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EXECUTIVE

13 JULY 2010

SUPPLEMENTARY PAPERS

TO: ALL MEMBERS OF THE EXECUTIVE

The following papers have been added to the agenda for the above meeting.

These were not available for publication with the rest of the agenda.

Alison Sanders
Director of Corporate Services

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7. LOCAL DEVELOPMENT FRAMEWORK-SITE ALLOCATIONS DEVELOPMENT PLAN DOCUMENT	1 - 40
To consider a report relating to the Local Development Framework – Site Allocations Development Plan Document in the light of emerging government advice on changes to existing planning policies.	

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TO: THE EXECUTIVE
13 JULY 2010

LOCAL DEVELOPMENT FRAMEWORK - SITE ALLOCATIONS DEVELOPMENT PLAN DOCUMENT

Director of Environment, Culture and Communities

1 PURPOSE OF DECISION

- 1.1 The Site Allocations Development Plan Document (SADPD) is intended to identify sites to meet the Borough's development needs to 2026. This report seeks approval to revise the programme for further stages in the preparation of the SADPD in light of changes to national policy on local planning.
- 1.2 The report provides feedback on the options consultation on the SADPD and an indication, in the form of a working paper, of a potential pattern of development based on reduced housing numbers and a number of other assumptions, that could form the basis of further consultation.

2 RECOMMENDATION(S)

- 2.1 That Executive agrees to defer the preferred option consultation on the SADPD to Autumn 2010.
- 2.2 That Executive notes the content of the Indicative Option Working Paper at Appendix C which could form the basis of future consultation subject to the review of the Borough's housing target.
- 2.3 That further work continues on the following:
- further analysis of options consultation responses,
 - production of a revised programme for the remaining stages of the SADPD as further clarity emerges from Government,
 - masterplanning of potential sites and further discussions with landowners/developers on the development and infrastructure delivery potential for urban extension sites,
 - completion as soon as possible of the Supplementary Planning Document for the South Warfield area as identified in the Core Strategy,
- 2.4 That, based on the housing numbers in the adopted Core Strategy and the rationale at paragraph 5.7 below, the following Broad Areas identified in the Options Consultation be excluded from consideration for development up to 2026:
- Broad Area 1 – South West Sandhurst
Broad Area 6 – North Warfield
Broad Area 7 – Chavey Down – Longhill Road
Broad Area 8 – East Bracknell

3 REASONS FOR RECOMMENDATIONS

- 3.1 The SADPD will be an important element in delivering the vision set out in the Council's adopted Core Strategy and ensuring a robust and flexible supply of land to meet the Borough's future development requirements.

- 3.2 Since the Executive agreed the options consultation a number of changes have occurred which affect the SADPD. These include
- The formation of the coalition government;
 - The publication of a ministerial letter stating that Regional Strategies will be abolished, that decisions on housing supply (including the provision of travellers sites) will rest with Local Planning Authorities without the framework of regional numbers and plans and that formal announcement will be made soon;
 - The publication of a replacement PPS3 which excludes private residential gardens in built-up areas from the definition of previously developed land and withdraws the indicative minimum density for residential development of 30 units per hectare; and,
 - The release of a letter from the Secretary of State for Communities and Local Government to the Chair of the Economic Affairs Committee seeking clearance for announcement of the revocation of Regional Strategies and regional housing targets along with a draft Written Ministerial Statement.
- 3.3 The changes announced by Government affect the basis on which the options consultation was carried out and provide an opportunity for the Council to review the housing target set in the final version of the Regional Spatial Strategy (the South East Plan). The final version increased the number allocated to Bracknell Forest by 2,000 over the figure submitted by the Council at the 'Option 1' stage and (which is also the figure the Core Strategy is based on). In light of this it is considered appropriate to review the SADPD programme and level of housing before carrying out the preferred option consultation in the Autumn on the Site Allocations DPD which had been scheduled for July / August 2010.

4 ALTERNATIVE OPTIONS CONSIDERED

- 4.1 The option of continuing with the current programme and consulting on a preferred option in July/August based on the adopted regional figures considered but since the Council did not support this figure at the time the South East Plan was prepared it would be more appropriate to carry out a review. There are risks associated with delaying the programme for an extended period and it is therefore proposed that work should continue to a revised programme including a review of the housing target for the Borough.
- 4.2 The option of ceasing all work on identifying sites for future development was considered. This could create additional delay and leave the Council vulnerable to the pattern of development in the Borough being led by developers and land owners through planning applications and planning appeals.

5 SUPPORTING INFORMATION

The Options Consultation

- 5.1 Stage 1 of the options consultation on the SADPD sought views on the potential locations for future development in the Borough. It commenced on 26th February and ran for seven weeks (ending on 16th April). The consultation attracted just over 7,000 individual written comments from over 1,300 individuals and organisations. Comments were also made at the manned exhibitions which have also been noted

and summarised. A summary of the comments received on the eight potential broad areas for development is attached at Appendix A.

5.2 A second stage of consultation during May 2010 comprised a series of four local events which between them considered all the eight potential new development areas in more detail with invited representatives from local residents associations and amenity groups along with Parish and Borough Councillors. These were facilitated by masterplanning consultants, Urban Initiatives supported by planning officers.

5.3 The evening events were held as follows:

- | | |
|--|--------|
| • Warfield (Site 6 and Warfield SPD) | 10 May |
| • Binfield (Sites 4 and 5) | 11 May |
| • Sandhurst & Crowthorne (Sites 1,2 and 3) | 13 May |
| • Winkfield (Sites 7 and 8) | 26 May |

(site numbers refer to the site numbering used in the SADPD consultation material).

Responses to the Consultation

5.4 The focus of public attention has mainly been on the options for major housing development locations. Because of the number of comments received it has taken some time to upload them onto the database. This has now been completed and the comments can be viewed via the website and hard copy reports can be provided on request. A report of the consultation highlighting the main issues raised will be published as soon as possible.

5.5 A summary of the responses from the statutory consultees on the potential development areas is attached at Appendix B. The responses from statutory undertakers and national bodies do not raise any fundamental objections to the principle of developing any of the broad areas identified. They do highlight particular infrastructure concerns, notably the Highways Authority who highlight the need for improvements to Junction 10 of the M4 related to any development in the north of the Borough and Junction 3 of the M3 in the south.

5.6 The majority of other responses related to the question about the eight potential broad areas and their suitability for development. An initial summary of the comments received on each of the potential broad areas is attached at Appendix B. Concerns about most of the sites included:

- Infrastructure capacity (including transport, schools, health and leisure)
- Impact on existing character / communities
- Loss of open space
- Impacts on flora, fauna and landscape
- Flooding / drainage / sewage issues
- Pollution

5.7 Following the options consultation and government policy announcements, work has continued on the basis of the lower housing target from the Submission version of the South East Plan (10,780) which is also the basis for the target in the adopted Core Strategy. This has focussed on the urban extensions section of the SADPD and follows a rationale that can be summarised as follows:

- Prioritising the use of previously developed land (parts of Broad Areas 2 and 3)

- Prioritising the use of land with the best links to Bracknell, the Borough's most sustainable settlement, (the southern parts of Broad Areas 4 and 5)
- It has emerged that the majority of Broad Area 8 will not be available for residential development during the plan period so this land has been eliminated and a small part of the area identified as a possible 'rounding-off' site.
- It is has become clear that a significant area at the centre of Broad Area 6 will not be available for residential development and that without this land it would not form a coherent urban extension.
- Elimination of the broad areas that would form extensions to less sustainable settlements and that performed less well against sustainability objectives (Broad Areas 1 and 7 and much of the northern parts of Broad Areas 4 and 5 around Binfield)
- In light of the number of homes now being considered in the North of the Borough and the priority to use previously developed land it is not proposed to pursue the concept of a 'Northern Arc' of development. This concentration of development did not appear to be a critical issue in the responses on the Infrastructure Delivery Plan.

5.8 The current working paper illustrating the outcome of this approach is attached at Appendix C and is based on the following assumptions:

- That the recent change to PPS3 in relation to residential gardens no longer being classified as previously developed land will not significantly affect the allocation of garden land sites within the Strategic Housing Land Availability Assessment.
- That the change in PPS3 to delete the indicative national minimum density of 30 homes per hectare will not result in significantly lower densities being proposed for the identified sites, including those within the urban area (i.e. if lower densities are adopted, more land will be required for a given number of homes).
- It presents a scenario based on the 'Option 1' housing figure submitted during preparation of draft South East Plan and is also effectively the same figure as in the adopted Core Strategy. This is 2,000 lower than the 12,780 included in the final version. The draft Ministerial Statement says that RSS targets can be replaced with 'option 1' numbers, if that is the right thing for the area, and that any target selected will need to be defended by the local authority during examination and will be tested for soundness.

Changes in Government Policy

5.9 A letter sent to Council Leaders by the Rt Hon Eric Pickles the new Secretary of State for Communities and Local Government has made it clear that Regional Strategies will be rapidly abolished and decision-making powers on housing and planning will be at local council level supported by a national policy framework. This followed the Queen's Speech which included reference to a Decentralism and Localism Bill which will give councils more powers over housing and planning decisions.

5.10 A further letter has been released from the new Secretary of State for Communities and Local Government to the Chair of the Economic Affairs Committee seeking clearance for announcement of the revocation of Regional Strategies and regional housing targets along with a draft Written Ministerial Statement. The draft statement gives an indication of the form of the interim arrangements likely to be put in place

pending the publication of the 'Localism Bill' and the National Planning Policy Framework. It includes the following points:

- Current national Planning Policy Statements will continue to apply, apart from the Policy Statement on Regional Strategies (February 2010);
- Preparation of LDF documents should continue;
- Adopted DPDs and saved policies will continue to provide the statutory planning framework;
- Authorities can review or revise emerging policies in the light of the revocation of Regional Strategies;
- This can include a review of the Borough Housing target (including a change to "option 1 numbers") – but any such review will need to meet the requirements for soundness under the current legislation and be defensible at examination;
- The Council will still need to provide a 5 year supply of housing to provide for the level adopted;
- Local Authorities will have responsibility for determining the right level of site provision for travellers, which should be done in line with current policy. Gypsy and Traveller Accommodation Assessments already undertaken will form a good starting point but Local Authorities are not bound by the methodology adopted by the Regional Planning Bodies;
- Local Authorities must continue to use PPS4: Planning for Economic Growth in preparing LDFs
- The government is committed to the protection of the Green Belt.

