

NOTICE OF MEETING

The Executive

Tuesday 16 February 2010, 5.00 pm

Council Chamber, Fourth Floor, Easthampstead House, Bracknell

To: The Executive

Councillor Bettison (Chairman), Councillor Ward (Vice-Chairman), Councillors Mrs Ballin, Dr Barnard, Birch, Mrs Hayes, Kendall and McCracken

ALISON SANDERS
Director of Corporate Services

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Published: 8 February 2010



The Executive
Tuesday 16 February 2010, 5.00 pm
Council Chamber, Fourth Floor, Easthampstead House,
Bracknell

AGENDA

	Page No
1. Apologies	
2. Declarations of Interest	
Members are asked to declare any personal or prejudicial interests, and the nature of that interest, in respect of any matter to be considered at this meeting.	
3. Minutes	
To consider and approve the minutes of the meeting of the Executive held on 19 January 2010.	1 - 16
4. Urgent Items of Business	
5. Medium Term Objectives - Overview & Scrutiny Response	
To advise the Executive of Overview & Scrutiny's response to the Medium Term Objectives.	17 - 28
6. Capital Programme 2010/11 - 2012/13	
To approve the Council's Capital Programme.	29 - 44
7. Revenue Budget 2010/11	
To approve the Revenue Budget 2010/11.	45 - 128
8. CAA Action Plans	
To agree the Area and Organisation Action Plans arising from the Comprehensive Area Assessment.	129 - 138
9. Local Area Agreement Refresh	
To agree the refresh of the Local Area Agreement.	139 - 146
10. Site Allocations Development Plan Document	
To approve a draft version of the Site Allocations Development Plan Document for consultation.	147 - 426

A copy of the Draft Consultation Document and a copy of the Strategic Housing Land Availability Assessment (SHLAA) can be viewed in the online version of this agenda but will not be provided in hard copy.



EXECUTIVE
19 JANUARY 2010
5.00 - 6.30 PM

Present:

Councillors Bettison (Chairman), Ward (Vice-Chairman), Mrs Ballin, Dr Barnard, Birch, Mrs Hayes, Kendall and McCracken

36. Declarations of Interest

Councillor Kendall declared a prejudicial interest in item 7 and withdrew from the meeting during consideration of this item.

Councillor Birch and Councillor McCracken declared a personal interest in item 7.

37. Minutes

RESOLVED that the minutes of the meeting of the Executive on 15 December 2009 together with the accompanying decision records be confirmed as a correct record and signed by the Leader.

38. Executive Decisions

The Executive considered the reports submitted on the items listed below and the decisions taken are recorded in the decision sheets attached to these minutes and summarised below:

Item 5: Neighbourhood Consultation Report 2009-10

RESOLVED that:

- 1 The key findings of the Neighbourhood Consultation 2009 exercise be noted.
- 2 The full report of the Neighbourhood Survey 2009 be noted.
- 3 The Communication Plan be endorsed.
- 4 The further analyses of the data with Partners and the formulation of a follow up action plan for presentation to the April Executive for consideration be endorsed.

Item 6: Personalisation Update

RESOLVED that the progress reports on meeting the milestones and plans for meeting future milestones and the Personalisation Update report be noted.

Item 7: South Hill Park Annual Revenue Grant

RESOLVED that:

- 1 An annual grant of £504,140 be awarded to South Hill Park Arts Trust for 2010/11
- 2 The performance indicators and the outline programme be approved as the basis on which the grant is awarded:
- 3 The Director of Environment, Culture and Communities in consultation with the Executive Member for Culture, Corporate Services and Public Protection be given the authority to agree changes in the performance indicators.

Item 8: Customer Contact Strategy 2007-2010 Annual Update Report

RESOLVED that the progress made to deliver Phase 3 of the corporate Customer Contact Strategy be noted and endorsed.

Item 9: Climate Change Action Plan - Annual Progress Report

RESOLVED that progress on the Climate Change Action Plan to October 2009 be noted and the alignment of a refreshed action plan to the Council's annual financial cycle from April 2010 be approved.

Item 10: Older Person Accommodation and Support Service Strategy / Consultation

RESOLVED that:

- 1 A programme board is established to manage a consultation programme with older people to establish an accommodation and support services strategy for all older people in Bracknell Forest which will subsequently be recommended to Executive.
- 2 That the consultation programme covers a range of accommodation and support services that could be offered to older people rather than limited to those services currently available in Bracknell Forest.

Item 11: Review of Day Service Provision in Transforming Adult Social Care

RESOLVED that:

- 1 A proposal to consult with users, carers, staff, trade unions, voluntary sector groups and other partners to look at the re-provision of the Downside Resource Centre be agreed.
- 2 As part of this consultation consideration should also be given to enable the Council to better meet a number of other strategic objectives including:
 - supporting the development of voluntary sector services for acquired brain injury within the local community. This would support the aims of Bracknell Forest Council's Stroke Strategy,
 - greater support of day care that exists in the voluntary sector.
 - to expanding provision at Heathlands Day Centre by creating eight additional places for people living with dementia, along with the development of a preventative outreach service for those with low to

moderate needs in order to support individuals, carers and families in line with the aims of Bracknell Forest Council's proposed Dementia Strategy.

- 3 At the end of the consultation period further detailed recommendations will be brought back to the Executive for a decision.

LEADER

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Minute Annex

Bracknell Forest Council Record of Decision

Work Programme Reference	I019502
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1. **TITLE:** Neighbourhood Consultation Report 2009-10

2. **SERVICE AREA:** Corporate Services

3. **PURPOSE OF DECISION**

To summarise the results of the autumn neighbourhood consultation process conducted in partnership with Thames Valley Police; including the neighbourhood survey and the neighbourhood action group forum consultations.

4. **IS KEY DECISION** Yes

5. **DECISION MADE BY:** Executive

6. **DECISION:**

1 The key findings of the Neighbourhood Consultation 2009 exercise be noted.

2 The full report of the Neighbourhood Survey 2009 be noted.

3 The Communication Plan be endorsed.

4 The further analyses of the data with Partners and the formulation of a follow up action plan for presentation to the April Executive for consideration, be endorsed.

7. **REASON FOR DECISION**

To provide the Executive with the results of the Neighbourhood Consultation 2009 exercise.

8. **ALTERNATIVE OPTIONS CONSIDERED**

Not applicable.

9. **PRINCIPAL GROUPS CONSULTED:** CDRP Board
Bracknell Forest Partnership
Neighbourhood Action Groups

10. **DOCUMENT CONSIDERED:** Report of the Director of Corporate Services

11. **DECLARED CONFLICTS OF INTEREST:** None

Date Decision Made	Date decision will be implemented
19 January 2010	27 January 2010

**Bracknell Forest Council
Record of Decision**

Work Programme Reference	I019640
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1. **TITLE:** Personalisation Update
2. **SERVICE AREA:** Adult Social Care and Health
3. **PURPOSE OF DECISION**

To note the work undertaken to ensure the Council meets its responsibilities in response to the Putting People First Agenda (Personalisation), and agree the outline plans to meet the milestones to March 2011.

4. **IS KEY DECISION** Yes
5. **DECISION MADE BY:** Executive
6. **DECISION:**

That the progress reports on meeting the milestones and plans for meeting future milestones and the Personalisation Update report be noted.

7. **REASON FOR DECISION**

The "Putting People First" Concordat set out the shared agreement between Government, Local Government and their partners for how people with additional support needs should be supported. It clearly sets the agenda for change in a number of key areas:

- Choice and control for adults with support needs
- Information and advice for people with support needs, regardless of who pays for the support
- Support that promotes independence
- Universal services
- All stakeholders working together to shape communities
- Cost effective, quality, outcome focused support

The Local Authority Circular DH 2008(1), Transforming Adult Social Care (TASC), demands that people be supported to understand the money and community resources available to them and will be encouraged to use these imaginatively to meet their needs. Councils need also to ensure that the supply and type of support that people need and want to buy. Creating capacity in the community and enabling natural support networks are integral planks to this agenda. Bracknell Forest Council approved an approach to personalisation and the associated programme of work including the pilot in summer 2008 which is being funded through a specific grant from the Department of Health.

8. **ALTERNATIVE OPTIONS CONSIDERED**

None.

9. **PRINCIPAL GROUPS CONSULTED:** Personalisation Implementation Team

Personalisation Programme Board
Departmental Management Team

10. **DOCUMENT CONSIDERED:** Report of the Director of Adult Social Care & Health

11. **DECLARED CONFLICTS OF INTEREST:** None

Date Decision Made	Date decision will be implemented
19 January 2010	27 January 2010

**Bracknell Forest Council
Record of Decision**

Work Programme Reference	I020188
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1. **TITLE:** South Hill Park Annual Revenue Grant
2. **SERVICE AREA:** Environment, Culture & Communities
3. **PURPOSE OF DECISION**

To determine the request for revenue grant aid submitted by South Hill Park Arts Trust. All recommendations are subject to the Council approving the final budget for 2010/11.

4. **IS KEY DECISION** Yes
5. **DECISION MADE BY:** Executive

6. **DECISION:**

1. An annual grant of £504,140 be awarded to South Hill Park Arts Trust for 2010/11.
2. The performance indicators and the outline programme be approved as the basis on which the grant is awarded.
3. The Director of Environment, Culture and Communities in consultation with the Executive Member for Culture, Corporate Services and Public Protection be given the authority to agree changes in the performance indicators.

7. **REASON FOR DECISION**

The basis behind the recommendation is detailed in the report.

8. **ALTERNATIVE OPTIONS CONSIDERED**

Any significant reduction in grant aid would limit the ability of South Hill Park to function and offer a broad range of quality arts productions.

9. **PRINCIPAL GROUPS CONSULTED:** None
10. **DOCUMENT CONSIDERED:** Report of the Director of Environment, Culture & Communities
11. **DECLARED CONFLICTS OF INTEREST:** Councillor Kendall declared a prejudicial interest in this item and withdrew from the meeting during its consideration.

Councillor Birch and McCracken declared a personal interest in this item.

Date Decision Made	Date decision will be implemented
19 January 2010	27 January 2010

**Bracknell Forest Council
Record of Decision**

Work Programme Reference	I018517
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1. **TITLE:** Customer Contact Strategy 2007-2010 Annual Update Report

2. **SERVICE AREA:** Corporate Services

3. **PURPOSE OF DECISION**

To provide an update to the Customer Contact Strategy for the Council.

4 **IS KEY DECISION** Yes

5. **DECISION MADE BY:** Executive

6. **DECISION:**

The progress made to deliver Phase 3 of the corporate Customer Contact Strategy be noted and endorsed.

7. **REASON FOR DECISION**

To deliver the strategy, a three phase implementation programme was approved by the Executive in September 2003.

The final phase of this was further developed and culminated in a detailed Customer Contact Strategy and an Action Plan which takes the strategy forward between 2007 and 2010.

The strategy embraces six customer themes :

1. I want to be able to contact the Council 24 hours a day
2. I want a consistent response from the Council and for it to be pleasant and quick
3. I want to ring one number to contact the Council and not be passed around
4. I want to get the right answer to my query
5. I want to feel that I am important to the Council

Delivery of the strategy is based on the key principles of customer self-service using web access to services, the development and extended use of the corporate Customer Relationship Management (CRM) system and the transfer of the customer interface element of further services to Customer Services, as appropriate.

8. **ALTERNATIVE OPTIONS CONSIDERED**

The Customer Contact Strategy is now well-established across the Council and is the basis for operational change through process re-engineering, cultural change and service delivery improvement.

9. **PRINCIPAL GROUPS CONSULTED:** Not applicable.

