

**TO: ENVIRONMENT, CULTURE & COMMUNITIES OVERVIEW & SCRUTINY PANEL
22 JANUARY 2013**

**BRACKNELL FOREST BOROUGH LOCAL DEVELOPMENT FRAMEWORK
Director of Environment, Culture & Communities**

1. PURPOSE OF REPORT

- 1.1 The Local Development Framework (LDF) sets out policies and proposals for the development and use of land in an area taking account of social and environmental factors. It comprises Local Development Documents (LDDs), which include Development Plan Documents (DPDs), that are part of the statutory development plan, and Supplementary Planning Documents (SPDs) which provide further interpretation of the implementation of policies set out in a DPD. These documents form the primary basis for the Council's decisions on planning applications. The LDF also includes the Statement of Community Involvement, the Local Development Scheme (LDS) and the Annual Monitoring Report (AMR).
- 1.2 Since the system was introduced through the Planning and Compulsory Purchase Act in 2004, significant progress has been made on producing a Bracknell Forest Borough LDF. This report summarises the position, and provides an update following the previous report (23rd October 2012) and the recent examination hearings into the Site Allocations DPD.

2. RECOMMENDATION(S)

That the Panel notes the documents that currently form part of the Bracknell Forest Borough LDF and the stage reached in the preparation of other documents, particularly the Site Allocations DPD, that will form part of the Bracknell Forest Borough LDF on adoption.

3. REASONS FOR RECOMMENDATION(S)

- 3.1 To advise the Panel of the progress of documents forming part of the Bracknell Forest Borough LDF.

4. ALTERNATIVE OPTIONS CONSIDERED

- 4.1 None.

5. SUPPORTING INFORMATION

Documents that have been finalised

- 5.1 The Bracknell Forest LDF is a portfolio of documents. There is one main adopted document with development plan status; the Core Strategy. This sets out the overarching strategy for the area, including the level of housing growth.

- 5.2 Apart from the Core Strategy, a number of other LDDs have been produced for Bracknell Forest, including SPDs, the Annual Monitoring Report which reviews progress in implementing policies each year and the Statement of Community Involvement which specifies how stakeholders and communities can be involved in the process of producing planning documents. A list of the Council's adopted documents is at Appendix 1.

Documents that are under preparation or planned

- 5.3 The Local Development Scheme (LDS) is a three-year project plan, which sets out time scales for the preparation of planning documents. The most recent version was approved by the Executive on 16th October 2012.
- 5.4 The two key development plan documents proposed within the three year period are adoption of the Site Allocations DPD and commencement of a new Local Plan.

Site Allocations DPD

- 5.5 The Site Allocations DPD (SADPD) was submitted to the Secretary of State on 29 June 2012 and examination hearings were held on 7th and 8th November (general matters) and 11th – 14th December 2012 (site-specific matters). At the end of these hearings the Inspector indicated that in his view, with modifications, the document may be found sound and invited the Council to prepare a schedule of modifications for him to consider. Officers have prepared a full schedule of changes including the main points raised by the Inspector which are described in more detail at paragraph 5.7 below and at Appendix 2.
- 5.6 The schedule was due to be the subject of an Executive Member decision on 21st January and be submitted to the Inspector on 22nd January. The Inspector will then consider the schedule and decide which are main modifications and which are minor. He may also make changes or deletions to the main modifications, and/or add his own main modifications to arrive at a final schedule. The final schedule will be subject to a six week public consultation carried out by the Council on behalf of the Inspector. Following the consultation the Inspector has indicated that he anticipates the need for a further hearing session to hear representations on the proposed modifications.
- 5.7 There are four main policy areas in which modifications are proposed following discussion at the examination hearings as follows:
- The inclusion of a policy on the presumption in favour of sustainable development to reflect the National Planning Policy Framework (NPPF);
 - The addition of settlement boundaries for the major urban extensions to give greater certainty on the location of development and better demonstrate compliance with Core Strategy Policy CS9 (to include the insertion of illustrative concept plans for Amen Corner South and Warfield based on those in their respective adopted Supplementary Planning Documents [SPDs]);
 - Changes to the wording of the plan to achieve general conformity with the South East Plan (SEP), particularly its housing requirements; and,
 - The inclusion of a number of additional sites to provide a more robust housing land supply.

