 to 2014 indicates that there will be a significant deficit of places by 2014. Significant expansion of on site provision of a new primary school is likely to be needed. Garth College Secondary School is within 4km to the east where the School Places plan 2009 to 2014 predicts a small deficit of places. New capacity would be required either on-site or in conjunction with the delivery of provision on another cluster.
6	Crime	IMD data indicates no issues.
7	Community	Development could make a positive contribution to nearby communities including Binfield through the consolidation of existing or provision of new local services and facilities as well as supporting an improved bus service. Could have an adverse impact on community identity as separate entities to Bracknell, however.
8	Accessible services	<p>The centre of the site is within 1km of some services including John Nike Leisure Centre. The majority would be likely to be sourced in Binfield and Bracknell Town centre. If development is acceptable on this cluster then consideration should be given for it to provide its own facilities.</p> <ul style="list-style-type: none"> • Within 30 minutes walking distance of primary schools and a secondary school. Whilst within designated areas of Binfield Primary School and Garth Hill College neither have spare capacity • Within 30 minutes walking distance of employment opportunities. Nearest areas are Amen Corner and Western Employment Area. • Within 30 minutes walking distance of medical and dental services. Nearest facilities are at Terrace Road North (medical surgery) and Forest Road (dental surgery) • Within 30 minutes walking distance of Local Centres. Nearest facility is at Oakmede Place which includes a Library • Nearest youth facility is at Priestwood which is approx 1km • Approx 2.5 km from Bracknell Town Centre
9	Culture, leisure, recreation	The centre of the site is within 1km of some services including John Nike Leisure Centre. The majority would be likely to be sourced in Binfield and Bracknell Town centre. If development is acceptable on this cluster then consideration should be given for it to provide its own facilities. Facilities at Blue Mountain Golf Course would

Cluster 5: East Binfield

Located to the south of Bracknell and north of Crowthorne. It is bounded to the east and south east by the B3348 (Bracknell Road) and to the west by Old Wokingham Road that forms part of the Borough's boundary. Land to south of Nine Mile Ride is occupied by TRL's premises and Crowthorne Business Estate. The area to the north of Nine Mile Ride is bound to the east by commercial premises and leisure facilities/crematorium.

		be lost as well as a large area of land designated as Open Space of Public Value (OSPV). This would need to be reconciled with policy.
10	Urban renaissance	A greenfield site. A balance would be necessary whereby any new non residential uses would be complementary with those in other areas. Further consideration, for example, concept master planning is recommended.
11	Air quality	Not within an AQMA, but levels of Nitrogen Oxides in Binfield are of concern. Further investigation on this issue should be undertaken.
12	Climate change	Substantial investment would be required to support public transport and cycling. Flood risk is not an issue for this site but a sustainable drainage system should be considered to ensure that run off is limited and surface water flooding incidents do not occur. Development could be constructed in a sustainable manner with renewable energy generation.
13	Biodiversity	Outside the 400m SPA buffer zone. Inside the 5 Km SPA buffer zone, with the exception of the extreme north part of the site which is outside both. SPA mitigation will be required. The cluster is within 2km of Swinley Park and Wykery Copse SSSI's but this is unlikely to be a major issue. The cluster is adjacent to two Local Wildlife Sites to the south (Bryony Copse and Temple Copse). Blanket TPOs and individual TPOs have been put in place on and adjacent to the site.
14	Countryside & historic	Initial landscape assessment has divided the cluster into 3 areas. Area A is the historic park and garden at Newbold College which is considered to have significant landscape constraints. Area B the Golf Course has some landscape constraints. Area C comprising open fields and settled areas east and north of Binfield contain some significant landscape constraints. If change happens, the role of the cluster in terms of the sensitivity between Bracknell and Binfield needs to be considered. The careful consideration to design, layout and landscaping could be tools to achieve this. Although the continuity of development along Popeswood Road already connects the settlements of Bracknell and Binfield, the contrasting land use at Blue Mountain provides an element of visual separation between the two communities. It is noted that the land rises towards Binfield and fairly long distance views are possible from Binfield to the east.
15	Travel choice	Bracknell railway station lies 4km to the east. The 4C bus service runs from Bracknell Town Centre, along Forest Road(<i>north of the cluster</i>) and then on to Maidenhead.

Cluster 5: East Binfield

Located to the south of Bracknell and north of Crowthorne. It is bounded to the east and south east by the B3348 (Bracknell Road) and to the west by Old Wokingham Road that forms part of the Borough's boundary. Land to south of Nine Mile Ride is occupied by TRL's premises and Crowthorne Business Estate. The area to the north of Nine Mile Ride is bound to the east by commercial premises and leisure facilities/crematorium.

