

# Comprehensive Local Plan: Issues and Options

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# Part 1 - Introduction

# 1: Introduction

**1.1** We have started preparing a new plan to guide development in the Borough to 2036. The new Comprehensive Local Plan (CLP) will ensure the Council has up to date policies for determining planning applications. Importantly it will set the amount and location of new development. It will have planning policies on issues such as design, heritage, specialist housing (including affordable housing), development in the Green Belt and open spaces.

**1.2** This document marks a fairly early stage in the process of preparing the new Local Plan. Further analysis needs to be done before certain sections of the Plan can be written. This includes consideration of potential sites for allocation for new homes, and possibly other uses. As a result, **this consultation does not include potential sites.**

**1.3** The Council is hoping to run a further consultation on potential sites (submitted as a result of a "call for sites" exercise and this consultation) in the Autumn, once initial appraisals have been completed. At this stage we would welcome your views on possible policy approaches on the range of strategic and more local issues covered in this document. The comments received will help us as we develop the CLP further.

## How to get Involved

**1.4** Consultation on the CLP Issues and Options Document runs from **Monday 13 June to Monday 25 July 2016**. A leaflet (highlighting the key issues) and questionnaire have been produced to help make comments.

**1.5** All the documents are on the Council's website at [www.bracknell-forest.gov.uk/comprehensivelocalplan](http://www.bracknell-forest.gov.uk/comprehensivelocalplan). Paper copies are also available at the Council's Time Square Office. A hard copy of this document and leaflet will also be made available at local libraries and Town/Parish Council Offices. You can make comments in a number of ways:

- on-line using the following link to our planning consultation portal pages: (link to be added)
- by email to: [development.plan@bracknell-forest.gov.uk](mailto:development.plan@bracknell-forest.gov.uk)
- by post to: Development Plan Team, Bracknell Forest Council, Time Square, Market Street, Bracknell, RG12 1JD

**1.6** For further information on this document or the consultation, please contact the Council's Development Plan Team using the email address above or phone us on 01344 352000.

**1.7** Copies of this document may be obtained in large print, Braille, on audio cassette or in other languages. To obtain a copy in an alternative format, please telephone 01344 352000.

**1.8** The Consultation Strategy for this consultation can be viewed at: **Appendix 1: 'Consultation Strategy'**.

## What Happens Next?

**1.9** Your comments and the results of further technical studies will help us move to the next stage of the CLP process. The Government is also considering making a number of changes to the planning system that we will need to take into account. Apart from a consultation on potential sites, the next major stage will be the publication of a draft Local Plan for consultation in Summer 2017.

## The Comprehensive Local Plan

**1.10** The CLP will include a vision, objectives, and a strategy for the amount and distribution of development, including housing, economic and retail development and new infrastructure; and policies relating to:

- development within the countryside and Green Belt;
- design, including residential extensions and shop fronts;
- environmental issues such as flood risk and water quality;
- heritage;
- the natural environment and biodiversity including landscape, green infrastructure and the Thames Basin Heaths Special Protection Area;
- infrastructure needs including open space, health, sport and recreation and community facilities;
- town, district and local centres;
- development affecting employment sites;
- housing needs including those for: Gypsies, Travellers and Travelling Showpeople and affordable housing;
- healthy and inclusive communities;
- climate change including the delivery of renewable energy and sustainable construction; and
- site allocations for specific uses, including housing, employment and town centre uses.

**1.11** At this stage, it is intended to produce a separate Minerals and Waste Local Plan.

## Why we are Progressing a Comprehensive Local Plan?

**1.12** The Council is committed to having an effective planning policy framework in place. Existing policies in the Bracknell Forest Borough Local Plan (BFBLP), and Core Strategy Development Plan Document (CSDPD) are out of date and need to be reviewed to provide stronger planning policies. This will help ensure that development proposals are not granted in a piecemeal way through costly planning appeals. Other reasons for preparing the CLP are summarised below:

- to identify sufficient suitable sites to meet identified development needs for the Borough;
- to take account of the loss of most of the regional plan;
- to respond to the wider economic context;
- to ensure compliance and consistency with national policy and guidance;
- to inform and support the development of Neighbourhood Plans; and,
- to provide up to date Development Management Policies.

**1.13** Once adopted, the CLP will replace existing policies in current planning documents.

**Comprehensive Local Plan Timetable**

1.14 The CLP will cover the period 2013 to 2036. The following table summarises the key stages up to adoption of the Plan.

Date	Stage
October/November 2015	Proposed content of the Plan - completed
June/July 2016	Issues and Options consultation - <b>this stage</b>
June/July 2017	Draft Plan consultation
Feb/March 2018	Publication Plan available for comments
July 2018	Plan submitted to the Secretary of State for Examination
August – December 2018	Examination and receipt of the Inspector’s Report
February 2019	Plan adopted

**Structure of this Document**

1.15 The CLP is structured as follows:

1. **Part 1: Introduction and Background** - provides an overview and context.
2. **Part 2 - Strategic Issues** - provides an overview of the key issues.
3. **Part 3 - Development Management Issues** - deals with the policies which will be used to assess planning applications.
4. **Appendices**

1.16 The document includes coloured boxes for ease of reference. They are explained as follows:

- Key evidence which supports the Policy Option/Topic (national and local). (Note: in relation to the Planning Practice Guide (PPG), 'ID references' refer to the relevant section of the PPG).
- Further evidence required.
- Which of the proposed Local Plan draft objectives the topic area relates to.
- Existing Local Plan policies to be replaced.

Suggested (and alternative) policy approach(es) for each topic area.

Questions about the suggested policy approach.

## 2: Context

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

### National Planning Policy and Regulations

**2.2** The [National Planning Policy Framework \(NPPF\)](#)<sup>(1)</sup> was published in March 2012. It sets out a presumption in favour of 'sustainable development', relating to economic, social, and environmental roles. Policies in the NPPF are supported by more detailed guidance in [Planning Practice Guidance \(PPG\)](#)<sup>(2)</sup>.

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

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

**2.4** A Local Plan must meet legal requirements<sup>(3)</sup> and be consistent with the principles contained in the NPPF.

### Evidence Base

**2.5** The Plan must be supported by up to date evidence. An overview of evidence that has been prepared to date is provided in **Appendix 2: 'Summary of Comprehensive Local Plan Evidence Base'**. Once a more detailed version of the Plan has been produced, further studies will be needed to ensure that it is sound. A glossary is also included in **Appendix 3: 'Glossary and Abbreviations'**.

### Other Plans and Strategies

**2.6** The Council must have regard to other plans and strategies produced by itself and others. Examples include the Council Plan which sets the Council priorities up to 2019, and the [Thames Valley LEP Strategic Economic Plan](#)<sup>(4)</sup> which identifies economic growth priorities across Berkshire.

### Cross Boundary Issues and Partnership Working

**2.7** In preparing the Local Plan, the Council must work with other public bodies to co-operate on planning issues that cross administrative boundaries (known as the 'duty to co-operate'). This work will be on-going through the Plan preparation process and the Council has already

1 NPPF: <http://planningguidance.communities.gov.uk/>

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

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

4 <http://thamesvalleyberkshire.co.uk/Portals/0/FileStore/StrategicEconomicPlan/TVB%20SEP%20-%20Strategy.pdf>



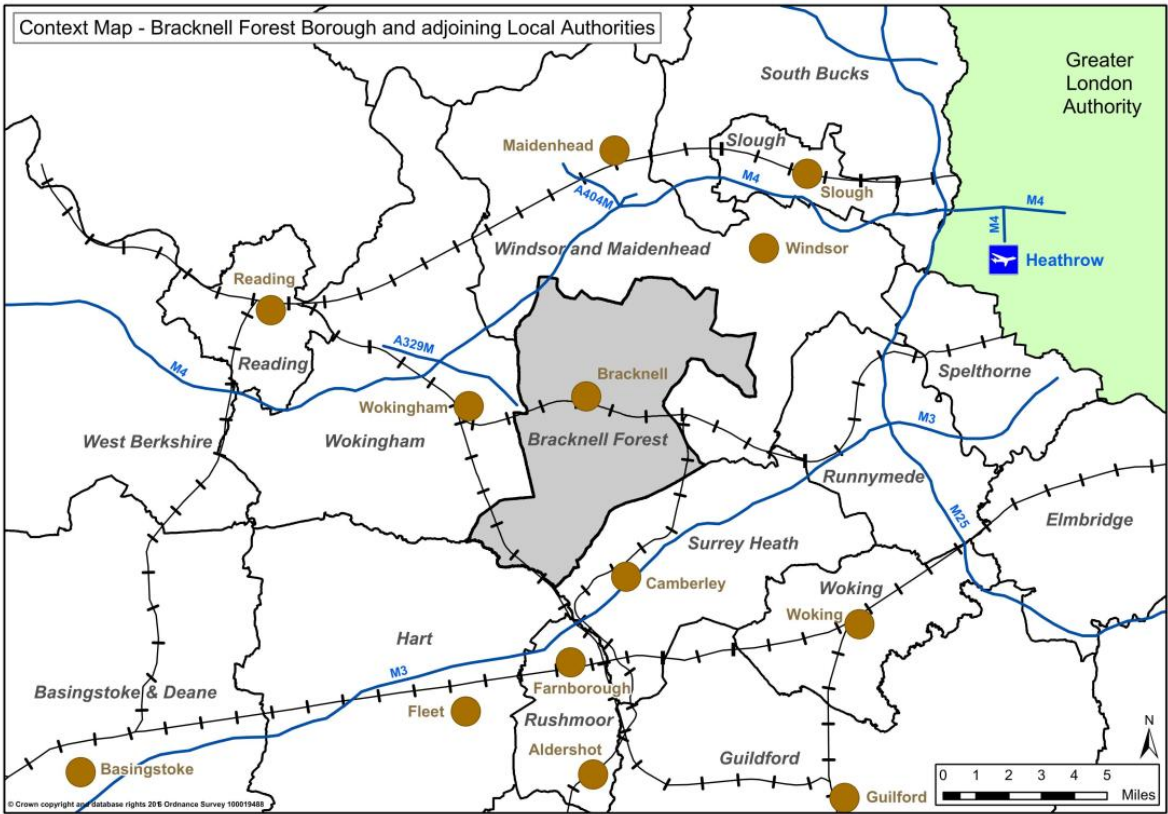
engaged with the required bodies. Much of the evidence is being prepared jointly with other Berkshire Authorities. The Council has produced a [Duty to Co-operate Framework](#)<sup>(5)</sup> setting out the bodies it will engage with and on which issues.

**2.8** Sustainability Appraisal will be undertaken alongside the preparation of the Plan. This Appraisal tests the overall planning strategy and different policy approaches and allocations against a number of social, economic and environmental objectives to identify which options are the most sustainable. A Sustainability Appraisal Scoping Report which sets out the framework against which the CLP will be assessed has been prepared. A Habitat Regulation Assessment will also be prepared to comply with the relevant legislation.

**Portrait of Bracknell Forest**

**2.9** Bracknell Forest lies 40km east west of London, in the heart of the Thames Valley, within the former County of Berkshire. The Borough abuts a number of other local authorities. The Borough benefits from good transport connections, with direct access to both the M3 and M4, together with direct rail connections to London Waterloo/Reading (from Bracknell and Martin's Heron stations), and to Reading/Guildford/Gatwick (from Crowthorne and Sandhurst stations) (see **Figure 1 'Bracknell Forest Context Map'**).

**Figure 1 Bracknell Forest Context Map**



**2.10** The Borough is fully parished and contains six parish/town councils. These are shown on **Figure 2 'Parish boundaries and existing employment areas within Bracknell Forest'**, together with the extent of the main settlements: Crowthorne and Sandhurst in the south,

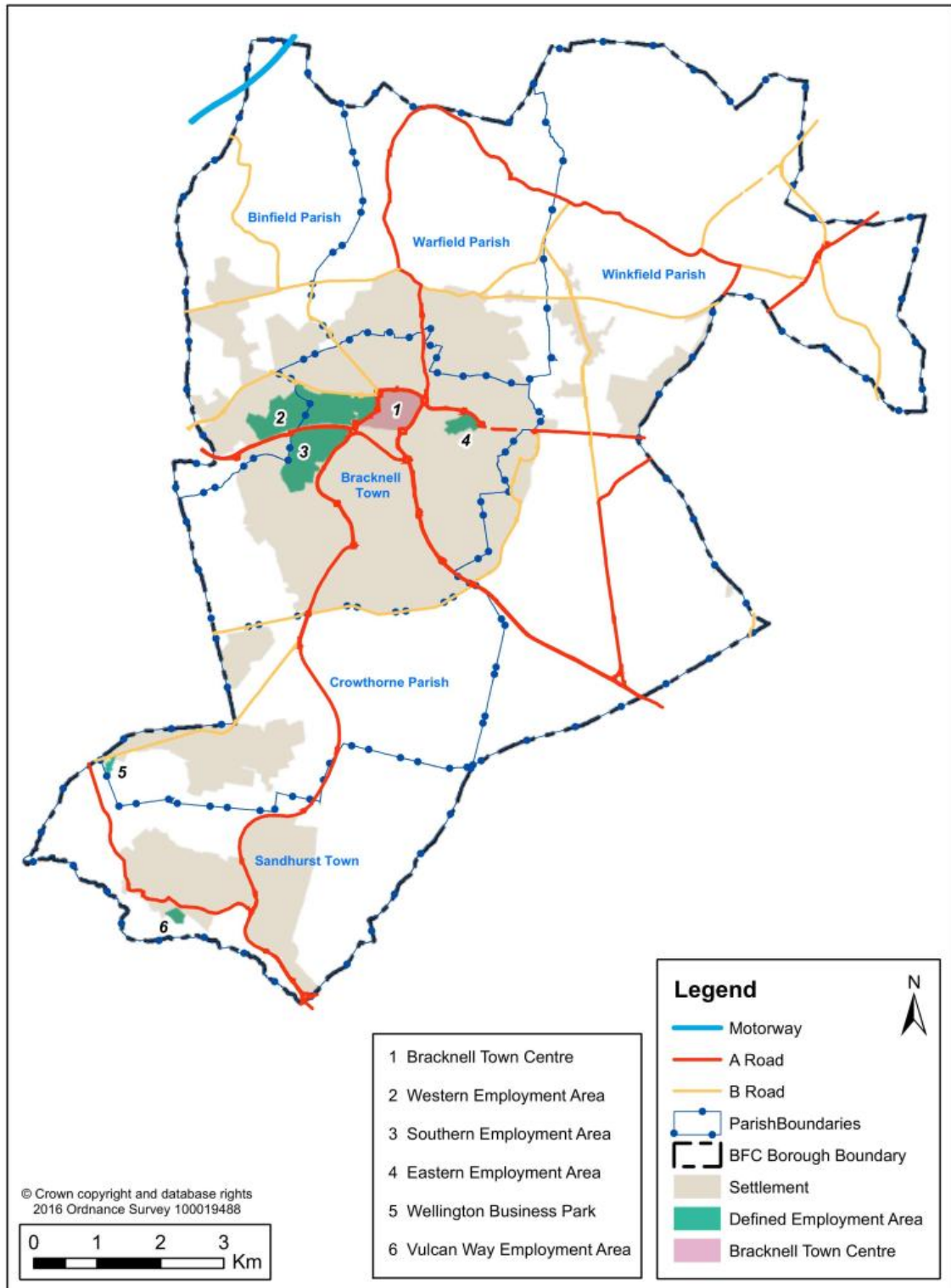
5 <http://www.bracknell-forest.gov.uk/local-plan-duty-to-cooperate.pdf>

Winkfield in the north/east, Binfield and Warfield in the north and Bracknell Town in the centre of the Borough. The northern and eastern parishes contain the settlements of Chavey Down and North Ascot. Parts of the northern and eastern parishes lie within the metropolitan Green Belt. The southern part of the Borough contains a number of institutions (Broadmoor Hospital, Crowthorne; Wellington College, Crowthorne; and the Royal Military Academy, Sandhurst) and parts of the area lie within the Thames Basins Heaths Special Protection Area.

**2.11** Bracknell is the main urban area in the Borough. Following its New Town designation in 1949, it developed rapidly in the 1950s and 1960s based on a number of neighbourhoods each with its own centre including shops, a primary school, a community centre, a public house and in some instances a church. Great importance was attached to the provision of open space. The Town Centre and employment areas were segregated from the residential neighbourhoods. While Bracknell has expanded further over the years, particularly to the north of the Town Centre, its New Town origins are still evident. The Town Centre has seen relatively little development since the 1960s. The mix of uses, urban environment and floorspace did not meet modern requirements and aspirations. Work on The Lexicon scheme to regenerate the Town Centre began in 2013. It will provide new retail and leisure facilities, including new public spaces and will open in Spring 2017.

**2.12** There are three main employment areas located around Bracknell Town and two in the southern part of the Borough (see **Figure 2 'Parish boundaries and existing employment areas within Bracknell Forest'**):

**Figure 2 Parish boundaries and existing employment areas within Bracknell Forest**



## Characteristics of the Borough

**2.13** The 2011 Census identified the following:

- 113,205 people were permanent residents in the Borough.
- The population was younger than the national average (a mean of 37.4 compared to 39.3 in England) but with an increasing proportion of older people (12% over 60).
- There were 47,039 households with an average size of 2.41 people (2.46 in 2001).
- A high proportion of properties were owner occupied (68% compared to a national average of 63%).
- Terraced housing was the most common type of accommodation (32%) although flats/apartments/maisonettes had increased from 12% in 2001 to 19%.
- Car ownership was high with 86% of households owning one or more cars (compared to a national average of 74%).
- 78.3% of the 16-74 age group were economically active (compared to 69.9% nationally).
- There was a higher than average proportion of managers, directors, senior officials and professional occupations and a lower than average proportion of elementary occupations, machine operators and skilled trades.
- The health of residents was generally good, with 87% of people judging their own health to be 'very good' or 'good' (compared to the national figure of 81%).

## Existing Constraints

**2.14** The Local Plan must identify sites for future development. There are a number of constraints which mean certain parts of the Borough will not be suitable for development.

**Figure 3 'Bracknell Forest Constraints Map'** illustrates some of these. Further details are on the Council's existing [Policies Map](#)<sup>(6)</sup>. The key constraints include:

- **Green Belt** - within this area there is a general presumption against most forms of development. The Green Belt currently covers approximately 35% of the Borough.
- **The Windsor Forest and Great Park Special Area of Conservation (SAC) and Thames Basin Heaths Special Protection Area (SPA)** - these areas have special protection under European law. This limits residential development in certain areas and requires mitigation measures in others.
- **Areas Liable to Flood** - national policy is clear that inappropriate development should not be allocated or permitted in areas of flood risk (flood zones 2 and 3 as defined by the Environment Agency).
- **Land Ownership** - there are areas of land in the countryside owned by certain organisations or individuals that are unlikely or unable (e.g. due to protective covenants) to be available for development during this plan period.
- **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;
  - Ancient Woodlands;

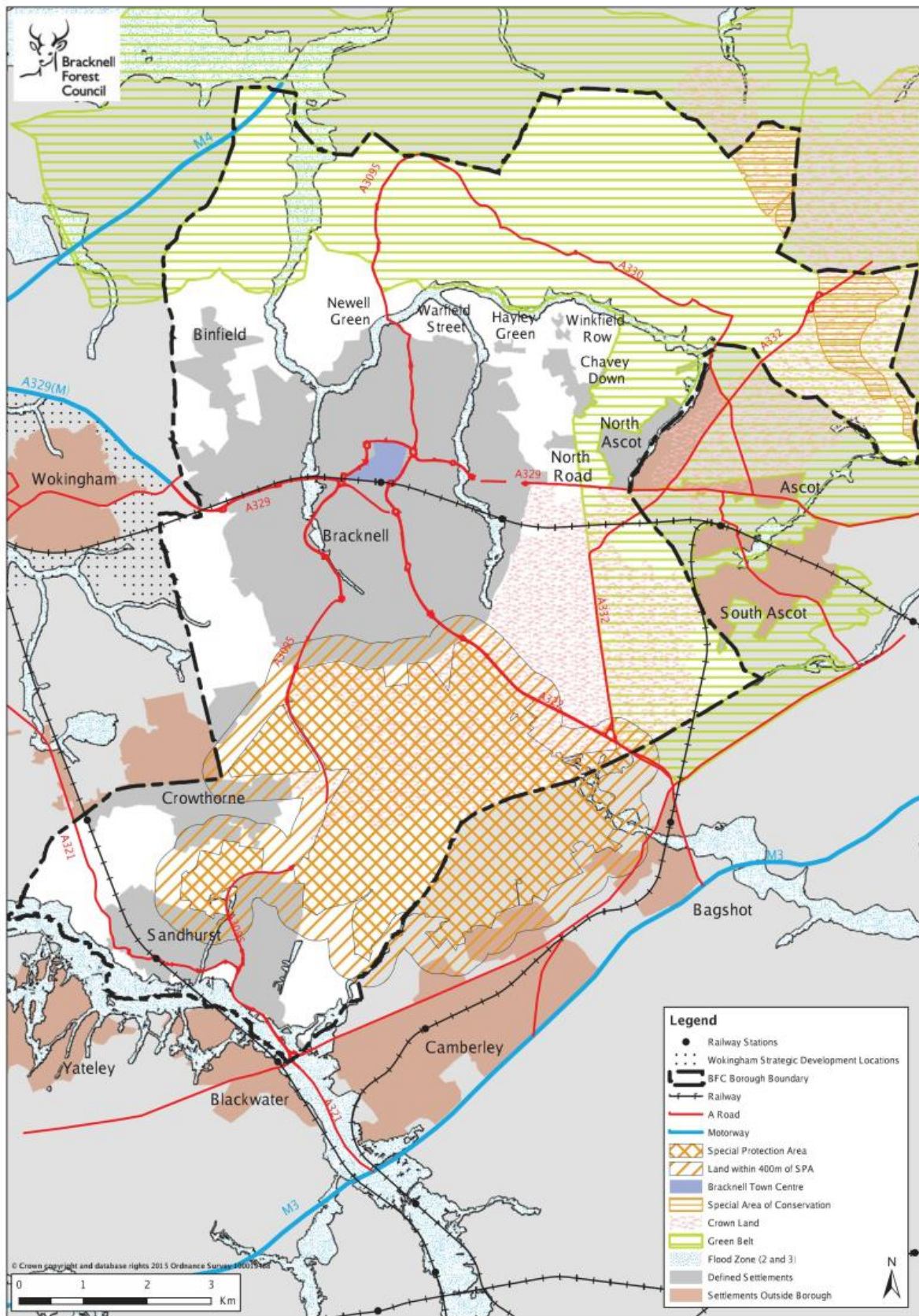
6 <http://www.bracknell-forest.gov.uk/developmentplan>

- Features associated with the historic environment;
- The previous use of a site if it has resulted in contamination or excavation or has involved landfill.

### **Existing Development Plan**

**2.15** The Council has a number of existing planning policy documents, some of which will be replaced in full (or part) by the CLP. The Council's existing Development Plan documents are available to view: <http://www.bracknell-forest.gov.uk/developmentplan>

Figure 3 Bracknell Forest Constraints Map



## Neighbourhood Planning

**2.16** Neighbourhood Development Plans are plans produced by local communities which form part of the development plan for the area they cover. In Bracknell Forest there are six neighbourhood planning areas covering the areas of the six Town and Parish Councils. The Binfield Neighbourhood Plan is the only plan to have been completed and brought into legal force. The others are all at different stages of preparation<sup>(7)</sup>.