10. **DOCUMENT CONSIDERED:** Report of the Director of Corporate Services

11. **DECLARED CONFLICTS OF INTEREST:** None

Date Decision Made	Date decision will be implemented
19 January 2010	27 January 2010

**Bracknell Forest Council
Record of Decision**

Work Programme Reference	I020133
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1. **TITLE:** Climate Change Action Plan - Annual Progress Report

2. **SERVICE AREA:** Environment, Culture & Communities

3. **PURPOSE OF DECISION**

The Climate Change Action Plan was approved for implementation by the Council at an Executive meeting held on 14 October 2008. This report covers progress made in implementing the Action Plan in the year to October 2009 and seeks approval to align a refreshed Action Plan to the Council's annual financial cycle from April 2010.

4. **IS KEY DECISION** Yes

5. **DECISION MADE BY:** Executive

6. **DECISION:**

That the progress on the Climate Change Action Plan to October 2009 be noted and the alignment of a refreshed action plan to the Council's annual financial cycle from April 2010 be approved.

7. **REASON FOR DECISION**

This report relates to medium term objective 4: Keep Bracknell Forest clean and green; Environment, Culture and Communities departmental service plan priority two: Protecting and enhancing our environment; and associated key action 4.6 Develop a local climate change strategy by 2009, in line with the Nottingham Declaration.

8. **ALTERNATIVE OPTIONS CONSIDERED**

The alternative of retaining the annual reporting cycle to October puts the Climate Change Action Plan out of synchronicity with other Council reports and the budgetary cycle.

9. **PRINCIPAL GROUPS CONSULTED:** Climate Change Working Group
Climate Change Partnership

10. **DOCUMENT CONSIDERED:** Report of the Director of Environment, Culture & Communities

11. **DECLARED CONFLICTS OF INTEREST:** None

Date Decision Made	Date decision will be implemented
19 January 2010	27 January 2010

**Bracknell Forest Council
Record of Decision**

Work Programme Reference	I020089
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1. **TITLE:** Older Person Accommodation and Support Service Strategy / Consultation
2. **SERVICE AREA:** Adult Social Care & Health/Environment, Culture & Communities
3. **PURPOSE OF DECISION**

To consider the establishment of a programme board to manage the consultation and development of a strategy to address the accommodation and support service needs of older people.

4. **IS KEY DECISION** Yes
5. **DECISION MADE BY:** Executive

6. **DECISION:**

1. A programme board is established to manage a consultation programme with older people to establish an accommodation and support services strategy for all older people in Bracknell Forest which will subsequently be recommended to Executive.
2. That the consultation programme covers a range of accommodation and support services that could be offered to older people rather than limited to those services currently available in Bracknell Forest.

7. **REASON FOR DECISION**

The Council's Housing Strategy has committed to develop an accommodation and support services strategy for older people. The aim of the strategy will be to identify the quality and type of accommodation older people will seek in Bracknell Forest in the future so as to influence the market response. The majority of older people in Bracknell Forest live in their own homes and so the future accommodation needs of the majority of older people will be either in their own homes or in an alternative home provided in the private sector. The Council will need to intervene to provide accommodation for those who cannot afford the market price or who have specific accommodation or care needs that cannot be met in the market place.

There are short term issues concerning the accommodation provided for older people by the Council and Bracknell Forest Homes. Bracknell Forest Homes own nearly 400 units of sheltered accommodation for older people. Nearly a third of that accommodation is bedsit which is not popular and difficult to let. Many other Councils have already reviewed older persons sheltered housing and found that location and bedsit type homes prove very difficult to let. Bracknell Forest Homes are beginning a review of their sheltered housing offer with a view to identifying the long term demand for schemes. Existing Housing Register information and a recent marketing campaign has shown there is limited demand for the schemes which offer bedsits in a form of extra care.

The requirements placed under the LA Circular Transformation of Adult Social Care, it is believed, will particularly impact on the provision of day care as people are given their

individual budget and develop their own support plan.

There is a range of accommodation that can be offered to older people and it is suggested that this forms the basis of the consultation with older people..

8. ALTERNATIVE OPTIONS CONSIDERED

The Council could let the market respond to the demand that they perceive exists for older person housing in Bracknell Forest. This may lead to older people moving into the borough at the expense of meeting the needs of older people who already live in Bracknell Forest. Therefore, this is not recommended.

9. PRINCIPAL GROUPS CONSULTED: Older People

10. DOCUMENT CONSIDERED: Report of the Director of Adult Social Care & Health/Environment, Culture & Communities

11. DECLARED CONFLICTS OF INTEREST: None

Date Decision Made	Date decision will be implemented
19 January 2010	27 January 2010

**Bracknell Forest Council
Record of Decision**

Work Programme Reference	I020545
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1. **TITLE:** Review of Day Service Provision in Transforming Adult Social Care

2. **SERVICE AREA:** Adult Social Care and Health

3. **PURPOSE OF DECISION**

The purpose of this decision is to seek the Executives permission to consult on the future of Downside Resource Centre as a Day Centre for Older People and those with Long Term Conditions.

4. **IS KEY DECISION** Yes

5. **DECISION MADE BY:** Executive

6. **DECISION:**

1 A proposal to consult with users, carers, staff, trade unions, voluntary sector groups and other partners to look at the re-provision of the Downside Resource Centre be agreed.

2 As part of this consultation consideration should also be given to enable the Council to better meet a number of other strategic objectives including:

- supporting the development of voluntary sector services for acquired brain injury within the local community. This would support the aims of Bracknell Forest Council's Stroke Strategy,
- greater support of day care that exists in the voluntary sector.
- to expanding provision at Heathlands Day Centre by creating eight additional places for people living with dementia, along with the development of a preventative outreach service for those with low to moderate needs in order to support individuals, carers and families in line with the aims of Bracknell Forest Council's proposed Dementia Strategy.

3 At the end of the consultation period further detailed recommendations will be brought back to the Executive for a decision.

7. **REASON FOR DECISION**

To meet the recommendations as laid out in Our Health Our Care Our Say and the Putting People First Agenda which puts an increased focus on outcomes for individuals, and putting people in control of their lives through personalisation. The implementation of Personalisation requires that Bracknell Forest Council provides almost 800 service users with individual budgets by April, 2011 with that figure set to double by April 2012 .

Independence Well-being and Choice tasks Bracknell Forest Council with 'building and harnessing the capacity of the whole community' in order to develop 'new innovative ways of

supporting individuals' by supporting the development of a local care economy where individuals can purchase support tailored to their own needs and wishes. Given the fact that greater options are available this has already had an impact on numbers.

Despite rising numbers of older adults, Bracknell Forest Council's directly-provided day services have seen a fall in attendance of 42% since September 2003, with Downside Resource Centre experiencing a 15% reduction (equivalent to 12.3) in attendance over the past 12 months alone. Only Heathlands Day Centre, which supports people living with dementia, is oversubscribed and maintains a waiting list.

To continue to identify community based options so that individuals can choose to purchase support which enables them to live the lives they choose.

8. ALTERNATIVE OPTIONS CONSIDERED

No change in service will lead to the Council's inability to meet the personalisation agenda. The Council is at risk of accruing an increase in capital expenditure as the building becomes an increasing Health and Safety risk and unfit for purpose . However the site does have potential through partnership with others to develop alternative service provision

9. PRINCIPAL GROUPS CONSULTED: N/A

10. DOCUMENT CONSIDERED: Report of the Director of Adult Social Care & Health

11. DECLARED CONFLICTS OF INTEREST: None

Date Decision Made	Date decision will be implemented
19 January 2010	27 January 2010

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TO: THE EXECUTIVE
DATE: 16 FEBRUARY 2010

**THE COUNCIL'S KEY OBJECTIVES 2010-2011
RESPONSE FROM OVERVIEW AND SCRUTINY
Chief Executive**

1 PURPOSE OF DECISION

- 1.1 On 15 December 2009, the Executive approved its draft Key Objectives for the coming year and invited the Overview and Scrutiny Commission to comment on the proposals. This report sets out the response from the Commission and suggests amendments to the draft objectives.

2 RECOMMENDATION

- 2.1 The Council's Key Objectives be approved as set out at Appendix 2**

3 REASONS FOR RECOMMENDATION

- 3.1 It is essential that the Council sets out its vision and Key Objectives for the organisation. Whilst the Executive has previously agreed the Medium Term Objectives and associated Key Objectives for 2008-11, it is vital to ensure that these stay focused and relevant to prevailing conditions.

4 ALTERNATIVE OPTIONS CONSIDERED

- 4.1 None

5 SUPPORTING INFORMATION

- 5.1 Members will recall that draft Key Objectives were approved by the Executive to enable departments to develop their service plans for 2010-2011, subject to any views which the Overview and Scrutiny Commission might wish to make. The Commission set up a small working group and has responded as set out in Appendix 1.
- 5.2 The Commission's working group has suggested 18 changes to the Objectives. Officers have analysed the recommendations and propose that 10 be accepted in full, two accepted partially and that there should be no change to six of the objectives. In summary, the work of the Commission's working group has been a valuable contribution to planning for the services to be delivered to residents and businesses over the coming year.

6 ADVICE RECEIVED FROM STATUTORY AND OTHER OFFICERS

Borough Solicitor

6.1 There are no legal implications pertaining to this report.

Borough Treasurer

6.2 Most of the financial implications of the Medium Term Objectives represent a reallocation of resources within existing budgets, however, where there are changes to the budget as a result of these Medium Term Objectives these have been incorporated into the budget proposals out for consultation in January 2010. The report setting out the budget proposals which was approved by the Executive in December for consultation throughout January 2010 identifies the links between the budget proposals and the Medium Term Objectives.

Equalities Impact Assessment

6.3 The revised Medium Term Objectives explicitly address diversity and cohesion issues. More broadly, the Objectives are at the heart of the Council's activity to improve the quality of life in Bracknell Forest.

Strategic Risk Management Issues

6.4 In developing the Strategic Risk Register, we identify the risks to the achievement of each Medium Term Objective.

Other Officers

6.5 None

7 CONSULTATION

Principal Groups Consulted

7.1 None

Method of Consultation

7.2 N/A

Representations Received

7.3 None

Background Papers

None

Contact for further information

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Doc. Ref

Jt:f/Reports/Executive/MTOs – Key Objectives 2010-11 – 16 Feb 2010

Appendix 1

Suggested responses to the Overview and Scrutiny Commission Working Group

	Comment:	Response	Recommendation:
1	<p>General consistency:</p> <p>The consistency of the objectives could usefully be improved. For example:</p> <p>Many Council activities which need to be maintained are not mentioned, presumably due to brevity, yet Medium Term Objective (MTO) 4 refers to maintaining landscape maintenance.</p> <p>Some objectives are very high level (e.g. 'implementing the Local Transport Plan') yet others are very detailed (e.g. MTO 7 contains five objectives around equality issues, written in some detail).</p> <p>All MTO's and key objectives should be succinct, and not go into detail. The more detailed information should be available in the departmental service plans and the Council's strategies and policies.</p>	<p>There is a variety of phrasing regarding the objectives. This reflects the variety of the council's activities and would require significant reworking of the draft work plans before the start of the next financial year. Nevertheless, this issue should be taken into consideration by managers during detailed work planning for 2010/11 and as part of the review of the MTOs for 2011/12</p>	<p>No change</p>
2	<p>MTO1 Bracknell town centre:</p> <p>We understand and accept that the economic downturn requires major change to this MTO, but we are concerned at the dramatic reduction from 8 to 3 key objectives, and the extent of the 'dilution'</p>	<p>Previous years' objectives were focused on the start of the development programme, constructing the new civic hub and other initial phases. These objectives are not now realistic and instead, the focus is in establishing a</p>	<p>Accept in part</p>