		The 152 service runs from Bracknell Town Centre along Temple Way, through Binfield (south of the cluster) on to Terrace Road South (east of the cluster) , then London Road and on to Wokingham. The 53/153 provides a looping service from Bracknell Town Centre, along Binfield Road, Forest Road, Terrace Road South and back towards Bracknell Town Centre. This service is also closely related to the cluster. There is a good cycle network within and near to the cluster which provides an opportunity for further enhancements.
16	Resource use	A mineral consultation area lies within the cluster parallel with Temple Way. The implications of sterilisation or excavation of the resource should be clarified before the site can be taken forward.
17	Waste	No issues identified.
18	Water	The site lies within the 'total catchment' of a Groundwater Source Protection Zone, but not the core area. The south east corner of the cluster is in a river corridor.
19	Soil quality	The site is not classified as best and most versatile agricultural land.
20	Energy	Mixed use would provide the opportunity to maximise energy efficiency and renewables, including Community CHP.
21	Employment	Major employment is available locally, including a number of hi-tech industries at Amen Corner (within 1km), with other opportunities in Bracknell.
22	Economic growth	The site could provide some commercial and industrial uses, particularly if developed in conjunction with Cluster 4.
23	Smart growth	In addition to the above and in conjunction with Cluster 4, the provision of new education facilities could be linked to smart growth initiatives in the wider area.
24	Skilled workforce	There may be a need to provide for all levels of education on site. This would help address deficiencies in Priestwood and Garth ward.

Summary of key strategic issues

The cluster lies outside the Defined Settlement and beyond the Policy CS2 sequence.

Facilities at Blue Mountain Golf Course would be lost as well as a large area of land designated as Open Space of Public Value (OSPV). This would need to be reconciled with policy. Appropriate surface water and foul drainage would be required given the proximity of a Ground Water Source Protection Zone and sensitive layout and design

Cluster 5: East Binfield

Located to the south of Bracknell and north of Crowthorne. It is bounded to the east and south east by the B3348 (Bracknell Road) and to the west by Old Wokingham Road that forms part of the Borough's boundary. Land to south of Nine Mile Ride is occupied by TRL's premises and Crowthorne Business Estate. The area to the north of Nine Mile Ride is bound to the east by commercial premises and leisure facilities/crematorium.

would also be required to prevent an adverse impact on the landscape and neighbouring Listed Buildings. The implications of sterilisation or excavation of the minerals should be clarified before the cluster can be taken forward. The south east corner of the cluster is in a river corridor.

Whilst there is reasonable access to some services and employment, the distance to the nearest railway station is considerably greater than other sites and substantial investment would be required to improve public transport, pedestrian access and cycling to limit the use of the car. If a large site were developed it is likely to be necessary to make a substantial contribution to primary and secondary education including any on site provision.

The Cluster would have to make provision for SPA mitigation and other open space elements. The provision of sporting and community infrastructure would also need to be considered.

Cumulative

If developed in conjunction with Cluster 4 the site could make a positive contribution to employment growth in the western part of the Borough. This may help address employment, income and health deprivation issues in neighbouring Priestwood and Garth ward, and would be further supported through the consolidation of existing or provision of new local services and facilities, supporting an improved bus service and linking on site education to employment/smart growth initiatives in the wider area. The need for additional secondary school capacity is an important consideration.

Conversely, development could have an adverse impact on community identity as separate entities to Bracknell.

Pros:

- Delivery of housing
- Good access to services and education, reasonable access to employment
- Development could help address employment, income and health deprivation in neighbouring Priestwood and Garth Ward
- Good access to 3 bus services
- Good access to the dedicated cycle network

Cons:

- Adjacent to land within Flood Risk Zones 2 and 3.
- Within 5 km SPA buffer, TPOs on site and adjacent to two local Wildlife Sites
- Potential reliance on the car
- Insufficient capacity at primary and secondary schools
- Not within an AQMA, but levels of Nitrogen Oxides in Binfield are of concern.
- Loss of open space of Public Value
- Greenfield
- Adjacent to Conservation Area and Listed buildings

Cluster 5: East Binfield

Located to the south of Bracknell and north of Crowthorne. It is bounded to the east and south east by the B3348 (Bracknell Road) and to the west by Old Wokingham Road that forms part of the Borough's boundary. Land to south of Nine Mile Ride is occupied by TRL's premises and Crowthorne Business Estate. The area to the north of Nine Mile Ride is bound to the east by commercial premises and leisure facilities/crematorium.

- Mineral consultation area and 250m landfill buffer
- Groundwater source protection zone catchment

Table 24 Cluster 6: North Warfield

Cluster 6: North Warfield

Predominantly agricultural land with some clusters of residential properties. Bound to the east and west by large estates (Warfield House and Warfield Hall). Bound by Green Belt to far north, and Warfield Street to south (further south is located 'CS5' land which is being progressed through the Warfield SPD. Also located to south are the settlements of Newell Green and Forest Road/Warfield Street. The Cut flows through the area.