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

7 Further information on neighbourhood planning within Bracknell Forest is available:  
<http://www.bracknell-forest.gov.uk/neighbourhoodplanning>

# Part 2 - Strategic Issues



## 3: Vision and Objectives

### **Vision**

**3.1** The current vision for the Borough is in the 2008 Core Strategy and looks forward to 2026. Since this vision was agreed, there have been changes to national policy and new local strategies that affect the Borough's future.

**3.2** The current vision needs updating to reflect the need to plan for longer term growth needs, together with supporting infrastructure and the changes since the Core Strategy was adopted including progress on the regeneration of Bracknell Town Centre. The vision also needs to recognise the value that residents and workers attach to the Borough's natural and historic assets such as parks and open spaces, listed buildings and conservation areas, and the need to deliver healthy lifestyles and foster community cohesion.

**3.3** The 'Vision' and its associated Objectives will be refined as the Local Plan is developed and more certainty is gained about what, where, how and when new development will be delivered over the plan period.

### **Suggested approach to Comprehensive Local Plan 'Vision':**

*By 2036 the Borough will have continued to grow sustainably, enjoying high levels of prosperity for residents and meeting the needs of modern business. It will be a great place to live and work. Well planned new development will include essential infrastructure improvements which are provided in the right locations at the right time. The positive image and cultural self confidence of the Borough will be evident, building further on the benefits of the large-scale redevelopment and revitalisation of Bracknell town centre. The Borough will remain a destination of choice for retail leisure and employment. The evolution of the Borough's towns, village and neighbourhood centres will continue to maintain and support distinct and diverse communities and meet local needs.*

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

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

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

*Development will respect the Borough's important landscape character and the countryside will be protected. Where development does happen it will be well designed and bring with it accessible high quality open space. Any impacts of development on designated areas such as the Thames Basin Heaths and the Green Belt will be mitigated. Planning policies will seek to prevent and mitigate environmental impacts including pollution and flooding, and any harmful effects of climate change. Valued heritage assets and their settings will be safeguarded.*

### **Question 1**

Do you agree with this view of how the Borough should develop up to 2036?  
If not, how would you amend the emerging 'Vision'?

## Objectives

**3.4** A set of spatial planning objectives has been developed to help deliver the emerging 'Vision' in a sustainable way. The Vision and Objectives will be delivered by implementing the planning policies in the new plan.

### Suggested approach to Comprehensive Local Plan Objectives: (Note: these are not listed in priority order)

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

### Question 2

- A. Do you agree with these objectives? If not, please say how they could be changed.
- B. Do you think additional objectives are required to deliver the emerging 'Vision'?

# 4: Housing

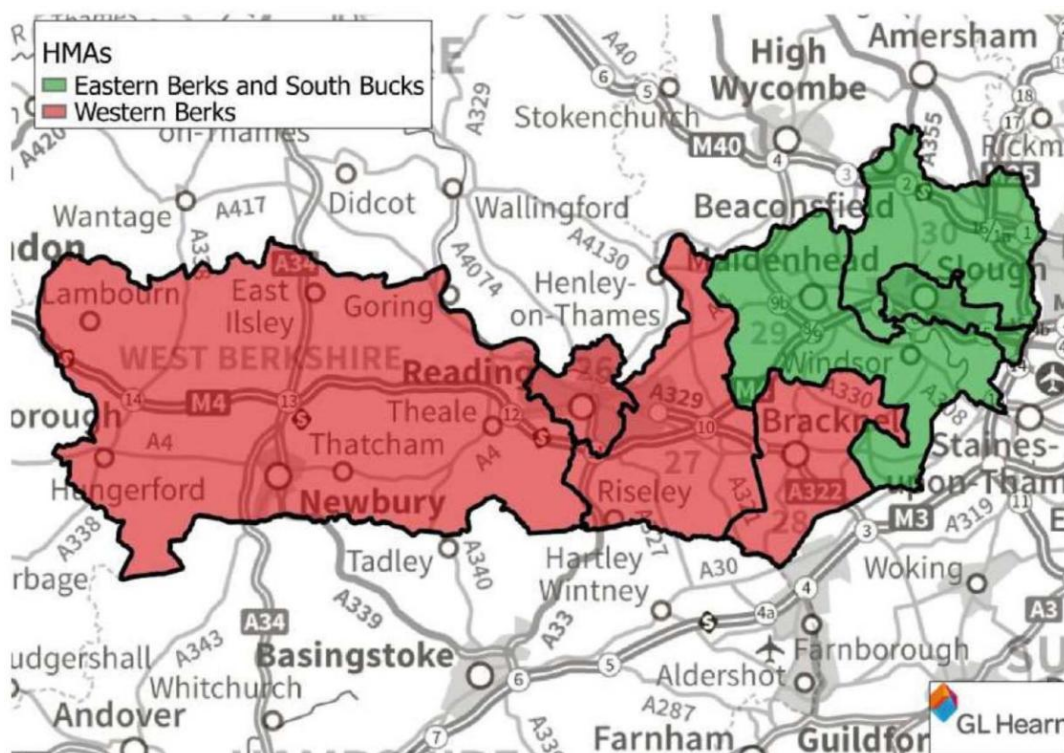
## Overall Housing Need

**4.1** National policy requires the Council to objectively identify and plan to meet the needs of the area for housing. An assessment of future housing needs has been undertaken but at this stage, the assessment of need does not take account of constraints such as environmental designations, infrastructure, viability, land availability, or of the potential to accommodate needs that cannot be met in other local authority areas.

**4.2** A study called a Strategic Housing Market Assessment (SHMA) (see: **Appendix 2: 'Summary of Comprehensive Local Plan Evidence Base'**) has been undertaken. This looks at the areas that have close housing links with the Borough (the 'Housing Market Area'). It also assesses how many new homes will be needed in future and the housing needs of specific groups, such as older people. The work has identified the following:

- The Borough is within the Western Housing Market Area with West Berkshire, Reading Borough and Wokingham Borough (see **Figure 4 'Housing Market Areas within Berkshire SHMA Study Area (Source: Berkshire SHMA, GL Hearn, 2016).'** below).
- There is an objectively assessed housing need of **635 dwellings** per year for Bracknell Forest between 2013 and 2036. This figure does not take account of policies, constraints and any unmet need from other Authorities. It is therefore the **housing need** figure rather than the final housing requirement figure that will be included in the final version of the Local Plan (as a 'housing number' policy).
- The Council has a duty to co-operate with adjoining authorities and part of this co-operation may identify that other areas cannot meet their housing need and may require other councils to deliver this housing. This means that the figure of 635 dwellings a year could go up or down and should only be considered as an indication of the housing figure at this time.

**Figure 4 Housing Market Areas within Berkshire SHMA Study Area (Source: Berkshire SHMA, GL Hearn, 2016).**



**4.3** For comparative purposes, the Core Strategy (Policy CS15) requires an average of 557 dwellings per year. The latter is outdated, as it is not objectively assessed as now required, and covers a different time period (2006-2026).

**4.4** The table below show the implications of the **new objective assessment of housing need figure** (OAN) for Bracknell Forest, taking into account sites that were allocated for new housing in the Site Allocations Local Plan, 2013.

**Table 1 Implications of OAN for Bracknell Forest**

<b>What we had achieved by 31st March 2015</b>	
690	Homes completed between 2013/14 and 2014/15
Plus 3,397	Homes with planning permission
Plus 4,490	Homes already allocated (3,665) and subject to legal agreements (825)
= 8,577	Homes committed
<b>What we still need to do for the period 2013 to 2036</b>	
14,605	Requirement over period 2013/14 to 2035/36 using OAN (635 x 23)

<b>IN SUMMARY:</b>	
How many new homes we need for the period 2013 to 2036	14,605
How many homes we have already found sites for	Minus 8,577
<b>Amount outstanding assuming all the above come forward (minimum figure)</b>	<b>= 6,028</b>

**4.5** 6,028 new dwellings is the minimum number of homes we need to find sites for as we need to allow some flexibility for non-delivery of sites and may need to consider unmet needs from other Authorities in our Housing Market Area and elsewhere. At this stage, it is not possible to put forward options for how much housing should be provided in the Borough since further work needs to be carried out on the availability of land and constraints.

## Specialist Housing

**4.6** There are certain types of housing that the Government is seeking to encourage through the planning process including housing for older people, starter homes and self-build housing.

<b>Key Evidence</b>	<ul style="list-style-type: none"> <li>National Planning Policy Framework (paras. 47, 50, 159)</li> <li>Planning Practice Guidance (Starter Homes. ID reference: 55)</li> <li>Ministerial Statement 2 (March 2015)</li> <li>Berkshire (including South Bucks) Strategic Housing Market Assessment (SHMA) (February 2016)</li> </ul>
<b>Further evidence required</b>	<ul style="list-style-type: none"> <li>Self-build register of interest.</li> <li>Viability.</li> </ul>
<b>Draft Objective</b>	D - To allocate suitable, available and well located land to meet all identified development (including affordable housing) needs sustainably (including minimising pollution, and addressing the effects of climate change), and maintain a balance between the levels of housing and jobs.
<b>Policies to be replaced</b>	
<b>CSDPD Policies</b>	CS16

### Issues

- The need to respond to the Government’s agenda to encourage home ownership and to enable more people to build and commission their own home.
- The need to have regard to the forecast increase in older people.
- The need to respond to evidence in the SHMA that shows that between 2013 and 2036 there is a need for:
  - Between 984 and 1,657 homes for older people (use class C3).<sup>(8)</sup>
  - 319 bedspaces in nursing homes and care homes (use class C2).<sup>(9)</sup>
- The lack of reference to any specific scale of accommodation for older people in development plan policy, especially nursing homes and care homes.
- The lack of reference to starter homes<sup>(10)</sup> and self-build housing in development plan policy.
- The need to take a pro-active approach in view of emerging government policy, affordability issues and pressure for housing.

8 These are self contained dwellings that fall within the overall need of 635 dwellings per year.  
 9 This is a form of residential accommodation that falls within the use class that covers residential institutions, and needs to be provided in addition to the number of self-contained dwellings.  
 10 Starter homes are identified as those for first time buyers aged under 40, and which are sold at a minimum 20% discount below market value (capped at £250,000 outside London).

**Suggested policy approach for specialist housing types:**

Allocate land (either specific sites or parts of larger allocations) for the following specific types of housing:

- Housing for older people
- Starter homes
- Self-build homes

**Alternative policy approach:**

No specific allocations - seek provision on an ad-hoc basis.

**Question 3**

Do you agree with the suggested policy approach to specialist housing?

If not, please specify why (including any alternative policy approach).

**Question 4**

If there are any sites that you think would be suitable, available and achievable for housing (including older people, starter homes and self build) to meet the Borough's needs during the plan period, please let us know by completing the form contained in: **Appendix 4: 'Site Submission Form'**.



## The Needs of Travellers

<b>Key Evidence</b>	Planning for Traveller Sites (August 2015) <sup>(11)</sup>
<b>Further evidence required</b>	A Gypsy and Traveller Accommodation Assessment (GTAA) that takes on board amended definition of Travellers, as set out in Planning Policy for Traveller Sites.
<b>Draft Objective</b>	<p>A - A positive and proactive approach will be taken to development proposals which accord with the Local Plan.</p> <p>D - To allocate suitable, available and well located land to meet all identified development (including affordable housing) needs sustainably (including minimising pollution, and addressing the effects of climate change), and maintain a balance between the levels of housing and jobs.</p>
<b>Policies to be replaced</b>	
<b>CSDPD Policies</b>	CS18

### Issues

- To respond to updated national policy requiring the need to set pitch targets for gypsies and travellers, and plot targets for travelling showpeople.
- The need to identify a supply of specific deliverable and developable sites, in accordance with the results of the GTAA.
- To response to gaps in current development plan policy in respect of future targets for gypsies, travellers and travelling showpeople.

### Question 5

If there are any sites for gypsies, travellers and travelling showpeople that you think would be suitable, available and achievable to meet the Borough's needs during the plan period, please let us know by completing the form contained in: **Appendix 4: 'Site Submission Form'**.

**4.7** For suggested policy approach to Development Management housing issues, see: **11: 'Housing'**.

11 Planning Policy for Traveller Sites available to view: [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/457420/Final\\_planning\\_and\\_travellers\\_policy.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/457420/Final_planning_and_travellers_policy.pdf).

# 5: Economic Development

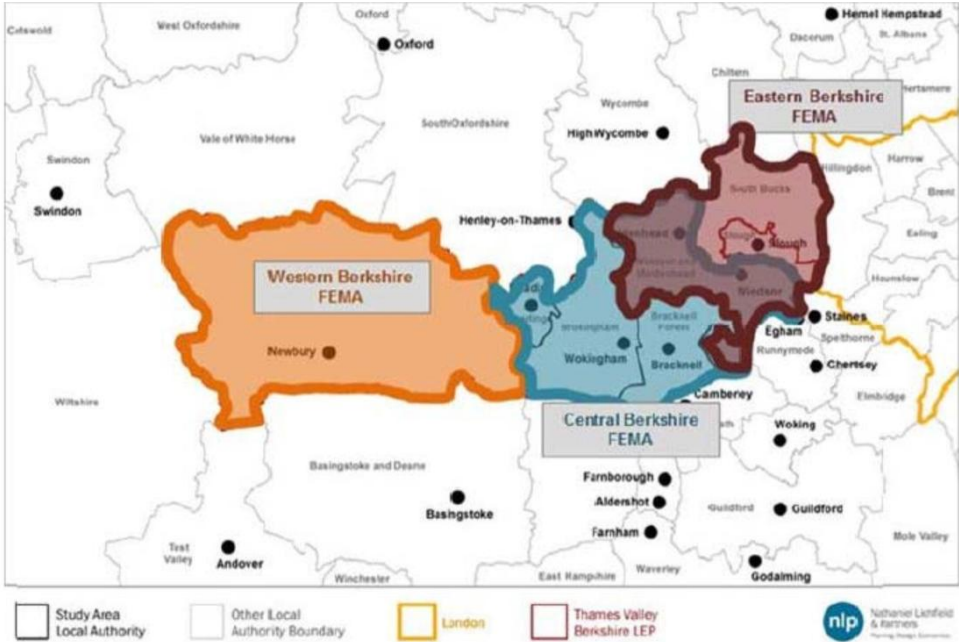
## What is Economic Development?

5.1 As well as traditional office, industrial and storage uses ‘economic development’ also covers public and community uses, and, main town centre uses such as retail, leisure and entertainment. We are required to undertake objective assessments of the need for economic development which should be carried out for an appropriate geographical area. For business, industrial and storage uses, this is often referred to as the functional economic market area. For retail and leisure uses, catchment areas are used.

## Functional Economic Market Area (FEMA)

5.2 Bracknell Forest is in the same Functional Economic Market Area (FEMA) (see: **Appendix 2: 'Summary of Comprehensive Local Plan Evidence Base'**) as the Boroughs of Reading Wokingham and Windsor and Maidenhead. **Figure 5 'Functional Economic Market Areas within Berkshire FEMA Study Area. (Source: Berkshire FEMA, NLP 2016).'** below shows the extent of the three FEMAAs that cover Berkshire.

**Figure 5 Functional Economic Market Areas within Berkshire FEMA Study Area. (Source: Berkshire FEMA, NLP 2016).**



Source: NLP analysis, drawing upon a range of sources

**Business, Industrial and Storage Uses**

**5.3** A study called as Economic Development Needs Assessment (EDNA) has been commissioned which will look at assessing future needs for business, industrial and storage uses for the period to 2036 for the whole Central Berkshire FEMA. This will take account of job and housing growth projections and look at the balance between current land supply and future needs.

**5.4** Census data shows that between 2001 and 2011, Bracknell Forest’s role as a net importer of labour reversed with the Authority becoming a net exporter of labour in 2011 as the number of out-commuting working residents from Bracknell Forest exceeded the number of in-commuting workers. A key issue is the extent to which we should try to balance employment development (jobs) with housing development (labour force). Account must be taken of the Borough’s FEMA and its location relative to other economic centres. High levels of in or out-commuting need greater transport capacity which would have to be planned.

**5.5** The approach taken will affect decisions on how far we protect existing employment sites and areas, and whether we need to allocate new ones. We will need to take account of any unmet need within the Central Berkshire FEMA, and the distribution of housing across the West Berkshire HMA. The Council may need to work with its partners on integrating housing opportunities with employment provision across the HMA rather than looking at the Borough in isolation. The distribution of employment should reflect the needs of business to prevent the loss of potential employment to other areas.

**Suggested approach to Business, Industrial and Storage Uses**

<b>Key Evidence</b>	<ul style="list-style-type: none"> <li>National Planning Policy Framework (NPPF) (Chapter 1)</li> <li>Planning Practice Guidance (PPG): Housing and Economic Development Needs Assessment (ID reference: 2b)</li> </ul>
<b>Further evidence required</b>	Completion of the Central Berkshire EDNA study
<b>Draft Objective</b>	C - To ensure that suitable buildings, sites and high quality infrastructure are provided to support strong economic growth and a varied local economy. These should provide flexibility and be able to adapt to changing economic needs.
<b>Policies to be replaced</b>	
<b>CSDPD Policies</b>	CS19, CS20
<b>'Saved' BFBLP Policies</b>	E4

**Issues**

- The extent to which the Council should seek to try and balance employment development (jobs) with housing development (labour force).
- The need to take account of Borough’s FEMA and location in relation to other focal points of economic activity.
- How much business, industrial and storage floor space is needed and where.
- Whether or not there is a need to protect existing employment areas.

- The approach to be taken to proposals in designated and non-designated employment areas.
- Whether or not there is a need to protect/encourage smaller premises.

**Suggested policy approach to business, industrial and storage (BIDS) uses:**

- Identify an appropriate balance of jobs and new homes.
- Establish the need for BIDS uses over the plan period, and how this can be achieved (including any associated allocations).
- Develop a local approach to the protection of existing employment areas.
- Develop criteria based policies to the assessment of new BIDS development.
- Develop an approach to encouraging smaller businesses.

**Alternative policy approach:**

No policy. Assess each application on a case by case basis.

**Question 6**

Do you agree with the suggested policy approach to business, industrial and storage uses?

If not, please specify why (including any alternative policy approach).

**Question 7**

If there are any sites that you think would be suitable, available and achievable to meet the Borough's needs for business, industrial and storage uses during the plan period, please let us know by completing the form contained in: **Appendix 4: 'Site Submission Form'**.

## **Retail and Commercial Leisure Development**

**5.6** Bracknell Forest Council, together with Wokingham, Reading and West Berkshire Councils have commissioned an assessment of future needs for retail and commercial leisure uses up to 2036. The Study will take account of regeneration proposals for Bracknell Town Centre. The future of some other sites in the Town Centre remains uncertain and will need to be addressed in the CLP along with a review of the hierarchy of centres to ensure that they are consistent with national guidance.

**5.7** As this study is of a strategic nature, it is intended to commission further work on looking at more local issues such as primary shopping areas and impact thresholds.

<b>Key Evidence</b>	<ul style="list-style-type: none"> <li>• National Planning Policy Framework (NPPF) (Chapter 2)</li> <li>• Planning Practice Guidance (PPG): Ensuring the vitality of town centres (ID reference: 2b)</li> </ul>
<b>Further evidence required</b>	<ul style="list-style-type: none"> <li>• Completion of the Retail and Commercial Leisure Study.</li> <li>• Evidence on local issues such as impact thresholds.</li> </ul>
<b>Draft Objective</b>	E - To plan for the continued regeneration of Bracknell Town Centre to accommodate a range of uses to support and expand its role as the main retail, leisure and cultural centre for the Borough, and to maintain the vitality and viability of all other identified retail centres within the Borough.
<b>Policies to be replaced</b>	
<b>CSDPD Policies</b>	CS3, CS21, CS22
<b>'Saved' BFBLP Policies</b>	E1, E5, PE1i, PE1ii
<b>SALP</b>	SA11, SA12

### **Issues**

- The need to determine the future use of sites in Bracknell Town Centre.
- The need to review the hierarchy of centres to ensure that they are consistent with national guidance.
- Whether or not there is a need for additional retail and commercial floorspace in light of evidence including changes in the nature of retailing.
- The need to review existing policies due to inconsistencies with the NPPF.
- The need to consider the boundaries of centres in light of development.
- The possible need for a local as opposed to a national impact threshold.
- The need to merge and consolidate existing policies (particularly in relation to Bracknell Town Centre and the existing retail hierarchy).

**Suggested policy approach to retail and commercial leisure uses:**

- Identify an appropriate retail hierarchy, in line with national policy.
- Establish a role and vision for each identified town centre/retail area, including the future role and continued regeneration of Bracknell Town Centre.
- Establish the need for retail and commercial leisure uses over the plan period, and how this can be achieved (including any associated allocations).
- Develop a local approach to small/local parades, and new neighbourhood centres planned in existing and future housing allocations.
- Identify the extent of retail areas, including primary shopping areas and primary/secondary frontages (including any associated changes to the Policies Map).
- Develop a local approach to impact thresholds.

**Alternative policy approach:**

No policy. Assess each application on a case by case basis.

**Question 8**

Do you agree with the suggested policy approach to retail and commercial leisure uses?

If not, please specify why (including any alternative policy approach).

**Question 9**

If there are any sites that you think would be suitable, available and achievable for retail and commercial leisure uses to meet the Borough's needs during the plan period, please let us know by completing the form contained in: **Appendix 4: 'Site Submission Form'**.

**5.8** For suggested policy approach to Development Management retail issues, see: **12: 'Local Retail and Community Uses'**.

# 6: Strategic Infrastructure (including Transport)

## Strategic Infrastructure

**6.1** We need to identify the infrastructure required to support planned development. For planning purposes infrastructure includes:

- Transport Infrastructure
- Waste Management
- Utilities
- Renewable Energy
- Education
- Community Infrastructure
- Social Infrastructure
- Emergency Services
- Health
- Green Infrastructure

**6.2** The type and scale of infrastructure needed will depend on the scale and pattern of development. Significant planning, including engagement with neighbouring authorities, infrastructure and service providers and developers will be required.

**6.3** An Infrastructure Delivery Plan (IDP) will be developed alongside the CLP and be updated as and when necessary.

**6.4** The IDP will include defined projects supported by robust evidence such as transport modelling, assessment of school capacity, and open space, play and sports study work. The Town and Parish Councils will also play a key role in its development through development of their own projects required at a local level.

**6.5** The IDP will help set the priorities for funding infrastructure through the Community Infrastructure Levy, s.106 agreements, and other sources.

**6.6** For infrastructure that is required solely to support the development of an area, it is envisaged that developer contributions, whether through planning agreements or CIL will be used. This point is dealt with further in **17: 'Local Infrastructure and Facilities'**.

**6.7** As strategic transport infrastructure considerations (such as outputs of modelling) are key to supporting and shaping future social and economic development, further detail is included in the next section.