Further detail on these modifications is contained in the extract from the Executive Member report at Appendix 2.

- 5.8 It is hoped to adopt the document in the Spring/Summer of 2013, but the date of adoption will depend on the timing of further consultation and hearing sessions required on the proposed modifications.

New Local Plan

- 5.9 As previously reported the New Local Plan will incorporate a review of the Core Strategy and will need to take account of the following:
- The requirements of the National Planning Policy Framework (NPPF) (including the requirement to meet the full objectively assessed needs for market and affordable housing)
 - The revocation of the South East Plan (consultation on the environmental impacts of its abolition has finished and an announcement is expected shortly following the revocation of the East of England Plan on 3rd January 2013).
 - The requirements to assess the need for traveller sites and plan for their provision.
 - The duty to co-operate with adjoining authorities and others on strategic cross-boundary issues.
- 5.6 The new Local Plan will therefore be a comprehensive document incorporating a review of the Core Strategy and the replacement of saved policies from the 2002 Bracknell Forest Local Plan. The new Local Plan will need to be based on a full assessment of the Borough's development needs for a period to at least 2031 and to allocate sites to meet those needs. It will need to establish (or re-establish) the future role of the Borough following the revocation of the South East Plan which identifies Bracknell as a sub-regional hub.
- 5.7 Initial stages of the work will focus on information gathering and identifying the key issues and options that should form the basis of early public engagement.

6. ADVICE RECEIVED FROM STATUTORY AND OTHER OFFICERS / EQUALITIES IMPACT ASSESSMENT / STRATEGIC RISK MANAGEMENT ISSUES / CONSULTATION

- 6.1 Not applicable.

Background Papers

Bracknell Forest Borough Local Development Scheme: August 2011

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Local Development Framework Update

ADOPTED DOCUMENTS

Development Plan Documents

Core Strategy DPD

- A high level document containing the Council's long-term aspirations for the Borough, and policies to guide and manage development in Bracknell Forest until 2026.
- Adopted - February 2008.
- www.bracknell-forest.gov.uk/corestrategy

Bracknell Forest Borough Proposals Map

- Shows Core Strategy designations and Saved Policies from the Bracknell Forest Borough Local Plan. It will be updated to show the areas of policies and proposed development sites in the Site Allocations Development Plan Document (see below) following its adoption.
- Adopted April 2010
- www.bracknell-forest.gov.uk/proposalsmap

Supplementary Planning Documents

Designing for Accessibility SPD

- Provides guidance on making development accessible, including for disabled and other less mobile people.
- Adopted at the 20 June 2006 Executive meeting.
- www.bracknell-forest.gov.uk/designaccess

Parking Standards SPD

- Contains guidance on parking requirements for residential and other forms of development.
- Adopted at the 24 July 2007 Executive meeting.
- www.bracknell-forest.gov.uk/parking

Limiting the Impact of Development SPD

- Explains how the Council will secure funding for measures (including infrastructure like roads, schools and open space) needed to mitigate the impact of new development.
- Adopted at the 24 July 2007 Executive meeting.
- www.bracknell-forest.gov.uk/lid

Sustainable Resource Management SPD

- Provides guidance on renewable energy, climate change, efficiency and sustainable construction in relation to Core Strategy policies.
- Adopted at the 21 October 2008 Executive meeting.
- www.bracknell-forest.gov.uk/srm

Amen Corner SPD

- Provides guidance for applications for a comprehensive mixed use development of the Amen Corner South Core Strategy site.
- Adopted at the 16 March 2010 Executive meeting.
- www.bracknell-forest.gov.uk/amencorner

Character Area Assessments SPD

- Defines the character of specific areas in the Borough and interprets Core Strategy policy.
- Adopted at the 16 March 2010 Executive meeting.
- www.bracknell-forest.gov.uk/characterareas

Streetscene SPD

- Contains design guidance for streets and other public spaces in residential developments
- Consultation of the Draft SPD undertaken in May 2010
- Adoption at the 29 March 2011 Executive meeting.
- www.bracknell-forest.gov.uk/streetscene

Thames Basin Heaths Special Protection Area Avoidance and Mitigation Strategy SPD