1	Housing needs	Outside the areas affected by flooding there do not appear to be any conditions that would preclude a full contribution to housing needs in terms of the quality and mix of dwellings on this site. With a developable area of 40 ha it is anticipated the site could accommodate between 1400 and 1700 dwellings.
2	Flooding	Includes land within Flood Zones 2 and 3. Extensive surface water drainage system will be necessary.
3	Health	Health care is available in Bracknell, 3km away with the closest health facility being the Warfield Green Medical Centre 2km to the south. The main hospital is not easily accessible (Ascot), with outpatients at Bracknell. There could be potential to link development at this cluster to any facilities provided to the south as part of the Warfield SPD
4	Poverty & exclusion	IMD data has not identified any issues at this location.
5	Education	Warfield Primary is 1.5km away and Whitegrove further. The School Places Plan 2009 to 2014 indicates that both will be oversubscribed in 2014. Irrespective of this given this distance either a new school or provision in conjunction with the Warfield SPD is likely to be necessary. Garth College is within 2km to the west where the School Places plan 2009 to 2014 predicts a small deficit of places. New capacity would be required in the form of a secondary school either on this cluster or on another cluster or on the Warfield SPD site..
6	Crime	IMD data has not identified any issues at this location.

Cluster 6: North Warfield

Predominantly agricultural land with some clusters of residential properties. Bound to the east and west by large estates (Warfield House and Warfield Hall). Bound by Green Belt to far north, and Warfield Street to south (further south is located 'CS5' land which is being progressed through the Warfield SPD. Also located to south are the settlements of Newell Green and Forest Road/Warfield Street. The Cut flows through the area.

7	Community	There are currently facilities in the Whitegrove Neighbourhood Centre such as a library, doctors, community centre and supermarket. Browlow Hall community centre and two public houses are also within reasonable reach of this cluster. The site is relatively isolated from any existing community, but could link into the Warfield development (existing and new).
8	Accessible services	<p>The nearest existing facilities are at the Whitegrove Neighbourhood Centre such as a library, doctors, community centre and supermarket. Browlow Hall community centre and two public houses are also within reasonable reach of this cluster. This cluster should also be considered along with any new provision associated with the Warfield SPD area.</p> <p>More than 30 minute bus ride from local Primary Schools (although</p> <p>southern part of site adjacent to CS5 within 30minute walk).</p> <ul style="list-style-type: none"> • More than 30 minute bus ride of Secondary School (small area of southern part of the site is within 30 minutes). Within catchment of White Grove/Warfield Primary Schools and Garth Hill College. • Southern part of site within 30 bus ride of employment opportunities (nearest is Eastern Road Industrial Estate and Bracknell Town Centre). • Southern part of site within 30 minute bus ride of a local centre (County Lane). • Southern part of site within 30 minute bus ride of medical and dental services (nearest is Warfield Green Medical Centre, County Lane, and Park House Dental Surgery, Bracknell). • Nearest Youth Facility is White grove Community Centre, County Lane. • Nearest existing bus routes/bus stops are along Forest Road. • Approx 2.5km from BracknellTown Centre.
9	Culture, leisure, recreation	The site is relatively isolated from existing provision, but could link into the Warfield development. Part of the site is designated as Open Space of Public Value. This would need to be reconciled with policy.

Cluster 6: North Warfield

Predominantly agricultural land with some clusters of residential properties. Bound to the east and west by large estates (Warfield House and Warfield Hall). Bound by Green Belt to far north, and Warfield Street to south (further south is located 'CS5' land which is being progressed through the Warfield SPD. Also located to south are the settlements of Newell Green and Forest Road/Warfield Street. The Cut flows through the area.

10	Urban renaissance	In combination with the proposed development at Warfield, there may be a significant adverse impact on the ability of older areas to regenerate.
11	Air quality	Not within an AQMA and no other known issues.
12	Climate change	Substantial investment would be required to support public transport and cycling. Flood risk may be an issue for part of the cluster and a sustainable drainage system should be considered to ensure that run off is limited and surface water flooding incidents do not occur. As a greenfield site which is relatively isolated from the rest of urban development in the Borough, a higher level of sustainable design may be appropriate.
13	Biodiversity	Outside the 400m SPA buffer zone. The southern tip of the cluster lies within the 5 km SPA buffer zone. SPA mitigation will be required. A small area has a blanket TPO and there are a number of individual TPO trees. There is an extensive bridleway and rights of way network in the vicinity of the site which will need to be retained and enhanced.
14	Countryside & historic	Initial landscape assessment has divided the cluster into two areas. Area A is open farmed landscape with significant landscape constraints and Area B comprises of the open settled northern edge of Newell Green which also has significant landscape constraints. There are two Listed buildings on the site.
15	Travel choice	Bracknell railway station lies 3 to 4km to the south. The 53 bus service runs from Bracknell Town Centre, via County Lane into Warfield Tesco store, along Jigs Lane North, then Warfield Road (south of the cluster) and on to Maidenhead and Wexham Park Hospital. Three other bus routes (152, 162, 192) run close to the cluster, but at the end of Jigs Lane North, turn right on to Forest Road to Winkfield and Ascot. There is the potential for development to enhance services especially in regards to any initiatives resulting from the proposed Warfield development. There are good cycle routes in nearby Whitegrove. Substantial investment would be required to support public transport, pedestrian and cycling.
16	Resource use	A substantial mineral consultation zone lies within the site. The implications of sterilisation or excavation of the resource should be clarified before the site can be taken forward.