- 5.11 The abolition of Regional Spatial Strategies (RSSs) will have major implications for the SADPD as the RSS presently provides the housing and employment targets which provide the basis for this work. The government's intention to abolish RSSs is already causing the SADPD programme to be questioned. The Panel report on the partial review of the South East Plan relating to provision for gypsies and travellers and travelling showpeople was expected imminently but it is now unlikely to be published.
- 5.12 The abolition of the RSS will remove the regional and sub-regional context within which the Core Strategy and other policy documents have been prepared. The changes will provide an opportunity to review Bracknell Forest's future role and Bracknell's identified role in the RSS as a sub-regional hub. It appears from the draft Ministerial Statement that the Core Strategy will remain in force during the transition period.
- 5.13 The government has also recently re-issued PPS3 (national planning guidance on housing). The changes include the removal of residential gardens from the definition of previously developed land. This change will affect the assumptions that we use for the supply of homes from small sites (less than 10 units net) and potentially the numbers of homes that are likely to be achieved from other sites within existing settlements. This in turn will affect the number that needs to be found from greenfield sites.
- 5.14 The other change in the new PPS3 is the deletion of the national indicative minimum density of 30 homes per hectare. The options consultation was carried out on the basis of site capacities arising from development densities of 35 and 40 units to the hectare. In light of this change in national guidance it may be appropriate to review this work and consider lower density options. There are, however, a number of implications that arise from lower densities of development including a greater land

requirement, less ability to support public transport facilities and higher levels of car usage to access facilities. Despite removing the national indicative minimum density, the government is still emphasising the need for sustainable development.

Revised Timetable

- 5.15 In light of the changes in national planning policy described above, and in order to maintain progress on site allocations, it is therefore proposed to defer the next stage of the process (the preferred option consultation) to autumn 2010. This is likely to follow a report to the October meeting of the Executive to agree the preferred option and consultation methodology.

Infrastructure Delivery Plan

- 5.16 The Infrastructure Delivery Plan (IDP) is planned to accompany the SADPD and specify, in as much detail as possible (on the available information) the physical, social and green infrastructure needed to enable the planned growth up to 2026. The IDP includes a delivery schedule that sets out who will provide the infrastructure and when it will be delivered. The first version of the IDP includes the infrastructure requirements for the 8 broad areas which were included in the SADPD participation document. As the SADPD progresses, and the scale and pattern of development are refined, the IDP will become more detailed.
- 5.17 In addition to the broad areas, the final IDP will also cover the infrastructure requirements for the smaller sites within the settlements. This will be set out by area and will predominantly use the approach set out in Limiting the Impact of Development SPD. The IDP will assess the cumulative impacts of the small sites on the existing infrastructure provision within the settlements. In the current draft IDP the broad areas have been considered in isolation from each other. At the time we consult on a preferred option, infrastructure providers will be engaged with again to consider infrastructure requirements in more detail, including any possible cumulative impacts and the potential to co-locate some facilities.

6. RISK ASSESSMENT

- 6.1 The risks associated with the proposed SADPD work are:
- The lack of up to date legislation and guidance on the new planning system;
 - The interim arrangements are presently in the form of a draft Ministerial Written Statement; and,
 - The Council has not taken a formal view on the its approach to changes in PPS3 relating to garden land and density.
- 6.2 There is also some risk from potential speculative planning applications and possible appeals. However, the Secretary of State's letter of 27 May will be a material planning consideration in any appeal decisions, as will any formal Ministerial Written Statement on interim arrangements.
- 6.3 As the SADPD is still at the Regulation 25 stage of preparation which is an informal engagement stage the risk of proceeding on the basis outlined in the preceding section is less serious than if were about to embark on a formal stage. The national situation should be clearer by the time decisions are made on the publication and submission of the SADPD.

7 ADVICE RECEIVED FROM STATUTORY AND OTHER OFFICERS

Borough Solicitor

7.1 Nothing to add to report.

Borough Treasurer

7.2 Following the in-year savings and loss of the Housing and Planning Delivery Grant, and likely ongoing staff savings, reduced resources are available to take forward the Site Allocations DPD at this time and it would not be possible to complete the necessary technical reports (including transport modelling and viability testing) and other work to support the production of a final submission version on the previously agreed timescale.

7.3 Any return to complete this work, or indeed a new Local Plan as has been suggested, will require new money to be found to support the evidence and engagement needs arising from the process. The commitment budget includes a projection which represents the estimated work in preparing the LDF as part of a continuous rolling programme. The current years budget is reviewed through the budget monitoring process.

Equalities Impact Assessment

7.4 The allocation of land for different uses which is the key function of the SADPD has the potential to advantage some groups at the expense of others. Carrying out full and effective consultation on its proposals is therefore an important part of ensuring that no equalities groups are unfairly disadvantaged. An important part of the SADPD will be to ensure that new development contributes to the achievement of sustainable communities which have good access to a wide range of facilities including employment, education, health facilities, open space and community facilities (community halls, places of worship etc). In this respect the SADPD should have a positive role in reducing inequalities in the Borough.

Strategic Risk Management Issues

7.5 Strategic Risk Register - Number 4 identifies the risks arising from the increased housing allocations and the implied 'jobs allocations' in the final version of the South East Plan. A particular trigger for this risk is identified as houses being built without accompanying improvements in infrastructure

7.6 The potential adverse consequences are identified as:

- Demands on services increase;
- Infrastructure is put under pressure;
- Transport system under pressure;
- Area becomes less attractive to employers;
- Risk of unemployment;
- Area becomes less attractive place to live;
- Residents complain; and,
- Image of Council damaged

7.7 Given the uncertainties and risks identified at Sections 5 and 6 above it is not considered appropriate to continue production of the SADPD on the previous timetable, but the revised programme proposed above will help to reduce the risks as will carrying on with Warfield SPD to improve our housing land supply.

8 CONSULTATION

8.1 Details of the options consultation are set out at Section 5 above.

Background Papers

Appendix A – Summary of comments on the eight potential broad areas

Appendix B – Summary of comments from statutory consultees

Appendix C – Broad Areas Indicative Preferred Option Document (Final Draft 17/06/10)

Site Allocations Development Plan Document p Participation Document February 2010

Contact for further information

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Doc. Ref

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Summary of issues in relation to Broad Areas 1, 2 & 3

The main issues have been identified by reviewing comments made in respect of 'low' and 'high' ratings attributed to a particular Broad Area. This has resulted in looking at comments made from residents/pressure groups based in different parts of the Borough. This should provide an indication of the comments received both opposing and in support of the development of each Broad Area.

BROAD AREA 1 South West Sandhurst

Issues

Low ratings

- New development would adversely impact the area which has its own separate identity and should be preserved and not merged into a 'greater Bracknell'
- Loss of community identity
- Development in this location would be isolated and would need to be self-sufficient to meet needs, integration with existing community would be difficult to achieve
- Area already suffers from large volumes of traffic
- Increased traffic congestion
- Existing local road network is not suited to this scale of development
- Roads would need to be upgraded
- Poor access points onto existing road network (dangerous)
- Poor bus services/public transport – infrequent services and poor links to railway stations (also poor rail services locally)
- Poor pedestrian and cycle links (no footpaths or cycle routes)
- Pressure on local facilities
- Poor infrastructure links in relation to schools, dentists & GPs (may be unable to absorb further development)
- Poor access to facilities (i.e. shops, no Post Office in Little Sandhurst)
- Should focus on previously developed land rather than a greenfield site such as this
- Outside settlement boundary
- Loss of countryside (and associated recreational opportunities)
- Impact on wildlife (i.e. deer, badgers, foxes, pheasants)
- Impact upon adjoining Ancient Woodland
- Within SPA buffer zone
- Site of special landscape importance
- ASLI: important landscape setting to the Blackwater Valley
- Impact upon SSSI, Local Wildlife Sites & Ambarrow Nature Reserve
- Impact upon local conservation areas
- Impact upon Blackwater Valley Biodiversity Opportunity Area
- Impact on trees subject to TPO's
- Loss of local landmark: Ambarrow Farm, large Victorian farmhouse in open landscape
- Loss of views to the Church
- Close to Listed Buildings and Conservation Areas
- Small site: amount of housing versus environmental impact is a poor trade off
- Flood risk & surface water runoff

- Impact on water supply
- Impact on sewage system
- Lack of spare capacity in primary schools
- Nearest secondary school would be Yateley, rather than Sandhurst School
- No capacity for new schools
- No local employment facilities
- Increase in pollution and waste associated with new development
- Increased crime
- Area acts to contain the sprawl between Blackwater Valley towards Yateley & Crowthorne
- Impact upon adjoining Boroughs, Wokingham & Hart. (Need to take account of WBC)
- plans for Arborfield Garrison & South Wokingham - cumulative impacts on road infrastructure
- Too high density to allow space for necessary infrastructure
- Would need high density to provide infrastructure
- Scale of new development not suitable

High ratings

- Easier access to motorways and more centres of employment
- Good transport links
- (agree with reasons in table 7)
- Constraints i.e flooding, TPO could be preserved & be a feature of the development
- Proximity to trains /existing bus & cycle routes
- Schools in area have capacity
- Landscape less valuable than other areas
- Has the infrastructure to support further development
- Access to recreational facilities i.e. The Look Out
- No Green Belt border
- Already an estate development
- Access to hospital services
- Less rural, therefore impact would be less
- Lower housing density, therefore maintain some open space

BROAD AREA 2

Broadmoor

Issues

Low ratings

- New development would impact the area which has its own separate identity and should be preserved and not merged into a 'greater Bracknell'
- Pressure on local facilities
- Poor ground conditions – expensive to redevelop
- Poor bus services/public transport – infrequent services and poor links to railway stations (also poor rail services locally)
- Impact upon wildlife
- Amount of development likely to be achieved on this site would be modest in terms of requirement for c. 4000 dwellings
- Parkland setting for Broadmoor/historic landscape
- Topography – undulating
- Security issues relating to existing hospital
- Loss of OSPV
- Within SPA buffer zone and part within 400m
- Impact upon Local Wildlife Sites
- Listed Buildings act as constraint
- No capacity for new schools
- Need to preserve gap between villages/towns
- Area already suffers from large volumes of traffic
- Increased traffic congestion
- Poor access points
- Scale of new development not suitable