	<p>of the key objectives to the point they appear anaemic.</p> <p>The objectives need to reflect residents' strong wish to see more tangible progress and less emphasis on plans, approvals and documents. Specifically, we suggest replacing the third objective with: 'Actively encouraging and agreeing new proposals to start the regeneration of the town centre and making tangible progress'.</p>	<p>viable way forward for the scheme. This is set against the toughest conditions for the construction industry for many years. Nevertheless, the objective could be worded more positively</p>	
3	<p>MTO3 Housing and infrastructure:</p> <p>Given its importance, we suggest that the third objective should be amended to: 'Updating and implementing the Local Transport Plan, including cycle ways and other improvements to sustainable transport'.</p>	<p>This would be difficult to do in the light of the budget savings proposed for the coming year. The reduction in resources means that the council will have to focus on projects which will improve highway safety and necessary junction improvements, rather than extensions to the cycleway network or other measures.</p>	No change
4	<p>MTO4 Clean and green</p> <p>The third objective fails to recognise the increasing significance of 'reduce, re-use, recycle'. We suggest expanding the objective to read: 'Work in partnership to improve waste minimisation, re-use, also an increase in recycling rates to at least 50% through the Re³ initiative'.</p>	<p>The objectives have been drafted to be achievable as far as possible. Whilst a target beyond 50% recycling rates would undoubtedly be aspirational, it would be unrealistic.</p>	No change
5	<p>MTO4 clean and green</p> <p>The fourth objective looks too narrow. We suggest it is expanded to read: 'Improving energy management in Council and school facilities, and encouraging better energy management throughout</p>		Accept change

	the borough'.		
6	<p>MTO5 Health and wellbeing The second objective is incomplete. It should read: 'Working with health partners to secure more outpatient and diagnostic services, acute and secondary health services in the borough'.</p>	NHS Berkshire East do not plan to increase acute health care provision in the borough; the remainder of the suggestion would improve the key objective	Accept in part
7	<p>MTO5 health and wellbeing The third objective would benefit from a small expansion on a significant function: 'Focusing on prevention, for example by supporting smoking cessation and by increasing the number of adults.....'</p>	This issue is led by NHS Berkshire East rather than the council.	No change
8	<p>MTO6 outcomes for children and families The second objective could usefully be expanded to read: 'Make sure there are enough good school buildings.....Garth Hill College and a new sixth form for Edgbarrow School.'</p>		Accept change
9	<p>MTO6 outcomes for children and families The ninth objective should be strengthened, to read: 'Taking all appropriate measures to ensure the safety and wellbeing of children and young people.'</p>		Accept change

10	<p>MTO7 inclusion and access The second objective should fittingly refer to Bracknell Forest rather than Bracknell.</p>	The council's Customer Contact Centre is in Bracknell and will continue to be developed there.	No change
11	<p>MTO7 inclusion and access We suggest deleting the words 'and through the LAA' from the sixth objective, as they appear superfluous, as are some other words. It could more fittingly read: 'Implementing the Community Cohesion Strategy to give people a sense of belonging and identity as members of their community.'</p>		Accept change
12	<p>MTO7 inclusion and access In the final objective, the term 'Think Family' is not widely familiar and needs explanation.</p>		Accept change
13	<p>MTO8 crime: The fifth objective should make it clear that it is a national strategy (against violent extremism).</p>	Local partners have produced a strategy against violent extremism which is consistent with the national Prevent framework	No change
14	<p>MTO8 crime: The wording of the penultimate objective on safeguarding is very unclear.</p>		Accept change

15	<p>MTO8 crime The final objective is too narrow. We suggest: 'Work with and support all partners to resolve the issues of greatest concern to residents, from the 2009 neighbourhood survey'.</p>		Accept change
16	<p>MTO10 accountability and value for money This MTO might be the appropriate place to mention the Sustainable Community Strategy, which certainly needs to be referred to given its importance.</p>		Accept change
17	<p>MTO13 impact of the recession We suggest replacing the second key objective with the more positive key objective from 2009-10: 'Promote the take-up of benefits, allowances and concessions provided by the Council.'</p>		Accept change
18	<p>MTO13 impact of the recession We consider that the final objective concerning NEET young people should appear under MTO 12 (to promote workforce skills).</p>		Accept change

Appendix 2

Bracknell Forest Council Medium Term Objectives 2010/2011

Note: suggested amendments shown as track changes

Priority One: a town centre fit for the 21st century

MTO 1: to build a vibrant Bracknell town centre that residents are proud of by:

- o ensuring local people gain the skills for employment in the town centre
- o improving perceptions and vibrancy of Bracknell town centre in the run-up to the redevelopment
- o Actively encouraging and agreeing with town centre landowners, new proposals to deliver regeneration as soon as possible

Deleted: <#>agreeing new proposals with town centre landowners to deliver regeneration¶

Priority Two: protecting and enhancing our environment

MTO 2: To keep our parks, open spaces and leisure facilities accessible and attractive by:

- o Restoring South Hill Park grounds
- o Increase the amount of countryside and open space available for residents
- o Implement the cultural strategy, to maintain and improve the quality of life in the Borough
- o Review and update the Parks and Open Spaces strategy

MTO 3: To promote sustainable housing and infrastructure development by:

- o Producing a Local Development Framework that protects the character of the borough and balances the demand for new housing with the need to protect the wider environment
- o Implementing a strategy to mitigate the impact of development on the Thames Basin Heath Special Protection Area
- o Updating and implementing the Local Transport Plan
- o Providing more choice for social housing applicants through the introduction of Choice Based Lettings
- o Implement the Housing Strategy to provide the right homes for the diverse housing needs of the community in Bracknell Forest
- o Enable the development of 200 [*subject to agreement with GOSE*] new homes

MTO 4: Keep Bracknell Forest clean and green by:

- o Maintaining standards of landscape maintenance

- Keeping satisfaction in the streetscene above 75%
- Increasing recycling rates to 50% through the RE3 initiative
- Improving energy management in Council and school facilities and encouraging better energy management throughout the borough.
- Implement the local climate change action plan, in line with the Nottingham Declaration

Priority Three: promoting health and achievement

MTO 5: To improve health and well being within the Borough by:

- Developing and implementing a comprehensive health strategy for the Borough with partners, which identifies clear priorities and actions to address local health inequalities, and to improve health and well-being
- Working with health partners to secure more outpatient, diagnostic, and secondary health facilities in the borough
- Focusing on prevention, for example by increasing the number of adults participating in at least 30 minutes of moderate exercise per week
- Working with health partners to improve mental health services for children and young people
- Enabling more people to remain in their own homes through the use of Telecare
- Producing an annual Joint Strategic Needs Analysis to influence LAA and outcomes for Borough residents

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MTO 6: To improve the outcomes for children and families through the Children and Young Peoples Plan by:

- Ensuring all schools are good schools and continuing to raise standards
- Making sure there are enough good school buildings for an expanding borough, including building a replacement for Garth Hill College and Edgbarrow School sixth form
- Continue to support a wide range of 'extended services', including opportunities in music and sport
- Establishing six new children's centres to give families access to integrated multi-agency services for young children
- Investing in new Youth facilities, and targeted youth support
- Helping schools manage behaviour and supporting young people at risk of exclusion from education, training or employment opportunities
- Setting up effective integrated services for children and young people with special educational needs and disabilities
- Improving the lives of children in care through better corporate parenting and effective commissioning of placements
- Taking all appropriate measures to ensure the safety and wellbeing of children and young people
- Implementing the Primary Capital Strategy and developing facilities in secondary and special schools
- Increasing the range of support available for parents by implementing the actions set out in the Parenting Strategy, 'Strong Foundations'

Deleted: Putting in place new

MTO 7: Seek to ensure that every resident feels included and able to access the services they need by

- Using innovative methods of engaging local residents in decisions that affect them, particularly targeting ‘hard to reach’ groups to listen to their views
- Continue to develop the customer contact centre in Bracknell that allows people to access all services
- Improving support in schools for minority ethnic communities with English as an additional language
- Implementing a Disability Equality Scheme, Gender Equality Scheme and Race Equality Scheme
- Increasing access to services by electronic means
- Implementing the Community Cohesion strategy to give people a sense of belonging and identity as members of their community,
- Working within the Bracknell Forest Partnership to show continuous improvement in equalities and diversity in the Council and its services, and work towards attaining the ‘Achieving’ level of the Equality Framework
- supporting the voluntary and community sector to increase levels of volunteering
- implementing the Bracknell Forest Partnership Community Engagement Strategy, to engage with residents to shape service provision and develop communities
- Develop a single Equality Scheme
- Develop joined up support to vulnerable families where children and young people are at risk of poor outcomes (in line with the “Think Family” initiative)..

Deleted: and through the LAA to give people a chance to shape their sense of belonging and identity as members of their communities

Deleted: <#>Improve equality monitoring to provide better information on access to and take up of services by different parts of the community¶

Deleted: <#>¶ Develop Think Family approach, in particular to benefit at risk, vulnerable and disadvantaged families.

Priority Four: create a borough where people are, and feel, safe:

MTO 8: To reduce crime and increase people’s sense of safety in the Borough by:

- Working with the Crime and Disorder Reduction Partnership to reduce crime by 3% each year by 2011
- Reducing the number of people who fear crime by 10% by 2011
- Reconfiguring the CCTV network coverage in the Borough
- Reducing the number of people, particularly young people, abusing drugs and alcohol
- Implement the strategy against violent extremism
- Publish an e-safety strategy and action plan to protect vulnerable people from the dangers imposed by the Internet
- Implement Automatic Number Plate recognition
- Increase awareness of “safeguarding adults” issues for vulnerable people and the wider public
- Work with and support all partners to resolve the issues of greatest concern to residents, from the 2009 neighbourhood survey,

Deleted: Increasing public awareness of safeguarding adults issues and empowering people to safeguard themselves through information and skill development opportunities

MTO 9: To promote independence and choice for vulnerable adults and older people by:

- Modernising services for vulnerable adults and older people by reducing reliance on residential care and improving access to community based services

Deleted: Support police to reduce the incidence of speeding

- Providing advice and support to vulnerable people to help maintain them in their own homes
- Providing support for carers through working with statutory and voluntary partners
- Reducing fuel poverty by increasing the energy efficiency of homes
- Implementing the Borough-wide Strategy for Older People
- Implementing the Council's approach to personalisation by supporting all people who are eligible for support from the Council, to have and use, an individual budget, and to support the development of community based opportunities

Priority Five: value for money:

MTO 10: To be accountable and provide excellent value for money by:

- Maintaining Council Tax levels in the lowest quarter of all unitary authorities
- Implementing a four year 'efficiency' programme to reduce spending to sustainable levels
- Working effectively with partners to improve the quality of life in the Borough
- Implementing the priority areas of the Service Efficiency Strategy to deliver savings and improve service operation
- Ensuring all council services provide value for money and make effective use of resources
- Ensure staff are in place with the right skills and capacity to deliver service outcomes and maximise service efficiency
- Ensuring all Members have the appropriate skills and knowledge to carry out their role through implementing the Member Development Strategy
- Maintain clear accountable governance structures for working in partnership with other organisations in the Borough
- Supporting Members in providing effective Overview & Scrutiny
- Develop and implement an Accommodation Strategy which incorporates flexible working to reduce accommodation requirements and improve customer access, service delivery and efficiency
- Develop a mobile and flexible working strategy to improve service delivery and efficiency across the Council
- Adopt transformational business processes to support new ways of working
- [Work with partners to review the Sustainable Community Strategy](#)

Priority Six: sustain economic prosperity:

MTO 11: To promote the Borough's economic activity and potential by

- Working with partners to publish an economic assessment for Bracknell Forest
- Contributing to the objectives of the Berkshire Economic Strategy Board
- Working closely with partners to implement a programme of local action to support the local economy

MTO 12: To promote workforce skills

- Contribute to the development of an appropriately skilled workforce through Adult and Community Learning
- Work with partners under the Future Jobs Fund to support young people into employment
- Work with partners to reduce the number of young people not in education employment or training

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MTO 13: To limit the impact of the recession

- Maintain invoice payment performance
- Promote the take-up of benefits, allowances and concessions provided by the Council

Deleted: Maximise access to benefits and reductions for business rates and council tax

Deleted: <#>Work with partners to reduce the number of young people not in education employment or training¶

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**TO: THE EXECUTIVE
16 FEBRUARY 2010**

**CAPITAL PROGRAMME 2010/11 - 2012/13
Chief Executive and Borough Treasurer**

1 PURPOSE OF DECISION

- 1.1 As part of the Council's financial and policy planning process, the Executive issued its draft Capital Programme proposals for 2010/11 - 2012/13 for consultation on 15 December 2009. The main focus was inevitably departmental spending needs for 2010/11, although future year's schemes do form an important part of the programme. This report sets out the proposed capital programme, following the consultation exercise, for consideration by the Executive prior to submission to the Council on 3rd March 2010.
- 1.2 The revenue implications of the recommendations in this report are reflected in the subsequent report on the Council's revenue budget proposals. Any revisions to the proposals put forward for each service would also need to be reflected in the revenue budget report.