Cluster 6: North Warfield

Predominantly agricultural land with some clusters of residential properties. Bound to the east and west by large estates (Warfield House and Warfield Hall). Bound by Green Belt to far north, and Warfield Street to south (further south is located 'CS5' land which is being progressed through the Warfield SPD. Also located to south are the settlements of Newell Green and Forest Road/Warfield Street. The Cut flows through the area.

17	Waste	Part of the site is within 250m of a landfill site. Survey is likely to be necessary to clarify the relationship between groundwater and the landfill site.
18	Water	The northern part of the cluster lies within the total catchment of a Groundwater Source Protection Zone, but not the core area.
19	Soil quality	The site is not classified as best and most versatile agricultural land.
20	Energy	Mixed use would provide the opportunity to maximise energy efficiency and renewable capacity, including Community CHP.
21	Employment	The majority of employment would be in Bracknell or Binfield, between 3 and 4km away.
22	Economic growth	The site could provide some local commercial and industrial uses, particularly if developed in conjunction with the Warfield development area.
23	Smart growth	In addition to the above, the provision of on site education could be linked to smart growth initiatives in the wider area.
24	Skilled workforce	There may be a need to provide for all levels of education on site. This could help address deficiencies in Priestwood and Garth ward.

Summary of key strategic issues

The cluster is beyond the Policy CS2 sequence, but adjoins a settlement. It includes land within Flood Zones 2 and 3 which is likely to necessitate an extensive surface water drainage system. Whilst the site has the benefit of being more distant than most from the SPA and has no major biodiversity designations, part of the site may not be developable as there are areas of Flood Zone 2 and Flood Zone 3. Part of the site is within 250m of a landfill site. Survey may be necessary to clarify the relationship between groundwater and the landfill site. Mitigation for the SPA would also be required. An additional restriction may be the sensitivity of the landscape, area of Open Space of Public Value and the need to respect the setting of two Listed Buildings.

There are currently facilities in the Whitegrove Neighbourhood Centre such as a library, doctors, community centre and supermarket. Browlow Hall community centre and two public houses are also within reasonable reach of this cluster. This cluster should also be considered along with any new provision associated with the Warfield SPD area. To maximise sustainability benefits substantial investment would be required to support public transport and cycling. In addition, as a greenfield site which is relatively isolated from the rest of urban development in the Borough, a higher level of sustainable design may be appropriate. Conversely, the combination of this cluster and the Warfield SPD may lead to a significant adverse impact on the ability of older areas to regenerate.

The site could provide some commercial and industrial uses and linked to the Warfield development area.

Cluster 6: North Warfield

Predominantly agricultural land with some clusters of residential properties. Bound to the east and west by large estates (Warfield House and Warfield Hall). Bound by Green Belt to far north, and Warfield Street to south (further south is located 'CS5' land which is being progressed through the Warfield SPD. Also located to south are the settlements of Newell Green and Forest Road/Warfield Street. The Cut flows through the area.

The provision of on site education could be linked to smart growth initiatives in the wider area and this could help address employment, income and education deprivation in Priestwood and Garth ward.

A substantial mineral consultation zone lies within the site. The implications of sterilisation or excavation of the resource should be clarified with the JSPU before the site can be taken forward.

Cumulative impacts

Development in combination with any other clusters and especially development associated with the Warfield SPD would facilitate balanced growth across the Borough, although a problem could arise if the scale of development limits the scope for urban renaissance in Bracknell and North Ascot. The need for additional secondary school capacity is an important consideration.

Pros:

- Delivery of housing
- Only partially within 5000m SAP buffer
- Landscape relatively less sensitive
- Access to services, schools and employment reasonable near, but should be considered in context of Warfield SPD
- Reasonable access to dedicated cycle network
- Good access to 1 bus service and reasonable access to 3 others

Cons:

- Partly within Flood Risk Zones 2 and 3
- No primary or secondary school capacity, but should be considered in context of other clusters and/or Warfield SPD
- Potential reliance on the car
- Greenfield site
- Loss of Open Space of Public Value
- Listed Buildings
- Mineral consultation area and 250m landfill buffer
- Groundwater source protection zone catchment

Table 25 Cluster 7: Chavey Down Longhill Road

Cluster 7: Chavey Down Longhill Road		
Outside of settlement, containing agricultural land and residential properties. Located to north and east of the settlement of Chavey Down and east of the settlement of Winkfield Row, which is also a Conservation Area. Bound by Green Belt to east and Locks Ride.		
1	Housing needs	The Groundwater Source Protection zone and potential landscape impact may restrict the extent of development. Otherwise there do not appear to be any conditions that would preclude a full contribution to housing needs in terms of the quality and mix of dwellings on this site. With a developable area of 38 ha it is anticipated the site could accommodate between 1300 and 1500 dwellings. The provision of affordable housing may be particularly important on this site since Winkfield St Mary's ward has a relatively high level of housing deprivation when compared to other wards in Bracknell Forest (although this is fairly typical for rural areas in this country).
2	Flooding	Flood zones 2 and 3 lie to the north of the site. An extensive surface water drainage system is likely to be necessary.
3	Health	IMD data has not identified any issues. The site lies 1km from a limited range of services in the suburban parts of Bracknell. The main hospital is at Ascot with some outpatient services at Bracknell.
4	Poverty & exclusion	IMD data has not identified any issues at this location. The site would have reasonable access to services and employment on foot, cycling, bus or car at the edge of Bracknell. North Ascot is 2km away. Martins Heron is the nearest railway station approximately 3.5km to the south.
5	Education	Nearby Winkfield St Mary's primary school will be at capacity in 2014. Development would be likely to necessitate additional provision. Garth College is within 4km where the School Places plan 2009 to 2014 predicts a small deficit of places. Therefore, a major development would be likely to require contributions to both primary and secondary education, possibly on site provision.
6	Crime	No known issues.
7	Community	Development could make a positive contribution to the community of Winkfield Row, although a strong design brief would be necessary to ensure no harm to heritage interest.
8	Accessible services	The site would have reasonable access to services and employment on foot, cycling, bus or car at the edge of Bracknell. North Ascot is 2km away. Martins Heron is the nearest railway station approximately 3.5km to the south.