- Explains how negative impacts of residential development on a special protection area for rare birds will be avoided and mitigated.
- Consultation on Draft SPD underway until 24 October 2011
- Adopted March 2012
- www.bracknell-forest.gov.uk/SPA

Warfield SPD

- Provides guidance for planning applications for a comprehensive mixed use development of the Warfield site (formerly known as land North of Whitegrove and Quelm Park). The site is identified for development in the adopted Core Strategy.
- Consultation on the Draft SPD December 2010
- Further targeted consultation on a detailed concept plan during November 2011
- Adopted February 2012
- www.bracknell-forest.gov.uk/warfield

DOCUMENTS UNDER PRODUCTION

Development Plan Documents

Site Allocations DPD

- Will implement the adopted Core Strategy. It will identify sites for future housing development, ensure that appropriate infrastructure is identified and delivered alongside new development and will also revise some designations shown on the Proposals Map.
- Options consultation took place in February-April 2010
- Preferred Options consultation took place November 2010-January 2011
- Council resolution for publication: 30 November 2011
- Consultation period on Draft Submission Document – Jan/March 2012
- Submission – June 29 2012
- Examination – 7-8 Nov and 11-14 Dec 2012
- Adoption – Spring 2013
- www.bracknell-forest.gov.uk/sadpd

Bracknell Forest Local Plan

- To provide the opportunity to review the long term vision and strategy for the Borough and produce a comprehensive set of policies in respect of, not only, the delivery of housing, employment, retail and Bracknell town centre, but also, the environment, recreation and transport
- Commencement March 2012
- Publication May/June 2013
- Submission March 2014

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- Adoption January/February 2015

Limiting the Impact of Development (LID) SPD

- This SPD needs to be reviewed to take account of the changes to developer contributions arising from the introduction of CIL and updated information on infrastructure requirements and costs.

Proposals Map

- The adopted Proposals Map is based on saved policies in the Bracknell Forest Borough Local Plan and will be updated to incorporate changes resulting from the adoption of any subsequent Development Plan Documents.

Extract from report to the Executive Member for Economic Development & Regeneration acting on behalf of the Executive Member for Planning & Transport for Decision by 21st January 2013

EXAMINATION INTO THE BRACKNELL FOREST BOROUGH SITE ALLOCATIONS DEVELOPMENT PLAN DOCUMENT – PROPOSED MODIFICATIONS

5 SUPPORTING INFORMATION

5.1 The following sections of this report describe in more detail the main modifications outlined in the bullet points at paragraph 3.1 above. The full schedule of modifications is attached at Appendix A to this report. The Inspector has indicated that the Council should provide him with a comprehensive list of all the modifications from which he will select those he considers to be main modifications. It is only the main modifications that will be subject to further consultation and consideration of representations (which is likely to include further hearing sessions). The Council can introduce the other 'minor' modifications without the need for consultation or consideration by the Inspector as they do not affect the policies in the plan (being mainly matters of updating or clarification).

5.2 Model Policy on Presumption in Favour of Sustainable Development

5.2.1 The Planning Inspectorate has, at the government's instigation, produced a model policy to implement the presumption in favour of sustainable development enshrined in the NPPF. Officers' initial response was that the policy is not required as the principles of supporting sustainable development are already enshrined within the development plan through Core Strategy policies. However, the SADPD Inspector has indicated that inclusion of the model policy is necessary to ensure soundness.

5.2.2 Officers consider that the clarity of the policy would be improved by making certain changes to its wording as set out below. The original model policy is reproduced below with proposed changes to it marked as **bold** (for additional text) and ~~struckthrough~~ (for deleted text). Similar (and in some cases more extensive) changes to the policy have been accepted as sound in examination of other councils' development plan documents.

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

The development plan is the statutory starting point for decision making. Planning applications that accord with the policies in the **development plan for Bracknell Forest** ~~this Local Plan~~ **(including** and, where relevant, with policies in ~~any adopted~~ neighbourhood **development** plans) will be approved without delay, unless material considerations indicate otherwise.

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

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

5.2.2 The reasons for the proposed changes to the original model policy are set out below in the order that they appear in the policy:

- First paragraph

The word '*always*' has been replaced with '*where appropriate*' and the word '*find*' has been replaced with '*seek*' in respect of working proactively with applicants, since this relies on the co-operation of all parties involved. It better reflects the fact that acceptable solutions cannot be found in all cases. Where there is no likelihood of an acceptable solution being achieved, it is not considered appropriate to commit significant public resources to seeking one.