High Ratings

- Would utilise a Brownfield site (with derelict offices)/previously developed land
- Easier access to motorways and more centres of employment
- Good transport links
- Access to existing local facilities – shops & schools
- Agree with reasons in table 7 of Participation Document
- Proximity to trains /existing bus & cycle routes
- Schools in area have capacity
- Landscape less valuable than other areas
- Has the infrastructure to support further development
- Access to recreational facilities i.e. The Look Out
- Would provide a small number of homes
- Partly within settlement boundary
- Strong links to Crowthorne
- Less rural, therefore impact would be less
- Lower housing density, therefore maintain some open space

BROAD AREA 3 NE Crowthorne & TRL

Issues

Low ratings

- New development would impact the area which has its own separate identity and should be preserved and not merged into a 'greater Bracknell'
- Pressure on local facilities
- Would close the land between settlements
- Poor bus services/public transport – infrequent services and poor links to railway stations (also poor rail services locally)
- Loss of trees
- Strategic gap between Crowthorne & Bracknell
- Within SPA buffer zone & part within 400m
- No capacity for new schools
- Lack of direct linkage to existing settlement
- Scale of new development not suitable
- Lack of capacity in schools
- Infrastructure problems

High Ratings

- Would utilise a Brownfield site/previously developed land
- Would create new housing in an area which does not already have a tight boundary
- Easier access to motorways and more centres of employment
- Well served by local road network
- Good transport links
- Good pedestrian and cycle links
- Could still retain 'green boundaries' on 2 sides of the development
- Proximity to trains /existing bus & cycle routes
- Schools in area have capacity
- Landscape less valuable than other areas
- Has the infrastructure to support further development
- Access to existing local facilities – shops & schools
- Access to recreational facilities i.e. The Look Out
- Would not be a loss of public open space as land has always been private and not open to the public
- Would address deprivation in Crowthorne & Great Hollands
- Would act as an extension to Great Hollands
- Close to an employment centre
- Won't affect local communities of Crowthorne as separated from it by SPA
- Less rural, therefore impact would be less
- Lower housing density, therefore maintain some open space
- TRL site is deliverable as within a single ownership, and available

Broad Area 4 - West Binfield

Issues

Low Ratings

- Will harm village character of Binfield
- Will adversely affect community spirit / identity
- Road network unsuitable for more housing / would cause unacceptable congestion
- Poor access to centre of settlement resulting in increased traffic
- Broad areas 4 & 5 provide the only countryside left in the north of Bracknell
- Binfield would become a bleak housing zone in a degenerating new town
- Local infrastructure could not support this level of housing (schools, shops, leisure, medical provision)
- Development would have a negative impact on green space / rural character
- Development would have a negative impact on wildlife areas and areas of scientific (wildlife includes deer, heron, badgers, foxes, birds, grass snakes)
- Development would have a negative impact on plant life (species include bluebells, orchids)
- Development would have a negative impact on areas of historic interest
- Development would result in loss of valuable trees and ancient forest
- Country walks and bridleways would be lost
- Building on large areas of green land would worsen drainage
- Poor access to public transport / very poor bus service / no nearby rail station
- Would increase parking demand at Martins Heron & Bracknell Stations
- Development would lead to car-borne commuting in conflict with government commitment of carbon emissions
- Would result in coalescence of Bracknell, Binfield and Wokingham
- Road capacity is limited by the width of the bridge on Forest Road
- Development would increase urban sprawl and confirm Bracknell's lack cohesive development.
- Density of housing, if similar to Jennetts Park would be overdevelopment
- Additional cars would cause pollution
- A329M and Coppid Beech and Twin Bridges roundabouts could not cope with additional traffic.
- Local employers are laying people off so no benefit in developing housing close to them
- Disproportionate increase in population (over 400% increase in population of Binfield from broad areas 4 & 5)
- Listed buildings within the area will be lost
- Nitrogen levels will increase
- Area is important for leisure / exercise
- Proximity to the development areas within Wokingham
- Changes to road infrastructure would adversely affect listed buildings
- More effort should be made to regenerate Bracknell town centre / provide additional housing within Bracknell
- Loss of village identity will result in increased crime, litter, vandalism and anti-social behaviour
- Loss of Pope's Meadow would have a big impact on people who use it
- Traffic in Foxley Lane is already dangerous during working hours
- Binfield should not be included as it is to be in a separate parliamentary constituency (Windsor & Maidenhead)

- There is inconsistency in the SA about secondary school capacity – same issue would arise at broad area 4 as for broad area 5
- Use should be made of vacant offices in Bracknell
- Ground water source protection zone is a constraint
- Popes Manor is an important landmark for literary reasons
- Broad Area 4 has views of St Paul's church in Wokingham
- This area is beautiful agricultural land and rich forestry
- Binfield is underlain by clay which has impact on surface water flooding
- A329M / M4 Junction 10 sliproads could not cope with additional traffic
- Development of broad areas 4, 5 and 6 would be the first step in Bracknell Forest becoming part of Greater Reading
- Development would be contrary to the recommendations of the Character Area Assessment study carried out in July 2009 for Binfield Popeswood
- Problems on the existing road network at the junction of St Mark's Road and Popeswood Road at peak times would be worsened
- Development would have an adverse impact on house values
- Bracknell's town centre and other infrastructure require improvement before any further housing is developed
- For this amount of housing it would be better to build a new town or village further afield to preserve existing communities
- Options 4 & 5 are the only ones that merge a village town into the neighbouring towns and are therefore inappropriate
- The fact that there is employment at Amen Corner does not mean that new residents will work there

Medium Rating

- Site would require earth bund / major tree planting to ameliorate noise / impact from A329M
- Problem of access via London Rd which is already congested
- No local shops to serve the area
- Proximity to Wokingham boundary offers scope for collaborative working
- Initial developments only on A329, limit further development until school issues resolved
- Medium rating assumes planned railway station at Amen Corner goes ahead
- More spread-out organic development across the various greenfield sites would be preferable at low density in keeping with existing housing

High Ratings

- Adjacent to recent extension to Bracknell and a logical extension.
- Minimal change of character and loss of amenity
- Would create a large amount of housing in an area that does not already form a tight boundary
- Area is newer and offers a blank canvas
- Has good access from the Northern Distributor Road
- Could provide densities required for funding via Section 106 for the community
- Proximity/ease of access to motorways and A roads
- Use of broad areas 4,5 & 6 would support sub-regional role of Bracknell in SE Plan Policy WCBV1
- Broad areas 4, 5 & 6 are well located in relation to employment opportunities in Bracknell town centre and other employment areas in Bracknell

- Broad areas 4,5 & 6 are well located to take advantage of other services and community facilities in Bracknell town centre
- Broad areas 4, 5 & 6 provide a natural fill-in between the major development locations identified in the Core Strategy (CS4 & CS5)
- An agglomeration of sites in this area would enable the provision of appropriate infrastructure with economies of scale
- West Binfield next to the A329 is already ruined so is suitable for development
- Well related to existing settlement
- Could provide compact and comprehensive urban extension
- Development would have limited impact on wider landscape
- Existing woodland and parkland could be retained with development
- Popes Meadow could be retained
- Proposed scale of development could provide significant new and improved social and physical infrastructure for Binfield
- Individual sites within the cluster should be appraised individually to determine their potential
- Land in the north-east of the broad are could provide a development of up to 80 homes well integrated with the existing settlement
- Some individual sites within the cluster could still be allocated even if the wider urban extension was not allocated
- Acts as extension to Amen Corner
- Infrastructure already in place
- There are sufficient large supermarkets to satisfy demand from new residents
- Development to the north and north-west of Bracknell would create more sustainable self-contained communities
- Building onto existing communities with existing facility infrastructure comes at a lower cost to the community overall
- Sites 4,5 and 6 would abut the already proposed developments in the Core Strategy and best provide for necessary infrastructure, particularly a secondary school to serve the northern parishes
- It is essential that all planned infrastructure is delivered

Broad Area 5 - East Binfield

Issues

Low Ratings

- Will harm village character of Binfield
- Will adversely affect community spirit / identity
- Road network unsuitable for more housing / would cause unacceptable congestion
- Poor access to centre of settlement resulting in increased traffic
- Use of golf course in conflict with Council policy to maintain and improve built and natural environment
- Development on golf course in conflict with Council policy to protect recreational facilities from development pressures (CS8)
- The site would be an infill area and its development would conflict with policy to protect existing character and appearance of the area
- Sites 4 & 5 provide the only countryside left in the north of Bracknell
- Binfield would become a bleak housing zone in a degenerating new town
- Local infrastructure could not support this level of housing (schools, shops, leisure, medical provision)
- Development would have a negative impact on green space / rural character
- Development would have a negative impact on wildlife areas and areas of scientific interest (wildlife includes deer, heron, badgers, foxes, birds, hare, watervole, bats, reptiles and insects)
- Development would result in loss of valuable trees and ancient forest
- Country walks and bridleways would be lost
- Building on large areas of green land would worsen drainage
- Blue Mountain golf course and surrounding fields are important source of visual amenity and provide a clear distinction between Bracknell and Binfield
- Poor access to public transport / very poor bus service / no nearby rail station
- Would increase parking demand at Martins Heron & Bracknell Stations
- Development would lead to car-borne commuting in conflict with government commitment of carbon emissions
- Would result in coalescence of Bracknell, Binfield and Wokingham
- Road capacity is limited by the width of the bridge on Forest Road
- Development would increase urban sprawl and confirm Bracknell's lack of cohesive development.
- Density of housing, if similar to Jennetts Park would be overdevelopment
- Additional cars would cause pollution
- A329M and Coppid Beech and Twin Bridges roundabouts could not cope with additional traffic.
- SA argument on employment is incongruous
- Local employers are laying people off so no benefit in developing housing close to them
- Disproportionate increase in population (over 400% increase in population of Binfield from broad areas 4 & 5)
- Conflict with Core Strategy Gap policy CS9
- Part of site is constrained by historic park and garden designation
- The basis for the developable area figures is not clear
- Listed buildings within the area will be lost
- Nitrogen levels will increase
- Loss of conference centre, banqueting and function facility and associated jobs

