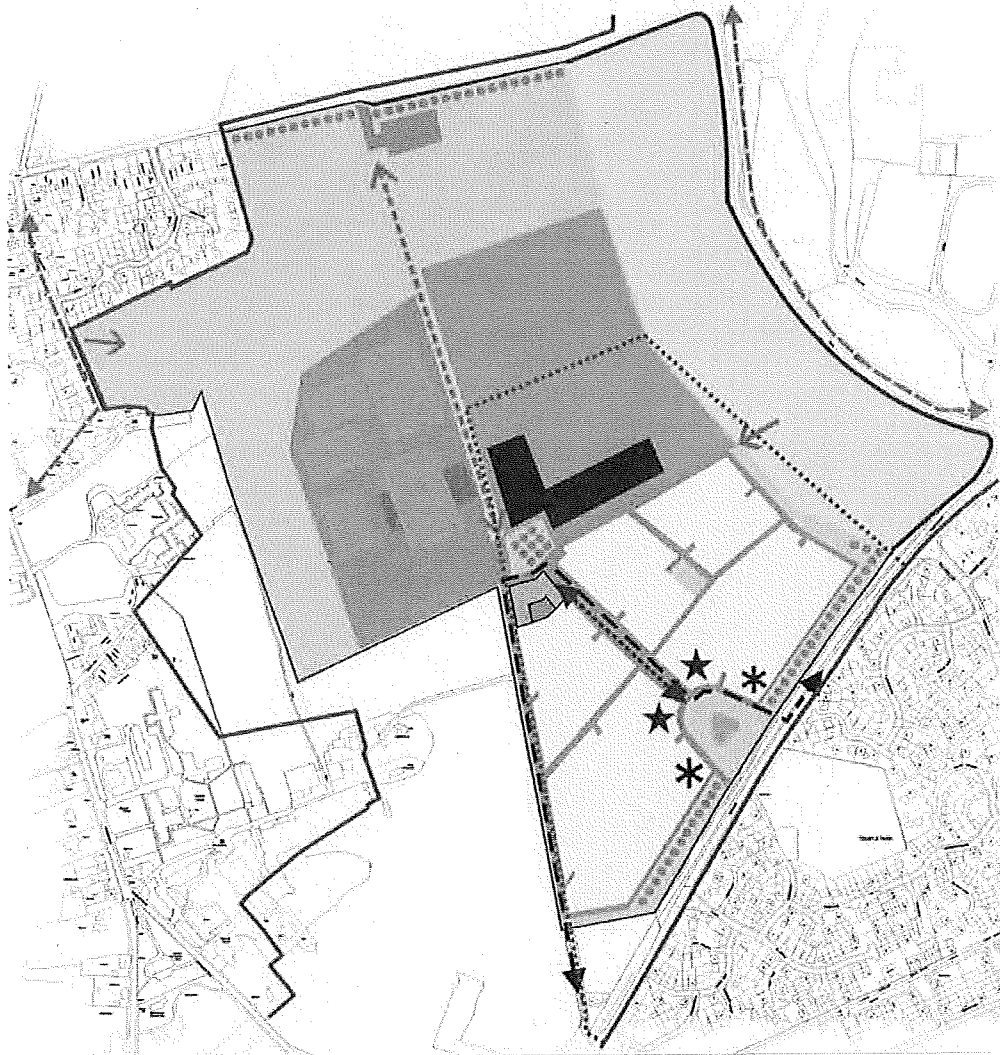


ANNEXE B

Map 5 Illustrative Concept Plan for land at Blue Mountain, Binfield.



Key	
*	= gateway feature
→	= footpath links
↔	= Public Rights of Way
↔	= footway/cycleway link
□	= housing
.....	= green frontage
■	= football ground and SANG car parks
★	= landmark building
■	= SANG / Open Space of Public Value
↔	= indicative bus route
■	= educational buildings and playing fields
■	= football ground and pitches
●	= feature square
○	= existing pond
■	= community facilities
■	= other open space
—	= Existing Settlement Boundary
.....	= Proposed Settlement Boundary

Land at Blue Mountain, Binfield

2.4.15 Most of the land is currently used as an 18 hole golf course. There are also conference facilities and a banqueting suite on the site. The site has been put forward as suitable for development by the owner who is willing to address the identified requirement for additional secondary educational facilities in North Bracknell. The site is well placed to serve that need. The owner also proposes to provide a site for a new football ground. This will allow Bracknell Town Football Club to relocate and make its existing site available for high density housing in a sustainable location.

Policy SA 7

Land at Blue Mountain, Binfield

Land at Blue Mountain Binfield as shown on the Policies Map ⁽²⁷⁾ and Illustrative Concept Plan ⁽²⁸⁾ is allocated for a comprehensive well designed mixed-use development that maintains a gap between Binfield and Bracknell, including the following:

- 400 residential units (including affordable housing).
- Land for a range of educational facilities, including Primary, Secondary and Special Education Needs.
- Multi-functional community hub.
- A new football ground.
- Maintenance of a gap between Binfield and Bracknell (comprising on-site open space and/or SANG).
- On-site open space and Suitable Alternative Natural Greenspace (SANG).

The infrastructure required to support this development includes:

- A comprehensive package of on and off-site transport measures to mitigate the development's impact on roads and encourage sustainable modes of transport.
- On-site in-kind provision of a waste recycling facility.
- Provision of land and financial contributions towards on-site Primary School, Secondary School and Special Educational Needs places.
- In-kind provision, or financial contributions towards an on-site multi-functional community hub, including land set aside for the delivery of a Full Daycare Nursery.
- Measures to avoid and mitigate the impact of residential development upon the Thames Basin Heaths Special Protection Area (SPA), in agreement with the Council and Natural England. This will include provision in perpetuity of:
 - on-site bespoke SANG of at least 8ha per 1,000 new population;
 - a financial contribution towards Strategic Access Management and Monitoring; and
 - any other measures that are required to satisfy Habitats Regulations, the Council's Thames Basin Heaths SPA Avoidance and Mitigation Strategy and relevant guidance.

27 Map 40 'Extract of Policies Map showing allocation of land at Blue Mountain, Binfield (Policy SA7)'

28 Map 5 'Illustrative Concept Plan for land at Blue Mountain, Binfield.'

- A comprehensive package of on-site, in-kind Open Space of Public Value, in accordance with standards.
- Protection and enhancement of Public Rights of Way.
- Integration of Sustainable Drainage Systems.
- Provision of Green Infrastructure (in addition to elements listed above).

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

2.4.16 The policy requires the provision of on-site bespoke SANG of at least 8ha per 1,000 new population to be provided in perpetuity. This is the Council's preferred solution. Any alternative provision must pass an Appropriate Assessment and be agreed with Natural England.