- Second paragraph

Whilst it is understood that the presumption in favour of sustainable development is at the heart of the NPPF, paragraph 12 of the Framework makes it clear that the development plan is the statutory basis for decision making. It is therefore considered that the inclusion of a reference to the development plan results in the policy more accurately reflecting the legal position.

The reference to 'this Local Plan' is considered misleading as it could be interpreted as implying the exclusion of other documents that form part of the development plan. The suggested wording is aimed at being more inclusive.

The reference to neighbourhood plans has been changed to neighbourhood '*development*' plans for clarification and so that it matches references in the legislation.

- Third paragraph

Reference to '*the Council*' has been deleted as the Council may not always be the decision-maker as some applications may be determined on appeal.

5.3 Settlement Boundary Changes for the Major Urban Extensions and Inclusion of Illustrative Concept Plans for Amen Corner South and Warfield

5.3.1 The Inspector has indicated that it would improve the soundness of the document to include settlement boundary changes for the proposed major urban extension sites. The relevant sites are:

- Policy SA4 – land at Broadmoor, Crowthorne
- Policy SA5 – land at Transport Research Laboratory, Crowthorne

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- Policy SA6 – land at Amen Corner North, Binfield
- Policy SA7 – land at Blue Mountain, Binfield
- Policy SA8 – land at Amen Corner South, Binfield
- Policy SA9 – land at Warfield

5.3.2 The Council had previously indicated its intention to define the settlement boundaries within these sites at a later date when development proposals are more fixed. This was considered to allow some flexibility in how the sites could come forward as encouraged by the NPPF. The Council's intentions for the sites were shown on illustrative concept plans either within the SADPD or, in the cases of Amen Corner South and Warfield, in adopted SPDs.

5.3.3 It is recognised that including proposed settlement boundaries would provide the following benefits:

- greater certainty for local residents and others as to where built development would be located and, equally importantly, which areas would remain in the countryside;
- greater certainty on the retention of buffers between settlements; and,
- greater clarity on the consistency of the Council's approach with Core Strategy Policy CS9 (relating to development on land outside settlements).

The list of proposed modifications therefore includes proposed settlement boundaries within the six major urban extension sites. These have been shown on an OS base as changes to the Policies Map (previously termed Proposals Map) and are also indicated in amended Illustrative Concept Plans.

5.3.4 The settlement boundaries are based on the Illustrative Concept Plans for Broadmoor, TRL, Amen Corner North and Blue Mountain in the Draft Submission SADPD. The proposed modifications include illustrative concept plans for Amen Corner South and Warfield. The settlement boundaries for these two sites are based on these concept plans which are in turn based on those in the sites' respective adopted SPDs. This ensures that they are consistent with the documentation that has already been consulted on and with the SA/SEA work.

5.3.5 In some instances the settlement boundaries are not tightly drawn against the indicated development areas in order to allow some flexibility in the form of development and on the basis that some areas of open space will fall within the settlement boundaries. Following development of the sites, if it appears appropriate to relate the new boundaries more closely to the final form of built development, this would be implemented through the preparation of further development plan documents and consequent changes to the Policies Map. Any such changes would need to be subject to consultation as part of the preparation of a development plan document.

5.4 Conformity with the South East Plan

5.4.1 Because the SEP has not yet been abolished, it is a legal requirement for the SADPD to be in general conformity with it. A key strategic objective of the SEP is to deliver housing development in the order of 12,780 new homes for Bracknell Forest between 2006 and 2026.

5.4.2 The issue of general conformity must be addressed having regard to the purpose of the SEP requirement and the role of the SADPD. The SADPD itself does not need to deliver the full number of houses identified in the SEP in order to be in general

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conformity with it. The approach to demonstrating conformity was set out in the Council's response to the Inspector's Matters, Issues and Questions (Examination Document reference BFBC4 – 'Response to Matter 1 – Overall Approach to the Plan'). In this approach the SADPD provides a first step in delivering the level of housing set out in the SEP. On this basis the Council considers the SADPD to be in general conformity with the SEP.