- Loss of garden centre
- Existing lack of facilities such as shops
- The northern part of the broad area adjoins tree preservation orders
- More effort should be made to regenerate Bracknell town centre / provide additional housing within Bracknell
- Binfield should not be included as it is to be in a separate parliamentary constituency (Windsor & Maidenhead)
- Impact on horse-riding and local stables businesses
- Use should be made of vacant offices in Bracknell
- Groundwater contamination protection
- Coffee shop in garden centre is a valuable meeting point
- Binfield is underlain by clay which has impact on surface water flooding
- Golf course was provided as a requirement of the Temple Park development
- Binfield has a good mix of household types which would change dramatically with new housing
- A329M / M4 Junct 10 sliproads could not cope with additional traffic
- Development of broad areas 4, 5 and 6 would be the first step in Bracknell Forest becoming part of Greater Reading
- Development would be contrary to the recommendations of the Character Area Assessment study carried out in July 2009 for Binfield
- Problems on the existing road network at the junction of St Mark's Road and Popeswood Road at peak times would be worsened
- Development would have an adverse impact on house values
- Bracknell's town centre and other infrastructure require improvement before any further housing is developed
- For this amount of housing it would be better to build a new town or village further afield to preserve existing communities
- Options 4 & 5 are the only ones that merge a village town into the neighbouring towns and are therefore inappropriate
- The fact that there is employment at Amen Corner does not mean that new residents will work there

Medium Ratings

- More spread-out organic development across the various greenfield sites would be preferable at low density in keeping with existing housing

High Ratings

- Adjacent to recent extension to Bracknell and a logical extension.
- Minimal change of character and loss of amenity
- Would create a large amount of housing in an area that does not already form a tight boundary
- Area is newer and offers a blank canvas
- Has good access from the Northern Distributor Road
- Could provide densities required for funding via Section 106 for the community
- Proximity/ease of access to motorways and A roads
- Use of broad areas 4,5 & 6 would support sub-regional role of Bracknell in SE Plan Policy WCBV1
- Broad areas 4, 5 & 6 are well located in relation to employment opportunities in Bracknell town centre and other employment areas in Bracknell
- Broad areas 4,5 & 6 are well located to take advantage of other services and community facilities in Bracknell town centre

- Broad areas 4, 5 & 6 provide a natural fill-in between the major development locations identified in the Core Strategy (CS4 & CS5)
- An agglomeration of sites in this area would enable the provision of appropriate infrastructure with economies of scale
- Broad areas 4, 5 & 6 are already defined as settlement areas
- Proximity to centres of growth
- Garden centre is a brownfield site with landscaped boundaries
- Broad area 5 is already surrounded to the north, south, south-east and west by development
- Infrastructure already in place
- There are sufficient large supermarkets to satisfy demand from new residents
- Building onto existing communities with existing facility infrastructure comes at a lower cost to the community overall
- Sites 4,5 and 6 would abut the already proposed developments in the Core Strategy and best provide for necessary infrastructure, particularly a secondary school to serve the northern parishes
- It is essential that all planned infrastructure is delivered

Broad Area 6 – North Warfield

Issues

Low Priority for development:

- Impact on village natural/rural character of area, need to preserve community identity/individuality of settlements
- Transportation issues: road network unsuitable for more housing, poor access to centre of settlement, access inadequate
- Would destroy village identity of Binfield
- Warfield has taken the brunt of development over the last 17 years, time to look elsewhere
- Poor provision of, and negative impact on, social, physical and environmental infrastructure
- Area cannot take more development
- Semi-rural character contributes to well-being
- Flood risk
- Preserves open space around / separation of settlements
- Adds to overdevelopment in Northern Arc
- Landscape constraint
- Loss of open space of public value
- Borders on to Green Belt
- Will be absorbed into Greater Bracknell
- Preserve Village Character of locality
- Outside of/remote from a defined settlement
- Loss of amenities

High Priority for development:

- Adjacent to planned housing extension (Warfield SPD) causing minimal; change of character or loss of amenity
- Part of an area which presently does not form a tight boundary
- New area offers a blank canvas
- Cost effective provision of new infrastructure
- Good infrastructure provision in place or committed
- Fits with Core Strategy
- Promoted to protect other areas
- Could contain development in clearly defined area to prevent sprawl

Broad Area 7 – Chavey Down / Winkfield

Issues

Low priority for development:

- Existing local road network is not suited to scale of development - roads and pavements are too narrow
- Poor access to strategic road network
- Poor bus service
- Increase in traffic would lead to safety issues and increase in pollution
- Lack of medical facilities, shops and local amenities
- Lack of spare capacity in primary and secondary schools
- Impact on water supply
- Risk of flooding due to increased surface water run-off and adjacent water course
- Existing sewage system is already cracked and inadequate
- Will not be deliverable due to the costs of infrastructure required
- Loss of woodland/trees
- Loss of countryside and associated recreational opportunities
- Impact on Conservation Area, Listed Buildings and Character Areas
- Impact on wildlife (deer, birds, bats) and adjacent protected sites
- Loss of recreation ground
- Impact on Green Belt
- Loss of community identity
- Pit shafts and contaminated land
- Poor links with Bracknell Town Centre and other large centres
- Scale of new development is excessive compared with existing settlement
- Nothing has changed since the area was previously dismissed by an Inspector as unacceptable for development

Broad Area 8 – East Bracknell (Martins Heron)

Issues

Low Priority for development:

- Lack of spare capacity in primary and secondary schools
- Insufficient shops and doctors surgeries
- Will not be deliverable due to the costs of infrastructure required
- Impact on SPA
- Loss of Crown Land and need to replace equivalent area
- Loss of woodland
- Loss of flora and fauna - stag beetles, deer, birds (Hobby, Nightjar and Woodcock) fungi, bog asphodel, white sedge
- Adjacent to protected nature sites e.g. Englemere Pond
- Will accentuate traffic and parking problems in the area
- Poor drainage and flood risk
- Sewage system unable to cope with further development
- Contaminated land (chemicals)– implications for health and cost of remediation
- Land acts as a gap between Bracknell and Ascot
- Loss of community identity
- Impact on Green Belt
- Should focus on previously developed land rather than a greenfield site such as this

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Summary of Statutory Consultee Comments on Q46/Chapter 7 (Profile of Broad Areas) (02.06.10)

Full consultee comments can be viewed as PDFs on the Planning Portal:
http://consult.bracknell-forest.gov.uk/portal/planning/sadpd/sadpd_participation

CONSULTEE	COMMENTS
Bracknell Forest Parish Councils	
Binfield	<p>Object to the 3 areas within the 'Northern Arc' (i.e. areas 4, 5 and 6):</p> <ul style="list-style-type: none"> • Development will impact upon the unique parish community. (Amen Corner development will already create a parish with 3 distinct elements). • Infrastructure will be inadequate to support development. • Road congestion will be worsened. • Would be contrary to recently adopted Character Area Assessment which seeks to retain gaps either side of Binfield to maintain a rural setting. • Locations of development would increase dependency on car use as public transport is insufficient. • Loss of well used local facilities (Blue Mountain Golf Course and Wyevale Garden Centre). • Loss of OSPV.
Bracknell	Returned a "no comment" response to the document as it was felt that all answers were too guided to have an acceptable answer.
Crowthorne	No specific comments on Broad Areas. Although rated Area 2 as "medium" priority and Area 3 as "low".
Sandhurst	<p>Object to sites 1 and 2:</p> <ul style="list-style-type: none"> • Would merge existing settlement of Sandhurst with Crowthorne to north and Yateley to West. • Would be contrary to BFBLP Policy EN8 which states countryside should be protected for it's own sake. • Would be contrary to CS Policy CS9 which states countryside should be protected for it's own sake, and protect land outside settlement from development that would adversely affect the character, appearance or function of the land. • Would be contrary to Policy CS7, which states the Council will seek to protect landscape and its features. • Site 1 has poor infrastructure, limited road access, and A321 will not cope with increase in traffic, nor will infrastructure within Crowthorne, Sandhurst or Yateley. • Site 1 will exacerbate flooding within the area, and potential for polluted run-off to end up in rivers or lakes • Site 1 is within an ASLI. • Both sites are surrounded by WHS and SPA • Both sites lack sustainability attributes such as bus, rail, cycle routes, shops and community facilities within easy walking distance.
Warfield	<p>Following rating, based on their own analysis and weighting of criteria according to provision versus protection:</p> <p>Area 1 – high Area 2 – high Area 3 – medium</p>

	<p>Area 4 – medium Area 5 – medium Area 6 – low Area 7 – low Area 8 - low</p>
Winkfield	<ul style="list-style-type: none"> • Area 1 - Low Priority: Would need too high a density of housing to allow space for necessary infrastructure. • Areas 2 & 3 - High Priority: much of the infrastructure is already in place (schools, employment, bus routes, near to major roads etc). • Areas 4, 5 & 6: High Priority: areas already about planned development (Warfield SPD). The combined areas would bring all the necessary infrastructure together (infrastructure and facilities promised in plans need to be actually delivered). Using “Northern Arc” at least one secondary school would be built enabling children living in Binfield, Warfield and Winkfield to have easier access to a secondary school. • Areas 7 & 8 – Low Priority: these areas rank low against policy CS2 for sustainability. Infrastructure needed in order to take an increase of 3100 dwellings would not be viable in terms of the amount of land available. Broad Area 8 is Crown Land and an equivalent area would need to be found by the Crown adjacent to the Great Park to replace what is lost. Any schools built would be of no benefit to Binfield.
Adjacent County Councils	
Surrey County	“In view of the nature and location of the site allocations, the County Council have no concerns”.
Hampshire County	<ul style="list-style-type: none"> • There are minerals and waste operations currently operational 5km to the south of BFC’s boundary: <ul style="list-style-type: none"> - HR032 – Blackbushe Metals - HR038 – Chandlers Farm - HR040 – Eversley Common Quarry - HR085 – Eversley Haulage Park - HR037 – River Valley Lake - HR034 – Starhill Sawmills • Concerns regarding Broad Areas 1, 2 and 3 and impact upon Hampshire’s road network, impact upon already congested routes, and likely impact to the A30, A327, B3272 and other routes in the vicinity of Blackwater and Yateley. Would like to see the impact on Hampshire’s roads fully considered through a Transport Assessment and measures identified as far as possible to mitigate additional trip movements, and improvements accessibility by non-car transport modes.
Joint Strategic Planning Unit for Berkshire	No response received.
Adjacent Local Authorities	
Hart	<p>Objection to Broad Area 1:</p> <ul style="list-style-type: none"> • Impact upon Hart’s road network. • Hart has a preliminary Transport Assessment as part of the evidence base for their LDF. This concludes that even without new development, there would be widespread traffic congestion within