## **Suggested approach to strategic transport matters**

**6.8** Transport covers a wide range of modes including walking, cycling, public transport and motor vehicles. The Council, in its role as the Local Highways Authority, takes a strategic approach to ensuring that there is a choice of transport modes that are sustainable, safe, accessible and effective. New development must take account of its wider strategic impact as well as local transport impacts. The new Local Plan will provide a strategic approach which reflects the Council's existing Local Transport Plan. It will also replace and update existing strategic policies on transport matters. Local transport issues are covered in **16: 'Transport'**.

<b>Key Evidence</b>	<ul style="list-style-type: none"> <li>● National Planning Policy Framework (NPPF) (Chapter 4)</li> <li>● Planning Practice Guidance (PPG): <ul style="list-style-type: none"> <li>● Transport evidence bases in plan making and decision taking (ID reference 54)</li> <li>● Travel plans, transport assessments and statements in decision-taking (ID reference 42)</li> </ul> </li> <li>● Planning Obligations SPD (February 2015)</li> <li>● Local Transport Plan 3</li> </ul>
<b>Further evidence required</b>	<p>Accessibility Assessment</p> <p>Multi-modal transport modelling</p>
<b>Draft objective</b>	H - To promote a sustainable transport system which enables reliable access to services and facilities, by a choice of transport modes, and mitigates the impacts of new development on the highway network.
<b>Policies to be replaced</b>	
<b>CSDPD Policies</b>	CS23, CS24
<b>'Saved' BFBLP Policies</b>	M1 to M10 inclusive

### **Issues**

- The need for an effective transport system to support the local economy and the quality of life of residents and others who visit the Borough.
- The need to deal with high levels of car ownership.
- The need to promote transport by means other than the car, including pedestrians, cyclists and public transport to reduce demands for vehicular traffic and provide viable choices for all.
- To ensure that transport and accessibility are properly considered when sites are selected for development
- To ensure that development is accompanied by necessary transport infrastructure to mitigate its impacts (this work will form an important part of the later stages of preparing the local plan).



**Suggested policy approach to strategic transport:**

- Ensure new development is in sustainable locations close to services and facilities and resist development where it would have severe transport impacts.
- Promote mixed developments with facilities in easy walking distance.
- Improve integration of transport and land uses to reduce the need to travel.
- Promote sustainable travel and improve choice, reliability, and connectivity beyond the Borough boundaries.
- Improve town centre parking and accessible public transport.
- Improve the public highway network.
- Minimise and mitigate the transport impacts of new development.
- Secure high quality, accessible public transport services to service and community facilities.
- Improve transport safety.
- Safeguard land required for transport infrastructure, including servicing.

**Alternative policy approach:**

No policy. Assess each application on a case by case basis.

**Question 10**

Do you agree with the suggested policy approach to strategic transport matters?

If not, please specify why (including any alternative policy approach).

# 7: Overarching Spatial Strategy

**7.1** Having identified future development needs a key role of the CLP is to establish broad principles for the location of new development. Although evidence on the level of need is still underway, we are seeking your views on a number of potential options to be considered once development needs are more certain.

**7.2** The Borough is under pressure for development and its population is growing. However, as is shown on the Constraints Map in the Context Section, much of the undeveloped land in the Borough is subject to a variety of constraints. These include the Green Belt and part of the Thames Basin Heaths Special Protection Area .

**7.3** The 2008 Core Strategy set an order of preference of locations for development (Policy CS2) broadly as follows:

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

**7.4** In deciding future locations of growth, the Council needs to have regard to the locational principles in national policy and guidance. These include encouraging the effective use of previously developed land, prioritising land of lesser environmental value, focusing developments in sustainable locations and promoting the vitality of main urban areas. We will also need to take account of all available evidence.

**7.5** Most of the locational principles in Policy CS2 of the Core Strategy are still relevant, but there should be greater emphasis on increasing densities around transport hubs and on brownfield sites where residential is being proposed. Government policy supports new settlements, though the scale of development required for this to be sustainable and viable makes it difficult to achieve in Bracknell Forest. A new settlement is likely to require a lengthy lead-in time which could limit its ability to deliver new housing by 2036.

## **Future pattern of development**

**7.6** The Council must consider all potentially deliverable and developable sites across the Borough when considering meeting housing need. This must be done without regard to policy constraints, other than those that are insurmountable, such as land forming part of the Thames Basin Heaths Special Protection Area (and its 400m zone in respect of residential development). This does not include the Green Belt. An assessment of each site's suitability, capacity and achievability for various uses must be made. This is known as a **Strategic Housing and Economic Land Availability Assessment (SHELAA)**.

**7.7** Having established the location and capacity of sites, compared with overall growth needs, constraints and infrastructure, possible options for the location of development can be identified. This will help us decide whether we need to consider releasing sites in the Green Belt due to a lack of other realistic alternatives.

## Green Belt Review

**7.8** Bracknell Forest and Wokingham Councils have jointly commissioned a review of the Green Belt to test whether it meets the five purposes set out in the NPPF<sup>(12)</sup>. The Study does not allocate land for future development, and the results of the work will be fed into the overall process of determining the most appropriate spatial strategy for the Borough. The Study concludes that within Bracknell Forest, Green Belt land makes at least a 'Contribution' to one or more of the five Green Belt purposes, and no areas have been identified which merit removal from the Green Belt. If land is to be removed from the Green Belt 'exceptional circumstances' will need to be demonstrated.

### Question 11

If the Borough's future growth needs cannot be met in existing settlements and the countryside outside the existing boundary of the Green Belt, should we consider suitable, available and deliverable sites within the Green Belt as 'exceptional circumstances' for taking land out of the Green Belt to be used for the purposes of development?

## Other factors

**7.9** Other factors will also impact on the future spatial strategy. The Council has gathered landscape evidence, which includes recommendations about where gaps/separation areas could be identified within the Borough<sup>(13)</sup>. Defining the extent of such areas will be part of an overall strategy for the Borough. However, Development Management policies are included for how separation areas should be shown on the Council's Policies Map, and the assessment of development proposals on land within defined separation/gap areas.

**7.10** The provision of open space and mitigation of the Thames Basin Heaths Special Protection Area (in the form of Suitable Alternative Natural Greenspace) can add significantly to the amount of land needed for new development.

**7.11** The Council is currently undertaking an assessment of existing provision and likely future requirements for open space, play and sports facilities, including playing pitches. The results of this work will help formulate a strategy and policies.

12 The NPPF (para. 80) refers to Green Belt serving five purposes: to check the unrestricted sprawl of large built-up areas; to prevent neighbouring towns merging into one another; to assist in safeguarding the countryside from encroachment; to preserve the setting and special character of historic towns; and to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

13 Landscape Recommendations Report (2015), LUC

## **Options for distribution of development**

**7.12** The distribution of new development is a sensitive topic as it has a major influence on the future of local communities. The current development strategy is broadly to direct development to locations where services and jobs are most accessible. This concentrates development in larger settlements and limits development in less sustainable countryside locations, including the Green Belt. The CLP is an opportunity to review this approach and the alternatives within the limits of national policy and the outcome of work on the SHELAA.

**7.13** New homes are likely to be the largest component of required growth. We intend to allocate sites for 5 or more new homes (smaller sites will be covered by an allowance based on historic trends).

**7.14** Our approach to the location of new development will depend on a range of factors including completion of the evidence base, the outcome of the Sustainability Appraisal process, site availability, the results of public consultation and national policy.

**7.15** Based on the information now available we have identified the following options for the location of new development (focused on housing):

### **Options for general approach to location of housing:**

- i. **Many small edge of settlement sites with some intensification of existing settlements.**  
*(This means dispersing impacts across a larger number of areas and might result in some development being directed towards smaller settlements with limited services where growth has been historically constrained. It may result in fewer opportunities to improve infrastructure but might sustain some local services and result in faster delivery of housing over the plan period).*
- ii. **A number of urban extensions to the larger more sustainable settlements, with some intensification of existing settlements.**  
*(This would provide an opportunity to use/connect to existing infrastructure and support the renewal of Bracknell Town Centre. It would reduce pressure on the smaller settlements and reinforce the existing settlement hierarchy).*
- iii. **A few very large urban extensions to the larger more sustainable settlements.**  
*(This would mean less intensification of development in existing settlements and more opportunities to provide services/infrastructure. However, it is likely to involve the development of large areas of greenfield land with consequent impacts on biodiversity, landscape and risk of coalescence of settlements. The need to provide infrastructure may result in delivery issues in the short term and therefore prejudice the ability to provide a constant land supply).*
- iv. **A mix of approaches (i) to (iii).**

## Question 12

- A. Please rank the options for general approach to location of housing in order of preference (1 being the most preferred, and 4 being the least):

Option	Rank
i) Many small edge of settlement sites with some intensification of existing settlements.	
ii) A number of urban extensions to the larger more sustainable settlements, with some intensification of existing settlements.	
iii) A few very large urban extensions to the larger more sustainable settlements.	
iv) A mix of approaches (i) to (iii).	

- B. Are there any other options that we should be considering, that could help meet housing need within Bracknell Forest?

## Options for sources of sites:

- i. **Prioritise the redevelopment of previously developed (brownfield), irrespective of location.**

**Advantages:**  
Re-use of under used land;  
Offers opportunities to improve the environment;  
Saves the use of greenfield sites.

**Disadvantages:**  
Not many under used previously developed sites available in Bracknell Forest - Most arise as windfall sites;  
May be contaminated;  
Time and cost of enabling works;  
May be in unsustainable locations.
- ii. **Prioritise greenfield sites.**

**Advantages:**  
Easier and quicker to develop.

**Disadvantages:**  
Loss of countryside or valuable greenspace in urban areas;  
Impact on biodiversity;  
Impact on surrounding countryside;  
Visual and physical impact on gaps between settlements.
- iii. **Increase densities around transport hubs.**

**Advantages:**  
Minimises the amount of land that is needed for development;  
Locates development close to services and transport;  
Helps to support and encourage new service provision in major centres.

**Disadvantages:**  
Limited number of suitable transport hubs in Bracknell Forest;  
Land may not be available at these locations.
- iv. **Maximise infill/intensification opportunities.**

**Advantages:**  
*Reduces the need for sites outside defined settlements.*

**Disadvantages:**  
*Potential to affect local character;*  
*Impact on surrounding uses;*  
*Tend to be small sites with limited capacity.*
- v. **Re-allocate traditional employment land for housing.**

**Advantages:**  
Reduces the need for sites outside defined settlements;  
Generally well connected and located close to service centres.

**Disadvantages:**  
Not always compatible with adjoining uses;  
Contamination issues;  
Access issues;  
Risk of prejudicing economic prosperity;  
Viability issues.

*Change of use from offices to residential can take place under permitted development rights i.e. planning permission is not required.*

*Could involve the loss of lower grade second hand accommodation that provides cheaper accommodation for some firms, and that encourage incubation of new businesses.*

### Question 13

A. Please rank the options for general approach to location of housing in order of preference (1 being the most preferred, and 5 being the least):

Option	Rank
i) Prioritise the redevelopment of previously developed (brownfield), irrespective of location.	
ii) Prioritise greenfield sites.	
iii) Increase densities around transport hubs.	
iv) Maximise infill/intensification opportunities.	
v) Re-allocate traditional employment land for housing.	

B. Are there any other options that we should be considering?

### Question 14

#### Other matters

Are there any other strategic matters<sup>(14)</sup> that should be covered in the Comprehensive Local Plan?

If yes, please specify what and why.

14 As noted in paragraph 1.11, the Council is intending to prepare a Minerals and Waste Local Plan separately.

# Part 3 - Development Management Issues



# 8: Development Management Issues

## Introduction

**8.0.1** Development management is the process whereby most development can only go ahead after planning consent has been obtained from the local planning authority. Development management policies are the ones used to assess these applications. Where a proposal accords with these policies it should normally be approved. Many of the Council's development management policies date from the 2002 Bracknell Forest Borough Local Plan (BFBLP) and now need updating.

**8.0.2** This section deals with topic areas which are proposed to be included in the new Plan, which will be used to assess planning applications. The sections set out the Council's preferred approach to the following topic areas:

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

# 9: Development in the Green Belt or Countryside

**9.0.1** This section of the Comprehensive Local Plan Issues and Options deals with the following Development Management issues:

- **9.1 'Gaps or Separation between Settlements'**  
(including policies for delineation of 'gap' areas on the Policies Map, and development within 'gap' areas)
- **9.2 'Landscape Character'**
- **9.3 'Overarching Green Belt Policy'**
- **9.4 'Overarching Countryside Policy'**
- **9.5 'Rural Workers Dwellings'**  
(including policies for new rural workers dwellings, and removal of occupancy conditions)
- **9.6 'Equestrian Uses'**

**9.0.2** No options on agricultural land quality are suggested as it is considered that this matter is adequately covered by national policy.

**9.0.3** It does not deal with strategic issues such as Green Belt boundaries and where 'gaps'/separation areas between settlements should be located. These are strategic issues (see **7: 'Overarching Spatial Strategy'** for further information).

**9.0.4** The Council is currently undertaking a joint review of the Green Belt with Wokingham Borough to assess whether all the existing Green Belt meets the defined purposes as set out in the NPPF, which will inform the next stage of the CLP.

**9.0.5** For the location of existing Green Belt and land outside of defined settlements within the Borough, please see: **Figure 3 'Bracknell Forest Constraints Map'**.

# 9.1 Gaps or Separation between Settlements

**9.1.1** 'Gaps' or separation areas preserve the physical and visual separation between settlements. They are a function of land which prevents coalescence of distinct and separate settlements. Designation of a gap does not refer to landscape quality or character, or its protection.

**9.1.2** The Landscape Recommendations Report, suggests potential 'gap' areas between the following settlements:

- Binfield-Wokingham.
- Bracknell-Wokingham.
- Bracknell-Crowthorne.
- Crowthorne-Sandhurst.
- Sandhurst-Yateley/Blackwater.
- Bracknell-North Ascot.
- A potential 'green wedge' area between Binfield and the Warfield allocation (north of Bracknell, including 'The Cut').

**9.1.3** Whilst the Council has not yet made any decisions about the precise boundaries of 'gap' areas, a policy approach needs to be developed to delineate the extent of gaps on the Policies Map, and an associated Development Management Policy relating to development within defined 'gap' or separation areas.

<b>Key Evidence</b>	Landscape Recommendations Report (LUC, September 2015)
<b>Draft objective</b>	B - Commensurate with meeting our development needs to ensure that the Borough's valued countryside (including the Green Belt), open spaces, community facilities, heritage assets and areas of nature conservation value (including the Thames Basins Heath Special Protection Area) are properly protected and enhanced as appropriate to their significance.
<b>Policies to be replaced</b>	
<b>CSDPD Policies</b>	CS9(i)

**Issues**

- The NPPF does not restrict or support 'gaps' or separation areas in principle.
- The need to identify 'gaps' or separation areas on the Local Plan Policies Map - as this is a distinct issue relating to function of the land.
- To provide clarity on designations and the extent of boundaries, for the purposes of determining planning applications.
- Designation of 'gap' areas would not prevent future development, but will help to ensure the 'gap' function is maintained.
- To respond to local landscape evidence.

**Suggested policy approach for delineation of 'gaps' or separation areas:**

Identify specific boundaries for 'gaps' on the Local Plan Policies Map to show the extent of 'gap' areas.

**Alternative policy approaches:**

- Identify general 'gap' areas only (e.g. by having a zig zag line).
- No policy. No designation of 'gaps' on the Policies Map.

**Question 15**

Do you agree with the suggested policy approach to delineation of 'gaps' on the Policies Map?

If not, please specify why (including any alternative policy approach).

**Suggested policy approach for development within 'gaps' or separation areas:**

- Refer to defined 'gaps' or separation areas.
- Seek to maintain the physical and visual separation/no reduction in openness between settlements.
- Safeguard individual settlement identity.
- Reference to the Landscape Character Assessment (in terms of function of the land).
- Requirement for any development within a gap area to demonstrate that the gap function is maintained including requiring:
  - landscape assessments to demonstrate that the function of the land will not be compromised; and
  - master plans which identify appropriate development locations and limits.
- Include (where appropriate) enhancements to Green Infrastructure.

**Alternative policy approach:**

No policy. Assess each application on a case by case basis.

**Question 16**

Do you agree with the suggested policy approach to development within 'gaps' or separation areas?

If not, please specify why (including any alternative policy approach).

## 9.2 Landscape Character

<b>Key Evidence</b>	<ul style="list-style-type: none"> <li>National Planning Policy Framework (para. 109)</li> <li>Landscape Character Assessment (LUC, September 2015)</li> <li>Landscape Recommendations Report (LUC, September 2015)</li> </ul>
<b>Draft objective</b>	B - Commensurate with meeting our development needs to ensure that the Borough’s valued countryside (including the Green Belt), open spaces, community facilities, heritage assets and areas of nature conservation value (including the Thames Basins Heath Special Protection Area) are properly protected and enhanced as appropriate to their significance.
<b>Policies to be replaced</b>	
<b>CSDPD Policies</b>	CS1 (viii), CS7 (iii – part)
<b>'Saved' BFBLP Policies</b>	EN10, EN20 (ii)

**Issues**

- To respond to national policy on protecting and enhancing valued landscapes.
- The need to reflect local landscape evidence.

**Suggested policy approach to landscape character:**

- Proposals to demonstrate how they have addressed the Landscape Character Assessment (including a landscape assessment of how the proposal affects any valued features and characteristics, responds to the landscape strategy, and how the proposal has addressed/mitigated any impacts).
- Proposals should retain, protect, or enhance the condition, character and features which contribute to the landscape character and its quality.
- Proposals should be accompanied by a landscape assessment of the proposals, which show how the proposals will affect the landscape features within and outside of the site, including landscape character.
- Proposals should include (where appropriate) enhancements to Green Infrastructure.

**Alternative policy approach:**  
 No policy. Assess each application on a case by case basis, using local evidence.

**Question 17**

Do you agree with the suggested policy approach to landscape character?

If not, please specify why (including any alternative policy approach).

### 9.3 Overarching Green Belt Policy

<b>Key Evidence</b>	National Planning Policy Framework (para. 17(5) and Chapter 9)
<b>Draft objective</b>	B - Commensurate with meeting our development needs to ensure that the Borough's valued countryside (including the Green Belt), open spaces, community facilities, heritage assets and areas of nature conservation value (including the Thames Basins Heath Special Protection Area) are properly protected and enhanced as appropriate to their significance.
<b>Policies to be replaced</b>	
<b>CSDPD Policies</b>	CS9 (ii)
<b>'Saved' BFBLP Policies</b>	GB1 – GB5

**Issues:**

- The need to respond to national policy in relation to development in exceptional circumstances.
- The need to address inconsistencies between existing and national policy (e.g. changes of use of land).
- Rationalise existing Development Plan policies.
- The need for local policy on the exceptions to inappropriate development.
- Explain the Council's approach to certain issues (e.g. what is meant by 'materially larger' and 'original' building).

**Suggested policy approach for development within the Green Belt:**

- Preserve the rural character and openness of the Green Belt, and not conflict with the purposes of including land within it.
- Development to be appropriate to its location, having regard to siting, scale, height and bulk.
- Reflect the exceptions contained in the NPPF (paras. 89 and 90).
- Refer to changes of use which the Council may deem to be acceptable, where they relate to the exceptions listed for new buildings. For example, agriculture and forestry, and appropriate facilities for outdoor sport, outdoor recreation and cemeteries.
- The policy and/or supporting text will need to define what is meant by the following:
  - 'original' building;
  - 'disproportionate' and 'materially larger' (i.e. assessment to be based on a case by case basis, rather than a specific percentage increase in size).

**Alternative policy approach:**

No policy. Assess each application on a case by case basis, using national guidance

### **Question 18**

Do you agree with the suggested policy approach to development within the Green Belt?

If not, please specify why (including any alternative policy approach).

# 9.4 Overarching Countryside Policy

<b>Key Evidence</b>	National Planning Policy Framework (paras. 17(5), 28 and 55)
<b>Draft objective</b>	B - Commensurate with meeting our development needs to ensure that the Borough’s valued countryside (including the Green Belt), open spaces, community facilities, heritage assets and areas of nature conservation value (including the Thames Basins Heath Special Protection Area) are properly protected and enhanced as appropriate to their significance.
<b>Policies to be replaced</b>	
<b>CSDPD Policies</b>	CS1 (viii), CS7(i), and CS9 (introductory text)
<b>'Saved' BFBLP Policies</b>	EN8, EN9, H5, H6, R7

**Issues**

- The need to address inconsistencies between existing and national policy (e.g. conversions).
- Existing Development Plan policies need to be rationalised.

**Suggested policy approach for development within the countryside:**

- Recognise the intrinsic character and beauty of the countryside.
- Be of a scale appropriate to its countryside character and location.
- Promote a strong rural economy, supporting the types of development contained in the NPPF paras. 28 and 55 (with the exception of rural workers).
- Other types of development which the Council may deem to be acceptable. For example development related to provision of utilities and cemeteries.

**Alternative policy approach:**  
 No policy. Assess each application on a case by case basis, using national guidance.

**Question 19**

Do you agree with the suggested policy approach to development within the countryside?  
 If not, please specify why (including any alternative policy approach).



# 9.5 Rural Workers Dwellings

<b>Key Evidence</b>	<ul style="list-style-type: none"> <li>National Planning Policy Framework (para. 55)</li> <li>Former Planning Policy Statement 7 (PPS7) (Sustainable Development in Rural Areas). Annex A included guidance on functional &amp; financial requirements.</li> </ul>
<b>Draft objective</b>	B - Commensurate with meeting our development needs to ensure that the Borough's valued countryside (including the Green Belt), open spaces, community facilities, heritage assets and areas of nature conservation value (including the Thames Basins Heath Special Protection Area) are properly protected and enhanced as appropriate to their significance.
<b>Policies to be replaced</b>	
<b>'Saved' BFBLP Policies</b>	GB1(i), EN8(i), H5

**Issues**

- To respond to policy gaps (e.g. the National Planning Policy Framework restricts exceptions to new isolated homes in the countryside unless there are exceptional circumstances such as the essential need for a rural worker to live permanently at or near their place of work in the countryside).
- There is no national policy or guidance on when a rural worker's dwelling would be appropriate, nor when it would be appropriate to remove any specific occupancy condition.

**Suggested policy approach for new rural workers dwellings:**

Address matters referred to in superseded guidance contained in Annex A of PPS7, including:

- Requirement to demonstrate that no suitable accommodation exists or could be made available in established buildings on the site or in the immediate vicinity.
- Demonstration of a functional need.
- Demonstration of a financial test.
- Clarify when a temporary versus permanent dwelling would be appropriate.
- Where need is demonstrated, the occupation of the dwelling will be tied by a condition to the established business use.

**Alternative policy approach:**

No policy. Assess each application on a case by case basis.

### Question 20

Do you agree with the suggested policy approach to new rural workers dwellings?

If not, please specify why (including any alternative policy approach).

#### **Suggested policy approach for removal of occupancy conditions:**

- Require applicants to demonstrate that the occupation of the dwelling is no longer required in the locality for that purpose because:
  - The operation no longer needs the dwelling, or,
  - The operation is no longer viable; and
  - There is no demand to purchase or let the property for that purpose
- Require robust evidence to demonstrate that the dwelling had been widely marketed over a period of at least 12 months for both sale and rent at a price that reflects the occupancy condition, and that any reasonable offers have not been rejected.