- 5.4.3 The SEP and the Core Strategy (CS) both cover the period from 2006 to 2026. The SADPD has also been focused on covering this period (2006 to 2026). Although the SADPD does not allocate enough sites to meet the SEP housing requirement in full, the Council's approach would provide sufficient sites to do this within the plan period through the new Local Plan (if the SEP remained part of the Development Plan at that stage). The Council agreed a new Local Development Scheme (LDS) in October 2012 which contains a timetable for producing a new Local Plan. Although the period to be covered by the new Local Plan has not yet been agreed, it is likely to be at least to 2031 and should be adopted in 2017. There will therefore be sufficient overlap of plan periods to accommodate any outstanding housing need from the current period.
- 5.4.4 At the same time, the Council can demonstrate that for the period up to 2021 the commitments and SADPD sites can deliver at rates similar to those required by the SEP. Tables have been provided that show projected completions from sites against (i) the annual average SEP requirement, (ii) the annual average SEP requirement taking account of delivery to date and, (iii) the position without sites proposed through the SADPD. The SADPD is therefore consistent with the purposes of the SEP and helps in delivering that purpose.
- 5.4.5 The sites proposed for allocation in the SADPD are the most sustainable sites currently available to contribute to meeting the Borough's housing needs and this will remain the case even if the housing requirement changes. Such an approach means that the SADPD is not an interim measure; rather it is Step 1 in delivering the Council's strategic housing requirement and the objectives of the NPPF as part of a comprehensive strategy.
- 5.4.6 As Step 1 of an ongoing plan preparation process, the SADPD would provide the means of delivering housing over the period from 2014 to 2021 at a rate commensurate with the annual delivery required by the SEP (639 dwellings per annum). If the anticipated cumulative backlog is then taken into account, the data show that whilst the total requirement for the period up to 1st April 2021 amounts to 9,585 dwellings, the anticipated level of completions by this date is 10,034 indicating an over-delivery of 449 units over this period. SADPD therefore enables the delivery of a similar level of housing to that required by the SEP taking account of the years when there has been, and those when there may be, under-delivery compared with the annual average requirement. The figures above include the new homes anticipated to be provided from the proposed additional allocations identified in section 5.5 below.
- 5.4.7 For the period up to 2014, it is not realistic to assume that the SADPD or any other policy approach could have a significant influence due to the current economic climate and the lead-in times for achieving completions on major sites. Any alternative approach would result in a delay of several years in achieving the allocation of sites to deliver at anywhere near the rates proposed in the SEP or the adopted CS. In addition, the SADPD provides the best and most efficient way of delivering the SEP purpose and the approximate number of houses referred to therein. The concept of general conformity contains a degree of flexibility to meet local circumstances including the timing and the delivery of individual sites.

- 5.4.8 By 2021 the Council should have adopted a new Local Plan (anticipated by 2017). This will include additional allocations to accommodate any remaining shortfall against the SEP requirement and/or the outcome of a new assessment of housing needs. This also has the advantage of representing a flexible approach that is more responsive to local circumstances and accords with the NPPF. It is therefore considered that, with the proposed modifications, the Plan will be in general conformity with the SEP and its adoption is the most effective means for delivering the overall housing objective of the SEP.
- 5.4.9 While the modifications will bring the SADPD into general conformity with the SEP it is also likely that the SEP will be revoked well within the plan period. The Localism Act put in place the necessary legislation for the Secretary of State to abolish regional strategies. On December 11th 2012 an Order was laid before parliament revoking the East of England Plan with effect from 3rd January 2013. The necessary environmental assessment of the impacts of abolition of the SEP has already been consulted on and it therefore appears likely that an announcement of the date for its revocation will be made within the next few months. However, until such time that the SEP is revoked the legal requirement for general conformity remains.
- 5.4.10 The proposed modifications include provision for housing figures (including the five year supply of housing land) to revert to being based on the Core Strategy target on the revocation of the SEP.