2 RECOMMENDATIONS

That the Executive:

- 2.1 **Recommends to the Council General Fund capital funding of £8.069m for 2010/11, in respect of those schemes listed in Annexes A - E.**
- 2.2 **Recommends to the Council in addition to the capital funding of £8.069m for 2010/11, the release of £1.28m in respect of new affordable housing resulting from the LSVT in 2008.**
- 2.3 **Recommends to the Council the inclusion of an additional budget of £1m for 'Invest To Save' schemes, based on the underlying principles set out in the Capital Strategy approved by the Executive on 15 December 2009**
- 2.4 **Recommends to the Council that those schemes that attract external grant funding are included within the 2010/11 capital programme at the level of funding received.**
- 2.5 **Recommends to the Council the release of £3.1m from s106 monies to fund capital projects outlined in paragraph 5.10.**
- 2.6 **Agrees that capital schemes that require external funding can only proceed once the Council is certain of receiving the grant.**
- 2.7 **Reviews the indicative programme for 2011/12 and 2012/13 in the light of resources available and spending priorities in December 2010.**

3 REASONS FOR RECOMMENDATIONS

- 3.1 The reasons for the recommendation are set out in the report.

4 ALTERNATIVE OPTIONS CONSIDERED

- 4.1 The alternative options are considered in the report below.

5 SUPPORTING INFORMATION

Background

- 5.1 The Local Government Act 2003 requires councils to have regard to the Prudential Code for Capital Finance in Local Authorities when setting their capital expenditure plans, which must be affordable, prudent and sustainable.
- 5.2 The proposed capital programme for 2010/11 has been developed, therefore, with particular regard to affordability and the impact of the Council's capital expenditure plans on the revenue budget. The financing costs associated with the General Fund Capital Programme have been provided for in the Council's revenue budget plans which appear later on tonight's agenda.
- 5.3 In addition to those schemes funded by the Council, the capital programme is supplemented by schemes funded by government grants and other external contributions. Details of these schemes are also included in the proposals for 2010/11 – 2012/13.

Capital Programme Proposals 2010/11 – 2012/13

- 5.4 The Executive's draft proposals for the Council's capital programme for 2010/11 – 2012/13 were evaluated and prioritised into five broad categories, in accordance with the Council's Corporate Capital Strategy and Asset Management Plan. This includes schemes within the previously approved programme for 2009/10, some of which are re-phased to reflect current information and priorities.

Unavoidable (Including committed schemes)

This category covers schemes which must proceed to ensure that the Council is not left open to legal sanction and includes items relating to health and safety issues, new statutory legislation etc. Committed schemes are those that have been started as part of the 2009/10 Capital Programme. By their nature, schemes in this category form the first call on the available capital resources.

Maintenance (Improvements and capitalised repairs)

The Council is responsible for a significant number of properties and assets. As part of the established asset management planning process, property condition surveys are carried out and updated annually to assess the overall maintenance needs. Historically the Council has funded all Priority 1 maintenance works identified in these surveys. These represent the works that are necessary, within the next 12 months, to maintain buildings in beneficial use through the prevention of closure, dealing with health and safety items and potential breaches of legislation. The latest assessment based on condition surveys undertaken in 2009 identified a backlog of urgent Priority 1 outstanding repairs of £9.2m. However £4.1m of this requirement relates to schools and as such must be a first call on their resources. The Council has provided for an allocation within its Capital Programme of £0.2m as a contingency for where urgent works cannot be met from within their Devolved Formula Capital budgets.

As such, based on the most recent survey data, £5.1m of the Priority 1 urgent repairs relate to Council buildings other than schools. Given the

resource restraints of the Council, the Capital Programme is restricted to £2.081m (inclusive of Schools contingency) and as such this will result in £3.2m of urgent repairs being deferred to future years and increasing the overall level of backlog maintenance.

The Council recognises that the current approach is unsustainable and if nothing changes additional resources will be required. However asset replacement and renewal over the medium term will alleviate some of the shortfall e.g. Town Centre renewal, Building Schools for the Future, Primary Capital Programme and the modernisation of social care. As such the Council will review the existing Asset Management Plans currently in place.

The implications of failing to maintain Council buildings and to address the backlog will be a major issue for the Council over the coming years and efforts will be focussed on ensuring that the highest priority items are tackled first, that efficiencies are maximised in the procurement of works and that maintenance which will result in energy efficiencies are undertaken through the invest-to-save programme. The Council has already established an officer group to investigate options for future funding of maintenance.

Rolling programmes

These programmes cover more than one year and give a degree of certainty for forward planning schemes to improve service delivery. They make an important contribution towards the Council's Medium Term Objectives and established Asset Management Plans.

Other Desirable Schemes

In addition to the schemes identified in the above categories, each service has requested funding for other high priority schemes that meet the needs and objectives of their service and the Council's Medium Term Objectives. The net cost of schemes which attract partial external funding are included in the schemes put forward.

Invest To Save Schemes

These are schemes where the additional revenue income or savings arising from their implementation exceeds the additional revenue costs. The Council's approach to Invest to Save schemes is included in its Capital Strategy and in accordance with the Capital Strategy it is proposed that a further £1m be included in the 2010/11 capital programme for potential Invest to Save schemes.

- 5.5 A detailed list of suggested schemes within the draft capital programme for each service is included in Annexes A – E. As indicated above, in some cases, the schemes within the proposed programme modify previously agreed programmes to reflect the latest available information on the phasing of expenditure and revised priorities. This shows that the total net funding requested is £8.069m in 2010/11.

Capital Programme 2010/11-2012/13				
Annex	Service Area	2010/11 £000	2011/12 £000	2012/13 £000
A	Corporate Services	0	55	0
B	Council Wide	2,989	3,221	3,145

C	Children, Young People & Learning	1,065	1,060	1,000
D	Adult Social Care & Health	375	0	0
E	Environment Culture & Communities	3,640	4,255	3,279
	Total request for Council funding	8,069	8,591	7,424
Externally funded and self-funded projects are excluded from the above.				

- 5.6 Schemes funded from the LSVT Transfer receipt and a number of self-funding schemes are included within the proposed Capital Programme and are all included within the Environment, Culture and Communities Programme totalling £3.38m in 2010/11. These are detailed below.
- 5.7 The Council gave a commitment to spend 75% of the available receipt on new affordable housing and the 2010/11 – 2012/13 programme includes an allocation of £9.3m, with £1.28m earmarked for 2010/11. The remainder of the receipt will be used in subsequent years.
- 5.8 The Executive agreed in October 2008 a £1m investment in the crematorium facilities in order to abate mercury emissions as required by new legislation. As a result of more up-to-date data, it is considered that funding of £1.1m will be required to complete this project. However the total funding request of £1.1m can still be self-funded, from increased charges, over the 20-year working life of the investment.
- 5.9 The third self-funding scheme relates to the provision of mortgages for the purchase of low-cost home ownership properties in partnership with local Registered Social Landlords. The Executive agreed an allocation of £1m on the 17th November 2009 and this has been included within the 2010/11 Programme.

Externally Funded Schemes

- 5.10 A number of external funding sources are also available to fund schemes within the capital programme, amounting to an additional £24.65m of investment. External support has been identified from two main sources:

Government Grants

A number of capital schemes attract specific grants. It is proposed that all such schemes should be included in the capital programme at the level of external funding that is available. Examples include Garth Hill College and Local Transport Plan funding

Section 106

Each year the Council enters into a number of agreements under Section 106 of the Town & Country Planning Act 1990 by which developers make a contribution towards the cost of providing facilities and infrastructure that may be required as a result of their development. Usually the monies are given for work in a particular area and/or for specific projects. The total money available at present, which is not as yet financially committed to specific projects, is £4.15m.

The constitutional arrangements require the Council to approve the release of such funding and it is therefore proposed that the schemes below are included within the capital programme proposals, with the detailed programme of works being agreed by the relevant Executive Member during the course of the year. This does not

preclude the Executive bringing forward further schemes to be approved by the Council to be funded from s106 funds during the year.

	£000
Local Transport Plan Scheme	750
Leisure, Culture and Visual Environment	250
Jennetts Park Primary School	1,600
Other CYPL Schemes	250
Community Centres	250
Total	3,100

Annexes A - E also include details of all schemes that will be funded from the various external sources in the next year.

Proposed Changes to Schemes

- 5.11 For 2010/11 the Executive's draft proposals were for a General Fund capital programme of £8.069m. Since the proposals were first published it has been noted that following the transfer of services relating to Community Centres from Environment, Culture & Communities to Corporate Services, there is no provision for the allocation of S106 monies towards schemes related to Community Centres. As such the request for the release of funding has been increased by £0.25m (see para 5.10).

Funding Options

- 5.12 There are a number of important issues concerning the long term funding of capital expenditure. Following the transfer of the housing stock in 2008, the Council's capital receipts are limited to miscellaneous asset sales and the contribution from the VAT Shelter Scheme and Right-to-Buy claw back agreed as part of the transfer. These receipts are likely to be depressed by the general economic conditions and as such receipts in 2010/11 are estimated to be in the region of £2m.
- 5.13 The proposed capital programme for 2010/11 has been developed, therefore, on the assumption that it will be funded by a combination of £2m of capital receipts, Government grants, other external contributions and some internal borrowing. The financing costs associated with the Capital Programme have been provided for in the Council's revenue budget plans.
- 5.14 Should any additional capital receipts be generated in 2010/11 the interest earned on these will be used to mitigate the revenue cost of the capital programme.
- 5.15 In practice it is unlikely that the Council will need to resort to external borrowing as it will be able to utilise revenue resources held internally. However the Capital Finance Regulations, require the General Fund to set aside an amount which would be broadly equivalent to the amount the Council would need to pay if it borrowed externally. If any amendments are made to the capital programme the revenue consequences will need to be adjusted accordingly. Executive Members will therefore need to consider the impact of the capital programme as part of the final revenue budget decisions.
- 5.16 The reduction in available capital receipts has placed greater emphasis on the capital programme and its impact on the revenue budget. Following the introduction of the Prudential Borrowing regime local authorities are able to determine the level of their own capital expenditure with regard only to affordability on the revenue account. In practice this represents the amount of borrowing they can afford to

finance, and will necessitate taking a medium-term view of revenue income streams and capital investment needs.