	<p>Hart to 2026. B3272 Reading Road through Yateley has been identified as one location with capacity difficulties.</p> <ul style="list-style-type: none"> • If minded to allocate development on this site, any Transport Assessment must identify full impact and mitigation measures. • Development of the Broad area should be restricted to the south east portion to round off the existing settlement rather than extend into the countryside.
Royal Borough of Windsor & Maidenhead (RBWM)	<p>Concern regarding “Northern Arc” (Broad Areas 4-6) and Areas 7 & 8:</p> <ul style="list-style-type: none"> • Potential impact on existing roads. • Lack of information to assess the impact upon the wider highway network • Both Bracknell and RBWM have transport model, and would convey a desire to work together to demonstrate impact of the proposed sites.
Surrey Heath	No response received.
Wokingham	<ul style="list-style-type: none"> • Area 1 – Medium Priority: BF Employment study indicates a significant number of people travel from Sandhurst/Crowthorne Area into Wokingham Borough. No information supplied to demonstrate that existing transport infrastructure within Wokingham Borough could accommodate any associated increase. • Area 2 – Medium Priority: BF Employment study indicates a significant number of people travel from Sandhurst/Crowthorne Area into Wokingham Borough. No information supplied to demonstrate that existing transport infrastructure within Wokingham Borough could accommodate any associated increase. • Area 3 – Low Priority: BF Employment study indicates a significant number of people travel from Sandhurst/Crowthorne Area into Wokingham Borough. No information supplied to demonstrate that existing transport infrastructure within Wokingham Borough could accommodate any associated increase. • Area 4 - Low Priority: <ul style="list-style-type: none"> - Development would undermine important cross-boundary issue of maintaining the separation of Binfield/Bracknell into Wokingham. - BF Employment study indicates a significant number of people travel from Sandhurst/Crowthorne Area into Wokingham Borough. No information supplied to demonstrate that existing transport infrastructure within Wokingham Borough could accommodate any associated increase, particularly Coppid Beech roundabout. - Would need to consider if SANG to mitigate residential development upon the SPA could be delivered when it extends into administrative area of Wokingham Borough. - As part of examination of WBC Core Strategy, Inspector did not consider that land west of this broad area (Airtrack) was appropriate for major development. • Area 5 – Medium Priority: BF Employment study indicates a significant number of people travel from Sandhurst/Crowthorne Area into Wokingham Borough. No information supplied to demonstrate that existing transport infrastructure within Wokingham Borough could accommodate any associated increase, particularly Coppid Beech roundabout. • Areas 6, 7 and 8 - High Priority: Development unlikely to be harmful

	to application of CS Policy CS9.
Adjacent Parish Councils	
Blackwater & Hawley (Hart)	No response received.
Yateley (Hants)	No response received.
Bray (RBWM)	No response received.
Old Windsor (RBWM)	No response received.
Shottesbrooke (RBWM)	No response received.
Sunningdale (RBWM)	No response received.
Sunninghill & Ascot (RBWM)	No response received.
Waltham St Lawrence (RBWM)	No response received.
White Waltham (RBWM)	No response received.
Lightwater (Surrey Heath)	No response received.
Windlesham (Surrey Heath)	No response received.
Chobham (Surrey Heath)	No response received.
Finchampstead (Wokingham)	<p>Object to Broad Area 1:</p> <ul style="list-style-type: none"> • Development site is a green field site. • Site is an ASLI. • Site overlooks Blackwater Valley recreational area, and should be retained as green space door benefit of Sandhurst residents and wider area. • Site has a flood risk • Site falls within Thames Basins Heaths SPA. • Road infrastructure inadequate to support additional traffic. • Would have an adverse impact on Finchampstead Roads and schools. • Does not take account of major developments planned by Wokingham Borough Council (Arborfield Garrison and South Wokingham).
Hurst (Wokingham)	No response received.
Wokingham Without (Wokingham)	<p>Object to Broad Area 3:</p> <ul style="list-style-type: none"> • As close to Wokingham Borough boundary, needs o take account of Wokingham's adopted Core Strategy policies. • Currently forms an integral part of the gap between Crowthorne/Bracknell and Bracknell/Wokingham Without. • Increased traffic (concerns expressed during TRL appeal). • Impact of traffic (environmental effect) on Heathlake SSSI, Woodland and a pond at Pinewood Centre (which Parish Council is seeking designation as a Local Nature reserve). • Impact upon schools which are already oversubscribed. • Increased burden on existing overstretched resources.
Wokingham Town (Wokingham)	Concerns regarding Broad are 4 (and Amen Corner) and lack of provision for Suitable Alternative Natural Greenspace.

Other Statutory Consultees	
Regional Planning Body - GOSE	<p>Found the document well produced with extensive use of maps and straight-forward questions.</p> <p>General comments relating to Broad Areas:</p> <ul style="list-style-type: none"> • Need future consideration of neighbouring out of borough development. • Need to consider retail need associated with new development within the borough and competition from new schemes outside of the borough. • Housing densities need to be consistent with paras. 46 and 47 of PPS3 (para 47 subsequently amended). • Where Suitable Natural Green Space is required to mitigate effect of new development, need to be satisfied that given need for new infrastructure services and affordable housing, that the proposed densities are both appropriate and deliverable.
The Coal Authority	"No specific comments to make on the document at this stage".
Environment Agency	<p>General comments:</p> <ul style="list-style-type: none"> • Sites greater than 1ha will require a full drainage strategy at application stage and other appropriate investigation where required. • There are occasions where drainage ditches or watercourses have been culverted. Where these exist, care should be taken not to increase the runoff, as they may not be sized to accommodate additional flow. • EA have a general presumption against culverting and seek to deculvert wherever possible. Increasing flow in this watercourses are likely to result in flood which may back up behind the culvert. • The presence of several drainage ditches on a Greenfield site may indicate that there is a notable amount of surface water runoff already occurring. Therefore, when developing sites with a drainage ditch, development should be set back from the watercourse to allow them space to flood. • Sustainable Urban Drainage Systems should be used wherever possible on all sites. <p>Area 1</p> <ul style="list-style-type: none"> • A number of watercourses flow through the site, surface water flooding may be an issue. • Site is within Flood Zone 1 on fluvial flood maps. • There is an important green network of watercourses linking the River Blackwater and smaller streams to Ambarrow Woods, therefore green strips of infrastructure should be developed. • Buffer zones to watercourses, deculverting if watercourses and appropriate green infrastructure will be constraints to housing numbers that may be achieved. • With appropriate mitigation, site is developable. <p>Area 2</p> <ul style="list-style-type: none"> • SPA presents a significant concern. • There are a number of watercourses within the surface water associated surface water flood risk. • Most of the site is within Flood Zone 1 on fluvial flood maps. • River corridor lays within the SPA. Proximity of SPA and need to

	<p>provide SANGS may present a biodiversity and flood risk (drainage) opportunity if integration was well achieved.</p> <ul style="list-style-type: none"> • Need to ensure surface water run off does not increase (site drainages into Sandhurst, so any increase is likely to increase surface water flooding in Sandhurst itself). • EA's previous objections were overcome when a scheme went to appeal on the site (<i>Officer note: relates to TRL</i>), would suggest that environmental mitigation in respect of EA remit is achievable on this site. <p>Area 3</p> <ul style="list-style-type: none"> • Not significantly different to Broad Area 2. • Site has a number of watercourses and drains present on the site. • Appears to be free of landfill, but land contamination may be present due to previous uses. <p>Area 4</p> <ul style="list-style-type: none"> • Area is susceptible to surface water flooding, possibly due to predominant clay geology of the site. • Clay geology provides a degree of protection to underlying aquifer, therefore, the Source Protection Zone should be viewed as indicative of the underlying aquifer. A direct pathway to the groundwater where the Source Protection Zone is located is unlikely. • There is potential for shallow groundwater where permeable geology lies above the London Clay. <p>Area 5</p> <ul style="list-style-type: none"> • In environmental terms, very similar to Broad Area 4. • Main difference is more watercourses cross the site, and a greater proportion of the site is shown at risk of surface water flooding. • Shallow groundwater is a possibility. • Site should be suitable as long as appropriate green infrastructure and buffer zones are maintained, and deculverting of watercourses occurs. • Green infrastructure adjacent to The Cut will be required. <p>Area 6</p> <ul style="list-style-type: none"> • Site contains The Cut watercourse and associated flood zones. • Surface water flooding extends beyond the indicative Flood Zone 2 of the site. • Site is predominantly clay, which offers groundwater protection a low constraint. • Clay geology will mean more space is required to control surface water runoff. • Buffer zones will be required adjacent to The Cut. • Extreme east of site contains historic landfill, Priors Pit. • Need to ensure northern portion of this site does not become cut off from remainder of site during flood events. Therefore, should avoid locating key services in the northern portion of the site. <p>Area 7</p> <ul style="list-style-type: none"> • The Cut runs across northern boundary. • Site is underlain by clay. • Surface water flooding likely to and shown to affect the site. • Some small watercourses are present, but are fewer compared to
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	<p>other sites.</p> <ul style="list-style-type: none"> Physical limits of the site does not contain much river corridor. <p>Area 8</p> <ul style="list-style-type: none"> Site contains some small watercourses south of London Road, important that appropriate space is left for these. Area drains towards The Warren (located southwest of site). The watercourse is culverted, and if surface water runoff is increased, there will be additional flow entering the culvert. Unlikely that the culvert has sufficient capacity to accommodate extra flow, could result in flooding in existing Warren development. Very important that the maximum use is made of Sustainable Urban Drainage, and surface water runoff rates are reduced. Although culvert in question is located in existing development, may be advisable to de-culvert the water course if possible.
English Heritage	<p>Comments mainly relate to initial sustainability appraisal, but are specific to Broad Areas:</p> <ul style="list-style-type: none"> Broad Area 1: St Michael's Church (Grade II*) just outside the boundary, consideration needs to pick up the potential for adverse impact on its setting. Broad Area 2: all assessments of this area need to consider the potential implications of, not only the assets themselves (Listed Building and Registered Park & Garden), but also their setting. In this case, there us a particularly significant relationship between extensive kitchen gardens, forming part of the registered historic park and garden and the listed hospital buildings. Broad Area 3: Importance of setting in relation to Grade II Windy Ridge is recognised. Broad Area 4: Para.120 of CS refers to the great importance that the Council attaches to the open land separating settlements as a means of maintaining individual settlement identify and para. 123 refers to the landscape appraisal carried out to assist in defining gaps where policy CS9 applies. Broad Area 4 appears to severely test these principles . Broad Area 5: Para.120 of CS refers to the great importance that the Council attaches to the open land separating settlements as a means of maintaining individual settlement identify and para. 123 refers to the landscape appraisal carried out to assist in defining gaps where policy CS9 applies. Broad Area 4 appears to severely test these principles. Need to take account of Grade II* Newbold College Registered Historic Park and Garden (formerly Moor Close), or the fact that the Park and Garden is at risk. Broad Area 6: would reduce the separation between Bracknell and a smaller settlement, albeit not within a defined gap. Broad Area 7: Need to refer to impact upon setting of Conservation Area and listed buildings. Potential for impact upon the setting of Grade II* Ascot Place Registered Historic Park and Garden to east needs to be referred to.
Natural England	<ul style="list-style-type: none"> Please to see Thames Basins Heaths SPA is taken into account as a constraint for Broad Area. Mitigation measures will need to match what has already been agreed with the Thames Basins heaths Delivery Framework (Feb 2009), SE Plan Policy NRM9 (May 2009) and Bracknell's Core Strategy, (being updated as a new Supplementary Planning