#### **Alternative policy approach:**

No policy. Assess each application on a case by case basis.

### Question 21

Do you agree with the suggested policy approach to removal of occupancy conditions?

If not, please specify why (including any alternative policy approach).

## 9.6 Equestrian Uses

<b>Key Evidence</b>	National Planning Policy Framework (para. 28)
<b>Draft objective</b>	B - Commensurate with meeting our development needs to ensure that the Borough's valued countryside (including the Green Belt), open spaces, community facilities, heritage assets and areas of nature conservation value (including the Thames Basins Heath Special Protection Area) are properly protected and enhanced as appropriate to their significance.
<b>Policies to be replaced</b>	
<b>'Saved' BFBLP Policies</b>	GB1 (ii), GB4 (vii), EN8 (part)

### Issues

- The Borough contains many equestrian enterprises, including existing facilities for training and breeding, including stud farms, polo clubs and dressage, that need to respond to changed circumstances from time to time.
- There are issues in relation to the nature of equestrian uses in terms of whether they are for commercial business use, or recreational (which impacts upon how they are assessed for example in relation to Green Belt, and whether they are an 'inappropriate' form of development).
- There is no national policy or specific advice in relation to equine uses, although the NPPF does support a prosperous rural economy, together with land-based rural businesses.

#### **Suggested policy approach for equestrian uses:**

- Clarify the distinction between the approach to uses within either Green Belt or countryside. For example, in the Green Belt, only facilities relating to sport and recreation are appropriate (not commercial use), whereas countryside supports land-based rural businesses, in addition to leisure developments.
- Require proposals to be appropriate in scale and level of activity, and to be in keeping with the location and surroundings.
- Require any new proposed facility to demonstrate a business case for the scale and nature of the use.
- Set out criteria for assessing proposals to changes to the use of land.
- Require evidence of whether there are existing buildings on site that can be re-used before new or replacement buildings are considered.
- Require evidence that there is adequate land within the curtilage of the site to allow for the proper care of horses, including stabling, grazing and exercise.
- Require proposals to be well related to a bridleway network.

#### **Alternative policy approach:**

No policy. Assess each application on a case by case basis, using national guidance.

### **Question 22**

Do you agree with the suggested policy approach to equestrian uses?

If not, please specify why (including any alternative policy approach).

# 10: Character and Design

**10.0.1** This section of the Comprehensive Local Plan Issues and Options deals with the following Development Management issues:

- **10.1 'Overarching Design Policy'**
- **10.2 'Internal Space Standards'** (for residential development)

**10.0.2** The quality of design is an important planning consideration. The NPPF confirms that good design is a key aspect of sustainable development, is indivisible from good planning and should contribute positively to making places better for people. The design of new development and the spaces created will have a lasting impact on the quality of new places and maintaining the quality and character of existing neighbourhoods.

## 10.1 Overarching Design Policy

<b>Key Evidence</b>	<ul style="list-style-type: none"> <li>National Planning Policy Framework (Chapter 7, paras. 69, 70, 109, 111, 118, 125)</li> <li>Planning Practice Guide <ul style="list-style-type: none"> <li>Design (ID reference: 26)</li> </ul> </li> <li><a href="#">Nationally Described Space Standards</a> (March 2015)</li> <li><a href="#">Building for Life</a></li> <li>Character Area Assessments Supplementary Planning Document (BFC, March 2010)</li> <li>Streetscene Supplementary Planning Document (BFC, March 2011)</li> <li><a href="#">New Developments Residents Survey</a> (Qa, September 2014)</li> </ul>
<b>Draft objective</b>	G - To ensure that new development is designed to a high standard that meets the Borough's needs and makes a positive contribution to maintaining and enhancing local character, distinctiveness and the attractive environment.
<b>Policies to be replaced</b>	
<b>CSDPD Policies</b>	CS1 (i), (iii), (iv), (vi), (vii), (viii), (viii); CS2 (last section of policy); CS7 (i - vi)
<b>'Saved' BFBLP Policies</b>	EN1, EN2, EN15, EN20, EN22, EN25 (first part), M7, H4, H6, H12, H14, M7

### Issues

- To respond to gaps in development plan policies compared with:
  - The NPPF and the PPG. For example, loss of open gaps in frontages and the provision of public art.
  - Building for Life Criteria. For example, references to layout and relationship to existing development.
- The need to rationalise the number of existing development plan policies, to avoid duplication and therefore add clarity and consistency of approach. Matters relating to design are covered (and in some cases replicated) by several existing policies, for example CS1, CS7 and EN20.
- The need for a comprehensive set of design principles that development proposals should observe.
- To respond to certain findings of the survey of residents of new developments, for example, appearance of the public realm.

### **Suggested policy approach to design:**

A specific policy to cover design principles for new development, and refer to the following issues:

- **Character and distinctiveness**
  - respecting, enhancing and responding to the character and distinctiveness of the area.
  - plot boundaries, frontage widths, block sizes, building lines, roofscapes.
  - surrounding uses and activities.
  - views into, out of and through the site.
  - landmarks and focal features, heights of buildings and/or in appropriate locations.
  - the creation of local character and a sense of local identity.
- **Layout**
  - making efficient use of land, including having regard to topography, and being accessible to all.
  - Sustainable Drainage Systems.
  - the development edge enclosing and clearly defining the public realm whilst physically securing the private realm.
  - the incorporation of adequate useable private and public open space in a development.
  - consideration of factors relating to solar orientation and energy efficient designs.
  - connectivity and permeability of routes and spaces.
  - provision of car parking, servicing areas and lack of domination of access points.
  - roads, pedestrian footways and cycleways being constructed from materials that enhance appearance safety.
  - sufficient and suitably located space for bin and cycle storage.
- **Built form**
  - accessibility of buildings for all.
  - height, scale, bulk, spacing, form and appearance of buildings.
  - avoidance of dominant, incongruous extensions and alterations to a building, both in relation to itself and neighbouring buildings and spaces.
  - design solutions needing to optimise adaptability and energy efficiency and promote health and wellbeing.
- **Mix of uses**
  - appropriate mixed-use proposals in certain locations.
- **Safety**
  - siting, design, and layout of buildings and open spaces including landscaping.

- lighting schemes minimising opportunities for crime, disorder and anti-social behaviour balanced against the need to minimise light pollution and any harmful impacts of lighting and biodiversity.
- active frontages to the public realm and natural surveillance over all publicly accessible spaces (including open space, footpaths and roads).
- **Amenity**
  - not significantly harming the amenity of occupiers of neighbouring properties or persons using outdoor space by reason of environmental pollution (such as noise, fumes, light, effluent, vibration, dust) or other general disturbance.
- **Privacy**
  - privacy and daylight for the occupiers of existing and new development (including their private amenity space) taking into account, overlooking to and from neighbouring properties or gardens, location of existing and proposed habitable rooms, walls, fences, trees and hedges, and, the degree of overshadowing of windows.
- **Landscaping and trees**
  - ensuring that landscaping is an integral element in layout design, making provision for suitable (appropriate to the location, setting and character) new planting, including boundary treatments taking account of site constraints including underground services. Hard and soft landscaping and boundary treatments should be used to clearly define public and private space.
  - provision of new and enhanced green infrastructure.
  - scheme for retention of existing trees and hedgerows which are important by virtue of their significance.
- **Comprehensive development**
  - the need for a design brief which sets out a unifying set of standards, such as scale, materials and style where a proposed scheme consists of several individual plots.
- **Design guidance**
  - To support the suggested policy approach with guidance in a Supplementary Planning Document covering topics such as householder extensions, changes of use and new buildings.

**Alternative policy approach:**

No policy. Assess each application on a case by case basis.



### **Question 23**

Do you agree with the suggested policy approach to design?

If not, please specify why (including any alternative policy approach).

## 10.2 Internal Space Standards

<b>Key Evidence</b>	<ul style="list-style-type: none"> <li>• National Planning Policy Framework (para. 50)</li> <li>• Planning Practice Guide             <ul style="list-style-type: none"> <li>• Housing Optional Technical Standards (ID reference: 26)</li> </ul> </li> <li>• <a href="#">Nationally Described Space Standards</a> (March 2015)</li> <li>• <a href="#">New Developments Residents Survey</a> (Qa, September 2014)</li> </ul>
<b>Further evidence required</b>	<ul style="list-style-type: none"> <li>• Viability</li> <li>• Monitoring size of dwellings on new developments</li> </ul>
<b>Draft objective</b>	G - To ensure that new development is designed to a high standard that meets the Borough's needs and makes a positive contribution to maintaining and enhancing local character, distinctiveness and the attractive environment.
<b>Policies to be replaced</b>	
<b>CSDPD Policies</b>	CS16 (i) (part)

### Issues

- To respond to the findings from the survey of residents of new developments concerning lack of internal storage and the results of an initial monitoring exercise relating to house sizes on new developments in the Borough.
- To respond to the absence of a development plan policy that addresses the national minimum space standards set out in the Government's 'Technical Housing Standards'.

**Suggested policy approach to internal space standards:**

A specific policy that would refer to the sizes set out in the nationally described standards, based on sq. m. Gross Internal Floor Area (GIA) – see below:

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) <sup>2</sup>			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

**Alternative policy approach:**

No policy. Assess each application on a case by case basis.

**Question 24**

Do you agree with the suggested policy approach to internal space standards?

If not, please specify why (including any alternative policy approach).

# 11: Housing

**11.0.1** This section of the Comprehensive Local Plan Issues and Options deals with the following Development Management issues:

- **11.1 'Protection of existing housing stock'**
- **11.2 'Affordable Housing'**
- **11.3 'Housing Mix'**
- **11.4 'Criteria for Traveller Sites'**

**11.0.2** This section of the document does not deal with strategic housing issues, or identify sites for allocations to meet housing need over the plan period (see **4: 'Housing'**).

## 11.1 Protection of existing housing stock

<b>Key Evidence</b>	<ul style="list-style-type: none"> <li>National Planning Policy Framework (paras: 7, 47, 50, 51)</li> <li>Berkshire (including South Bucks) Strategic Housing Market Assessment (February 2016)</li> <li>Vacancy rates.</li> </ul>
<b>Draft Objective</b>	D - To allocate suitable, available and well located land to meet all identified development (including affordable housing) needs sustainably (including minimising pollution, and addressing the effects of climate change), and maintain a balance between the levels of housing and jobs.
<b>Policies to be replaced</b>	
<b>'Saved' BFBLP Policies</b>	H11

### Issues

- To respond to the identified need for additional homes in the Borough and to ensure that this need is not increased through unjustified loss of existing homes.
- To have regard to evidence that identifies that the existing housing stock is efficiently used with low vacancy rates and no large areas of empty or run down housing.
- To ensure that there is a development plan policy against which to assess proposals incorporating a loss of existing homes.

#### **Suggested policy approach for protection of existing housing stock:**

- A general presumption against the net loss of existing dwellings
- Exceptions to be considered having regard to the following:
  - Existing poor living environment which cannot be improved
  - The proposal provides a way of protecting an important heritage asset.
  - There are other overriding public benefits such as the delivery of necessary social or physical infrastructure.

#### **Alternative policy approach:**

No policy. Assess each application on a case by case basis.

### **Question 25**

Do you agree with the suggested policy approach to protection of existing housing stock?

If not, please specify why (including any alternative policy approach).

## 11.2 Affordable Housing

<b>Key Evidence</b>	<ul style="list-style-type: none"> <li>• National Planning Policy Framework (paras. 47, 50, 159)</li> <li>• Planning Practice Guidance (Housing and economic development needs assessments. ID reference: 2a)</li> <li>• Planning Obligations Supplementary Planning Document (February 2015)</li> <li>• Berkshire (including South Bucks) Strategic Housing Market Assessment (SHMA) (February 2016)</li> </ul>
<b>Further evidence required</b>	Viability
<b>Draft Objective</b>	D - To allocate suitable, available and well located land to meet all identified development (including affordable housing) needs sustainably (including minimising pollution, and addressing the effects of climate change), and maintain a balance between the levels of housing and jobs.
<b>Policies to be replaced</b>	
<b>CSDPD Policies</b>	CS16(iv), CS17
<b>'Saved' BFBLP Policies</b>	H7

### Issues

- The analysis presented in the SHMA which identifies:
  - a net need for 228 affordable homes per year representing about 35% of the housing need, and,
  - a need for 79% affordable rent and 21% intermediate in Bracknell Forest; or 75% affordable rent and 25% intermediate across the HMA.
- The lack of development plan policy on the percentage of affordable housing to be sought from sites and a site threshold.
- The fact that the current target of 25% on qualifying schemes is below that identified to meet assessed needs balanced against it being supported by recent viability evidence<sup>(15)</sup>.
- The opportunity to raise the target in line with need, subject to viability (helping to maximise the provision of affordable housing).
- The lack of affordable housing being sought from smaller sites. The current site size threshold of 15 net dwellings is higher than in many other nearby Local Authorities. This results in many smaller sites not contributing to affordable housing. A lower threshold<sup>(16)</sup>

15 Undertaken to support the Site Allocations Local Plan and production of a CIL charging Schedule.

16 In 2015, the Government sought to remove developments of 10 or fewer units from the need to provide or contribute to affordable housing. However, this decision was challenged by Reading Borough Council and West Berkshire Council, and was overturned by the High Court. The Secretary of State has subsequently been granted leave to appeal, and therefore there is still a possibility that this change may take place. This may have implications for how any affordable housing policy is drafted

could potentially increase the overall supply of affordable housing but again this approach would be subject to viability.

- The lack of reference to the Council's position on tenure in development plan policy. In view of high levels of need for rented housing identified through the Housing Register, the Council currently seeks to achieve 70% of the affordable housing on a site as affordable rent and 30% intermediate housing. The SHMA suggests a slight adjustment to these proportions. In considering this issues, the advantages and disadvantages of incorporating of any percentage split in policy. The Council's position is currently set out in the Planning Obligations SPD and will be re-iterated in a new Housing Strategy. This approach provides flexibility for the Council to adapt to changes in housing requirements and to negotiate on individual proposals.

#### **Suggested policy approach for affordable housing need (quota and threshold):**

- The need to provide affordable housing on site, unless off site provision or a financial contribution of equivalent value can be robustly justified.
  - Subject to viability, seek between 25% and 35% affordable housing in line with need.
  - To lower the current threshold of 15 net dwellings, to a level suggested through plan wide viability evidence.
  - The integration of affordable housing with full market housing on mixed sites.

#### **Alternative policy approach:**

No policy. Assess each application on a case by case basis.

#### **Question 26**

Do you agree with the suggested policy approach to affordable housing need (quota and threshold)?

If not, please specify why (including any alternative policy approach).

## 11.3 Housing Mix

<b>Key Evidence</b>	<ul style="list-style-type: none"> <li>• National Planning Policy Framework (paras. 47, 50, 159)</li> <li>• Planning Practice Guidance (Housing and economic development needs assessments. ID reference: 2a)</li> <li>• Berkshire (including South Bucks) Strategic Housing Market Assessment (SHMA) (February 2016)</li> </ul>
<b>Further evidence required</b>	Viability
<b>Draft Objective</b>	D - To allocate suitable, available and well located land to meet all identified development (including affordable housing) needs sustainably (including minimising pollution, and addressing the effects of climate change), and maintain a balance between the levels of housing and jobs.
<b>Policies to be replaced</b>	
<b>CSDPD Policies</b>	CS16(i)

### Issues

- The need to provide housing to meet the future needs of residents and to create mixed, balanced and inclusive communities.
- The analysis presented in the SHMA which recommends the mix of housing to plan for in the Western HMA in the table below. No specific mix is given for Bracknell Forest.
- The lack of reference to any specific mix to be sought on sites in development plan policy. Whilst Policy CS16 refers to the need for a range of housing types and sizes, it does not provide further detail. It should be noted that current evidence does not suggest any marked imbalances in the stock or supply of housing and regard must also be paid to the character of an area and size of site.



**Suggested policy approach for housing mix (types, size and tenure):**

- Reflect the most up to date evidence on housing mix, having regard to:
  - The size and location of the site.
  - Site viability.
  - Any location specific needs to create a balanced mix of housing.
- Include housing mix requirements (see table below) in the supporting text and not policy (enabling more up to date evidence on housing mix to be used, if available).

**Recommended Housing Mix:**

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

**Alternative policy approaches:**

- Include the above housing mix requirement in a policy for larger site allocations only.
- Adjust the mix for the overall Housing Market Area to reflect local circumstances (would require additional research).
- No policy. Assess each application on a case by case basis / allow the market to dictate the mix.

**Question 27**

Do you agree with the suggested policy approach to housing mix (types, size and tenure)?

If not, please specify why (including any alternative policy approach).

## 11.4 Criteria for Traveller Sites

<b>Key Evidence</b>	Planning for Traveller Sites (August 2015)
<b>Further evidence required</b>	A Gypsy and Traveller Accommodation Assessment that takes on board amended definition of Travellers, as set out in Planning Policy for Traveller Sites.
<b>Draft Objective</b>	<p>A - A positive and proactive approach will be taken to development proposals which accord with the Local Plan.</p> <p>D - To allocate suitable, available and well located land to meet all identified development (including affordable housing) needs sustainably (including minimising pollution, and addressing the effects of climate change), and maintain a balance between the levels of housing and jobs.</p>
<b>Policies to be replaced</b>	
<b>CSDPD Policies</b>	CS18

### Issues

- Gaps in current development plan policy, reflecting updated national policy, such as considerations of landscaping and health and well-being.

#### **Suggested policy approach for traveller sites:**

Inclusion of a criteria based policy to assess proposals for new or extended sites covering the following matters:

- Existing level of local provision/need for sites (including availability (or lack) of alternative accommodation);
- Highway, access and parking implications;
- Impact on, and access to social and physical infrastructure including education and other local services;
- Regard to amenity and character (as set out in **10.1 'Overarching Design Policy'**);
- Provision of an acceptable living environment;
- Provision of all necessary utilities including mains water, electricity, drainage and sanitation;
- Avoidance of areas at risk of flooding or increasing the risk of flooding;
- Effective use of brownfield or derelict land;
- Appropriate landscaping and boundary treatment;
- Inclusion of opportunities for healthy lifestyles, such as play areas;
- Avoiding measures that promote isolation and do not encourage social cohesion.

#### **Alternative policy approach:**

No policy. Assess each application on a case by case basis.

### **Question 28**

Do you agree with the suggested policy approach to traveller sites?

If not, please specify why (including any alternative policy approach).

# 12: Local Retail and Community Uses

**12.0.1** This section of the Comprehensive Local Plan Issues and Options deals with the following Development Management issues:

- **12.1 'Advertisements and Shop Fronts'**
- **12.2 'Changes of use within defined retail areas'**
- **12.3 'Protection of existing commercial community facilities (including shops)'**

**12.0.2** This section of the document does not deal with strategic retail issues.

**12.0.3** The Council is currently undertaking a joint Retail and Commercial Leisure Study (with Wokingham Borough, Reading Borough and West Berkshire), which will consider these matters further (see 5: '**Economic Development**').

## 12.1 Advertisements and Shop Fronts

<b>Key evidence</b>	<ul style="list-style-type: none"> <li>National Planning Policy Framework (para. 67)</li> <li>Planning Practice Guidance (Advertisements, ID reference: 18b)</li> </ul>
<b>Draft Objectives</b>	<p>E - To plan for the continued regeneration of Bracknell Town Centre to accommodate a range of uses to support and expand its role as the main retail, leisure and cultural centre for the Borough, and to maintain the vitality and viability of all other identified retail centres within the Borough.</p> <p>G - To ensure that new development is designed to a high standard that meets the Borough's needs and makes a positive contribution to maintaining and enhancing local character, distinctiveness and the attractive environment.</p>
<b>Policies to be replaced</b>	None

### Issues

- There is limited national guidance on shop front design, but no local policy on this matter.
- There is national policy and guidance relating to advertisements, but no local policy on this matter.
- Only certain matters in relation to advertisements can be considered through the planning process (amenity and public safety).

#### **Suggested policy approach to advertisements and shop fronts:**

- Only permitting changes to units/buildings which have an active ground floor frontage within defined retail areas/centres, where the following is achieved:
  - alterations/lighting which have regard to character, materials, design, scale and proportions of the building.
  - important features on the existing building are restored/retained (not concealed).
  - maintain an active frontage: roller shutters which obscure displays will not be permitted unless they are well designed and integrated with the frontage
- Only permitting advertisements where they cause no adverse impact to:
  - public safety (highway safety), and
  - amenity (including visual amenity, and amenity of neighbouring sites).

#### **Alternative policy approach:**

No policy. Assess each application on a case by case basis.

### **Question 29**

Do you agree with the suggested policy approach to advertisements and shop fronts?

If not, please specify why (including any alternative policy approach).

## 12.2 Changes of use within defined retail areas

<b>Key evidence</b>	<ul style="list-style-type: none"> <li>National Planning Policy Framework (para. 23)</li> <li>Town and Country Planning (General Permitted Development) Order 2015</li> </ul>
<b>Draft Objective</b>	E - To plan for the continued regeneration of Bracknell Town Centre to accommodate a range of uses to support and expand its role as the main retail, leisure and cultural centre for the Borough, and to maintain the vitality and viability of all other identified retail centres within the Borough.
<b>Policies to be replaced</b>	
<b>'Saved' BFBLP Policies</b>	E7, E8, E9, E10, E11

### Issues

- Changes in legislation (General Permitted Development Order, 2015) allowing much more flexible changes of use.
- The need to make clear what uses are permitted in retail areas.
- The need to refer to the circumstances where a change of use would be acceptable (for example, if a use is no longer viable).

### **Suggested policy approach to changes of use within defined town centre/retail areas:**

Except where it falls within the General Permitted Development Order 2015 (or any Order revoking/re-enacting that Order), a specific policy making reference to changes of use from A1/A2/A3/A4/A5 within the defined centres only being permitted where:

- It would not adversely affect the vitality and viability of existing centres.
- The scale and function of the proposed use is consistent with the position of the centre in the hierarchy of centres.
- An assessment has been undertaken which:
  - shows the existing use is surplus to requirements, or
  - all reasonable efforts have been made to retain the existing use (including evidence to confirm that the property has been marketed for a meaningful period and that there is no realistic interest in its retention for the current use), or
  - it is demonstrated that it would not be economically viable, feasible or practicable to retain the building for its existing use.
- It would provide a community benefit/address an identified deficiency in provision in the area which is demonstrated to outweigh the loss of the use.

### **Alternative policy approach:**

No policy. Assess each application on a case by case basis.

### Question 30

Do you agree with the suggested policy approach to changes of use within defined retail areas?

If not, please specify why (including any alternative policy approach).



## 12.3 Protection of existing commercial community facilities (including shops)

**12.3.1** A further section dealing with community infrastructure covers community centres, youth centres, libraries, built sports, heritage and public art (see **17.2 'Safeguarding Existing Community Infrastructure'**). This section covers commercial community facilities such as shops, public houses and places of worship.