- 5.17 To achieve its aim of ensuring that capital investment plans are affordable, prudent and sustainable, the Local Government Act requires all local authorities to set and keep under review a series of prudential indicators included in the CIPFA Prudential Code for Capital Finance in Local Authorities. The Capital Programme recommended in this report can be sustained and is within the prudential guidelines. Full Council will need to agree the prudential indicators for 2010/11 to 2012/13 in March 2010, alongside its consideration of the specific budget proposals for 2010/11 and the Council's medium-term financial prospects.
- 5.18 Members will need to carefully balance the level of the Capital Programme in future years against other revenue budget pressures and a thorough review, including the prioritisation of those schemes planned for 2011/12 onwards, will need to be undertaken during next summer. In particular an indicative rolling programme budget of £500,000 has been included within Children, Young People and Learning to provide investment for a range of schemes that were identified as part of the capital programme proposals in 2010/11. The scheme will include investment at Foundation Stage across a range of Primary schools, in addition to funding for school kitchen refurbishments and sustainability issues.

6 ADVICE RECEIVED FROM STATUTORY AND OTHER OFFICERS

Borough Solicitor

- 6.1 The authorisation for incurring capital expenditure by local authorities is contained in the legislation covering the service areas. Controls on capital expenditure are contained in the Local Government Act 2003.

Borough Treasurer

- 6.2 The financial implications are contained within the report.

Impact Assessment

- 6.3 An assessment of the Capital Strategy which underpins the Capital Programme proposed in this report has identified no potential to cause an adverse impact or discriminate against different groups in the community.

Strategic Risk Management Issues

- 6.4 The most significant risk facing the Council is the impact of the capital programme on the revenue budget. The scale of the Council's Capital Programme for 2010/11 will impact upon the revenue budget and has been subject to consultation. All new spending on services will need to be funded from new capital receipts or borrowing from internal resources. The additional revenue costs of the proposed Capital Programme of £8.069m for 2010/11 after allowing for projected capital receipts of £2m and the cash-flow requirements associated with the Garth Hill redevelopment, but excluding the self-funding Invest to Save schemes will be £100,000 in 2010/11 and £600,000 in subsequent years. This effect is compounded by future year's capital programmes. As revenue resources are limited it is clear that a capital programme of this magnitude is not sustainable in the medium term without significant revenue economies. The generation of capital receipts in future years may mitigate the impact on the revenue budget, but as the timing and scale of these receipts is uncertain their impact is unlikely to be significant.

- 6.5 There are also a range of risks that are common to all capital projects which include:
- Tender prices exceeding the budget
 - Planning issues and potential delays
 - Uncertainty of external funding (especially when bids are still to be submitted or the results of current bids are unknown)
 - Building delays due to unavailability of materials or inclement weather
 - Availability of staff with appropriate skills to implement schemes and IT projects in particular.
- 6.6 These can be managed through the use of appropriate professional officers and following best practice in project management techniques.
- 6.7 The report also identifies the risk associated with the shortfall in maintenance expenditure compared to that identified by the latest condition surveys. With only those highest priorities receiving funding in 2010/11, there will be further build up in the maintenance backlog and a risk that the deterioration in Council assets will hamper the ability to deliver first class services and maintain income streams from leisure facilities. The report identifies the ways in which the Council is addressing this risk including the need to revisit Asset Management Plans and assessing the impact of asset replacement and renewal initiatives. This will also include ensuring efficiencies are maximised in the procurement of works and that maintenance which will result in energy efficiencies are fully examined.

7 CONSULTATION

- 7.1 See the General Fund Revenue Budget 2010/11 report on tonight's agenda outlining the results of the budget consultation.

Background Papers

Capital Programme Proposals – Executive 15 December 2009

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CAPITAL PROGRAMME - CORPORATE SERVICES / CHIEF EXECUTIVE

	2010/11 £000	2011/12 £000	2012/13 £000
Committed			
None	0	0	0
	<u>0</u>	<u>0</u>	<u>0</u>
Unavoidable			
Financial Systems Upgrade	0	55	0
	<u>0</u>	<u>55</u>	<u>0</u>
Maintenance			
Improvements and Capitalised Repairs - included in Council Wide			
	<u>0</u>	<u>0</u>	<u>0</u>
Rolling Programme/ Other Desirable			
	<u>0</u>	<u>0</u>	<u>0</u>
	<u>0</u>	<u>0</u>	<u>0</u>
TOTAL REQUEST FOR COUNCIL FUNDING	<u>0</u>	<u>55</u>	<u>0</u>
Externally Funded			
Community Centres - S106	250	250	250
	<u>250</u>	<u>250</u>	<u>250</u>
	<u>250</u>	<u>250</u>	<u>250</u>
TOTAL EXTERNAL FUNDING	<u>250</u>	<u>250</u>	<u>250</u>
	<u>250</u>	<u>250</u>	<u>250</u>
TOTAL CAPITAL PROGRAMME	<u>250</u>	<u>305</u>	<u>250</u>

CAPITAL PROGRAMME - COUNCIL WIDE

	2010/11 £000	2011/12 £000	2012/13 £000
Committed			
Replacement Revenues and Benefits Software	240	0	0
Microsoft Licences	168	0	0
Capitalisation of Buildings, Highways and ICT Project management included in Revenue Budget proposals	400	400	400
	808	400	400
Unavoidable			
Desktop Refresh	40	533	364
Server Refresh	35	100	300
ICT Infrastructure Development	40	100	100
Easthampstead Park - Replacement Telephone System <i>(revenue impact £2k 2011/12)</i>	50	0	0
Access Improvement Programme (DDA Legislation)	100	100	100
Microsoft Exchange	35	35	0
CRM - Upgrade to Version 8	0	22	0
Mobile Flexible Working	0	50	0
	300	940	864
Maintenance			
Improvements and Capitalised Repairs - Council Wide	1,881	1,881	1,881
	1,881	1,881	1,881
Rolling Programme/ Other Desirable			
	0	0	0
	0	0	0
TOTAL REQUEST FOR COUNCIL FUNDING	2,989	3,221	3,145
Externally Funded			
	0	0	0
	0	0	0
TOTAL EXTERNAL FUNDING	0	0	0
	0	0	0
TOTAL CAPITAL PROGRAMME	2,989	3,221	3,145

CAPITAL PROGRAMME - CHILDREN, YOUNG PEOPLE & LEARNING

	2010/11 £000	2011/12 £000	2012/13 £000
Committed			
Capita One (EMS) upgrade	65	60	0
New South Bracknell Youth Facilities - Transfer Receipt *	0	500	0
	65	560	0
Unavoidable			
Disabled Access (schools) DDA legislation	200	200	200
Disabled Access (non-schools) DDA legislation	0	100	100
	200	300	300
Maintenance			
Improvements & Capitalised Repairs (schools)	200	200	200
Improvements and Capitalised Repairs - Non-Schools included in Council Wide			
	200	200	200
Rolling Programme/Other Desirable			
Additional School Places	600	0	0
Rolling Programme of Schemes to be identified	0	500	500
	600	500	500
TOTAL REQUEST FOR COUNCIL FUNDING	1,065	1,560	1,000
External Funding - Primary Capital Strategy for Change			
Holly spring	1,620	tbc	tbc
Meadow Vale	1,050	tbc	tbc
Crown Wood	841	tbc	tbc
Sandy Lane	841	tbc	tbc
Great Hollands	159	tbc	tbc
S106 Jennetts Park Primary School	1,600	1,600	0
Extended Schools, Childrens Centres & Early Years	1,059	743	444
Rolling programme – Outdoor Classrooms	50	50	50
Rolling programme – ICT Upgrades	176	176	176
	7,396	2,569	670

CAPITAL PROGRAMME - CHILDREN, YOUNG PEOPLE & LEARNING

	2010/11 £000	2011/12 £000	2012/13 £000
External Funding - Other Items			
Schools Devolved Formula Capital (excl VA schools)	846	tbc	tbc
Targeted Capital Fund - 14-19 Diplomas	2,250	tbc	tbc
Targeted Capital Fund - Kennel Lane Masterplan	2,750	tbc	tbc
Section 106 Contributions	250	250	250
ICT Harnessing Technology	288	tbc	tbc
Garth Hill - Building Schools for the Future	6,600	1,000	1,000
Extended Schools	26	0	0
Aiming High Grants	171	0	0
DCSF School Meals Kitchen Grant	177	0	0
Holly Spring Extended Services	tbc	tbc	tbc
Playbuilder Grant	590	0	0
	13,948	1,250	1,250
TOTAL EXTERNAL FUNDING	21,344	3,819	1,920
TOTAL CAPITAL PROGRAMME	22,409	5,379	2,920
Primary Capital Strategy for Change - Breakdown of Funding			
Primary Capital Programme	4,378	tbc	tbc
Modernisation	179	tbc	tbc
Children's Centres	508	299	tbc
PVI Funding	490	490	490
Extended Schools	61	tbc	tbc
Maintained Schools Devolved Formula Capital	100	100	100
School Development Grant	30	30	30
Other school contributions	50	50	50
S106 New Jennetts Park Primary School	1,600	1,600	0
	7,396	2,569	670

CAPITAL PROGRAMME - ADULT SOCIAL CARE AND HEALTH

	2010/11 £000	2011/12 £000	2012/13 £000
Committed			
Adult Social Care Computer Software	40	0	0
	<u>40</u>	<u>0</u>	<u>0</u>
Unavoidable			
	<u>0</u>	<u>0</u>	<u>0</u>
Maintenance			
Improvements and Capitalised Repairs - included in Council Wide			
	<u>0</u>	<u>0</u>	<u>0</u>
Rolling Programme/Other Desirable			
Carers Accommodation Strategy	335	0	0
	<u>335</u>	<u>0</u>	<u>0</u>
TOTAL REQUEST FOR COUNCIL FUNDING	<u><u>375</u></u>	<u><u>0</u></u>	<u><u>0</u></u>
External Funding - Other Items			
DOH Funding - Mental Health	70	0	0
DOH Funding - Social Care	61	0	0
Adult Social Care ICT infrastructure projects	24	0	0
	<u>155</u>	<u>0</u>	<u>0</u>
TOTAL EXTERNAL FUNDING	<u><u>155</u></u>	<u><u>0</u></u>	<u><u>0</u></u>
TOTAL CAPITAL PROGRAMME	<u><u>530</u></u>	<u><u>0</u></u>	<u><u>0</u></u>

CAPITAL PROGRAMME - ENVIRONMENT, CULTURE & COMMUNITIES

	2010/11 £000	2011/12 £000	2012/13 £000
Committed			
Housing Stock Transfer - New Affordable Housing	1,280	3,290	4,702
Cemetery & Crematorium Mercury Abatement	1,100	0	0
#South Hill Park Grounds Restoration Project	408	502	0
Mortgages for low-cost home ownership properties	1,000	0	0
	<u>3,788</u>	<u>3,792</u>	<u>4,702</u>
Unavoidable			
Highways Maintenance & Integrated Transport Measures	1,501	1,801	1,801
Roads & Footway Resurfacing (capitalisation of revenue)	200	200	200
London Road Gas Migration Controls	15	0	0
Disabled Facility Grants - Mandatory	300	300	350
Car Park Access & Payment Equipment	550	0	0
e+ card purchase and card fulfilment	87	57	60
Upgrade of Corporate GIS Software & Purchase of Local View Intranet	75	0	0
Laptops for Working from Home	16	30	0
Replacement of Catering Software in Leisure Management System	40	0	0
Equipment Replacement Downshire Golf Complex (capitalisation of revenue)	35	35	50
Cemetery & Crematorium burial area	10	20	0
Replacement of software / upgrade of hardware for Public PCs in Libraries	0	40	0
Public Access Upgrade for Development Mgt & Building Control	0	28	0
	<u>2,829</u>	<u>2,511</u>	<u>2,461</u>
Maintenance			
Improvements and Capitalised Repairs - included in Council Wide			
Improvements & Capitalised Repairs Street Lighting (capitalisation of revenue)	28	28	28
Maintenance of Car Parks	190	190	190
Car Park Structure & Repairs	50	0	0
Maintenance of Leisure Sites	0	150	150
Land Drainage	0	60	60
	<u>268</u>	<u>428</u>	<u>428</u>
Rolling Programme/ Other Desirable			
Residential Street Parking	100	100	100
Subway Refurbishment of Anti-Graffiti Coating	35	35	35
Cemetery & Crematorium Memorials for Cremated Remains	0	10	0
Play Areas Rolling Programme	0	50	50
Library Refurbishment Rolling Programme	0	50	50
Worlds End Footbridge Repainting Programme	0	360	0
Expansion of IDOX	0	90	95
Purchase of Ransomes 'Spider' remote grass cutting unit for steep banks	0	24	0
Landscape Capital Improvements	0	25	25
Additional/upgrades to lighting along wooded pathways	0	10	10
Highway Improvements	0	25	25
Drainage Management Strategy	0	35	0
	<u>135</u>	<u>814</u>	<u>390</u>
TOTAL REQUEST FOR COUNCIL FUNDING	<u><u>7,020</u></u>	<u><u>7,545</u></u>	<u><u>7,981</u></u>