	<p>Document).</p> <ul style="list-style-type: none"> Careful consideration of the SPA mitigation will be required in later iterations of the document. Bracknell Forest already has an Interim Avoidance and Mitigation Strategy, each of the SANGS within this have agreed capacities and mitigation for net increases in residential developments.
Secretary of State for Transport	No response received.
Highways Agency	<ul style="list-style-type: none"> An additional 1,641 dwellings will be required further to agreed 11,139. It would appear that these would be developed as Urban extensions, although there is no mention of where dwellings would be concentrated. HA require clarification on planned location for dwellings. Concern regarding Broad Areas 4 and 5 (East and West Binfield), which have not been included within the Core Strategy. Concern that a further 3,200 dwellings would be built in close proximity to A329 (M), and no mitigation measures have been detailed to help reduce the impact upon the Strategic Road Network (SRN). Further information required on mitigation for sites to ensure impact upon SRN is kept to a minimum (in accordance with para. 4.45 of PPS12).
Police Authority – Thames Valley Police	No response received.
South East England Development Agency (SEEDA)	No response received.
(South East England Partnership Board (SEEPB)	No specific comments made in relation to potential Broad Areas.
Telecomms: - T-Mobile - Orange - 3 - O2 - Vodafone	No responses received.
Primary Care Trust - Berkshire	No response received.
Electricity – Scottish & Southern	No response received.
Gas – British Gas	No response received.
Sewerage Undertaker – Thames Water	<ul style="list-style-type: none"> Important to consider capacity of water and sewerage infrastructure provision for new development proposals (para 4.9 of PPS12). Thames Water's largest Sewage Treatment Works (STWS) in Bracknell area are Bracknell and Ascot, which are most suitable to accommodate future growth requirements as put forward in the South east Plan. These STW's will need to be upgraded in the future (3-5 years for STW upgrades). <p>Therefore, would prefer development to take place in Bracknell Forest in the areas that drain to these STW's (Bracknell STW is located to the north of the Town, and Ascot STW is located to the south east of Bracknell).</p>
Water Undertakers – Three Valleys South East Water	No responses received.

Broad Areas Draft Indicative Option Working Paper

Spatial Policy Section
July 2010

Changes in Government Policy and assumed housing numbers for Bracknell Forest:

Following the formation of the Coalition Government, the Secretary of State for Communities and Local Government announced (in May 2010) his intention to abolish Regional Spatial Strategies (RSS). The South East Plan is the RSS that covers Bracknell Forest and includes a requirement for 12,780 new homes for the Borough between 2006–2026. Although this formed the basis of the consultation carried out earlier this year, it is no longer appropriate to use it as a basis for planning future development locations.

The new Government has not yet clarified how the housing requirement is to be calculated, but the Conservative Party's Green Paper, 'Open Source Planning', suggests that housing numbers produced for an earlier version of the South East Plan (the 'Option 1' figures) could be used as a baseline for future work. The figure for Bracknell Forest was 10,780 homes for the plan period which is 2,000 lower than the final RSS figure. This figure also forms the basis of the housing provision policy (Policy CS15) set out in the Bracknell Forest Core Strategy, adopted in 2008. The Green Paper makes it clear that development is not to be prevented by the new planning regime and indeed states that "we believe the country needs to see a major upswing in development and construction as soon as possible".

This working paper has been prepared in order to assess the impact of these reduced figures, enable the work to progress and provide an indication of current thinking for residents and those with direct interests in possible sites. It uses the requirement of 10,780 homes, pending any further announcements from Government. **Figure 1** shows how this requirement might be met, taking into consideration the assumptions set out below.

The calculations in **Figure 1** include sites that had already been agreed at March 2010 for 7,433 homes. This requires additional sites to be found for 3,347 further homes. If we include an allowance for some new homes on sites within existing defined settlements and some small sites on the edge of settlements, we need to find new major sites outside settlements for 2,373 homes. This figure may be subject to change pending further Government announcements and is based on the assumptions set out below.

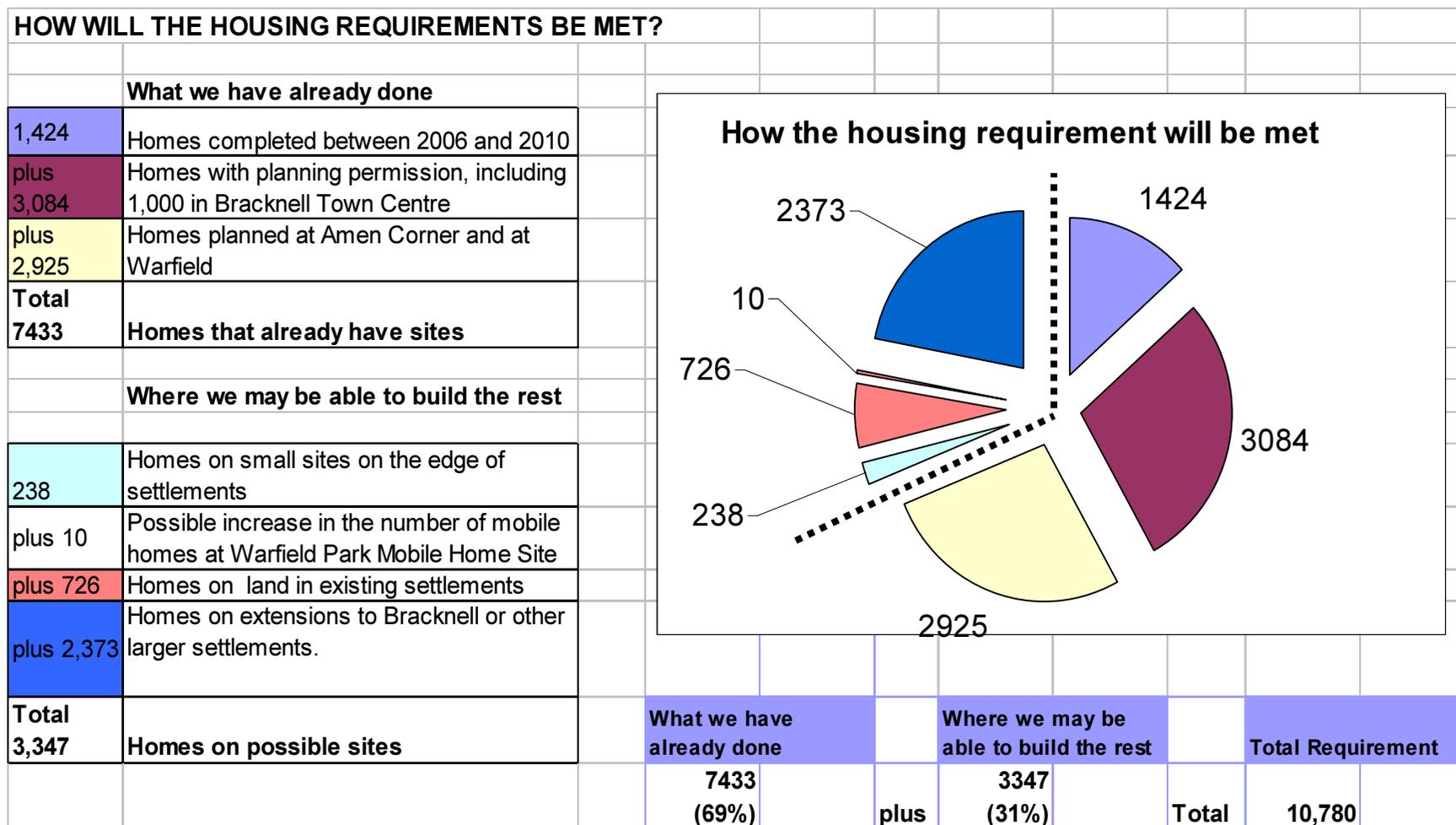
Other Assumptions:

- The sites within defined settlements currently include some that involve private residential gardens. The Government announced in June 2010, that these would no longer be classified as previously developed land. Whilst the Core Strategy (Policy CS2) suggests that previously developed land and '**other land**' within defined settlements should be allocated for development before looking at extensions to defined settlements, there may be a need to re-consider private residential gardens by looking further at possible impacts on the character of an area. Although it is unlikely that there would be justification for removing this source of supply, the estimate of the number of dwellings likely to come forward may decrease. This would result in an increase in the requirement from urban extensions.
- We may need to remove some sites from consideration if we find out from owners/developers that they are unlikely to be available for development over the plan period. This may increase the requirement from urban extensions.
- In response to comments made during the February-April consultation about the number of empty office blocks that could be used for housing, we will investigate further the suitability of some employment land for housing development. If additional suitable and available employment land is found for residential

development, this would contribute to the category of sites within identified settlements, and reduce the requirement from urban extensions.