Cluster 7: Chavey Down Longhill Road

Outside of settlement, containing agricultural land and residential properties. Located to north and east of the settlement of Chavey Down and east of the settlement of Winkfield Row, which is also a Conservation Area. Bound by Green Belt to east and Locks Ride.

		<ul style="list-style-type: none"> • Within 30 minute walking distance of Primary School. • More than 30 minute bus ride of Secondary School • Within catchment of Winkfield St Mary's C of E Primary School and Garth Hill College. • More than 30 minute bus ride of employment opportunities (nearest are Eastern Road Industrial Estate and Bracknell Town Centre). • Within 30 minute bus ride of a local centre (County Lane). • Within 30 minute bus ride of medical and dental services (nearest are Warfield Green Medical Centre, County Lane and Ascot Dental Clinic). • Nearest Youth Facility is White grove Community Centre, County Lane. • Nearest existing bus routes/bus stops are along Locks Ride/Chavey Down Road. • Approx 3km from Bracknell Town Centre.
9	Culture, leisure, recreation	The site would have reasonable access to leisure services at the edge of Bracknell. North Ascot is 2km away. Martins Heron is the nearest railway station approximately 3.5km to the south. The site contains Open Space of Public Value.
10	Urban renaissance	A greenfield site, the development of which could limit the scope for urban renaissance in Bracknell and North Ascot.
11	Air quality	Not within an AQMA and no other known issues.
12	Climate change	Substantial investment would be required to support public transport and cycling. As a greenfield site which is relatively isolated from the rest of urban development in the Borough, a higher level of sustainable design may be appropriate.
13	Biodiversity	The cluster lies outside the 400m but inside the 5 Km SPA buffer zone. SPA mitigation will be required. Partially within 2km of Englemere Pond SSSI. There are a number of individual TPO trees on the site.
14	Countryside & historic	Initial landscape assessment has divided the cluster into 2 areas with the small narrow fields north of Winkfield Row having significant landscape constraints. The other area of open farmed landscape north and east of Chavey Down Road is considered to have some landscape constraints. Winkfield Row

Cluster 7: Chavey Down Longhill Road

Outside of settlement, containing agricultural land and residential properties. Located to north and east of the settlement of Chavey Down and east of the settlement of Winkfield Row, which is also a Conservation Area. Bound by Green Belt to east and Locks Ride.

		Conservation Area lies to the north west of the cluster and one Listed Building is situated in the middle of the site.
15	Travel choice	Martin's Heron railway station lies approximately 3.5km to the south. Three bus routes (152, 162, 192) run from Bracknell Town Centre and bisect or straddle the cluster. The 152 loops through Winkfield and back to Bracknell Town Centre via Warfield Tesco store. The 162 and 192 run to Ascot via Warfield Tesco store. The majority of journeys are likely to be by car unless substantial investment in alternatives modes is achieved. There is also no dedicated cycleway provision in the vicinity of this cluster so again investment is required to deliver pedestrian and cycle infrastructure.
16	Resource use	A substantial mineral consultation zone lies within the site. The implications of sterilisation or excavation of the resource should be clarified before the site can be taken forward.
17	Waste	Part of the site is within 250m of a landfill site which needs to be considered.
18	Water	No identified issues.
19	Soil quality	The site is not best and most versatile agricultural land.
20	Energy	Mixed use would provide the opportunity to maximise energy efficiency and renewables. Development could be constructed in a sustainable manner with efficiency and renewable energy generation measures.
21	Employment	Some employment is available locally at the fringe of Bracknell and in North Ascot, but the majority would be in Ascot or Bracknell which are more distant.
22	Economic growth	The provision of some local commercial and industrial uses as part of a mixed use scheme could make development more sustainable.
23	Smart growth	In addition to the above, the provision of on site education could be linked to smart growth initiatives in North Ascot or the fringes of Bracknell.
24	Skilled workforce	There may be a need to provide for all levels of education on site.
Summary of key strategic issues		

Cluster 7: Chavey Down Longhill Road

Outside of settlement, containing agricultural land and residential properties. Located to north and east of the settlement of Chavey Down and east of the settlement of Winkfield Row, which is also a Conservation Area. Bound by Green Belt to east and Locks Ride.