CAPITAL PROGRAMME - ENVIRONMENT, CULTURE & COMMUNITIES

	2010/11 £000	2011/12 £000	2012/13 £000
Externally Funded			
Local Transport Plan (Integrated Transport)	319	319	319
Road Safety	43	43	43
Waste Infrastructure Capital Fund	80	0	0
Section 106 Schemes (LTP)	750	750	750
Section 106 Schemes (Leisure, Culture & Visual Environment)	250	250	250
#South Hill Park Grounds Restoration Project (Heritage Lottery Fund)	1,158	1,005	0
Disabled Facilities Grants	300	350	350
	<u>2,900</u>	<u>2,717</u>	<u>1,712</u>
TOTAL EXTERNAL FUNDING	<u>2,900</u>	<u>2,717</u>	<u>1,712</u>
TOTAL CAPITAL PROGRAMME	<u>9,920</u>	<u>10,262</u>	<u>9,693</u>

South Hill Park Grounds Restoration Project - Joint Funding

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TO: THE EXECUTIVE
DATE: 16 FEBRUARY 2010

GENERAL FUND REVENUE BUDGET 2010/11 (Chief Executive/Borough Treasurer)

1 INTRODUCTION

- 1.1 As part of the financial and policy planning process, the Executive agreed the draft revenue budget proposals for 2010/11 as the basis for consultation on 15 December. Since then, the proposals have been examined by the Overview & Scrutiny Commission and its Panels and have been placed on the Council's website for public consultation. Over the course of the last two months, a number of issues have also become clearer. This report therefore sets out the basis of the Executive's final budget proposals for 2010/11, to be submitted to the Council for approval on 3 March 2010.
- 1.2 The recommendations of this report are, in part, dependent upon proposals to be considered previously on this agenda in respect of the capital programme 2010/11 – 2012/13. Changes to the proposals included within that report may therefore necessitate revisions to the 2010/11 General Fund revenue budget proposals set out below.

2 RECOMMENDATIONS

That the Executive, in recommending to Council a budget and Council Tax level for 2010/11:

- 2.1 **Agrees that no changes to the budget proposals are required as a result of the budget consultation (section 7.1).**
- 2.2 **Agrees the provision for inflation of minus £0.068m (section 7.2);**
- 2.3 **Agrees the changes to the budget proposals as set out in Annexe A and Annexe D and in section 7.3;**
- 2.4 **Agrees that the Council should fund the Schools budgets at the level set out in section 8.1 subject to any amendments made by the Executive Member for Education;**
- 2.5 **Includes a general contingency of £1.000m, use of which to be authorised by the Executive Member for Finance, Resources and Assets and Chief Executive (section 9.5);**
- 2.6 **Subject to the above recommendations confirms the draft budget proposals, including changes to incorporate current information in section 7.3 (Annexe D);**
- 2.7 **Approves the total expenditure before allowance for loss of interest from any use of balances of £74.581m, as shown in Table 6 (section 10);**
- 2.8 **Agree the contribution to be made from revenue balances to support revenue expenditure;**

2.9 Recommends that the Council's total requirement for the Collection Fund, excluding Parish Council precepts, be set as £>>>>m;

2.10 Recommends that the Council Tax for the Council's services for each Valuation Band be set as follows:

Band	Tax Level Relative to Band D	£
A	6/9	>>>>
B	7/9	>>>>
C	8/9	>>>>
D	9/9	>>>>
E	11/9	>>>>
F	13/9	>>>>
G	15/9	>>>>
H	18/9	>>>>

2.11 Recommends that the Council approves the following indicators, limits, strategies and policies included in Annexe E:

- **The Prudential Indicators and Limits for 2010/11 to 2012/13 contained within Annexe E(i);**
- **The Minimum Revenue Provision (MRP) Policy contained within Annexe E(ii);**
- **The Treasury Management Strategy Statement, and the Treasury Prudential Indicators contained in Annexe E(iii);**
- **The Authorised Limit Prudential Indicator in Annexe E(iii);**
- **The Investment Strategy 2010/11 to 2012/13 and Treasury Management Limits on Activity contained in Annexe E(iv);**
- **The revised Treasury Policy Statement contained in Annexe E (v). This revision nominates the Governance and Audit Committee to be responsible for examining and assessing the effectiveness of the Treasury management Strategy and Policies;**

2.12 Recommends that the Council approve the payment of £1.162m for the surrender of the lease of Enid Wood House as set out in section 11.3.3;

2.13 Approves the virements relating to the 2009/10 budget as set out in section 15.

3 REASONS FOR RECOMMENDATIONS

The recommendations are designed to enable the Executive to propose a revenue budget and Council Tax level for approval by Council on 3 March.

4 ALTERNATIVE OPTIONS CONSIDERED

4.1 Background information relating to the options considered is included in the report.

5 SUPPORTING INFORMATION

5 Basis of Draft Budget Proposals

- 5.1 At its meeting on 15 December 2009, the Executive considered the overall position facing the Council in setting a budget for 2010/11. The Government grant system was fundamentally changed in 2006/07 and the resultant calculation meant that the Council has received only the minimum grant increase every year since (being protected by the “floor” mechanism). In the provisional settlement published in November 2009 the Government confirmed that the formula grant allocations are unchanged from those that were first published in January 2009 and thus are in line with the three-year settlement policy introduced in 2008. As such the cash grant increase for Bracknell Forest in 2010/11 amounts to 1.5% or £386,000. Government support for 2010/11 will therefore be £26.115m. This “floor” increase is clearly less than needed to support the budget pressures facing the Council and is significantly less than the average national increase for local government of 4%.
- 5.2 In this broad context, the Executive published its draft budget proposals that have been consulted on with the public, the Council’s Overview & Scrutiny Commission and Scrutiny Panels, with town and parish councils, business ratepayers, the Schools Forum, the Senior Citizens’ Forum and voluntary organisations’.
- 5.3 Due to the global recession the Council has faced unprecedented pressure on its resources this year. The proposed budget package therefore only addresses pressures arising from the impact of the recession, increases in the number of vulnerable clients or new statutory duties stemming from Lord Laming’s inquiry into safeguarding. All other desirable service developments have been deferred. As in previous years, economies have focused as far as possible on central and departmental support rather than on front-line services. However after 10 years of back office rationalisations, realising total savings in excess of £20m, it is becoming increasingly difficult to find further savings in these areas, which would not compromise the Council’s ability to function effectively. Consequently it has been necessary to look at some reductions in front line services. The medium term financial strategy to bring spending to a level that can be sustained by annually generated revenue remains the priority but this has been affected by the impact of the recession.
- 5.4 The draft budget proposals included some changes to the Commitment Budget (Annexe A) and suggested an approach for inflation, pay awards and fees and charges. It also identified service pressures that needed a response, offset by a significant number of potential economies. The draft proposals for 2010/11 are summarised in table 1. The overall net effect of the proposals will be to increase revenue spending by 0.2%

Department	Commitment Budget 2010/11	Indicative Capital programme/ decreased interest rate / Contingency	Inflation	Service Pressures / Economies	Draft Budget 2010/11
	£'000	£'000	£'000	£'000	£'000
Chief Executive / Corporate Services	7,885	0	-63	-381	7,441
Children, Young People and Learning	21,433	0	9	-645	20,797
Adult Social Care and Health	26,473	0	-25	318	26,766
Environment, Culture & Communities	35,716	0	11	-592	35,135
Non Departmental / Council Wide	-16,434	1,113	0	-419	-15,740
Total	75,073	1,113	-68	-1,719	74,399

- 5.5 The Executive is also considering its key objectives for 2010/11 that will be included in Service Plans over the coming months. These key objectives are directly derived from the 6 overarching priorities and 13 medium term objectives agreed in 2008 and are updated annually. This year, however, a more fundamental review has been undertaken to reflect the financial realities now being faced. Ambitions have been reduced in some areas and the priority given to some improvements have been reviewed. The budget proposals reflect those policy led changes and prioritisation.

6 Local Government Finance Settlement

- 6.1 The final Local Government Finance Settlement was announced on 20 January. It confirmed that the Council is protected by the "floor" mechanism and will therefore receive the minimum grant increase of 1.5%. The level of government support through RSG and NNDR is unchanged from the provisional settlement of £26.115m for 2010/11. Grant increases of 0% have been assumed for 2011/12 and 2012/13 although the possibility of an actual reduction in grant cannot be ruled out at this stage.

Developments since the Executive Meeting on 15 December 2009

7.1 Consultation

- 7.1.1 The Executive's draft budget proposals have been subject to a process of public consultation since their publication in December. During the six-week consultation period, the draft proposals have been scrutinised by the Council's Overview & Scrutiny Commission and Scrutiny Panels. Extracts from the minutes of these meetings are attached as Annexe B and show the Commission broadly supported the draft proposals presented.
- 7.1.2 The draft fees and charges for 2010/11 have also been considered by the Overview and Scrutiny Commission and no significant issues were raised. As part of the consultation an error was discovered in the proposed fee for the return of stray dogs under Environmental Health. The fee quoted of £33.85 is actually lower than the current fee of £50.05. This will be amended to £51.30 in the revised fees and charges schedules presented to the Council for approval on 3 March. An objection

has been raised to the £7 increase in the hackney carriage license fee by the GMB union. This will be considered at the Licensing and Safety Committee on 8 February and if a reduction in the fee is recommended the budgetary impact will be managed by an allocation from the Contingency Fund.

- 7.1.3 The Council has invited by letter all local businesses to comment on the budget proposals via the Council's website. Any comments will be reported verbally at the Executive meeting and incorporated into the report to the Council meeting on 3 March.
- 7.1.4 Direct email & written responses to the proposals, which were published on the Council's web site, have been received and are available as background papers for Members. The responses are summarised in Annexe C.
- 7.1.5 The Schools' Forum considered the Executive's proposals relating to the Children, Young People and Learning department at its meeting on 28 January. No adverse comments were made by the Forum on the revenue pressures or economies proposed for the department.
- 7.1.6 The re-provision of Downside Resource Centre is subject to further statutory consultation as agreed by the Executive on 19 January.
- 7.1.7 The Executive are asked to confirm that, apart from the proposed fee for the return of stray dogs, there are no specific budget proposals that they wish to change following the budget consultation.
- 7.1.8 One proposal that has generated significant comment and concern is that to remove the subsidy on the 'Look-In' café and to close it from 1 April. A petition on this is expected to be delivered to the Council meeting on 3 March. Whilst it remains difficult to justify a £60,000 subsidy for a café that is only used by a relatively small number of people, particularly bearing in mind the full range of budget pressures faced by the Council, officers have been in discussion with a number of organisations concerning the possible continuation of the facility through the voluntary sector.