- Figures have not been adjusted to take account of a low-density option (below 35 dwellings per hectare (dph)) following the Government's announcement in June 2010 to remove reference to a minimum density (30 dph) from national policy (Planning Policy Statement 3). It should, however, be noted that the revisions to PPS3 do not remove the guidance that land should be used efficiently.
- Given recent Government announcements, we have not included small windfall sites under the sub-heading 'where we may build the rest' to make up our housing numbers. Future announcements from the Government may require us to review this stance.

Figure 1: Housing Requirement



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Draft Indicative Options for Locations for Growth

Over 7,000 comments were received in response to the Options consultation during February to April 2010. Most of these comments were about possible Broad Areas and we have been considering the issues raised. Although some background evidence is yet to be finalised, we have received final reports on some topics and interim reports on others. The consultation responses, technical work and the Council's adopted Core Strategy approach for locations for development has led to a rationale for an indicative option for the pattern of future growth.

The rationale can be summarised as follows:

- Prioritising the use of previously developed land (parts of Broad Areas 2 and 3)
- Prioritising the use of land with the best links to Bracknell, the Borough's most sustainable settlement, (the southern parts of Broad Areas 4 and 5)
- It has emerged that the majority of Broad Area 8 will not be available for residential development during the plan period so this land has been eliminated and a small part of the area identified as a possible 'rounding-off' site.
- It is has become clear that a significant area at the centre of Broad Area 6 will not be available for residential development and that without this land it would not form a coherent urban extension.
- Elimination of the broad areas that would form extensions to less sustainable settlements and performed less well against sustainability objectives (Broad Areas 1 and 7 and much of the northern parts of Broad Areas 4 and 5 around Binfield)
- In light of the number of homes now being considered in the North of the Borough and the priority to use previously developed land it is not proposed to pursue the concept of a 'Northern Arc' of development. This concentration of development did not appear to be a critical issue in the responses on the Infrastructure Delivery Plan.

This approach has led to the identification of parts of four of the original eight possible Broad Areas (shown hatched in blue) as having potential to form extensions to existing settlements as a draft indicative option, as shown on the map below:

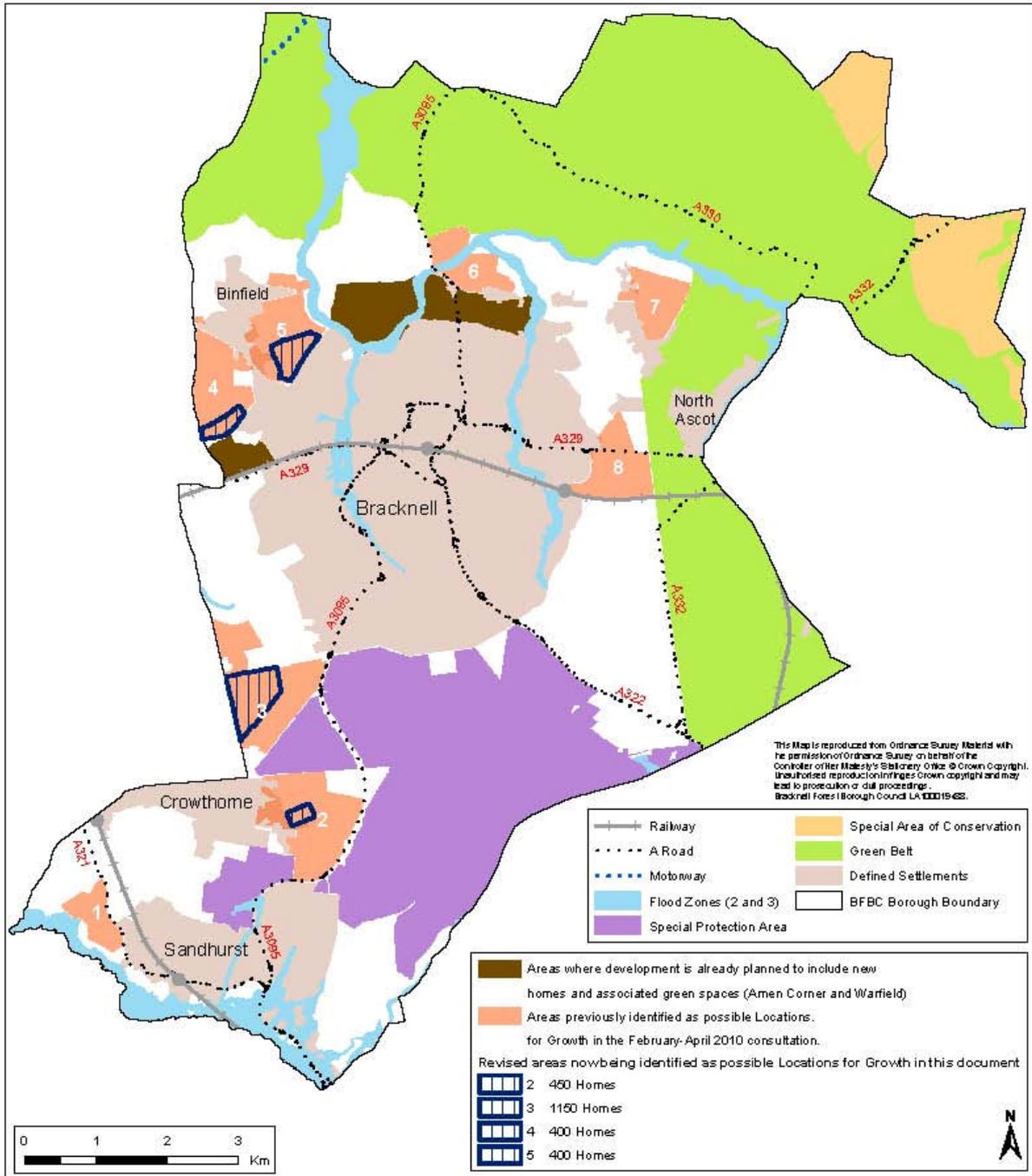


Figure 2: Constraints and Draft Indicative Options for Growth

Illustrative concept master plans for the 4 draft indicative options for development are set out on the following pages to show where urban extensions to accommodate around 2,400 homes could be located. These relate to:

- Broadmoor (450 homes)
- North East Crowthorne (1,150 homes)
- East and West Binfield combined (800 homes)

Broadmoor
(Part of former Broad Area 2)

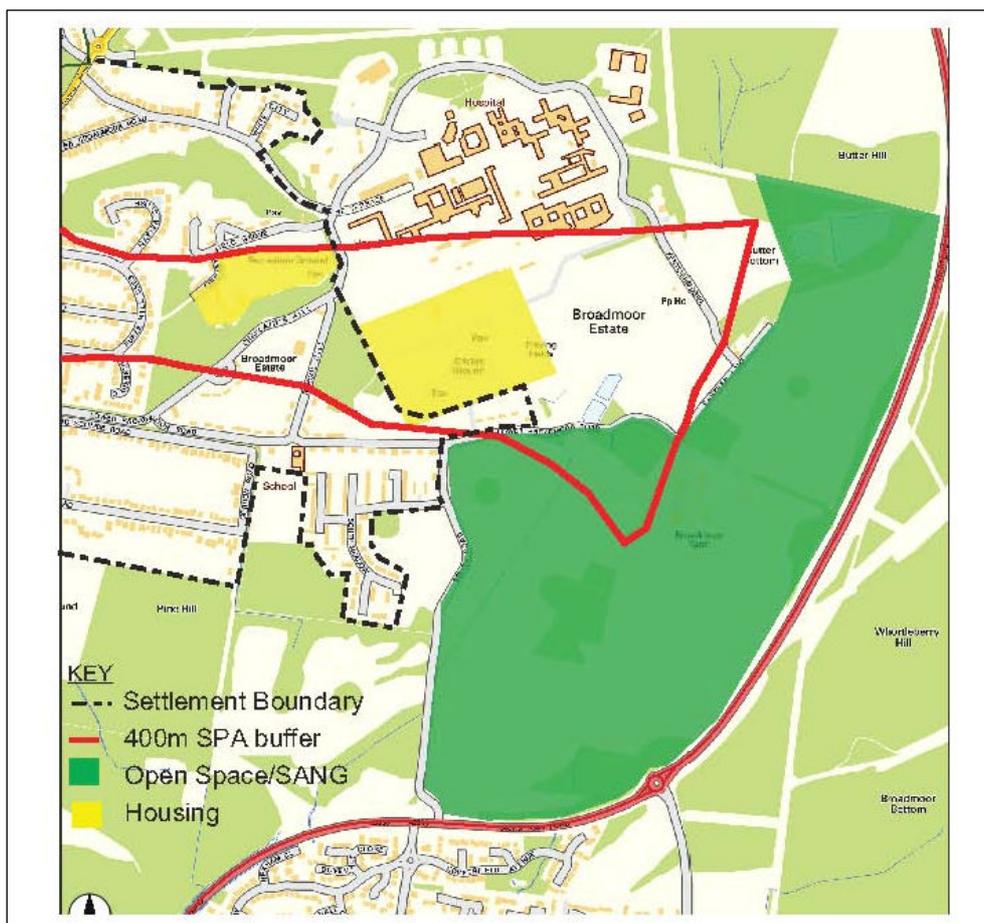


Figure 3: Broadmoor Illustrative Concept Plan

Objectives

- Safeguard and maintain the setting of the Broadmoor Hospital Listed Building and associated Historic Park and Garden.
- Re-provide Open Space of Public Value lost through new housing development.
- Deliver sustainable transport and improved accessibility for Crowthorne.
- Housing would be an enabling development for a comprehensive hospital regeneration, and not as a stand alone development.

Requirements

- Approximately, but no greater than 350 houses outside the settlement at Lower Broadmoor Road.
- 100 houses within the settlement at Cricket Field Grove.
- 4.5ha of Open Space comprising 2.4ha passive and 2.1ha active space.
- Suitable Alternative Natural Green Space (SANG) to mitigate impact upon the Thames Basins Heaths Special Protection Area (SPA) in excess of the standard requirement.
- No residential development within 400m buffer of SPA.