5.5 Sites with Potential

- 5.5.1 To support the approach on conformity with the SEP by providing a more robust and flexible housing land supply, particularly in the early part of the plan period, it is considered appropriate to include certain sites identified as having development potential in accordance with the established site selection criteria.
- 5.5.2 Four sites were identified in the SADPD Draft Submission Background Paper (Section 2.10) as having potential. These sites were not included for allocation at the time because, having been submitted late in the process, they had not been subject to the same level of consultation as other sites in the SADPD.
- 5.5.3 Inclusion of these sites at this stage will mean that their allocation for development will be part of the consultation carried out on the main modifications, referred to in Section 7 below.
- 5.5.4 The following paragraphs summarise the proposed additional sites and the proposed modifications at Appendix A include changes to the Policies Map indicating the extent of the sites and how the settlement boundary would be changed as a result of their allocation.
- 5.5.5 Binfield Nursery, Binfield
This is a site within the defined settlement, therefore redevelopment is acceptable in principle. As set out on pages 258-260 of the Background Paper, it is considered that the site has potential for 33 units (net), as part of Policy SA1 (previously developed land in defined settlements).
- 5.5.6 Downside, Wildridings Way, Bracknell
This is a site within the defined settlement, therefore redevelopment is acceptable in principle. As set out on pages 261-262 of the Background Paper, it is considered that

the site has potential for 18 units (net), as part of Policy SA1 (previously developed land in defined settlements).

5.5.7 Land south of Dukes Ride, Crowthorne

This site is located outside of a defined settlement, therefore would require a change to the settlement boundary if allocated. As set out on pages 263-267 of the Background Paper, it is considered that the site has potential for 23 units (net), as part of Policy SA3 (edge of settlement sites).

5.5.8 Land west of Alford Close, Sandhurst

This site is located outside of a defined settlement, therefore would require a change to the settlement boundary if allocated. As set out on pages 268-275 of the Background Paper, it is considered that the site has potential for 120 units (net), as part of Policy SA3 (edge of settlement sites).

5.6 Other New sites

5.6.1 As a result of the Draft Submission consultation process and as a result of the examination hearing sessions, it has become apparent that additional sites are available which, if allocated, would give additional flexibility to the SADPD. As with the sites with potential, these proposed sites would be subject to further consultation. These sites are described below.

5.6.2 Greenwood House, London Road, Bracknell

This site adjoins 'land north of Eastern Road' (which is already included as a proposed allocation within SADPD as part of Policy SA1 – previously developed land in defined settlements). This is a site within the defined settlement, therefore redevelopment is acceptable in principle. The site is located adjacent to an existing defined employment area, but not within it, and therefore no further changes will be needed to the employment designation. Using the same assumptions as for the 'land north of Eastern Road' proposed allocation, the new total number of units on the site would be 432 (previously 325 units) an increase of 107. This is based on a new total site area of 3.86 (additional 0.96ha), developable area of 2.7ha (a reduction of 70% has been applied as the site is between 2-5ha), and a density of 160dph.

5.6.3 Jennetts Park Business Area

This site adjoins 'land north of Peacock Lane' (which is already included as an allocation within SADPD as part of Policy SA2 – other land within defined settlements). As part of the allocation, 0.5ha of land (which is safeguarded for small business uses) was excluded from the developable area for the site. This land is available for development (subject to variations to the original legal agreement and conditions relation to the original planning permission for the site). Using the same assumptions as the rest of the site (70dph) this would result in an additional 35 units, providing a total of 182 units for this site (instead of 147 units as previous).

5.6.4 Wood Lane, Binfield

This site was included as part of the allocation land at the Preferred Option Stage as part of Policy SA7 (land at Blue Mountain, Binfield). During the consultation process, the owners of the site advised that the site was not available for development, and therefore the site was omitted from the allocation at the Draft Submission stage. Subsequently, the site has been confirmed as being available and is therefore being promoted for development, separate from Blue Mountain for c.20 units, as part of Policy SA3 (edge of settlement sites). The site is currently located outside of the settlement boundary, therefore, allocation of the site would require a settlement

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boundary change. It is considered that this site would be suitable for development on the basis that the Blue Mountain site is also allocated.

- 5.6.5 All the sites set out in sections 5.5 and 5.6 above are included in the schedule of changes to be submitted to the Inspector. This includes changes to the Policies Map to include the allocation of the sites, together with any associated settlement boundary changes. Policies SA1-SA3 will be amended to include reference to the sites, with associated changes to Section 5 (Policies Map), and additions to the SADPD Appendices (relating to the profiles of the sites).