The cluster falls beyond the Policy CS2 sequence. The site would have reasonable access to services and employment on foot, cycling, bus or car at the edge of Bracknell and North Ascot, 2km away. Martins Heron is the nearest railway station approximately 3.5km to the south. Substantial investment would be required to support public transport, pedestrian and cycling provision. As a greenfield site which is relatively isolated from the rest of urban development in the Borough, a higher level of sustainable design may be appropriate.

The main limitations on the site are the Groundwater Source Protection zone, the presence of Open Space of Public Value, potential landscape impact and the proximity to a Conservation Area and two Listed Buildings, but otherwise the site could make a full contribution to housing needs. The provision of affordable housing may be particularly important on this site since Winkfield St Mary's ward has a relatively high level of housing deprivation when compared with other Bracknell Forest wards, but which is fairly typical of the more prosperous and rural areas of the country. In addition a substantial mineral consultation zone lies within the site. The implications of sterilisation or excavation of the resource should be clarified before the site can be taken forward. Part of the site is within 250m of a landfill site which needs to be considered.

The Cluster would have to make provision for SPA mitigation and other open space elements. The provision of sporting and community infrastructure would also need to be considered.

Cumulative impacts

Development in combination with any other cluster(s) would facilitate balanced growth across the Borough, although a problem could arise if the scale of development limits the scope for urban renaissance in Bracknell and North Ascot. The need for additional secondary school capacity is an important consideration.

Pros:

- Delivery of housing
- Relatively good access to services, employment and education
- Good access to 3 bus services

Cons:

- Adjacent to Flood Risk Zones 2 and 3
- Limited/no capacity at primary and secondary schools
- Potential reliance on the car
- Greenfield site
- Within 5 km SPA buffer and near Englemere Pond SSSI
- Landscape impact
- Winkfield Row Conservation Area and Listed Buildings
- Mineral consultation area and 250m landfill buffer

Cluster 7: Chavey Down Longhill Road	
Outside of settlement, containing agricultural land and residential properties. Located to north and east of the settlement of Chavey Down and east of the settlement of Winkfield Row, which is also a Conservation Area. Bound by Green Belt to east and Locks Ride.	
	<ul style="list-style-type: none"> • Groundwater source protection zone catchment • Poor access to dedicated cycle network

Table 26 Cluster 8: East Bracknell Forest

Cluster 8: East Bracknell		
Forest forming part of Crown Estate, commercial use and tip. Located east of Martin's Heron. Bound by Green Belt to the east and Priory Road/Swinley Road. Reading-London Waterloo train line forms southern boundary.		
1	Housing needs	The cluster adjoins an Area of Special Housing Character with low density housing in spacious surroundings. In the areas where development is appropriate there do not appear to be any other conditions that would preclude a full contribution to housing needs in terms of the quality and mix of dwellings on this site. With a developable area of 52 ha it is anticipated that the site could deliver between 1800 and 2100 dwellings. The provision of affordable housing may be particularly important on this site since neighbouring Bullbrook ward has a relatively high level of housing deprivation when compared with other wards in the Borough.
2	Flooding	Mainly within Flood Zone 1. The Environment Agency advises that part of the site has an important drainage ditch. Surface water drainage is likely to be an issue for at least part of the site.
3	Health	IMD data has not identified any issues. Cornwood health centre and a pharmacy lie within 2km of the site. The main hospital is nearby at Ascot with Bracknell providing some outpatient services.
4	Poverty & exclusion	The site would have reasonable access to services and employment on foot, cycling, bus or car at the edge of Bracknell. North Ascot is 2km away. Martins Heron is the nearest railway station approximately 1km to the west. IMD data Indicates a relatively high level of housing deprivation in neighbouring Bullbrook ward.
5	Education	Holly's Spring Junior School lies 2km from the northern part of the site and Harman's Water Primary lies 2km from the south part of the site. The School Places Plan indicates there will be a primary deficit in 2014. Irrespective of this it is likely primary school provision would need to be

Cluster 8: East Bracknell

Forest forming part of Crown Estate, commercial use and tip. Located east of Martin's Heron. Bound by Green Belt to the east and Priory Road/Swinley Road. Reading-London Waterloo train line forms southern boundary.