7.2 Inflation

- 7.2.1 The Executive established a framework for calculating an appropriate inflation provision at its December meeting. This included the following assumptions:
 - the pay award for 2010 is settled at 0% as per the current employers offer (note the current years' pay award was settled at 1%);
 - inflation rates (Retail Price Index) remain at zero or less than zero until early 2011;
 - the current rate of Consumer Price Index is more appropriate for Social Care contracts than the Retail Price Index;
 - fees and charges will increase by 2.5% unless this is inconsistent with the Council's income policy.

Each Department has calculated an inflation allowance on this basis and the individual calculations have been reviewed by the Borough Treasurer to ensure consistency and equity. Under the Executive's draft budget proposals inflation on schools' expenditure is provided for within the Dedicated Schools Budget expenditure, which is funded by the Dedicated Schools Grant.

- 7.2.2 On this basis, the recommended inflation provision remains unchanged at minus £0.068m. The figures for each department are shown in Table 2.

Table 2: Inflation Allocations

Department	2010/11 £'000
Chief Executive/Corporate Services	-63
Children, Young People and Learning (non schools)	9
Adult Social Care and Health	-25
Environment, Culture and Communities	11
Total	-68

7.3 Other Revisions to Draft Budget Proposals

7.3.1 Inevitably, in the two months since the Executive published the draft budget proposals, more information has become available. Details of the amendments are set out in paragraphs a) to f) below with the net impact being a decrease in the budget requirement for 2010/11 of £0.118m. These changes have been reflected in the full budget proposals set out in Annexe D or the Commitment Budget (Annexe A).

- a) Employers National Insurance Increases
The Commitment Budget has been amended to reflect a further 0.5 per cent increase in Employer rates of National Insurance Contributions from April 2011.
- b) Transfer of Responsibilities for the Maintenance of Storage Systems
Budget transfers from Children, Young People and Learning (£4,000) and Adult Social Care and Health (£14,000) to Corporate Services have been included in the Commitment Budget to reflect the transfer of responsibilities for the maintenance of storage systems.
- c) Area Based Grant
The Commitment Budget has been updated to reflect changes to the grant allocations for 2010/11. These have no overall effect on the Council's finances. The figures for each department are shown in Table 3.

Table 3: Area Based Grant

Department	2010/11 £'000
Chief Executive/Corporate Services	89
Children, Young People and Learning (non schools)	-188
Adult Social Care and Health	18
Environment, Culture and Communities	1,754
Non Departmental / Council Wide	-1,673
Total	0

- d) Collaborative Procurement
The Council Wide procurement savings have now been allocated to Adult Social Care and Health based on savings that can be generated on contracts in 2010/11.
- e) Transfer of Programmed Maintenance Work to Capital
Further analysis has now been carried out on the savings proposal and the saving has been moved from Council Wide proposals to Corporate Services

(-£41,000) and Environment, Culture and Communities (-£208,000).

f) Purchased Care – All Adult Social Care

The pressure reported in Adult Social Care and Health has been reduced to £0.445m as the funding transfer agreed for adults with learning disabilities with the Primary Care Trust exceeds the Councils estimated income by £0.118m (see section 8.2).

8 Other Budget Issues

8.1 Schools Budget

8.1.1 Whilst spending on the Schools Budget – both at individual school level and certain school related functions such as Special Educational Needs placements made outside the Borough - is now funded by the ring fenced Dedicated Schools Grant (DSG), and therefore outside of the Council's funding responsibilities, Local Authorities retain a legal duty to set the overall level of the Schools Budget. In deciding the relevant amount, Local Authorities must plan to spend at least to the level of estimated DSG and can also take account of any accumulated under or overspending on the Schools Budget from previous years.

8.1.2 The level of DSG is calculated by multiplying guaranteed per pupil amounts by the number of pupils in schools at the January prior to the commencement of the relevant financial year. In line with government spending plan cycles, the guaranteed per pupil funding has been confirmed as £4,367 for 2010/11, which equates to an increase in funding of 4.6%. As actual pupil numbers are not yet available, at this stage it is only possible to estimate the likely level of DSG which is forecast at £65.027m in 2010/11

8.1.3 Therefore, it is proposed that the Executive agree a provisional level of Schools Budget for 2010/11 at the anticipated amount of DSG, with the Executive Member for Education authorised to amend the amount once more up to date data is available. As the Schools Budget is fully funded from grant, any such changes would have no impact on the Council's overall funding requirement.

8.2 Permanent Transfer of Commissioning: Adults with Learning Disabilities

8.2.1 Historically many adults with learning disabilities were inappropriately accommodated in NHS Long Stay hospitals. During the 1980s and 1990s most of these hospitals were closed, and as most of the people had social care needs, the responsibility for commissioning care and support was passed to Local Authorities. To support this commissioning function, the associated financial resources were transferred annually from the NHS to relevant Local Authorities under Section 28a of the NHS Act 1977. There were complex arrangements for the return and redistribution of the associated funds as people died: this was particularly complex in Berkshire because of the geographical distribution of people following the closure of Church Hill House, which was in Bracknell.

8.2.2 The *Valuing People Now* consultation led to a change in Government policy. Effective from 2009/10, the Department of Health now requires a permanent transfer of funds from Primary Care Trusts (PCT) to Local Authorities, to be based on 2007/08 spending levels, with appropriate annual uplifts. For 2009/10 and 2010/11, this transfer will be via the PCTs, and from April 2011, will be direct to Bracknell Forest from the Department of Health.

8.2.3 Negotiations have now concluded and the Council will receive £7.599m from the PCT in 2010/11. This is £0.118m more than the estimated grant that had been included in the 2010/11 budget forecast. The estimate had been based on existing costs at the agreed starting position of April 2008. However since that time there has been a reduction in the cases supported by this grant. It is expected that where existing costs funded by grant reduce, the funds will be used to provide services to clients with learning disabilities. This additional income will fund additional clients. However the impact on the Councils budget is to reduce the need to provide its own funding for the anticipated additional clients as previously reflected in the budget proposals published in December 2009. In addition as a result of the transfer the Council will now provide an additional 4 employees to fulfil its responsibilities in further supporting the personalisation agenda for this particularly vulnerable group, including supporting those with continuing health care needs and as a consequence enhance safeguarding arrangements. The transfer includes a tapering arrangement for the portion of baseline funding relating to continuing health care over 4 subsequent years. For 2010/11 this is £0.932m and is dependant on continued eligibility. The formula for distribution post April 2011 has not yet been agreed and therefore until such time as the formula details are known this will remain as a budget risk.

8.3 Pensions

8.3.1 Changes in accounting standards (FRS17) on the treatment of pension costs require the inclusion within the total cost of services a charge that represents the economic benefits of pensions accrued by employees. To simplify the presentation of the budget proposals the FRS17 adjustment has not been incorporated at this stage, although they will be included in the supporting information to the Council meeting on 3 March. This will not impact upon the Council's net overall budget or the level of Council Tax.

8.4 International Financial Reporting Standards (IFRS)

8.4.1 The Council will need to adopt IFRS in the completion of its annual accounts from 2010/11. In addition, the impact of the standards on PFI arrangements has been brought forward a year and is incorporated into the Statement of Recommended Practice for the 2009/10 accounts. There will therefore be an impact in both 2009/10 and 2010/11. A project is underway to identify the changes required to systems, processes and the accounts.

8.4.2 The introduction of IFRS is seen as a way of improving comparability and introducing best practice and is not intended to have a significant impact on Council finances. With this in mind, the Chartered Institute of Public Finance and Accountancy is consulting on the potential impact of the changes on the General Fund and the Council Tax. Where an impact has been identified, discussions have been held with the government so that regulations can be introduced to mitigate the impact. The areas currently identified where there is likely to be an impact are:

- PFI arrangements;
- leases
- and employee benefits (an accrual will be required for untaken annual and flexi leave at the year end).

8.4.3 Reading Council is taking the lead on the impact for the Waste PFI. Should the PFI meet the new control criteria the associated assets and a corresponding liability will need to be added to the balance sheet. All leases and lease type arrangements will need to be re-examined to see if they are classified correctly. If any are reclassified as finance leases this will also have an impact on the balance sheet (an asset and a

liability will be required where the Council is the Lessee) and in the case of leases where the Council is the lessor, on how the income is treated. Increasing the number and value of assets in the balance sheet will in turn impact on the Council's Capital Financing Requirement and Minimum Revenue Provision (MRP) both of which are discussed in more detail in paragraph 8.5 below.

8.4.4 The Local Authorities (Capital Finance and Accounting) (England) (Amendment) Regulations 2010 are currently being consulted on and include amendments to mitigate the impact of lease reclassifications, on balance sheet PFI arrangements and accruing for short term employee benefits on the General Fund. In summary:

- The new regulation provides that holiday benefits are to be charged to revenue in the financial year in which the holiday absence occurs which is consistent with the current position.
- In the case of finance leases and on balance-sheet PFI contracts, the intention is that the reduction in charge to revenue (an element will now be taken to the balance sheet to reduce the liability) will be matched by an equal increase in MRP resulting from the higher Capital Financing Requirement. This would result in a neutral impact on revenue.
- In the case of finance leases where the Council is the lessor, any income received under existing leases would continue to be treated as revenue income rather than a capital receipt.

8.4.5 These changes will increase the Capital Financing Requirement and MRP but the exact impact is not currently known. The impact in 2009/10 will be reported to the Executive in June as part of the outturn report. As stated above, any changes will have neutral impact on net expenditure and the Council Tax.

8.5 Investments

8.5.1 The Council generates interest each year from investing its accumulated cash reserves and working capital. The two factors that influence the amount of interest earned are interest rates and the average level of cash balances held over the year.

8.5.2 With the UK economy still in recession and uncertainty extending to the global economy, it remains very difficult to predict interest rates for the forthcoming year with any confidence. With the UK Base Rate holding at an all-time low of 0.5% since March 2009, the timing of any reversal of the Bank of England's monetary easing policy is hard to judge. However, as countries around the world move out of recession there is a growing consensus view that interest rates will begin to rise around the world, particularly given the inflationary risks associated with the unprecedented monetary and fiscal easing witnessed over the last 12 months. As confidence returns to the markets it is also hoped that credit-risk levels will reduce, enabling the Council to return to a more normal investment strategy, investing funds at more extended maturities and increasing yields as expectations of higher future interest rates are factored into the market. However, in line with new CIPFA Code of Practice on Treasury Management, the Council continues to regard security of the principal sum it invests as the key objective of its treasury management activities.

8.5.3 The 2010/11 budget is based on an average rate of return of 2% and reflects the lower cash balances as a result of the 2009/10 and 2010/11 Capital Programmes. The 2009/10 budget was based on a return of 2.5% and as such expected interest income is projected to fall from £1.30m to £0.665m in 2010/11. After taking into account movements in the commitment budget and the impact of the proposed capital programme this produces a budget pressure of £0.44m. However, should

interest rates not recover as quickly as anticipated, every 1% reduction in the average rate of return would add a £350,000 pressure to the General Fund.