<b>Key evidence</b>	<ul style="list-style-type: none"> <li>National Planning Policy Framework (NPPF) (para. 70)</li> </ul>
<b>Draft Objective</b>	<p>E - To plan for the continued regeneration of Bracknell Town Centre to accommodate a range of uses to support and expand its role as the main retail, leisure and cultural centre for the Borough, and to maintain the vitality and viability of all other identified retail centres within the Borough.</p> <p>F - To support and create strong, healthy and self-reliant communities where the identities of existing settlements are maintained, and communities have access to the social, recreational and cultural facilities and services they need to thrive, grow sustainably, and improve health, social and cultural wellbeing for all. This will include minimising crime and the fear of crime.</p>
<b>Policies to be replaced</b>	
	CS21 (part)
<b>'Saved' BFBLP Policies</b>	SC3

### Issues

- Development plan policy gaps. For example, they do not set out measures required to justify the loss of a facility.
- The need to reflect the NPPF in relation to guarding against the unnecessary loss of valued facilities where it would reduce the ability to meet the community's day to day needs.

**Suggested policy approach for protection of existing community facilities:**

A specific policy relating to the following uses (to be set out in supporting text):

- Shops (local convenience stores, post offices and chemists),
- Public houses,
- Meeting places,
- Cultural buildings,
- Places of worship,

Policy to include reference to losses only being permitted where:

- An assessment has been undertaken which shows:
  - The facility is surplus to requirements, or
  - All reasonable efforts have been made to retain the facility (including evidence to confirm that the property or site has been marketed for a meaningful period, at a realistic price, and that there is no realistic interest in its retention for the current use), or
  - That it would not be economically viable, feasible or practicable to retain the building or site for its existing use.
- Adequate provision exists in the locality, or the loss would be replaced by an equivalent or alternative in a suitable (and accessible) location.
- The proposal is for an alternative use, the benefit of which clearly outweighs the loss, or it is for an alternative community use.

**Alternative policy approach:**

No policy. Assess each application on a case by case basis.

**Question 31**

Do you agree with the suggested policy approach to protection of existing community facilities?

If not, please specify why (including any alternative policy approach).

# 13: Heritage and Conservation

**13.0.1** The CLP should include heritage policies for the following reasons:

- To be consistent with the NPPF (supported by the PPG) which includes:
  - Setting out a positive and clear strategy for the conservation and enjoyment of the historic environment;
  - Having strategic policies to deliver the conservation and enhancement of the historic environment;
  - Identifying land where development would be inappropriate because of its (environmental or) historic significance;
  - Demonstrating that the CLP is based on adequate, up to date and relevant evidence about the economic, social and environmental characteristics and prospects of the area which includes the historic environment;
- To demonstrate that the Council has the policies in place to be able to assess the significance of heritage assets and the contribution they make to the environment;
- To demonstrate that the Council is fulfilling its statutory duties as set out in of the Planning (Listed Buildings and Conservation Areas) Act 1990.

**13.0.2** This section identifies issues relating to the existing historic environment policies and the matters to address and suggests a policy approach.

<b>Key Evidence</b>	<ul style="list-style-type: none"> <li>• National Planning Policy Framework (paragraphs 7,8,17 (bullet point 10), 55, 61; 157; 158; 169; 170. Chapter 12 – Conserving and Enhancing the Historic Environment)</li> <li>• Planning Practice Guidance (Conserving and Enhancing the Historic Environment ID: 18a – 001 to ID: 18a – 072)</li> <li>• <a href="#">Historic England Records and Guidance</a></li> <li>• <a href="#">Listed Buildings – 266; Historic Parks and Gardens - 6; Scheduled Monuments – 12</a></li> <li>• <a href="#">Berkshire Archaeology Historic Environment Record (HER) 536 records of known archaeology</a></li> <li>• <a href="#">The National Monuments Record (NMR) has records of 113 records of archaeological excavations or interventions carried out in the Borough</a></li> <li>• <a href="#">The Character Area SPD and associated Character Area Assessments</a></li> <li>• <a href="#">Conservation Areas</a></li> </ul>
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<b>Draft Objective</b>	<p>B - Commensurate with meeting our development needs to ensure that the Borough's valued countryside (including the Green Belt), open spaces, community facilities, heritage assets and areas of nature conservation value (including the Thames Basins Heath Special Protection Area) are properly protected and enhanced as appropriate to their significance.</p> <p>G - To ensure that new development is designed to a high standard that meets the Borough's needs and makes a positive contribution to maintaining and enhancing local character, distinctiveness and the attractive environment.</p>
<b>Policies to be replaced</b>	
<b>CSDPD Policies</b>	Policies CS1 (ix); CS2 (last section of policy); CS7 (i)
<b>'Saved' BFBLP Policies</b>	Policies EN1, EN6, EN7, EN10, EN12, EN20.

## Issues

- The absence of detailed local development control policies on historic buildings or conservation areas.
- The need to rationalise the number of existing development plan policies, to avoid duplication and therefore add clarity and consistency of approach. Matters relating to heritage are covered by several existing policies.
- The need to have policies which relate to Listed Buildings; Conservation Areas; Ancient Monuments and archaeological remains, and Historic Parks and Gardens and non designated heritage assets.
- The need to ensure that planning policies establish criteria for the identification and recording of non designated heritage assets and to ensure that the significance of an asset and the impact on the significance of the asset are assessed in making planning decisions.

## **Suggested policy approach to heritage**

A overarching policy on heritage matters that covers the following issues:

### **Listed Buildings**

- Alterations and extensions to Listed Buildings
- Curtilage buildings and structures
- Landscape setting
- Settings of Listed Buildings
- Re - use of Listed Buildings, including changes of use (to include viability)
- Demolition and harm to Listed Buildings
- Information to be supplied in respect of proposals for works to a Listed Building.
- Enabling development.

### **Conservation Areas**

- The importance of a Conservation Area in the assessment of development proposals i.e. character, appearance, setting.
- The need for new development to make a positive contribution to a Conservation Area and the importance of building height, scale, massing, form of development and materials (to include locally sourced materials) and the use of traditional skills.
- The importance of views within, or views into and out of a Conservation Area and protection of existing features i.e. the retention of buildings, groups of buildings, existing street patterns, historic building lines and ground surfaces.
- Retention of architectural features that contribute to the character of the area.
- The impact of proposals on townscape having regard to the architectural form, roofscape, materials and historic boundary treatments.
- The need to protect trees and landscape.

### **Ancient Monuments and Archaeological Remains**

- The importance of ancient monuments and archaeological remains in the assessment of planning applications including the significance of the asset and the impact on the significance.
- The importance of pre-determination 'desk top' assessments, archaeological assessments, preservation in situ and recording of assets.

### **Historic Parks and Gardens**

- The significance of Historic Parks and Gardens and the impact of development on the settings of Historic Parks and Gardens.
- How applications affecting Historic Parks and Gardens will be considered.

### **Non Designated Heritage Assets**

- Locally listed buildings
- The importance of non designated heritage assets in contributing to the character and appearance of the Borough.
- The criteria for the identification of non designated heritage assets.

- Demonstrating that the works proposed are the minimum required to secure the long term use, preservation and on-going use of the asset;
- How features that contribute to the historical significance of the asset will be retained.
- To demonstrate how the local character of the area will be respected.
- Recording of heritage assets

**Alternative policy approach:**

- No policy. Assess each application on a case by case basis.

**Question 32**

Do you agree with this suggested approach to heritage and conservation?

If not, please specify why (including any alternative policy approach).

# 14: Natural Environment

## 14.1 Nature Conservation

**14.1.1** The NPPF requires local planning authorities to set criteria based policies for judging proposals for development on/or affecting protected wildlife and geodiversity areas. It also requires them to set out a strategic approach and plan positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure. In addition the NPPF sets out a biodiversity mitigation hierarchy where reasonable measures have to be taken to avoid, minimise and mitigate the impacts of a development on the biodiversity of a site as follows:

1. To avoid significant harm;
2. If significant harm cannot be avoided, then provide mitigation;
3. If there is still significant harm provide compensatory measures. Where compensation is required biodiversity offsetting can be used to compensate for adverse impacts from development.

**14.1.2** Bracknell Forest has a rich and varied landscape containing a wide range of habitats that support a diversity of plants and animals. A large part of the Borough is recognised as being of high wildlife value and is protected by some form of designation. These designations include:

- European designated sites of international importance including Special Protection Areas (SPA) and Special Areas of Conservation (SAC).
- Nationally designated sites of national importance including Sites of Special Scientific Interest (SSSIs).
- Locally designated sites of local importance including Local Nature Reserves (LNRs) which are statutory and Local Wildlife Sites (LWS) which are non-statutory and have been designated locally.

**14.1.3** There are also areas of habitat identified as having the potential to be developed into an ecological network which are known as Biodiversity Opportunity Areas (BOAs).

<b>Key Evidence</b>	<ul style="list-style-type: none"> <li>• National Planning Policy Framework (paras. 7, 9, 17 and Chapter 11).</li> <li>• Planning Practice Guidance (Natural Environment, ID reference: 8)</li> <li>• <a href="#">The Natural Environment in Berkshire Biodiversity Strategy 2014 – 2020 (2014)</a></li> <li>• <a href="#">Berkshire Biodiversity Opportunity Areas (2009)</a></li> </ul>
<b>Further evidence required</b>	Green Infrastructure
<b>Draft Objective</b>	B - Commensurate with meeting our development needs to ensure that the Borough's valued countryside (including the Green Belt), open spaces, community facilities, heritage assets and areas of nature conservation

	value (including the Thames Basins Heath Special Protection Area) are properly protected and enhanced as appropriate to their significance.
<b>Policies to be replaced</b>	
<b>CSDPD Policies</b>	CS1 (vii), CS7 (iii) and CS18 (iii)
<b>'Saved' BFBLP Policies</b>	EN1 (iii) (iv) (v), EN3, EN4, EN20 (ii) (vii) and H4 (ii)

## Issues

- The need to support the NPPF aim of net biodiversity gain and to enhance, not just protect, biodiversity.
- The need for the CLP to comply with legislation concerned with nature conservation and protected species such as the Natural Environment and Rural Communities (NERC) Act (2006), Countryside and Rights of Way (CROW) Act (2000) and the Conservation of Habitat and Species Regulations (2010).
- The need to rationalise references to biodiversity which are currently included in several existing Development Plan policies.
- Development Plan policy 'gaps' due to the absence of policies on landscape scale conservation, ancient woodlands, veteran trees, biodiversity gain and the protection of Suitable Alternative Natural Green Space (SANG) which is provided as mitigation.
- The need to consider policies on biodiversity offsetting and to improve the protection of wildlife which is not within designated sites or which is not a protected species.

### **Suggested policy approach:**

#### **Protection of designated nature conservation sites**

- Ensure the protection of designated sites is commensurate with their status and gives appropriate weight to their importance and the contribution they make to wider ecological networks as follows:
  - Protection of international sites (SPAs and SACs), including candidate sites, where development will only be permitted if there is an overriding public need.
  - Protection of national sites (SSSIs) where development likely to have an adverse effect will not be permitted.
  - Protection of local sites (LWSs, LNRs and LGSs) where development likely to have an adverse effect will only be permitted when its benefits outweigh the biodiversity / geodiversity interest and can be mitigated.

#### **Alternative policy approach:**

- No policy. Assess each application on a case by case basis.



### Question 33

Do you agree with the suggested policy approach to protecting designated nature conservation sites?

If not, please specify why (including any alternative policy approach).

#### **Suggested policy approach:**

##### **Protection and enhancement of biodiversity**

- Protection and enhancement of biodiversity through:
  - Protection of ancient woodland and aged or veteran trees;
  - Protection of Suitable Alternative Natural Green Space (SANG) which is provided as mitigation;
  - Protection of 'protected species';
  - Support for proposals where the main aim is to conserve biodiversity.
  - Requiring that all development proposals:
    - protect biodiversity and minimise harm to, or loss of, environmental features; and,
    - enhance biodiversity to ensure a net biodiversity gain; and,
    - follow the NPPF mitigation hierarchy of firstly avoiding harm, if harm is unavoidable then appropriate mitigation measures will be required, where there is still significant residual harm then compensatory measures will be required. If significant harm resulting from a development cannot be avoided in line with the mitigation hierarchy then permission should be refused. The mitigation hierarchy will be demonstrated through biodiversity off-setting.
  - Where appropriate requiring ecological networks / corridors to have regard to Biodiversity Opportunity Areas (BOAs);
  - Set out when an ecological survey is required.

#### **Alternative policy approach:**

- As the suggested approach but without the requirement for biodiversity off-setting in 5<sup>th</sup> bullet 3<sup>rd</sup> point.
- No policy. Assess each application on a case by case basis.

### Question 34

Do you agree with the suggested policy approach to protecting and enhancing biodiversity?

If not, please specify why (including any alternative policy approach).

## 14.2 Thames Basin Heaths Special Protection Area

**14.2.1** The Thames Basin Heaths Special Protection Area (SPA) is a network of heathland sites that provides a habitat for important ground-nesting bird species. Two of these heathland sites are in Bracknell Forest. It was designated as a SPA in March 2005 and is protected from adverse effects by law. The SPA zone of influence affects eleven local authorities across Hampshire, Berkshire and Surrey.

**14.2.2** Increased recreational activity resulting from new development causes harm to the SPA and to comply with the law, it must be certain that the harm is avoided and mitigated. A development management policy will form part of the Council's avoidance and mitigation strategy. It will set out the clear mechanisms regarding where, what and how avoidance and mitigation measures are delivered.

<p><b>Key Evidence</b></p>	<ul style="list-style-type: none"> <li>• National Planning Policy Framework (paras. 17, 109, 110, 117, 118 and 119).</li> <li>• Planning Practice Guidance: ID references: 8-011, 8-007, 8-008, 8-017,8-018 and 8-020.</li> <li>• Conservation of Habitat and Species Regulations (2010) as amended.</li> <li>• South East Plan: Sustainability Appraisal and Habitats Regulations Assessment / Appropriate Assessment of the Secretary of State's Final Revisions (2009).</li> <li>• Thames Basin Heaths SPA Technical Background Document to the Core Strategy DPD (2007).</li> <li>• Habitats Regulations Appropriate Assessment Site Allocations Development Plan Document Draft Submission (2011); Site Allocations DPD Habitats Regulations Assessment Draft Submission (2011) In Combination Effect - Updated Version 04 December 2012; Site Allocations Development Plan Document Habitats Regulations Assessment: Supplementary Statement.</li> <li>• Thames Basin Heaths Delivery Framework (2009) Thames Basin Heaths Joint Strategic Partnership Board.</li> <li>• Guidance on competent authority coordination under the Habitats Regulations (2012) Department for Environment, Food and Rural Affairs.</li> <li>• Thames Basin Heaths Special Protection Area Supplementary Planning Document (TBHSPA SPD) (2012).</li> <li>• Planning Obligations SPD (2015).</li> </ul>
<p><b>Further evidence required</b></p>	<p>Habitats Regulations Assessment of the Comprehensive Local Plan</p>
<p><b>Draft Objective</b></p>	<p>B - Commensurate with meeting our development needs to ensure that the Borough's valued countryside (including the Green Belt), open spaces, community facilities, heritage assets and areas of nature conservation value (including the Thames Basins Heath Special Protection Area) are properly protected and enhanced as appropriate to their significance.</p>

<b>Policies to be replaced</b>	
<b>CSDPD Policies</b>	CS14
<b>'Saved' BFBLP Policies</b>	EN3(i)
<b>Policies to be retained</b>	
<b>SEP</b>	NRM6

## Issues

- The need to avoid and mitigate any negative effect of recreation and urbanisation on the SPA habitat and interest features.
- The need to ensure there is a continued embargo on any net increase in residential development within 400m of the SPA.
- The need to assess the recreation related effects on the SPA therefore ensuring that avoidance and mitigation measures are provided where necessary and that there are no adverse effects on the integrity of the SPA. The need for relevant avoidance and mitigation measures for development likely to impact on the SPA between 400m and 5km of the SPA.
- The need for relevant avoidance and mitigation measures for residential development likely to impact on the SPA between 5km and 7km of the SPA.
- The need to set standards, triggers and requirements for avoidance and mitigation measures.
- The need to set the requirements for carrying out an appropriate assessment.

### **Suggested policy approach to Thames Basin Heaths Special Protection Area:**

A policy covering:

- The requirement to assess the impact of development on the integrity of the SPA.
- The need to set three buffer zones around the SPA designations (up to 400m, 400m to 5km, 5km to 7km).
- The need to resist any net increase in the number of residential dwellings in the zone up to 400m from the SPA.
- The need to define the avoidance and mitigation measures (Suitable Alternative Natural Greenspaces (SANGs) and Strategic Access Management and Monitoring measures (SAMM)).
- The need to state the SANG standards in the 400m – 5km and 5km – 7km buffer zones including whether they are financial contributions or the provision of open space land.
- The need to specify the required quantity, quality, catchments, thresholds and the timing of provision.
- The need to state the SAMM financial contribution requirements.

### **Alternative policy approaches:**

- Retain Core Strategy Policy CS14 and continue to rely on the retained South East Plan policy NRM6 i.e. do nothing.
- Rely solely on the retained South East Plan policy NRM6.

### **Question 35**

Do you agree with the suggested policy approach to the Thames Basin Heaths Special Protection Area?

If not, please specify why (including any alternative policy approach).

# 15: Climate Change and Environmental Sustainability

**15.0.1** This section of the Comprehensive Local Plan Issues and Options deals with the following Development Management issues:

- **15.1 'Renewable Energy'**
- **15.2 'Sustainable Construction'**
- **15.3 'Flooding and Drainage'**
- **15.4 'Environmental Protection'** (pollution control and contaminated land)

## 15.1 Renewable Energy

**15.1.1** The NPPF highlights the importance of planning in tackling carbon emissions and supporting the delivery of renewable and low carbon energy. Following the Government's Housing Standards review, planning policies cannot require energy efficiency measures for new housing. However, there is scope for policies to require developments to provide a proportion of their energy needs from low carbon and renewable sources.

<b>Key Evidence</b>	<ul style="list-style-type: none"> <li>National Planning Policy Framework (paragraph 17 and Chapter 10)</li> <li>Planning Practice Guidance:             <ul style="list-style-type: none"> <li>Renewable and Low Carbon Energy (ID reference 5)</li> <li>Climate Change (ID reference 6)</li> </ul> </li> <li><a href="#">The Productivity Plan: Fixing the Foundations Creating a More Prosperous Nation (HM Treasury, 2015)</a></li> <li><a href="#">The National Technical Standards for Housing</a></li> <li>Renewable and Low Carbon Energy Potential Study (2011)</li> <li>Landscape Character Assessment (LUC, September 2015)</li> <li><a href="#">Bracknell Forest Council Climate Change Action Plan (2016)</a></li> </ul>
<b>Further evidence required</b>	Viability
<b>Draft Objective</b>	D - To allocate suitable, available and well located land to meet all identified development (including affordable housing) needs sustainably (including minimising pollution, and addressing the effects of climate change), and maintain a balance between the levels of housing and jobs.
<b>Policies to be replaced</b>	
<b>'Saved' BFBLP Policies</b>	EN26
<b>CSDPD Policies</b>	CS10 (part), CS11 and CS12 (part).

### Issues

- The need for consistency with the NPPF and the PPG which has policy and guidance on assessing low carbon and renewable energy generation proposals, including the identification of suitable sites.

- The need to reflect the Housing Standards Review which has removed the ability for Local Authorities to set technical standards on the energy performance of new dwellings.
- The need to take account of the Productivity Plan (Fixing the foundations: Creating a More Prosperous Nation 2015), which states that the Government will not implement zero carbon homes.

### **Suggested policy approach**

#### **Low carbon and renewable energy generation policy**

Development for low carbon and renewable energy generation schemes will be permitted unless there are unacceptable impacts taking into account locational and other matters such as:

- Whether the site is identified as being suitable for low carbon or renewable energy;
- Designated nature conservation sites;
- The Green Belt;
- Landscape and visual impacts, including cumulative impacts, having regard to the Landscape Character Assessment;
- Biodiversity;
- Amenity and safety including noise and pollution;
- Heritage assets including their setting;
- Grade of agricultural land with preference for poorer quality land over higher quality land;
- The effective use of land with a preference for previously developed and non agricultural land, provided that it is not of high environmental value;
- Aviation.

#### **Low carbon or renewable energy target policy**

Residential and non-residential development will be required to meet a proportion of their energy needs from decentralised low carbon or renewable sources by:

- Developments of less than 10 net additional dwellings or less than 1000sqm floorspace to provide 10% of their energy requirements from decentralised low carbon or renewable sources.
- Developments of 10 or more net additional dwellings or 1000sqm or more floorspace to provide 20% of their energy requirements from decentralised low carbon or renewable sources.

#### **Alternative policy approaches:**

- No policy. Assess each application on a case by case basis.

### Question 36

Do you agree with the suggested policy approach to low carbon and renewable energy generation?

If not, please specify why (including any alternative policy approach).



## 15.2 Sustainable Construction

**15.2.1** The NPPF and the PPG support the prudent use of resources and the reduction of carbon dioxide emissions. Having policies on sustainable construction can help achieve this. The Government has introduced a system for setting standards in the design and construction of new homes through the use of optional and mandatory building regulations known as the 'new national technical standards'. These national technical standards include optional building regulations for water efficiency only. There is no scope for local authorities to impose additional standards in terms of sustainability for housing. However, other sustainability standards can be required for non-residential development such as offices, industrial buildings and shops.

<b>Key evidence</b>	<ul style="list-style-type: none"> <li>National Planning Policy Framework (paragraph 7, Chapter 10)</li> <li>Planning Practice Guidance             <ul style="list-style-type: none"> <li>Climate Change (ID reference 6)</li> <li>Housing Optional Technical Standards (ID reference 56)</li> </ul> </li> <li><a href="#">The National Technical Standards for Housing</a></li> <li><a href="#">The Productivity Plan: Fixing the Foundations Creating a More Prosperous Nation (HM Treasury, 2015)</a></li> <li><a href="#">Water Stressed Areas Classification (2013)</a></li> </ul>
<b>Further evidence required</b>	Viability assessment
<b>Draft Objective</b>	G - To ensure that new development is designed to a high standard that meets the Borough's needs and makes a positive contribution to maintaining and enhancing local character, distinctiveness and the attractive environment.
<b>Policies to be replaced</b>	
<b>CSDPD Policies</b>	<p>Core Strategy policies CS10: Sustainable Resources (part) and CS1: Sustainable Development Principles (part).</p> <p>It will also be necessary to review the Sustainable Resource Management SPD once new policy becomes clearer to ensure that it provides effective guidance on the implementation of any new policies.</p>

### Issues

- The introduction of the new national technical standards for housing (following the Housing Standards Review), the withdrawal of the Code for Sustainable Homes and the Deregulation Act 2015.

- The inability of Development Plan policies to require new dwellings to meet higher energy performance standards than those set out in building regulations after commencement of the Deregulation Act 2015 (expected in late 2016).
- The mandatory and optional building regulations standards for water efficiency introduced by the new national technical standards for housing.
- The Productivity Plan (July 2015) which states that the Government will not implement zero carbon homes.
- The Water Stressed Areas Classification (2013) which has identified that water resources in the Borough are under 'serious water stress'.