		provided on site to meet accessibility objectives. Brakenhale Secondary School is within 4km and is reported to have capacity in 2014. However a development of this size may warrant extra capacity or provision.
6	Crime	No known issues.
7	Community	Development of the site could make a positive contribution to the Martin Heron community.
8	Accessible services	<p>Some local services in Martins Heron and Bullbrook. Bracknell and its full range of services lies within 3km to the west. Martins Heron Station is within 1km of the site.</p> <ul style="list-style-type: none"> • Western part of site within 30 minute walking distance of Primary School. • Western part of site within 30 minute bus ride of Secondary School • Within catchment of Holly Spring Infant/Junior Schools and Garth Hill College. • Within 30 minute bus ride of employment opportunities (nearest are Eastern Road Industrial Estate and Bracknell Town Centre). • Within 30 minute walk of a local centre (Harmanswater to west, and north Ascot to north east). • Western Part of site within 30 minute bus ride of medical and dental services (nearest are Waterfields Practice, Ralphs Ride, and Ascot Dental Clinic). • Nearest Youth Facility is The Wayz, Calfridus Way. • Nearest existing bus routes/bus stops are along A329 (London Road). • Approx 2km from Bracknell Town Centre.
9	Culture, leisure, recreation	The site would have reasonable access to leisure services at the edge of Bracknell. North Ascot is 2km away. Martins Heron is the nearest railway station approximately 1km to the west. There are open spaces near the cluster such as LilyHillPark.
10	Urban renaissance	As a greenfield site development could limit the scope for urban renaissance in Bracknell and Ascot. An appropriate mix of development may, however, be possible whereby it plays a complementary role, particularly through links to Martin's Heron railway station.
11	Air quality	Not within an AQMA and no other known issues.
12	Climate change	Cluster 8 offers the best opportunity to deliver sustainable transport objectives due to the close proximity to a railway station and the existence of bus routes (A329 bisects the site) into Bracknell, Ascot and other sites A sustainable drainage system should be considered to ensure that run

Cluster 8: East Bracknell

Forest forming part of Crown Estate, commercial use and tip. Located east of Martin's Heron. Bound by Green Belt to the east and Priory Road/Swinley Road. Reading-London Waterloo train line forms southern boundary.

		off is limited and surface water flooding incidents do not occur. Development could be constructed in a sustainable manner with renewable energy generation.
13	Biodiversity	The site lies outside the 400m SPA buffer zone although the southern tip of the cluster lies within the 5 km SPA buffer zone. SPA mitigation will be required. The southern boundary to the cluster abuts Swinley Park SSSI, Englemere Pond SSSI lies to the east (including Local Nature Reserve) and Longhill Park Local Wildlife Site to the north west. Part of the site is a BAP habitat. The Environment Agency has identified an important drainage ditch and some biodiversity interests on and around the site. Two areas of blanket TPO's sit in the middle of the site.
14	Countryside & historic	The cluster adjoins an Area of Special Housing Character with low density housing in spacious surroundings. Initial landscape assessment divided the cluster in two with , to the north of London Road, an area of mixed use with some landscape constraints but which is sensitive the gap. To the south there is a wooded plantation which is considered to have significant landscape constraints but forms part of a wider gap.
15	Travel choice	The cluster lies within 1km of Martin's Heron railway station. Buses 191 and 701/702 run from Bracknell Town Centre and bisect the cluster along London Road. The 191 goes through North Ascot and on to Heatherwood Hospital, Windsor and Slough. The 701/702 go to Heatherwood Hospital, up Windsor Road (past the racecourse) and on to Windsor, Slough and London. A dedicated cycle route (along the A329) bisects the cluster.
16	Resource use	Two mineral consultation areas lie within the site, a small area to the north and a larger area to the south east. The implications of sterilisation or excavation of the resource should be clarified before the site can be taken forward. Extraction may exacerbate or help resolve flood risk and contamination issues. Further consideration is necessary.
17	Waste	Part of the site (to the north of the A329) is a former landfill site which will need to be remediated.
18	Water	No known issues other than as discussed under flooding.
19	Soil quality	Remediation of site including the former landfill area would improve soil quality.
20	Energy	Mixed use would provide the opportunity to maximise energy efficiency and renewable energy capacity. Development could be constructed in a sustainable manner with renewable energy generation.

Cluster 8: East Bracknell

Forest forming part of Crown Estate, commercial use and tip. Located east of Martin's Heron. Bound by Green Belt to the east and Priory Road/Swinley Road. Reading-London Waterloo train line forms southern boundary.

21	Employment	Some employment is available locally. Bracknell and Ascot are easily accessible by rail or bus.
22	Economic growth	The site could provide some local commercial and industrial uses if appropriate as part of a mixed use scheme.
23	Smart growth	In addition to the above, the provision of on site education could be linked to smart growth initiatives in Bracknell.
24	Skilled workforce	There may be a need to provide a primary school on site to facilitate appropriate accessibility.

Summary of key strategic issues

Cluster 8 comprises land beyond the Policy CS2 sequence but offers the best opportunity to deliver sustainable transport objectives due to the close proximity to a railway station and the existence of bus routes (A329 bisects the site) into Bracknell, Ascot and other sites. The provision of affordable housing may be particularly important on this site since neighbouring Bullbrook ward has a relatively high level of housing deprivation when compared with other wards in the Borough.

The cluster adjoins an Area of Special Housing Character with low density housing in spacious surroundings and there are some significant landscape constraints especially in respect to gap. These factors could limit densities across the site. Part of the cluster is a former landfill site that would need appropriate remediation measures to be undertaken. Further considerations include the presence of an area within Flood Zone 1, an important drainage ditch and biodiversity interests on and around the site. Two mineral consultation areas lie within the site, a small area to the north and a larger area to the south east. Extraction may exacerbate or help resolve flood risk and contamination issues. Further consideration is necessary.