The figures for new homes do not include 30 units at School Hill, which are likely to be progressed as a separate application.

North East Crowthorne
(Part of former Broad Area 3)

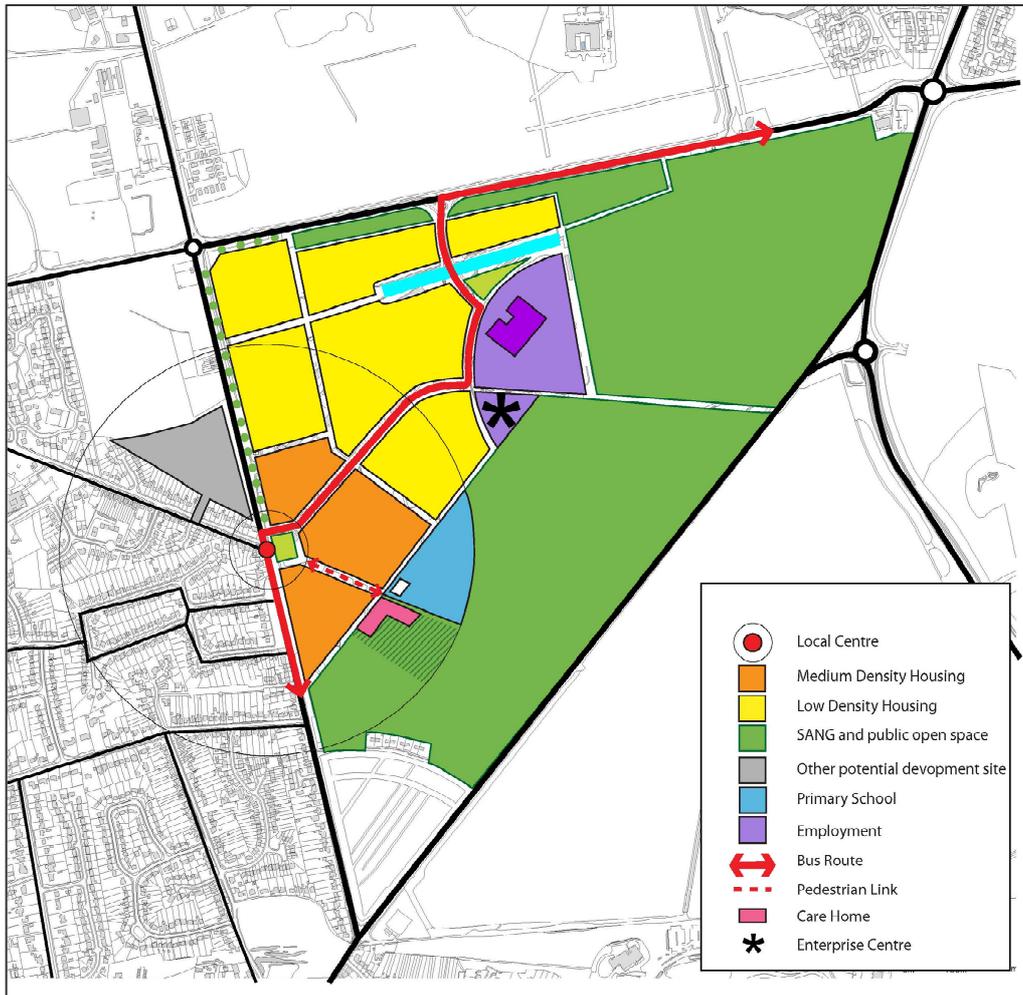


Figure 4: North East Crowthorne Illustrative Concept Plan

Objectives

- Local Centre located along Old Wokingham Road to maximise viability and accessibility to public transport route.
- Potential public transport link to Nine Mile Ride.
- Higher density housing located around Local Centre and overlooking public open space.
- Potential to integrate Transport Research Laboratory site with potential housing site to the west of Old Wokingham Road in Wokingham Borough.

Requirements

- Approximately, but no greater than 1,150 houses.
- 2-form entry primary school.
- Local Centre.
- Care home.
- Enterprise Centre, for small and new businesses (replacement facility).
- 12ha Public Open Space comprising 5.5ha active space and 6.5ha passive space.
- Suitable Alternative Natural Green Space (SANG) to mitigate impact upon the Thames Basins Heaths Special Protection Area (SPA) in excess of the standard requirement.
- No residential development within 400m buffer of SPA.

Land north of London Road and land at Wood Lane, Binfield Parish
(Part of former Broad Areas 4 and 5)

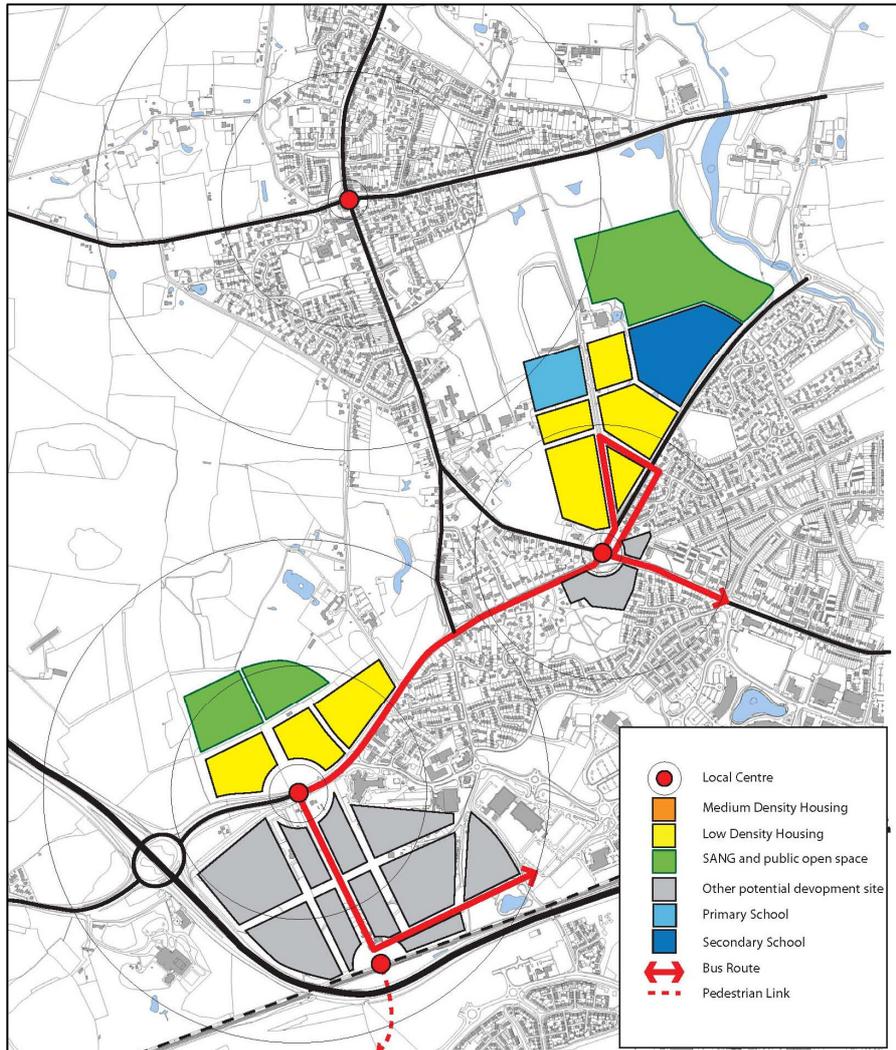


Figure 5: Binfield Illustrative Concept Plan

Objectives

- Open land would be retained around Binfield village to maintain the character and identity of the village.
- Within West Binfield, development would be concentrated to the south of the area, in order to link with planned development at Amen Corner. Important areas relating to Local Wildlife Sites (formerly Wildlife Heritage Sites) would be retained.
- Within East Binfield, new development would be centred around Wood Lane (south of Forest Road). The site would provide for the relocation of Bracknell Town Football Club and potentially a Football Academy.
- A new primary school and secondary school would be provided.

Requirements

- c.400 homes East Binfield.
- c.400 homes West Binfield.
- Primary School.
- Secondary School.
- Relocated Football Club and potential Football Academy.
- 8ha Open Space comprising 3.7ha active and 4.3ha passive.
- 15ha Suitable Alternative Natural Green Space (SANG) to mitigate impact upon the Thames Basins Heaths Special Protection Area (SPA).

The figures for new homes do not include two possible 'rounding-off' sites, identified on the edge of Binfield Village, which are listed at the end of this paper.

List of possible 'rounding-off' sites

Following further consideration of the extent of the Broad Areas, some further possible stand-alone rounding off sites have been identified from within the previous Broad Areas. If these sites were to be allocated in the future, it would require a 'rounding-off' of the relevant settlement boundaries to include them within the appropriate settlement. The following table comprises a full list of the possible rounding off sites:

SHLAA Ref	Former Broad Area	Site Address	Estimated Capacity (net)
24	4	Land East of Murrell Hill Lane, South of Foxley Lane and North of September Cottage, Binfield	67
93	4	Land at junction of Forest Road and Foxley Lane, Binfield	31
204	8	Land at Bog Lane, New Forest Ride, Warfield	60
34	n/a	White Cairn, Dukes Ride, Crowthorne	16
165	n/a	Land south of the Limes, Forest Road, Warfield	10
251	n/a	White Gates, Mushroom Castle	54
		TOTAL	238

Background Evidence

Additional studies have been undertaken and completed since the consultation on the Site Allocations Participation Document. This adds to our existing evidence base comprising Retail Study, Employment Land Review and Strategic Housing Land Availability Assessment:

- Accessibility Assessment
- Landscape Character Assessment
- Strategic Flood Risk Assessment
- Master Planning
- Ecology Assessment (Extended Phase 1 Habitat Survey)

Infrastructure

An Infrastructure Delivery Plan (IDP) is being prepared to identify what infrastructure should be provided, where, by whom and when. This must be set at a level that does not prevent development. This could mean setting priorities to make sure that critical infrastructure is not reduced or left out.

Following the recent announcements by Government on the changes to the baseline housing numbers, further work is being undertaken in relation to the IDP. At present, there are no significant infrastructure concerns that have been highlighted that would prevent development taking place on any of the draft indicative option sites.