#### **Suggested policy approach to sustainable construction:**

- Require all residential development to meet the building regulations water efficiency higher level optional standard of 110 litres / person / day.
- Require all non-residential development to meet the Building Research Establishments' Environmental Assessment Method known as BREEAM 'very good' or 'excellent' standard.
- To support the suggested policy approach a revised Sustainable Construction Supplementary Planning Document (SPD) (updating the current Sustainable Resource Management SPD) providing further information and guidance.

#### **Alternative policy approaches:**

- As the suggested approach but require all non-residential development residential development to meet BREEAM 'excellent' or 'outstanding' standard. However, further work on viability will be required to assess whether this is a realistic option.
- As the suggested approach but also require a reduction in carbon dioxide emissions from non-residential development in addition to the energy efficiency requirements in BREEAM.
- No policy. Assess each application on a case by case basis.

#### **Question 37**

Do you agree with the suggested policy approach to sustainable construction?

If not, please specify why (including any alternative policy approach).

## 15.3 Flooding and Drainage

**15.3.1** The Borough is generally at low risk of flooding, however, there are areas at risk of flooding from rivers and from high intensity rainfall. The areas at risk of river flooding are illustrated on Figure 3 'Bracknell Forest Constraints Map' (Part 1). The NPPF states that local plans should take account of flood risk by avoiding inappropriate development in areas at risk of flooding and directing development to areas at lower risk, without increasing the risk of flooding elsewhere. The use of Sustainable Drainage Systems (SuDS) in new developments can also help to reduce the risk of flooding by managing surface water.

<b>Key evidence</b>	<ul style="list-style-type: none"> <li>• Planning Policy Framework (paragraph 17 and Chapter 10)</li> <li>• Practice Guidance: Flood Risk and Coastal Change ID 7</li> <li>• <a href="#">Flood risk assessment: standing advice (2012)</a></li> <li>• <a href="#">Strategic Flood Risk Assessment (2010)</a></li> <li>• <a href="#">The Local Flood Risk Management Strategy 2013-2016 (2013)</a></li> </ul>
<b>Further evidence required</b>	An update of the Strategic Flood Risk Assessment (2010)
<b>Draft Objective</b>	D - To allocate suitable, available and well located land to meet all identified development (including affordable housing) needs sustainably (including minimising pollution, and addressing the effects of climate change), and maintain a balance between the levels of housing and jobs.
<b>Policies to be replaced</b>	There are no policies to be replaced

### Issues

- To be found sound the Local Plan must be consistent with the NPPF and the PPG which have extensive policy and guidance on flood risk and drainage.
- The PPG requires that SuDS are to be used for major development, unless inappropriate, and that SuDS should be given priority in areas at risk at flooding.
- To respond to policy 'gaps' in the NPPF for example development is only required to not increase flood risk rather than to actually reduce flood risk.
- To respond to the absence of a policy on either SuDS or flood risk in the adopted Development Plan.
- The need for flood risk and SuDS policies to be included in the Local Plan to supplement those in the NPPF.

### **Suggested policy approach to flood risk:**

#### **Flood risk policy to include:**

- Specifying when site flood risk assessments are required.
- Criteria for developments to reduce flood risk based on size of development and whether it is in an area at risk of flooding.
- Criteria for developments to consider cumulative impacts on flood risk based on size of development and whether it is in an area at risk of flooding.
- Criteria for development to have permeable surfaces based on size of development and whether it is in an area at risk of flooding.
- The types of developments or changes of use that are considered acceptable in Flood Zones 2 and 3.
- To support the suggested policy approach with guidance in a Supplementary Planning Document covering:
  - Technical guidance to be followed;
  - The content of site flood risk assessments;
  - Relevant evidence base studies to refer to when undertaking site flood risk assessments;
  - Application of the Sequential Test (for example the area of search for sites to be included in the Sequential Test assessment);
  - The lifespan of non-residential developments when applying the Exception Test; and,
  - Design guidance on flood mitigation and resilience measures.

#### **Alternative policy approach:**

- No policy. Assess each application on a case by case basis.

### **Question 38**

Do you agree with this suggested policy approach to flood risk?

If not, please specify why (including any alternative policy approach).

### **Suggested policy approach to drainage:**

#### **Drainage policy to include:**

- When SuDS are required, based on size of development and whether it is in an area at risk of flooding.
- For SuDS to include an allowance for climate change.
- When drainage strategies are required taking into account cumulative impacts of other developments which could require either off-site or on-site solutions.
- To support the suggested policy approach with guidance in a Supplementary Planning Document covering:
  - Technical guidance to be followed;
  - Relevant evidence base studies to refer to when designing SuDS/drainage strategies;
  - Locations where SuDS might not be appropriate;
  - Design of SuDS to ensure the most appropriate system is used;
  - Information to ensure that additional benefits are achieved such as biodiversity and links to green infrastructure;
  - SuDS maintenance and adoption arrangements.

#### **Alternative policy approach:**

- No policy. Assess each application on a case by case basis.

### **Question 39**

Do you agree with this suggested policy approach for drainage?

If not, please specify why (including any alternative policy approach).

## 15.4 Environmental Protection

**15.4.1** It is important that new development does not create unacceptable pollution or other environmental hazards. Pollution can take the form of noise, odours, light or air quality. Hazards relate to land instability.

**15.4.2** It is also important that existing land contamination is taken into account when planning for new development. This could include landfill, building materials such as asbestos, and other contaminants in the ground such as heavy metals, oil etc.

<b>Key Evidence</b>	<ul style="list-style-type: none"> <li>• National Planning Policy Framework (para. 17 and Chapter 11)</li> <li>• Planning Practice Guidance:             <ul style="list-style-type: none"> <li>• Noise (ID reference: 30)</li> <li>• Light Pollution (ID reference: 31)</li> <li>• Air Quality (ID reference: 32)</li> <li>• Contaminated Land (ID reference: 33)</li> <li>• Land Stability (ID reference: 45)</li> </ul> </li> <li>• Bracknell Forest Council Air Quality Action Plan 2014</li> </ul>
<b>Draft Objective</b>	D - To allocate suitable, available and well located land to meet all identified development (including affordable housing) needs sustainably (including minimising pollution, and addressing the effects of climate change), and maintain a balance between the levels of housing and jobs.
<b>Policies to be replaced</b>	
<b>CSDPD Policies</b>	CS1 (vi and vii) (part)
<b>'Saved' BFBLP Policies</b>	EN15 and EN25 (relates to pollution and hazards)  (No local policies relating to contaminated land)

### Issues

- A review of national policy has indicated a number of policy 'gaps' (for example contaminated land and land instability).
- Whilst the Borough is not at risk from old mining works, there may be occasions where land stability is an issue such as subsidence, and slope stability.
- Local policies do not refer to cumulative impacts.
- The need to rationalise existing Development Plan policies relating to pollution and amenity.
- The Council has two designated Air Quality Management Areas, but no local policy.

**Suggested policy approach to pollution and hazards:**

- Minimise and reduce pollution from new and existing developments by taking account of the effects (including cumulative) of:
  - Air Quality (including Air Quality Management Areas).
  - Water.
  - Noise.
  - Odour.
  - Light.
  - Land instability.
  - Nature conservation.
  - Residential amenity.
  - Public health and safety.
- Provide appropriate mitigation of any adverse effects.

**Alternative policy approach:**

No policy. Assess each application on a case by case basis.

**Question 40**

Do you agree with the suggested policy approach to pollution and hazards?

If not, please specify why (including any alternative policy approach).

**Suggested policy approach to contaminated land:**

Where a site is on, or near a site known or believed to be contaminated, or proposes a sensitive use, the following will be required:

- Survey of the extent, scale and nature of contamination.
- Assessment of potential risks upon human health, property, nature conservation, water quality.
- Mitigation/remediation.

**Alternative policy approach:**

No policy. Assess each application on a case by case basis.

**Question 41**

Do you agree with the suggested approach to contaminated land?

If not, please specify why (including any alternative policy approach).

# 16: Transport

**16.0.1** There are a number of existing detailed policies covering transport matters. It is important for planning applications to be properly assessed in terms of their transport impacts, particularly on road safety (including parking). Detailed transport policies are needed to complement the strategic approach to transport (see 6: 'Strategic Infrastructure (including Transport)'. The Council has therefore considered these issues and developed a suggested policy approach to providing development management policies for transport which are consistent with legislation, national policy and guidance, and the Council's Local Transport Plan.

<b>Key Evidence</b>	<ul style="list-style-type: none"> <li>• National Planning Policy Framework (Chapter 4: Promoting Sustainable Transport)</li> <li>• Planning Practice Guide (ID References: 42 and 54)</li> <li>• Planning Obligations SPD (February 2015)</li> <li>• Parking Standards SPD (March 2016)</li> <li>• Streetscene SPD (March 2011)</li> <li>• Local Transport Plan 3</li> </ul>
<b>Further evidence required</b>	<p>Accessibility Assessment</p> <p>Multi-modal transport modelling</p>
<b>Draft Objective</b>	H - To promote a sustainable transport system which enables reliable access to services and facilities, by a choice of transport modes, and mitigates the impacts of new development on the highway network.
<b>Policies to be replaced</b>	
<b>CSDPD Policies</b>	CS23, CS24
<b>'Saved' BFBLP Policies</b>	M1 to M10 inclusive, PM1.1, PM1.3, PM5, PR10

## Issues

- The need for an effective transport system to support the local economy and the quality of life of residents and others who visit the Borough.
- The need to deal with high levels of car ownership.
- The need to promote transport by other means including pedestrians, cyclists and public transport to reduce demands for vehicular traffic and provide viable choices for all, including those without access to a car.
- The need to ensure that transport and accessibility are properly considered when sites are selected for development.



- The need to ensure that development is accompanied by necessary transport infrastructure to mitigate its impacts (this work will form an important part of the later stages of preparing the local plan).
- The need to ensure that street furniture, including lighting do not have unacceptable impacts on character.

**Suggested policy approach for detailed transport matters:**

- Ensure that development does not cause road safety or unsatisfactory traffic congestion problems, including provision of adequate parking.
- Avoid or mitigate any adverse transport impacts on design, character, landscape, trees, heritage, biodiversity, drainage (including flood risk) and air quality.
- Provide accessibility for people with mobility difficulties.
- Improve real and perceived personal safety when using transport infrastructure.
- Design streets with priority for non car use in line with national and local guidance.
- Reduce street clutter and ensure lighting and advertisements are well designed.
- Ensure viable bus routes and stops are an integral part of relevant developments.
- Ensure that the transport impacts of development are properly mitigated.

**Alternative policy approach:**

No policy. Assess each application on a case by case basis.

**Question 42**

Do you agree with the suggested policy approach to detailed transport matters?

If not, please specify why (including any alternative policy approach).

# 17: Local Infrastructure and Facilities

## 17.1 Securing Infrastructure

**17.1.1** Infrastructure provision is critical to the success of new development and in mitigating its impact on existing residents and businesses. There are a number of ways of securing the necessary infrastructure (see **6: 'Strategic Infrastructure (including Transport)'**).

**17.1.2** Where development is likely to increase the need for infrastructure, it is envisaged that developers will be required to make or fund provision on site, or contribute to provision off-site or enhance existing facilities, either through CIL or planning obligations. The CIL Charging Schedule sets out the amount to be raised from each type of development (charged at £ per sqm of new floorspace). The rates vary between different types of use and different areas of the Borough. Planning obligations take the form of legal agreements between the Council and other relevant parties with an interest in land.

<b>Key Evidence</b>	<ul style="list-style-type: none"> <li>National Planning Policy Framework (paras. 203-206)</li> <li>Planning Practice Guide (Planning Obligations: ID Reference: 23b)</li> <li>Planning Obligations Supplementary Planning Document (February 2015)</li> <li>Local Transport Plan 3</li> <li>Site Allocations Local Plan,</li> <li>Infrastructure Delivery Plan, 2012</li> </ul>
<b>Further evidence required</b>	Evidence gathering for development of Infrastructure Delivery Plan (IDP)
<b>Draft Objective</b>	I - To ensure that the Borough's future infrastructure needs are properly assessed, planned for and delivered at the right time during the development process.
<b>Policies to be replaced</b>	
<b>CSDPD Policies</b>	CS6
<b>'Saved' BFBLP Policies</b>	SC3

### Issues

- To plan positively for the development and infrastructure needs of the area to meet economic, social and environmental objectives.
- To work with other local planning authorities to assess the quality and capacity of infrastructure to meet forecast demands.

- To secure infrastructure to mitigate the impacts of development.
- To ensure infrastructure requirements do not threaten viability and are deliverable in a timely fashion.
- To reflect in policy the relationship between planning obligations and the Community Infrastructure Levy (CIL) in securing infrastructure mitigation.
- To secure infrastructure provision to mitigate the impact of development.

**Suggested policy approach for securing infrastructure:**

- Require necessary infrastructure to mitigate the impacts of development taking account of CIL and the need to deliver in accordance with appropriate timescale.
- Require mitigation to be secured by planning obligations, planning conditions and/or CIL.
- Draw upon information contained in an up to date Infrastructure Delivery Plan (IDP).
- Require the comprehensive delivery of large or complex development sites, where developers will be required to work collaboratively to deliver the site and necessary infrastructure comprehensively.
- Have regard to viability and site-specific circumstances in determining the nature and scale of any required infrastructure provision.
- Set out the format/content requirements of viability appraisals and how they will be assessed.

**Alternative policy approach:**

No policy. Assess each application on a case by case basis.

**Question 43**

Do you agree with the suggest policy approach for securing infrastructure?

If not, please specify why (including any alternative policy approach).

## 17.2 Safeguarding Existing Community Infrastructure

**17.2.1** Community infrastructure includes community centres, youth centres, libraries and built sport facilities. These facilities play an important role in creating and sustaining healthy and inclusive communities. It is important that the unnecessary loss of these facilities is resisted. The protection of commercial community facilities such as village shops, post offices and pubs are covered in **12.3 'Protection of existing commercial community facilities (including shops)'**.

<b>Key Evidence</b>	National Planning Policy Framework (NPPF) Planning Practice Guide (PPG)
<b>Strat Objective</b>	F - To support and create strong, healthy and self-reliant communities where the identities of existing settlements are maintained, and communities have access to the social, recreational and cultural facilities and services they need to thrive, grow sustainably, and improve health, social and cultural wellbeing for all. This will include minimising crime and the fear of crime.
<b>Policies to be replaced</b>	
<b>CSDPD Policies</b>	CS6
<b>'Saved' BFBLP Policies</b>	SC3

### Issues

- The need to plan positively for the development and infrastructure needs of the area to meet economic, social and environmental objectives;
- The need to work with other local planning authorities to assess the quality and capacity of infrastructure to meet forecast demands;
- The need to safeguard against the loss of community infrastructure.

#### **Suggested policy approach for safeguarding existing community infrastructure:**

Resist the loss of facilities unless:

- There is no realistic prospect of continued community use (with appropriate evidence).
- There would be adequate facilities remaining with good access by sustainable modes of transport.
- The proposal is for an alternative community facility, or the loss would be replaced by an equivalent or alternative in a suitable (and accessible) location.
- The facility is unviable and cannot realistically be made viable (with appropriate evidence).
- Alternative uses/part uses have been pursued to help retain community facilities (with appropriate evidence).

#### **Alternative policy approach:**

- No policy. Assess each application on a case by case basis.

#### **Question 44**

Do you agree with the suggested policy approach to safeguarding existing community infrastructure?

If not, please specify why (including any alternative policy approach).

## 17.3 Play, Open Space and Sports

**17.3.1** The Borough has a wide range of high quality open space, play, sports and recreation provision. New development places pressure on existing provision and therefore, where appropriate needs to provide its own provision or contribute to existing facilities. The Council has an existing suite of planning policies in the CSDPD (CS8) and the BFBLP Chapter 7 which relate to open space and recreation. These policies protect existing; and, provide for new recreational facilities.

<b>Key Evidence</b>	<ul style="list-style-type: none"> <li>• National Planning Policy Framework (paras. 17, 58, 69, 70, 73, 74, 75, 81, 89, 171)</li> <li>• Practice Guidance (ID reference: 37)             <ul style="list-style-type: none"> <li>• Open space, sports and recreation facilities</li> <li>• Public rights of way and National Trails</li> <li>• Local Green Space designation</li> </ul> </li> <li>• Parks and Open Space Strategy (2012)</li> <li>• Thames Basin Heaths Special Protection Area Supplementary Planning Document (TBHSPA SPD) (2012).</li> <li>• Planning Obligations Supplementary Planning Document (2015).</li> <li>• Sport England guidance “Assessing needs and opportunities guide for indoor and outdoor sports facilities” (2014).</li> <li>• Sport England Guidance “Playing Pitch Strategy Guidance” (October 2013).</li> </ul>
<b>Further evidence required</b>	<p>Play, Open Space and Sports Study</p> <p>Playing Pitch Strategy</p>
<b>Draft Objective</b>	<p>B - Commensurate with meeting our development needs to ensure that the Borough’s valued countryside (including the Green Belt), open spaces, community facilities, heritage assets and areas of nature conservation value (including the Thames Basins Heath Special Protection Area) are properly protected and enhanced as appropriate to their significance.</p> <p>I - To ensure that the Borough’s future infrastructure needs are properly assessed, planned for and delivered at the right time during the development process.</p>
<b>Policies to be replaced</b>	
<b>CSDPD Policies</b>	CS8
<b>'Saved' BFBLP Policies</b>	R3, R4, R5, R6, R7, R8, R10

## Issues

- To protect and enhance play, open space and sports provision (POSS).
- To ensure that a growing population has access to high quality POSS facilities.
- To determine whether or not the Council's current standard for open space requirement of 4.3 hectares per 1,000 new population is justified.
- To ensure that development provides an appropriate amount of POSS bearing in mind its recreational impact.
- To improve the quality, accessibility and availability of recreational facilities.
- To define the recreational types and their functions.
- To ensure suitable recreational provision in the countryside including Green Belt.
- To provide the suitable recreational provision in the right location.
- To allow flexibility in provision which enables adaptation to changing needs over time.

### **Suggested policy approach for play, open space and sports:**

- Define built sports facilities and active and passive open space of public value.
- Designate areas of POSS and safeguard them where appropriate.
- Create and maintain a green network of recreational provision across the Borough.
- Ensure relevant development mitigates its need for POSS, including in-kind works and provision and/or contributions towards provision.
- Set quality, quantity, availability and accessibility standards for POSS.
- Include flexibility in the function of open space (considerations for alternative recreational function).
- Promote the dual use of education sports facilities.
- Promote visitor facilities for recreation.
- Protect, extend or enhance Public Rights of Way.

### **Alternative policy approach:**

No policy. Assess each application on a case by case basis.

## Question 45

Do you agree with the suggested policy approach to play, open space and sports?

If not, please specify why (including any alternative policy approach).

## Question 46

### **Other matters**

Are there any other Development Management planning issues that should be covered in the Comprehensive Local Plan?

If yes, please specify what and why.



# Appendices

# Appendix 1: Consultation Strategy

**Table 2**

	<b>Comprehensive Local Plan (CLP) Issues and Options</b>
Nature of Plan being Prepared	The CLP will provide a framework for guiding the location and level of development in the Borough between 2013- 2036, and will include detailed policies used to determine applications for planning permission. It will include a vision, objectives, and strategy for the level and distribution of development, including housing, economic and retail development and new infrastructure.
Purpose of Consultation	The purpose of the consultation is to seek views on the issues and options contained in the CLP.
Nature of issues that need to be consulted upon	<ul style="list-style-type: none"> <li>• Vision and objectives for the CLP.</li> <li>• Strategic issues (housing (including affordable), economic development and retail).</li> <li>• Development management policy options:               <ul style="list-style-type: none"> <li>• Green Belt, countryside, landscape, gaps;</li> <li>• design and character;</li> <li>• local economy and retail;</li> <li>• heritage and conservation;</li> <li>• natural environment (nature conservation and SPA);</li> <li>• environmental sustainability (pollution, contaminated land, flooding, drainage, and renewable energy);</li> <li>• infrastructure; and</li> <li>• transport.</li> </ul> </li> </ul>
Who should be consulted	As prescribed in the Local Planning (England) Regulations 2012, including: <ul style="list-style-type: none"> <li>• Those living and working within the Borough;</li> <li>• Parish/Town Councils within the Borough;</li> <li>• Adjoining County, District and Borough Councils;</li> <li>• Specific consultees (such 'duty to co-operate' bodies and specific consultees, including Environment Agency, Natural England, Highways Agency and Historic England); and</li> <li>• General consultees (including voluntary bodies, bodies which represent the interests of: different racial, ethnic or national groups, different religious groups, disabled persons, and persons carrying on a business in the Local Authority area).</li> </ul>

	<b>Comprehensive Local Plan (CLP) Issues and Options</b>
Why we are consulting them	<p>Those living and working within the Borough have the potential to be directly affected by future planning policies and development proposals, so should have an input in terms of planning for the future of the Borough.</p> <p>There are also strategic issues which extend beyond the Borough boundary (such as meeting housing needs, Thames Basin Heaths Special Protection Area, and highway matters) which require liaison with specific bodies (such as adjoining Authorities, Environment Agency, Natural England, Highways Agency and Historic England).</p>
How we will be consulting	<p>Regard needs to be given to the Local Planning (England) Regulations 2012 and the Council's Statement of Community Involvement (February 2014).</p> <p>The Council will use a diverse range of communication methods in order to ensure inclusive consultation on the CLP Issues and Options as follows:</p> <ol style="list-style-type: none"> <li>a. Online consultation event using the online 'have your say consultation portal' (Objective) (including notification to those on the current Planning Policy consultation portal database). This will also include a plain English leaflet to explain the nature of the consultation.</li> <li>b. Letter or email to consultees explaining the nature of the consultation, and where information is available.</li> <li>c. Update the front page of the Council's web page (including 'Consultations' page), and Comprehensive Local Plan web page to include notification that the CLP Consultation has commenced and provide a direct link to consultation event.</li> <li>d. Update strap line of emails of staff within the Planning section to include information on the consultation.</li> <li>e. Town and Country Article – which is circulated to all residents within the Borough. (An article was included in the March 2016 edition to alert residents of the future consultation, and how to register their interest).</li> <li>f. Press release to local newspapers/radio stations at start of consultation.</li> <li>g. Press advert in local newspaper.</li> <li>h. Information on the Council's social media (Facebook and Twitter), at the start of the consultation.</li> <li>i. Make available a hard copy of the CLP Issues and Options Document, and leaflet at local libraries (computer access is also available at local libraries).</li> </ol>

	<b>Comprehensive Local Plan (CLP) Issues and Options</b>
	<ul style="list-style-type: none"> <li>j. Meeting with BFC Parish and Town Councils via the Parish Liaison Meeting prior to the start of the consultation to advise on the nature of the consultation.</li> <li>k. Notification to BFC Parish/Town Councils and provision of a hard copy of CLP Issues and Options consultation document (&amp; supporting documentation, including leaflet).</li> <li>l. Provision of a hard copy of the CLP Issues and Options consultation document (&amp; supporting documentation) at the Council's Time Square office.</li> <li>m. Consultation with local voluntary and community groups via 'Involve' (to include letter and leaflet).</li> <li>n. Consultation with the Council's Access Group.</li> <li>o. Consultation with local business interest via the Council's Business Enterprise team.</li> </ul>
When consultation will take place	Core consultation is planned during June/July 2016, prior to the summer holidays, for a 6 week period between Monday 13 June and Monday 25 July 2016.
Accessible/Inclusive Consultation	<p>As set out above, the Council will use a diverse range of communication methods in order to ensure inclusive consultation on the CLP Issues and Options Document, such as a hard copy of the Issues and Options consultation document being made available in local libraries and Parish/Town Councils through to it being made available on the Council's web site.</p> <p>A press advert will also be placed in a local newspaper We will aim to ensure that the press advert is in plain English.</p> <p>A plain English leaflet will also be produced to explain the nature of the consultation.</p> <p>The core consultation is planned to avoid the summer holidays, so as to not prejudice those with school age children from getting involved in the consultation. There may be possibility of extending the consultation (to make it longer), but this would result in it running into the summer holidays.</p> <p>The Council also liaises with 'Involve' who send out consultation information on the Council's behalf (usually a letter setting out the nature of the consultation, where information can be viewed and how they can comment). 'Involve' is the central support agency for over 600 voluntary and community action groups. They liaise with such groups as Bracknell Forest Minorities Alliance and Bracknell Forest Faith and Belief Forum.</p>

	<b>Comprehensive Local Plan (CLP) Issues and Options</b>
	<p>Copies of documents can also be obtained in large print, Braille, audio cassette or in other languages.</p> <p>The CLP is accompanied by an Equalities Impact Assessment which considers these matters in further detail.</p>
How comments will be taken into account	<p>Following the consultation, any comments received will be set out in a 'Consultation Report', which will summarise the key issues raised, how we have dealt with comments, and how they have been taken into account. These will be made available on the Council's website.</p> <p>Comments made will inform the next stage of the CLP (Preferred Options in 2017).</p>
How comments will be reported	<p>Comments received will be reported in a Consultation Report, which will inform the next stage of the CLP.</p> <p>Updates on the CLP can be viewed on the Council's website:  <a href="http://www.bracknell-forest.gov.uk/comprehensivelocalplan">http://www.bracknell-forest.gov.uk/comprehensivelocalplan</a></p>

# Appendix 2: Summary of Comprehensive Local Plan Evidence Base

The following table provides an overview of evidence which has been produced to support the emerging Comprehensive Local Plan. The evidence base also supports the consideration of planning applications. The evidence is available to view: [\(link to be added\)](#):

**Table 3 Summary of Comprehensive Local Plan Supporting Evidence**

Document Refs	Document	Synopsis	Author & Publication Date
To be added	Sustainability Appraisal/Strategic Environmental Assessment (SA/SEA) a. SA/SEA Scoping Report	The SA/SEA process runs alongside the preparation of a Local Plan, and is an on-going iterative process, it considers environmental, economic and social matters. SA/SEA Scoping Report Appendix A - Review of Policies, Plans & Programmes Appendix B - Baseline data, characterisation, indicators and trends Appendix C - Update of Sustainability Appraisal Objectives Appendix D - Consultation Statement	BFC. BFC, November 2015.
	Gypsy and Traveller Accommodation Assessment (GTAA)	A GTAA assesses the need for pitches for gypsies and travellers, plots for travelling showpeople and transit sites for the next 15 years.	