The site lies outside the 400m SPA buffer zone although the southern part of the cluster lies within the 5 km SPA buffer zone. SPA mitigation will be required and measures to establish a biodiversity corridor incorporating the drainage ditch and the two areas of blanket TPO's could provide valuable links for the surrounding habitats.

Some local services in Martins Heron and Bullbrook. Bracknell and its full range of services lies within 3km to the west. Martins Heron Station is within 1km of the site. The School Places plan indicates there will be a primary school deficit in 2014. Irrespective of this it is likely that primary school provision would need to be provided on site to meet accessibility objectives. Brakenhale Secondary School is within 4km and is reported to have capacity in 2014. However a development of this size may warrant extra capacity or provision.

In addition to the above, the provision of on site education could be linked to smart growth initiatives in Bracknell.

Cumulative impacts

Development in combination with any other cluster(s) would facilitate balanced growth across the Borough, although a problem could arise if the scale of development limits the scope for urban renaissance in Bracknell and North Ascot.

Pros:

- Delivery of housing
- Relatively good accessibility to services and employment
- Only site within walking distance of a railway station
- Development could help address housing deprivation in Bullbrook Ward

Cons:

- Adjacent to Flood Risk Zone 3
- No capacity at primary schools

Cluster 8: East Bracknell

Forest forming part of Crown Estate, commercial use and tip. Located east of Martin's Heron. Bound by Green Belt to the east and Priory Road/Swinley Road. Reading-London Waterloo train line forms southern boundary.

<ul style="list-style-type: none">• Good access to 2 bus services• Good access to dedicated cycle network	<ul style="list-style-type: none">• Within 5 km SPA buffer, surrounded by protected habitats and local biodiversity interest on site• Landscape sensitivity and adjacent to Area of Special Housing Character• Mineral consultation zone and part of site previously landfill
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Appendix 7 - List of SHLAA Sites contained within Broad Areas

Table 27 SHLAA Sites within Clusters.

S H L A A Ref	Site Address	Cluster Profile
5	Land south of junction of Forest Road with Chavey Down Road, Winkfield	7 – Chavey Down
9	Scotlands Farm, Forest Road, Warfield	6 – North Warfield
20	2 Wood Lane and land to the north, Binfield	5 – East Binfield
24	Land E of Murrell Hill Lane, S of Foxley Lane and N of September Cottage, Binfield (includes 59)	4 – West Binfield
28	Land S of Foxley Lane and W of Murrell Hill Lane, Binfield	4 – West Binfield
29	Land N of London Road and W of Murrell Hill Lane, Binfield	4 – West Binfield
30	Land adj Church Lane, Sandhurst	1 – South West Sandhurst
33	TRL, Old Wokingham Road, Crowthorne	3 – North East Crowthorne
43	Easthampstead Sewage Treatment Works, Old Wokingham Road, Bracknell	3 – North East Crowthorne
49	Land East of New Forest Ride, Winkfield	8 - East Bracknell
59	See 24	4 – West Binfield
64	Land N of Newhurst Gardens, Warfield	6 – North Warfield
76	Land S of Cricket Field Grove, Crowthorne	2 - Broadmoor
78	Land at the Brackens & Pinewood Lodge, Swinley Road/London Road, Winkfield	8 – East Bracknell
90	Land N of Tilehurst Road, Binfield	5 – East Binfield
91	Land N of Herschel Grange, Warfield	6 – North Warfield
92	Land adj Newell Hall, Warfield Street, Warfield	6 – North Warfield

S H L A A Ref	Site Address	Cluster Profile
93	Land at junction of Forest Road with Foxley Lane, Binfield	4 – West Binfield
98	Blue Mountain Golf Club, Wood Lane, Binfield	5 – East Binfield
99	Wyevale Garden Centre, Forest Road, Binfield	5 – East Binfield
113	Land at School Hill, Crowthorne	2 - Broadmoor
122	Dolhir and Fern Bungalow, London Road, Winkfield	8 – East Bracknell
125	Land East of Longhill Road, Winkfield	8 – East Bracknell
128	Scotlands Farm, Forest Road, Warfield	6 – North Warfield
130	The Hideout, Old Wokingham Road, Bracknell	3 – North East Crowthorne
137	Land at Sandbanks, Long Hill Road, Winkfield	8 – East Bracknell
197	Land at Popes Manor, Murrell Hill Lane, Binfield	4 – West Binfield
204	Land at Bog Lane, New Forest Ride, Winkfield	8 – East Bracknell
221	Land E of Chavey Down Road, Winkfield	7 – Chavey Down
256	Land at Steeple View, Gibbins Lane, Warfield	6 – North Warfield
257	Broadmoor Hospital, Crowthorne	2 - Broadmoor
262	Land W of Chavey Down Road, Winkfield	7 – Chavey Down
264	Land at Western Cottages, Nine Mile Ride, Crowthorne	3 – North East Crowthorne
274	Land W of Locks Ride	7 – Chavey Down
287	Land between Wokingham Road& Ambarrow Lane, Sandhurst	1 – South West Sandhurst
288	Land at Somerton Farm, Forest Road, Winkfield	7 – Chavey Down

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Nepali

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

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