Document Refs	Document	Synopsis	Author & Publication Date
	a. Berkshire wide methodology	Sets out a methodology to be used in assessing need within Berkshire.	Atkins, August 2012.
	b. Bracknell Forest GTAA	Bracknell Forest Council has commissioned ORS to undertake a study assessing the level of need for pitches/plots within the Borough. It will address the amended definitions of travellers set out in Planning Policy for Traveller Sites (August 2015).	ORS. Not yet finalised. On-going.
1	Functional Economic Market Area (FEMA)	<p>A Functional Economic Market Area (FEMA) is the extent of the area within which the local economy and its key markets operate.</p> <p>Bracknell Forest Council, together with the other local authorities in Berkshire (Reading Borough, Royal Borough of Windsor and Maidenhead (RBWM), Slough Borough, West Berkshire, and Wokingham Borough), and the Thames Valley Berkshire Local Enterprise Partnership (LEP) commissioned consultants NLP to identify the FEMAs that operate across the Berkshire sub-region.</p> <p>The FEMA work identifies the following economic market areas:</p> <ul style="list-style-type: none"> <li>• Western Berkshire FEMA: West Berkshire.</li> <li>• Central Berkshire FEMA: Reading Borough, Wokingham Borough, Bracknell Forest and parts of RBWM.</li> <li>• Eastern Berkshire FEMA: Parts of RBWM, Slough Borough and South Bucks.</li> </ul>	NLP, February 2016.
1	Economic Development Needs Assessment (EDNA)	An Economic Development Needs Assessment (EDNA) provides information about the future quantity of land or floorspace required for economic development uses (business, industrial, warehousing and storage uses).	NLP. Not yet finalised.

Document Refs	Document	Synopsis	Author & Publication Date
		<p>The Authorities within the Centre Berkshire FEMA (Bracknell Forest, Reading Borough, Royal Borough of Windsor and Maidenhead, and Reading Borough) plus the Local Enterprise Partnership have commissioned consultants NLP to undertake an EDNA for the area.</p>	On-going.
<p>1</p>	<p>Strategic Housing Market Assessment (SHMA)</p>	<p>The SHMA provides information about existing and future housing needs.</p> <p>Bracknell Forest Council, along with the other local authorities in Berkshire (Reading Borough, Royal Borough of Windsor &amp; Maidenhead, Slough Borough, West Berkshire and Wokingham Borough), and the Thames Valley Berkshire Local Enterprise Partnership (LEP), commissioned GL Hearn to carry out a new SHMA.</p> <p>The study is of a technical nature, and is the starting point in formulating our future housing target in our Local Plan.</p> <p>The study was carried out in two stages:</p> <ol style="list-style-type: none"> <li>1. The identification of the Housing Market Area(s) (HMAs), and</li> <li>2. The identification of the Objectively Assessed Housing Needs (OAN) across the HMAs.</li> </ol> <p>The SHMA concludes that Bracknell Forest operates within a Western Berkshire Housing Market Area (with Wokingham Borough, West Berkshire and Reading Borough) and that over the period 2013 to 2036:</p> <ul style="list-style-type: none"> <li>• 635 new homes per year are required in Bracknell Forest, and</li> <li>• 2,855 new homes per year are required across the Western Berkshire Housing Market Area</li> </ul>	<p>GL Hearn, February 2016.</p>



Document Refs	Document	Synopsis	Author & Publication Date
1	Landscape Character Assessment (LCA)	<p>The LCA updates existing Bracknell Forest landscape evidence studies and forms part of the evidence base for the emerging Local Plan. It was undertaken by consultants LUC.</p> <p>It provides an evidence base to inform work on policy development and development management, guiding development and land management that is sympathetic to local character and the special qualities of the Borough, including encouraging the protection and enhancement of valued landscapes in accordance with the National Planning Policy Framework (NPPF).</p> <p>The LCA relates to all land outside of defined settlements (i.e. countryside and Green Belt), and was subject to a focused consultation in April 2015.</p> <p>The LCA includes a user guide in relation to designing and assessing the impact of proposals on landscape features and characteristics, which should be used in the consideration of planning applications.</p>	LUC, September 2015.
1	Landscape Recommendations Report	<p>The 'recommendations report', sets out LUC's recommendations on the approach to be taken on landscape designation policies, 'gaps', and green belt village boundaries (from a landscape character perspective - not a full Green Belt boundary review). This was subject to focused consultation in June 2015. The Council has not yet made any decisions about the precise boundaries of 'gap' areas nor the approach to Green Belt villages.</p>	LUC, September 2015.
1	Green Belt Review	<p>Amec has been appointed to undertake a Green Belt review. The work has been jointly commissioned by Bracknell Forest and Wokingham Borough.</p> <p>This will involve an assessment of the Green Belt against the five purposes set out in the NPPF:</p> <ul style="list-style-type: none"> <li>To check the unrestricted sprawl of large built-up areas</li> </ul>	Amec. Not yet finalised. On-going.

Document Refs	Document	Synopsis	Author & Publication Date
		<ul style="list-style-type: none"> <li>● To prevent neighbouring towns from merging into one another</li> <li>● To assist in safeguarding the countryside from encroachment</li> <li>● To preserve the setting and special character of historic towns</li> <li>● To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.</li> </ul> <p>The work will also include (for Bracknell Forest only) an assessment of existing Green Belt villages.</p> <p>The study will not allocate sites. The outcome of the study may not necessarily result in any significant changes to the Green Belt boundary.</p>	
<p>■</p>	Retail and Commercial Leisure Study	<p>GVA has been appointed to undertake a retail and commercial leisure study. This work is being commissioned jointly by the Authorities forming the Western Berkshire Housing Market Area (Bracknell Forest, Reading Borough, Wokingham Borough and West Berkshire).</p> <p>The study will focus on 'main town centre uses' (with the exception of offices) and determine future quantitative and qualitative needs for retail and town centre uses over the plan period. It will take account of the current regeneration of Bracknell Town Centre.</p> <p>The key outputs required from the study are as follows:</p> <ul style="list-style-type: none"> <li>● An understanding of the impact of changes in retailing and commercial leisure habits and how they may affect centres in the study area over the study period;</li> <li>● A robust quantitative and qualitative assessment that identifies the need and capacity for further retail development (convenience and comparison floorspace) and commercial</li> </ul>	<p>GVA. Not yet finalised. On-going.</p>

Document Refs	Document	Synopsis	Author & Publication Date
		<p>leisure having regard to existing permissions and commitments within the study area; and</p> <ul style="list-style-type: none"> <li>• Appropriate data and commentary that can be used to inform future strategies for town centres and support the evolution of town centres.</li> </ul>	
<p>■</p>	<p>Open Space and Playing Pitch Strategy</p>	<p>Two pieces of work are being undertaken in relation to open space matters:</p> <ul style="list-style-type: none"> <li>• Play, open space and sports study (POSS), and</li> <li>• Playing pitch strategy (PPS)</li> </ul> <p>The work is partly being under-taken in-house (working jointly with the Parks and Countryside team), and partly by consultants 4 Global (who have have been commissioned to undertake specific elements of the work).</p>	<p>BFC/4 Global. Not yet finalised. On-going.</p>
<p>■</p>	<p>Strategic Housing and Economic Land Availability Assessment (SHELAA)</p>	<p>The purpose of the SHELAA is to identify possible sites and broad locations and assess their development potential along with their suitability for development and the likelihood and timing of development coming forward (availability, achievability and deliverability). The SHELAA will provide an evidence base which will enable the identification of sites and locations suitable to inform development needs to be set out in the Comprehensive Local Plan.</p> <p>The Council undertook a consultation on a draft SHELAA methodology, together with a call for sites between 11 January and 8 February 2016.</p> <p>The responses are now being considered and will inform the Comprehensive Local Plan.</p>	<p>BFC. Not yet finalised. On-going.</p>

## Appendix 3: Glossary and Abbreviations

**Table 4**

Term	Acronym	Definition
<b>General</b>		
Bracknell Forest Borough Local Plan	BFBLP	The BFBLP was adopted in January 2002. It contains Development Management related policies which are used to determine planning applications. Although some of these policies have been dropped, many were 'saved' by the Secretary of State beyond 27 September 2007 and remain in effect. Some have been subsequently replaced by new policies in the adopted CSDPD and SALP.
Community Infrastructure Levy	CIL	A levy charged on certain developments to be used for addressing demands that growth places on an area by funding the costs of infrastructure needed to support and mitigate developments.
Community Infrastructure Levy Charging Schedule		Sets out the CIL rates and charging zones
Development Plan		This includes adopted Local Plans and Neighbourhood Plans (it does not include Supplementary Planning Documents).  Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission must be determined in accordance with the Development Plan, unless material considerations indicate otherwise.
Core Strategy	CSDPD	The CSDPD was adopted in February 2008. It is a high level document containing the Council's long-term aspirations for the Borough, and policies to guide and manage development in Bracknell Forest until 2026.
Duty to co-operate	DtC	The duty to cooperate was created in the Localism Act. It places a legal duty on local planning authorities, county councils in England and public bodies to engage constructively, actively and on an ongoing basis to maximise the effectiveness of Local Plan preparation in the context of strategic cross boundary matters.  Strategic policies are defined in the NPPF (para. 156): <ul style="list-style-type: none"> <li>the homes and jobs needed in the area;</li> </ul>

Term	Acronym	Definition
		<ul style="list-style-type: none"> <li>• the provision of retail, leisure and other commercial development;</li> <li>• the provision of infrastructure for transport, telecommunications, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);</li> <li>• the provision of health, security, community and cultural infrastructure and other local facilities; and</li> <li>• climate change mitigation and adaptation, conservation and enhancement of the natural and historic environment, including landscape.</li> </ul>
Greenfield Land		Land which does not meet the definition of 'previously developed land'. It is usually land that is currently undeveloped.
Habitat Regulations Assessment	HRA	An assessment, required under the Habitats Directive, if a plan or project is judged as likely to have a significant effect on a Natura 2000 site.
Infrastructure Delivery Plan	IDP	Identifies, as far as possible, the infrastructure needed (e.g. provision for new open space, road/junction improvements, schools and other community uses) to support planned development.
Local Development Scheme	LDS	Document which sets out the Council's three year programme for producing Local Plans.
Local Plan		A plan for the future development of a local area. It contains planning policies to be used when the Council determines planning applications. It is subject to Examination by an independent Inspector and, once adopted, forms part of the Development Plan for the Borough.
Local Planning Authority	LPA	The public authority whose duty it is to carry out the specific planning function for a particular area.
Local Transport Plan	LTP	A five year strategy prepared by each local authority for the development of local, integrated transport, supported by a programme of transport improvements.
Localism Act		The Localism Act received Royal Assent in November 2011 and covers a wide range of local government and other matters. The principle of localism is that power and resources should be transferred from central government to the local level. It is based on the principle that decisions should be taken as closely as possible to the people they affect.

Term	Acronym	Definition
National Planning Policy Framework	NPPF	The NPPF is a single document that sets out the Government's economic, environmental and social planning policies for England. Taken together, these policies articulate the Government's vision of sustainable development. The NPPF prioritises the role of planning in supporting economic growth. It was published March 2012.
National Planning Practice Guide	NPPG	The NPPG is a web based resource which contains guidance to supplement the NPPF. It was first published in March 2014, and is regularly updated.
Neighbourhood Development Plan	NDP	For Bracknell Forest, this a plan prepared by a Parish or Town Council.
Planning Policy for Traveller Sites	PPTS	Sets out the Government's policy for traveller sites and is to be read in conjunction with the NPPF.
Policies Map		A map which identifies the location and spatial extent of policies and proposals that are set out in the Development Plan.
Previously Developed Land	PDL	Land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure (excludes mineral workings, agriculture and forestry buildings or other temporary structures, and land that was PDL but where the remains of permanent structures have blended into the landscape in the process of time). The definition no longer includes private residential gardens in built-up areas. Also referred to as 'brownfield' land.
Regional Spatial Strategy	RSS	See South East Plan.
Site Allocations Local Plan	SALP	The SALP was adopted in July 2013. It helps implement the adopted Core Strategy. It identifies sites for future housing development, ensures that appropriate infrastructure is identified and delivered alongside new development and also revises some designations on the Policies Map.
South East Plan	SEP	The SEP sets out regional policy for the south east of England and was originally published in May 2009. It was partially revoked on 25th March 2013. Policy NRM6 that deals with the Thames Basin Heaths Special Protection Area remains in place.
Statement of Community Involvement	SCI	Document which sets out how Bracknell Forest will engage with people in preparing Local Plans and Supplementary Planning Documents. It was adopted in 2014.

Term	Acronym	Definition
Strategic Environmental Assessment	SEA	An internationally-used term to describe high-level environmental assessment as applied to policies, plans and programmes. SEA is a requirement of European law, and considers the impact of proposed plans and policies on the environment. SEA is often undertaken in conjunction with a Sustainability Appraisal (SA).
Supplementary Planning Document	SPD	A type of planning document that provides support, and additional detail on policies contained within Local Plans. SPDs are a material consideration but hold less weight than a Local Plan.
Sustainability Appraisal (incorporates SEA)	SA	Examines the impact of proposed plans and policies on economic, social and environmental factors, and ensures that these issues are taken into account at every stage so that sustainable development is delivered on the ground. It also appraises the different options that are put forward in the development of policies and the identification of allocation sites. Each Local Plan that the Council produces is accompanied by its own SA, which also incorporates the requirement of SEA.
<b>Housing</b>		
Affordable Housing		Includes social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market.
Deliverable Sites		Those sites which are: <ul style="list-style-type: none"> <li>• Available – site is available now</li> <li>• Suitable – site offers a suitable location for development and contributes to the creation of sustainable, mixed communities</li> <li>• Achievable – there is reasonable prospect that housing will be delivered on the site.</li> </ul>
Developable Sites		Those sites which are in a suitable location for housing development and which have a reasonable prospect of being available and capable of development within the envisaged timescale.
Gypsy & Traveller Accommodation Assessment	GTAA	A study which looks at the existing and future traveller needs, and estimates potential supply.
Housing Land Supply	HLS	For planning purposes, this is the five year housing land supply. This relates to the number of dwellings considered capable of being delivered within a five-year time framework (as set out in the housing trajectory), when compared to the housing requirement.

Term	Acronym	Definition
Housing Market Area	HMA	This is a geographical area defined by household demand and preferences for all types of housing, reflecting the key functional linkages between places where people live and work.
Objective Assessment of (housing) Need	OAN	This is the theoretical quantity of future homes needed (including details of type, tenure and size). It takes account of a number of factors through the 'SHMA' process. It is a 'policy off' position (whereby policy constraints are not taken into consideration). The Local Plan process then translates the OAN into a local housing requirement.
Residential Uses		<p>These relate to 'C' class uses which includes:</p> <ul style="list-style-type: none"> <li>● C2 Residential institutions - Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres.</li> <li>● C3 Dwellinghouses - this class is formed of 3 parts: <ul style="list-style-type: none"> <li>● C3(a) covers use by a single person or a family (a couple whether married or not, a person related to one another with members of the family of one of the couple to be treated as members of the family of the other), an employer and certain domestic employees (such as an au pair, nanny, nurse, governess, servant, chauffeur, gardener, secretary and personal assistant), a carer and the person receiving the care and a foster parent and foster child.</li> <li>● C3(b): up to six people living together as a single household and receiving care e.g. supported housing schemes such as those for people with learning disabilities or mental health problems.</li> <li>● C3(c): allows for groups of people (up to six) living together as a single household. This allows for those groupings that do not fall within the C4 HMO definition, but which fell within the previous C3 use class, to be provided for i.e. a small religious community may fall into this section as could a homeowner who is living with a lodger.</li> </ul> </li> </ul>
Starter Homes		<p>The emerging Housing and Planning Bill includes the duty to promote the supply of starter homes within England. These are defined as:</p> <p>a building or part of a building that:</p> <p>(a) is a new dwelling,</p> <p>(b) is available for purchase by qualifying first-time buyers only,</p>



Term	Acronym	Definition
		<p>(c) is to be sold at a discount of at least 20% of the market value,</p> <p>(d) is to be sold for less than the price cap, and</p> <p>(e) is subject to any restrictions on sale or letting specified in regulations made by the Secretary of State</p> <p>Other definitions:</p> <p>“New dwelling” means a building or part of a building that:</p> <p>(a) has been constructed for use as a single dwelling and has not previously been occupied, or</p> <p>(b) has been adapted for use as a single dwelling and has not been occupied since its adaptation.</p> <p>A qualifying first time buyer is defined as:</p> <p>(a) a first-time buyer,</p> <p>(b) under the age of 40, and</p> <p>(c) has any other characteristics specified in regulations made by the Secretary of State (for example, relating to nationality or minimum age.</p> <p>Price cap outside of Greater London is £250,000.</p>
Strategic Housing and Economic Land Availability Assessment	SHELAA	Identifies housing and economic development sites (that have been submitted to the Council by landowners and organisations) and assesses their development potential, and when they are likely to be developed. The SHELAA looks at whether the sites are deliverable (i.e. available, suitable for development, and likely to come forward in a reasonable timescale) and developable. However, the SHELAA does not allocate sites for development; rather it informs the preparation of the documents that do.
Strategic Housing Market Assessment	SHMA	A study which looks as how the characteristics of households and dwellings across the HMA, and sets out the OAN for the study area. It considers needs for all types of housing (including affordable) and the needs of different groups (older people, students etc).
Windfall Sites		Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously developed sites that have unexpectedly become available.

Term	Acronym	Definition
<b>Economic Development</b>		
Business, Industrial and Storage Uses	BIDS	These primarily relate to 'B' class uses which includes: <ul style="list-style-type: none"> <li>• B1 Business - Offices (other than those that fall within A2), research and development of products and processes, light industry appropriate in a residential area.</li> <li>• B2 General industrial - Use for industrial process other than one falling within class B1 (excluding incineration purposes, chemical treatment or landfill or hazardous waste).</li> <li>• B8 Storage or distribution - This class includes open air storage.</li> </ul>
Economic Development Needs Assessment	EDNA	A quantitative and qualitative review of land or floorspace required for economic development uses (focusing on Business, Industrial and Distribution and Storage uses) the existing employment land supply in the Borough and its associated Functional Economic Market Area.
Functional Economic Market Area		Considers the geographical extent of the local economy and its key markets.
Main Town Centre Uses		Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment facilities the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).
Primary Shopping Area		Defined area where retail development is concentrated (generally comprising the primary and those secondary frontages which are adjoining and closely related to the primary shopping frontage).
Primary and Secondary Frontages		Primary frontages are likely to include a high proportion of retail uses which may include food, drinks, clothing and household goods.  Secondary frontages provide greater opportunities for a diversity of uses such as restaurants, cinemas and businesses.
Retail Uses		These relate to 'A' class uses which includes: <ul style="list-style-type: none"> <li>• A1 Shops - Shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices, pet shops, sandwich</li> </ul>

Term	Acronym	Definition
		<p>bars, showrooms, domestic hire shops, dry cleaners, funeral directors and internet cafes.</p> <ul style="list-style-type: none"> <li>● A2 Financial and professional services - Financial services such as banks and building societies, professional services (other than health and medical services) and including estate and employment agencies. (It does not include betting offices or pay day loan shops - these are now classed as “sui generis” uses).</li> <li>● A3 Restaurants and cafés - For the sale of food and drink for consumption on the premises - restaurants, snack bars and cafes.</li> <li>● A4 Drinking establishments - Public houses, wine bars or other drinking establishments (but not night clubs).</li> <li>● A5 Hot food takeaways - For the sale of hot food for consumption off the premises.</li> </ul>
Town Centre		<p>Area defined on the local authority’s policies map, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area.</p> <p>References to town centres or centres apply to city centres, town centres, district centres and local centres but exclude small parades of shops of purely neighbourhood significance. Unless they are identified as centres in Local Plans, existing out-of-centre developments, comprising or including main town centre uses, do not constitute town centres.</p>
<b>Green Belt &amp; Countryside</b>		
Countryside		Land which is outside the defined Green Belt, and outside of built-up areas (i.e. defined settlements).
Green Belt		<p>An area of open land around certain cities and built up areas where strict planning controls apply. The fundamental aim of the Green Belt is to prevent urban sprawl, by keeping land permanently open. The NPPF lists the five purposes of the Green Belt:</p> <ul style="list-style-type: none"> <li>● to check the unrestricted sprawl of large built-up areas;</li> <li>● to prevent neighbouring towns merging into one another;</li> <li>● to assist in safeguarding the countryside from encroachment;</li> <li>● to preserve the setting and special character of historic towns; and</li> <li>● to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.</li> </ul>

Term	Acronym	Definition
<b>Design &amp; Character</b>		
Accessibility		The ability of people to move around an area and to reach places and facilities.
Bulk		The combined effect of the arrangement, volume and shape of a building or group of buildings. Also called massing.
Mixed-use		A mix of uses within a building, on a site or within a particular area.
Permeability		The degree to which an area has a variety of convenient and safe routes through it.
Scale		The impression of a building when seen in relation to its surroundings, or the size of parts of a building (particularly as experienced in relation to the size of a person).
<b>Heritage &amp; Conservation</b>		
Archaeological Interest		There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.
Conservation		The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.
Conservation Area		Areas of special architectural or historic interest which are designated to offer greater protection to the built and natural environment. Bracknell Forest has five conservation areas, which are defined on the Policies Map: <ul style="list-style-type: none"> <li>● Church Street, Crowthorne</li> <li>● Easthampstead, Bracknell</li> <li>● Church Lane, Warfield</li> <li>● Winkfield Row</li> <li>● Winkfield Village</li> </ul>
Designated Heritage Asset		A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battle Field or Conservation Area, designated under the relevant legislation.  Bracknell Forest does not contain any World Heritage Sites, Protected Wreck Sites or Registered Battlefields.

Term	Acronym	Definition
		Designated Assets and listing details are available to view on the Historic England web site.
Enabling development		Development that would be unacceptable in planning terms but for the fact that it would bring public benefits sufficient to justify it being carried out and which would not otherwise be achieved.
Heritage asset		A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).
Historic environment		All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.
Historic environment record		Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.
Historic Park and Garden		<p>A park or garden identified as having special historic character, and as such protected from inappropriate development by planning policies. Bracknell Forest contains six Historic Park and Gardens, which are defined on the Policies Map:</p> <ul style="list-style-type: none"> <li>● Ascot Place, Winkfield</li> <li>● Moor Close (Newbold College), Binfield</li> <li>● South Hill Park, Bracknell</li> <li>● Broadmoor Hospital, Crowthorne</li> <li>● Part of Windsor Great Park, Winkfield</li> <li>● Part of Bagshot Park, Winkfield</li> </ul>
Listed Building		<p>Buildings which are identified as having special architectural or historic importance and so are protected from demolition or inappropriate alteration or development by legislation and by planning policies. Protection also applies to certain other structures within the curtilage of Listed Buildings. The categories of listed buildings are:</p> <ul style="list-style-type: none"> <li>● Grade I - buildings of exceptional interest</li> <li>● Grade II – buildings of special interest.</li> <li>● Grade II* - buildings of more than special interest</li> </ul>

Term	Acronym	Definition
Non-designated heritage asset		Non-designated assets are buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions but which are not formally designated heritage assets.
Scheduled Ancient Monuments		These are nationally important archaeological sites. There are several within Bracknell Forest, which are shown on the Policies Map.
Setting of a heritage asset		The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral
Significance		The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.
<b>Natural Environment</b>		
Ancient Woodland		An area that has been wooded continuously since at least 1600AD.
Biodiversity		The variety and abundance of all life.
Biodiversity Offsetting		Biodiversity offsets are measurable outcomes resulting from actions designed to compensate for adverse biodiversity impacts from a development after mitigation measures have been taken. The goal of biodiversity offsetting is to achieve no net loss and preferably a net gain of biodiversity.
Biodiversity Opportunity Areas	BOA	Biodiversity Opportunity Areas (BOAs) have been identified by the Thames Valley Environmental Records Centre as areas that offer the greatest opportunities for habitat creation and restoration. There are 29 Biodiversity Opportunity Areas (BOAs) in Berkshire.
Ecological Networks		An ecological network is a suite of high quality sites that together contain a sustainable level of biodiversity, and which have connections, or ways of moving between core sites to ensure gene flow between populations is maintained.
Geodiversity		The range of geological (rocks, minerals, fossils), geomorphological (landforms, processes) and soil features.

Term	Acronym	Definition
Green Infrastructure	GI	A network of green spaces which can deliver environmental and social benefits.
Landscape Character Assessment	LCA	A study which identifies and describes variations in the character of landscape, and explains the features which makes one area distinctive from another.
Local Geological Site	LGS	(Formerly known as Regionally Important Geological and Geomorphological Sites)  Sites that have important geological and geomorphological features.
Local Nature Reserve	LNR	Places with wildlife or geological features that are of special interest locally.
Local Wildlife Site	LWS	(Formerly referred to as Wildlife Heritage Sites).  Sites of local importance for nature conservation (but are not legally protected).
Protected Species		Legislation protects certain species of wild plants, birds and animals at all times and some species of bird at certain times of the year. The legislation is primarily in the Wildlife and Countryside Act 1981 (as amended) with some amendments in the Countryside Rights of Way Act 2000. The protection of European animal species is covered by the Conservation of Habitats and Species Regulations 2010.
Public Rights of Way	PRoW	A public right of way is a route which the public has a legal right to use. They can be broken down into four categories, each with different legal status: <ul style="list-style-type: none"> <li>• Footpaths - may be used by people on foot.</li> <li>• Bridleways - may be used for walking, riding or leading a horse, or pedal cycling - cyclists must give way to pedestrians and riders.</li> <li>• Restricted Byways - can be used by pedestrians, horse-riders, cyclists and horse-drawn carts and carriages.</li> <li>• Byways - can be used by wheeled vehicles of any kind, but predominantly used for walking or for riding horses.</li> </ul>
Sites of Special Scientific Interest	SSSI	Areas of special interest by reason of their flora, fauna, geological or physiological features. They are protected under the Wildlife and Countryside Act. There are several within Bracknell Forest, which are defined on the Policies Map.

Term	Acronym	Definition
Special Area of Conservation	SAC	These are sites of international importance, and are designated under a European Habitat Directive. Within Bracknell Forest there is one SAC which relates to Windsor Forest and Great Park.
Special Protection Area	SPA	A nature conservation area designated for its bird interest under the European Wildlife Directive (and subject to the assessment procedure set out in the Habitats Directive), in order to protect internationally important species of birds which live within them.
Strategic Access Management and Monitoring	SAMM	Overseen by Natural England and Hampshire County Council, implements standard messages and additional wardening and education across the Thames Basin Heaths SPA.
Suitable Alternative Natural Green Space	SANG	Open space, meeting guidelines on quantity and quality, for the purpose of providing recreational alternatives to divert dogwalkers and others from the SPA. It is provided by residential developments lying within a certain distance from the SPA to avoid those developments creating additional recreational pressure on it.
Thames Basin Heaths Special Protection Area	SPA (or TBHSPA)	A nature conservation area comprising a group of heathland sites designated for its bird interest under a European Wildlife Directive (and subject to the assessment procedure set out in the Habitats Directive), in order to protect internationally important species of birds which live within them.
Veteran tree		A tree that is of interest biologically, culturally or aesthetically because of its age, size or condition.
<b>Climate Change, Renewables &amp; Environmental Sustainability</b>		
Air Quality Management Area	AQMA	Area designated by local authorities as they are not likely to achieve national air quality objectives by relevant deadlines.
Building Research Establishment Environmental Assessment Method	BREEAM	The Building Research Establishments' Environmental Assessment Method (BREEAM) is currently the best practice industry standard for sustainable non-residential buildings. It is a recognised and quality assured scheme that independently assesses the environmental performance of buildings. Offices (class B1); industrial (class B1, B2/B8); retail (A uses); schools (D1); healthcare (D1) and residential institutions (C2) are covered. The following areas are assessed: <ul style="list-style-type: none"> <li>• Energy use;</li> <li>• Health and wellbeing;</li> <li>• Innovation;</li> <li>• Land use and ecology;</li> </ul>



Term	Acronym	Definition
		<ul style="list-style-type: none"> <li>● Materials;</li> <li>● Management;</li> <li>● Pollution;</li> <li>● Transport;</li> <li>● Waste;</li> <li>● Water.</li> </ul>
Contaminated Land		Contaminated land includes land polluted by heavy metals, oils, chemical substances, gases, asbestos and radioactive substances.
Decentralised Energy		Energy that is generated off the main grid, including micro-renewables, heating and cooling. It can refer to energy from waste plants, combined heat and power, district heating and cooling, as well as geothermal, biomass or solar energy.
Exception Test		If, following the Sequential Test (see below), it is not possible, for the development to be located in Flood Zones with a lower probability of flooding, the Exception Test can be applied. To be passed: the development must provide wider sustainability benefits to the community that outweigh flood risk and a site-specific flood risk assessment must demonstrate that the development will be safe.
Flood Zones		Flood Zones refer to the probability of river and sea flooding, ignoring the presence of defences. They are shown on the Environment Agency's Flood Map. Flood Zone 1 is low probability; Flood Zone 2 is medium probability; Flood Zone 3a is high probability and Flood Zone 3b is functional flood plain where land has to be stored or flows at time of flood.
Pollution		Anything that affects the quality of land, air, water or soils, which might lead to an adverse impact on human health, the natural environment of general amenity. Pollution can arise from a range of emissions, including smoke, fumes, gases, dust, steam, odour, noise and light.
Renewable and low carbon energy		Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).
Sequential Test (flooding)		This is a sequential approach which steers new development to areas with the lowest probability of flooding. Development should not be allocated or permitted if there are reasonably available sites

Term	Acronym	Definition
		appropriate for the proposed development in areas with a lower probability of flooding. There is also another form of sequential test that applies to certain uses that are most appropriately located in town centres and other urban areas.
Strategic Flood Risk Assessment	SFRA	An assessment which sets out how flood risk from all sources of flooding to the development itself and flood risk to others will be managed.
Sustainable Drainage Systems	SuDs	Surface water drainage methods that take account of water quantity, water quality, biodiversity and amenity issues.
Government Agencies & Consultees		
Environment Agency	EA	<p>This is a public body which works to ‘create better places for people and wildlife, and support sustainable development’. They are responsible for:</p> <ul style="list-style-type: none"> <li>• regulating major industry and waste</li> <li>• treatment of contaminated land</li> <li>• water quality and resources</li> <li>• fisheries</li> <li>• inland river, estuary and harbour navigations</li> <li>• conservation and ecology</li> <li>• managing the risk of flooding</li> </ul> <p>This body is a statutory consultee for plan making purposes. They are also a ‘duty to co-operate’ body.</p> <p><a href="https://www.gov.uk/government/organisations/environment-agency">https://www.gov.uk/government/organisations/environment-agency</a></p>
Highways England		<p>Formerly Highways Agency, this is a body which is charged with operating England’s motorways and major A roads.</p> <p>This body is a statutory consultee for plan making purposes. They are also a ‘duty to co-operate’ body.</p> <p><a href="https://www.gov.uk/government/organisations/highways-england">https://www.gov.uk/government/organisations/highways-england</a></p>
Historic England		<p>Formerly English Heritage, this is a public body which looks after historic environment in England. It maintains the official database of nationally designated heritage assets for England, comprising:</p> <ul style="list-style-type: none"> <li>• Listed buildings</li> </ul>

Term	Acronym	Definition
		<ul style="list-style-type: none"> <li>● Scheduled monuments</li> <li>● Protected wreck sites</li> <li>● Registered parks and gardens</li> <li>● Registered battlefields</li> <li>● World Heritage Sites</li> <li>● Applications for Certificates of Immunity (COIs)</li> <li>● Current Building Preservation Notices (BPNs)</li> </ul> <p>This body is a statutory consultee for plan making purposes. They are also a 'duty to co-operate' body.</p> <p><a href="http://www.historicengland.org.uk/">http://www.historicengland.org.uk/</a></p>
Local Enterprise Partnership	LEP	<p>A body designated by the Secretary of State, established for the purpose of creating or improving conditions for economic growth in an area. (For Berkshire this is the Thames Valley Berkshire LEP).</p> <p><a href="http://thamesvalleyberkshire.co.uk/">http://thamesvalleyberkshire.co.uk/</a></p>
Natural England	NE	<p>This is a public body which is 'helping to protect England's nature and landscapes for people to enjoy and for the services they provide'.</p> <p>They are responsible for:</p> <ul style="list-style-type: none"> <li>● helping land managers and farmers protect wildlife and landscapes</li> <li>● advising on the protection of the marine environment in inshore waters (0 to 12 nautical miles)</li> <li>● improving public access to the coastline</li> <li>● supporting National Trails and managing 140 National Nature Reserves</li> <li>● providing planning advice and wildlife licences through the planning system</li> <li>● managing programmes that help restore or recreate wildlife habitats</li> <li>● conserving and enhancing the landscape</li> <li>● providing evidence to help make decisions affecting the natural environment</li> </ul> <p>This body is a statutory consultee for plan making purposes. They are also a 'duty to co-operate' body.</p> <p><a href="https://www.gov.uk/government/organisations/natural-england">https://www.gov.uk/government/organisations/natural-england</a></p>

Term	Acronym	Definition
<b>Consultants for Evidence Base</b>		
4 Global	4 Global	4 Global have been commissioned to assist with the open space evidence.
Amec Foster Wheeler	Amec	Amec have been commissioned to undertake the Green Belt review.
GL Hearn	GLH	GLH were appointed to undertake housing evidence (SHMA).
GVA	GVA	GVA have been commissioned to undertake retail evidence (retail & commercial leisure study).
Land Use Consultants	LUC	LUC were appointed to undertake the landscape evidence (LCA & Recommendations Report).
Nathaniel Litchfield & Partners	NLP	NLP were appointed to undertake the economic evidence (FEA, FEMA & EDNA).
Opinion Research Services	ORS	ORS were appointed to undertaken the Gypsy and Traveller Assessment work (GTAA).

# Appendix 4: Site Submission Form



BRACKNELL FOREST COUNCIL

STRATEGIC HOUSING AND ECONOMIC LAND AVAILABILITY ASSESSMENT (SHELAA)

SITE SUBMISSION FORM (June 2016)

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Please use a separate form for each site submitted, including a site plan (1:2500 or 1:1250 scale), with the boundaries of the site clearly marked in red.

Suggested sites should be able to accommodate the following:

- Housing development: at least 5 or more net additional dwellings (minimum site size 0.2ha)
- Economic development: 500sqm of net additional floor space (minimum site size 0.25ha)

Please note sites located in the following areas are excluded from the SHELAA and will not be considered further:

- Sites which do not meet the size criteria set out above
- Sites within functional flood plains (Flood Zone 3B)
- Sites which lie wholly within Sites of Special Scientific Interest
- Sites which lie within the Thames Basin Heaths Special Protection Area
- Sites which lie within 400m of the Thames Basin Heaths Special Protection Area (C3 residential uses will be excluded, and other uses will be considered on a case by case basis depending on nature of the use proposed and impacts upon the SPA)
- Sites which lie within Special Areas of Conservation
- Sites which lie wholly within Ancient Woodlands

The designations can referred to above can be checked on the following:

Council's Policies Map: <http://www.bracknell-forest.gov.uk/developmentplan>

Natural England: <https://www.gov.uk/government/organisations/natural-england>

Environment Agency Flood Maps: <http://www.environment-agency.gov.uk/homeandleisure/37837.aspx>

**Inclusion of land for consideration in the Assessment does not imply that the Council considers that the site is suitable for development either now or in the future.**

Please return completed forms to: [development.plan@bracknell-forest.gov.uk](mailto:development.plan@bracknell-forest.gov.uk), no later than 5pm Monday 25 July 2016.

Please note that Wokingham Borough Council is also undertaking a Call for Sites. Should your site lie within the boundaries of both Wokingham and Bracknell Forest Boroughs, you will need to submit a separate Call for Sites form to each Council. Please use Wokingham Borough Council's website to access a copy of their independent Call for Sites form: <http://www.wokingham.gov.uk>.

**Please note the information provided is not confidential. By submitting this form to the Council, you are agreeing to Bracknell Forest sharing this information with the other Local Planning Authorities in Berkshire. The information collected will be used to assist the Local Planning Authorities in coordinating strategic development across Berkshire and facilitate coordinated research and monitoring.**

CONTACT DETAILS	
Name	
Company/Organisation	
Address	
Telephone	
Email	
<b>Agent (if applicable)</b>	
Name	
Company/Organisation	
Address	
Telephone	
Email	
SITE DETAILS	
Address of Site	
Site Area (ha)	
Current land use	
Relevant planning history <i>(including planning references, if known)</i>	
For housing proposals, has the site been previously submitted through SHLAA?	YES/NO
If yes, please provide reference <i>(if known)</i>	

PROPOSED USES	
<b>Housing</b>	
If housing is proposed, please indicate the nature of the use	<input type="checkbox"/> Housing (C3 use) <input type="checkbox"/> Residential Institutions (C2 use) <input type="checkbox"/> Student accommodation <input type="checkbox"/> Older people <input type="checkbox"/> Gypsy and Travelling Show People <input type="checkbox"/> Other (please specify)
Indication of potential capacity (number of units)	
Indication of existing buildings to be demolished	<i>(Please include the number of dwellings or commercial floor space)</i>
Indication of dwelling types (mix)	
Indication of tenure (market/affordable/starter homes)	
Anticipated density (dwellings per hectare)	
<b>Economic</b>	
If economic development is proposed, please indicate the nature of the proposed use <i>(please tick all that apply)</i>	<input type="checkbox"/> A1 (shops) <input type="checkbox"/> A2 (Financial and Professional Services) <input type="checkbox"/> A3 (Restaurants and Cafes) <input type="checkbox"/> A4 (Drinking Establishments) <input type="checkbox"/> A5 (Hot Food Takeaways) <input type="checkbox"/> B1 (Business) <input type="checkbox"/> B2 (general Industrial) <input type="checkbox"/> B8 (Storage and Distribution) <input type="checkbox"/> C1 (Hotels) <input type="checkbox"/> D1 (Non-residential institutions) <input type="checkbox"/> D2 (Assembly and Leisure) <input type="checkbox"/> Other (please specify)
Indication of proposed floor space	<i>(Please specify floor area for each use proposed)</i>
Indication of existing buildings to be demolished	<i>(Please include the number of dwellings or commercial floor space)</i>

<b>SUITABILITY</b> <i>(Please indicate constraints which may affect the proposed use/actions required to address them)</i>		
<b>Physical Factors</b>	<b>Yes/No</b>	<b>If yes, please provide further details</b>
Suitable available access to the site		
Topography and landscape features		
Ground conditions		
Contamination		
Agricultural Land grading <i>(Please indicate if grade 1, 2 or 3a)</i>		
Landfill site/proximity to a Landfill site		
Proximity to the Strategic road network		
Proximity to public transport		
Proximity to day to day facilities		
Utilities infrastructure (gas, oil, water, telecommunications etc)		
Other (please specify)		
<b>Natural Environment</b>	<b>Yes/No</b>	<b>If yes, please provide further details</b>
National and local ecological designations		
Trees on site		
Tree Preservation Orders		
Flooding <i>(Please indicate zone area, 1, 2, 3a or 3b)</i>		
Historic landscape designations		
Presence of historic buildings		
Archaeological or geological interest		
Conservation Areas.		
Noise and pollution		
Impact on neighbouring properties		
Public rights of way		
Other (please specify)		
<b>Policy Factors</b>	<b>Yes/No</b>	<b>If yes, please provide further details</b>
Is the site previously developed land?		
Is the site greenfield?		
Is the site located within the defined settlement?		
Is the site located within the countryside?		
Is the site located within the Green Belt?		
If outside of a defined settlement, is the site adjacent to an existing settlement?		
Other (please specify)		



AVAILABILITY		
What is your/your clients interest in the land	<input type="checkbox"/> Owner <input type="checkbox"/> Lessee <input type="checkbox"/> Option holder/conditional contract <input type="checkbox"/> Other (please specify)	
If you are not the owner, or the site is in multiple ownership, please submit the name(s), address(es) and contact details of all owner(s). <i>(Please continue on separate sheet, if necessary, and provide a plan showing extent of individual land holdings)</i>		
Have the owners of all parts of the site indicated support for its development?		
Is there a housebuilder/developer(s) involved in the site?	YES/NO	
If YES, please specify <i>(If more than one, please give details of each)</i>		
i) Name of Company:		
ii) Nature of Legal Interest in the Land (owner/option to purchase/pre-emption agreement):		
<b>Legal Constraints</b> <i>(Please indicate legal constraints which may affect the availability of the site/how they can be overcome)</i>		
<b>Constraint</b>	<b>Yes/No</b>	<b>If yes, please provide further details</b>
Unresolved multiple ownership		
Ransom strips		
Tenancies		
Covenants		
Other (please specify)		
ACHIEVABILITY		
Please indicate which of the specified periods could work commence on the development	<input type="checkbox"/> Within 5 years (2015/16 – 2019/20) <input type="checkbox"/> Within 6-10 years (2020/21 – 2024/25) <input type="checkbox"/> Within 11-15 years (2025/26 – 2029/2030) <input type="checkbox"/> Within 16-20 years (2030/31 – 2034/35) <input type="checkbox"/> 20 years plus	
If any constraints have been identified, are they likely to affect the achievability/timing of the development? <i>(Please give details)</i>		
Are there any viability issues which would affect the development? <i>(Please give details)</i>		
Once work has commenced, how many years do you think it would take to complete the site?		

Copies of this booklet may be obtained in large print, Braille, on audio cassette or in other languages. To obtain a copy in an alternative format please telephone 01344 352000

### **Nepali**

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

### **Tagalog**

Mga buod/ mga hango ng dokumentong ito ay makukuha sa malaking letra, limbag ng mga bulag o audio kasette. Mga kopya sa ibat-ibang wika ay inyo ring makakamtan. Makipag-alam sa 01344 352000

### **Urdu**

اس دستاویز کے خلاصے یا مختصر متن جلی حروف، بریل لکھائی یا پھر آڈیو کیسٹ پر ریکارڈ شدہ صورت میں فراہم کئے جا سکتے ہیں۔ دیگر زبانوں میں اس کی کاپی بھی حاصل کی جا سکتی ہے۔ اس کے لیے براہ مہربانی ٹیلیفون نمبر 01344 352000 پر رابطہ کریں۔

### **Polish**

Streszczenia lub fragmenty tego dokumentu mogą być dostępne w wersji napisanej dużym drukiem, pismem Brajla lub na kasecie audio. Można również otrzymać kopie w innych językach. Proszę skontaktować się z numerem 01344 352000.

### **Portuguese**

Podemos disponibilizar resumos ou extractos deste documento em impressão grande, em Braille ou em audiocassete. Podem também ser obtidas cópias em outros idiomas. Por favor ligue para o 01344 352000.

Bracknell Forest Council  
Time Square  
Market Street  
Bracknell  
RG12 1JD