- 8.5.4 The 2010/11 Treasury Management Report attached as Annexe E re-affirms the strategy adopted by the Executive in December 2008 that governs the amount, duration and credit worthiness of institutions that the authority will place investments with during 2010/11. As such the Council will only place deposits with the most highly rated UK Banks and Building Societies up to a limit of £5m and for a maximum period of 364 days. Additionally the Council will be able to invest up to £7m with AAA Money Market Funds and other UK Local Authorities and an unlimited amount through the Government Debt Office Management Deposit Facility. The Annual Investment Strategy is shown in Annex E(iv).
- 8.5.5 Revised editions of the CIPFA Prudential Code and CIPFA Treasury Management Code of Practice were produced in November 2009. In addition, the CLG is currently consulting on changes to the Investment Guidance. The revised guidance arising from these Codes has been incorporated within Annexe E, with the CLG proposals being incorporated where these do not conflict with current Guidance. One element of the revised Code of Practice is that the clauses to be adopted as part of the Council's Financial Regulations be amended. The key change is that a responsible body (committee, board or group) be responsible for ensuring effective assessment and evaluation of the treasury management strategy and policies, before making recommendations to Council. The amended clauses set out by the Code are included within the Treasury Management Policy at Annex E (v). The policy proposes that the Governance and Audit Committee be nominated as the responsible body and it is recommended that the amendments be adopted by Council and that they be incorporated within the Council's Financial Regulations at the next available opportunity.
- 8.5.6 The Local Government Act 2003 introduced a revised framework for capital expenditure and financing, underpinned by CIPFA's Prudential Code for Capital Finance in Local Authorities. The Code requires the Council to set a number of prudential indicators and limits relating to affordability, capital investment and treasury management. These require Council approval and are included at Annexe E (i) and within the Treasury Management Strategy Statement at Annexe E (iii).
- 8.5.7 The capital programme is being considered separately on tonight's agenda and proposes new capital expenditure of £8.069m in 2010/11. After allowing for projected capital receipts of £2m in 2010/11 and the cash-flow requirements associated with the Garth Hill redevelopment, but excluding the self-funding Invest to Save schemes, the additional revenue costs will be £100,000 in 2010/11 and £600,000 in 2011/12. These costs remain unchanged from the draft budget proposals but will need to be revised at the meeting if the Executive decides on a different level of capital spending.
- 8.5.8 The Council is required to pay off an element of the accumulated General Fund capital spend each year through a revenue charge (the Minimum Revenue Provision - MRP), although it is also allowed to undertake additional voluntary payments. The regulations issued by the Department for Communities and Local Government (DCLG) require full Council to approve an MRP Policy in advance of each year. The Council is recommended to approve the MRP Policy set out in Annexe E (ii) to the Treasury Management Strategy. The MRP policy has been drawn up to ensure the Council makes prudent provision for the repayment of borrowings (in accordance with the Regulations) and at the same time minimises the impact on the Council's revenue budget.

- 8.5.9 As capital expenditure is incurred which cannot be immediately financed through capital receipts or grant, the Council's borrowing need (its Capital Financing Requirement) and its MRP will increase. In practice the Council is unlikely to borrow externally in the medium term as it has sufficient revenue investments, arising from the Council's reserves and balances to cover this expenditure. However it will still need to make a charge to revenue for this "internal borrowing".
- 8.5.10 The draft budget proposals included an estimate of £0.372m for the Minimum Revenue Provision required to be made in 2010/11. This estimate remains unchanged. The actual charge made in 2010/11 will be based on applying the approved MRP policy to the 2009/10 actual capital expenditure and funding decisions.
- 8.5.11 The use of balances to support revenue expenditure is considered later on in this report. If balances are used then an allowance for loss of interest on these will also need to be made in the revenue budget.

8.6 Capital Charges

- 8.6.1 Capital charges are made to service departments in respect of the assets used in providing services and are equivalent to a charge for depreciation. The depreciation charges are included in the base budget figures and are important as they represent the opportunity cost to the Council of owning fixed assets. They must therefore be considered as part of the overall cost of service delivery, particularly when comparisons are made with other organisations. It is also important that these costs should be recognised when setting the level of fees and charges.
- 8.6.2 Capital charges represent accounting entries and not cash expenditure. The Council is therefore able to reverse the impact of these charges "below the line", i.e. outside service department costs, thereby reducing the budget requirement whilst not directly affecting the overall cost of each individual service. This means that the charges do not affect the level of Council Tax. The capital charges in 2010/11 total £8.061m which is a decrease of £0.304m compared to the current year.
- 8.6.3 Changes to capital charges affect internal services recharges (see below) and have therefore not been incorporated into the budget proposals in this report at this stage, although they will be included in the supporting information to the Council meeting on 3 March.
- ## 8.7 Internal Services Recharges
- 8.7.1 Members' decisions on the capital programme may affect capital charges and this will determine the overall cost of services in 2010/11. Due to their corporate nature, some services do not relate to a single service department, e.g. finance, IT, smartcard, building surveyors, health and safety advisers etc. The budgets for these services are changed only by the specific proposals impacting on the departments responsible for providing them (mainly Corporate Services and Environment, Culture and Communities). However, all such costs must be charged to the services that receive support from them.
- 8.7.2 The impact of these changes in recharges for internal services is neutral across the Council as a whole, since the associated budgets are also transferred to the services receiving them. However, where recharges to ringfenced accounts, specifically to capital and services to Schools, are changed from year to year, this results in a cash surplus or deficit to the General Fund. Overall, in 2010/11, no change in recharges is proposed.

8.7.3 The overall level of recharges is dependent upon the Executive's budget proposals being approved. A detailed budget book will be prepared for the approval by the Executive Member for Finance, Resources and Assets exemplifying the budget proposals at the level of detail required to support the scheme of virement, with internal services recharges allocated to the appropriate services.

9 Statement by the Borough Treasurer

9.1 Under the Local Government Act 2003, the Borough Treasurer (as the Council's Section 151 Officer) must report to Members each year at the time they are considering the budget and Council Tax on:

- a) The robustness of estimates; and
- b) The adequacy of reserves.

In addition, the recently issued CIPFA guidance on Local Authority Reserves and Balances states that a statement reporting on the annual review of earmarked reserves should be made to Council at the same time as the budget. The statement should list the various earmarked reserves, the purpose for which they are held and provide advice on the appropriate level.

Robustness of estimates

9.2 These arrangements formalise the detailed risk assessments that are undertaken throughout the year and included in the budget preparations and the Council's Corporate Risk Register.

This identifies a number of key risk areas including:

- demographic and socio-economic changes
- impact of demand led services
- impact of the South East plan
- town centre redevelopment
- non achievement of income projections
- financial settlement and funding pressures
- loss of systems and data
- business continuity incidents
- IT and information security/identity breach
- failure to control Implementation of major projects (including Garth hill)
- impact of litigation
- potential failure of key contractors
- effective safeguarding of children and vulnerable adults
- timing of benefits inspection during the implementation of the new system

The budget includes resources sufficient to enable the Council to monitor these key risks and where possible to minimise their effects on services in accordance with the strategic risk actions plans. Specific risk reduction measures that are in place include the following:

- Budget Setting Process
 - Production and regular monitoring of a robust medium-term financial strategy
 - Regular analysis of budgets to identify legislative, demographic, essential and desirable service pressures / enhancements

- Detailed consideration of budgets by officers and Members to identify potential budget proposals
- Robust scrutiny of budget proposals prior to final agreement
- Ensuring adequacy and appropriateness of earmarked reserves
- Budget Monitoring
 - Robust system of budgetary control with regular reporting to the Corporate Management Team (CMT) and through the Performance Monitoring Reports (PMR's) to Members
 - Exception reports to the Executive
 - Annual review of the Councils' budget monitoring arrangement by external audit to ensure they remain fit for purpose
 - Taking corrective action during the year to ensure the budget is delivered every year (as in the current year and 2006/07, 2005/06 and 2000/01)
 - Specific regular review by Group Accountants of particularly volatile budget areas

9.3 The Borough Treasurer receives regular updates from Group Accountants on the largest and most volatile budget areas which could place the overall budget most at risk and makes arrangements to report these through the regular monthly budget monitoring process. The most significant risks in the 2010/11 budget have been identified as the following:

- **Demographics** – the number of “demand” led adult and child client placements, the impact of new housing developments, changing service provision of social care encouraging people to seek support;
- **Income** - specifically in Planning and Building Control Fees, Leisure Facilities, Car Parks, Land Charges, Continuing Health Care funding from PCT and Housing Planning Delivery Grant. Down turn in economy affecting property market and subsequently various income streams to the Council.
- **Major schemes / initiatives** – progress with the Town Centre redevelopment, Waste Management PFI, major school redevelopment proposals, achievement of major savings proposals;
- **Inflation** – the provision is based on estimates of inflationary pressures at the current time;
- **Treasury Management / Investments** – return on investments is affected by cashflow and the level of the Bank rate. There is also still uncertainty surrounding the Council's loss on its investments in Icelandic Banks (see section 11.3);
- **Uninsured losses** – the Council's insurances cover foreseeable risks. However, some risks are uninsurable, including former County Council self-insured liabilities and mandatory excesses;
- **Contractual Issues** – disputes, renewal of major contracts.
- **Legislative Changes** – for example, the Department of Health published a consultation document in November 2009 on the proposed Personal Care at Home Bill. The intention of the Bill is that Councils' will no longer be able to charge for the personal care element of someone's home care if they have a critical need for home care.

Table 4 identifies the Borough Treasurer's estimate of the scale of some of the risks that the Council faces.

Table 4: Risk Areas

Risk	£m
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Pay award – the budget assumes that there will be no pay award in April 2010, however, if this was agreed at 1% then the additional cost would be	0.5
Interest Rates – the budget assumes that market interest rates will increase gradually throughout 2010 consistent with a gradual economic recovery, however, if rates remain at 0.5% then the additional cost would be	0.4
Demand led services – past experience has shown that it would not be unusual to see increased costs in Adults Social Services or Children Looked After of	0.3
Inflation – the budget includes an overall reduction in costs associated with price changes however a 1% increase in inflation could lead to additional costs of	0.3
Other risks – based on the experience of the past 10 years the Council will face unspecified risks amounting to	0.5
Total	2.0

- 9.4 The probability of some of the above risks occurring is high. However it is unlikely that all will occur at the same time as has been evidenced in the demand led budgets over the past few years. The measures in place, set out in paragraph 9.2, lead the Borough Treasurer and CMT to conclude that the budget proposals have been developed in a sound framework and are therefore robust. However, it needs to be recognised that not all adverse financial issues can be foreseen looking almost fifteen months ahead, e.g. the impact of changes in demand led services or severe weather conditions. Indeed the adverse economic conditions experiences over the past twelve months, and the uncertainties that this brings, are expected to continue in the following twelve months. It is therefore prudent to include, as in previous years, a contingency sum within the budget proposals.

Contingency

- 9.5 In setting the budget for 2009/10, the level of general contingency was increased to £0.390m. This has proved insufficient to meet all the in year pressures, arising mainly from the impact of the recession, and departments have been required to find in-year savings during the year. In the draft budget proposals it was proposed to increase the contingency to £0.700m. As £0.263m of the 2009/10 contingency was allocated on an ongoing basis, this represented an increase of £0.573m. The Chief Executive and CMT have reflected upon the outlook for the economy as a whole and its impact on the Council and the risks contained within the proposed budget. As a result, the Borough Treasurer recommends that the contingency be set at £1.000m, an increase of £0.300m on the draft proposals. This level of contingency reflects the experience of the Council during 2009/10 where in year savings of £1.639m were required to balance the budget.

Earmarked Reserves

- 9.6 Earmarked Reserves are sums of money which have been set aside for specific purposes. These are excluded from general balances available to support revenue or capital expenditure. The Council had £7.104m in Earmarked Reserves at the start of 2009/10 which were approved by the Executive and the Governance and Audit Committee in June 2010. The Borough Treasurer has undertaken a review of existing earmarked reserves and Annexe F sets out each reserve considered. The Borough Treasurer will review again the earmarked reserves in light of the changing risks facing the organisation as part of the 2009/10 closedown process and any

changes will be presented to the Executive and the Governance and Audit Committee.

10 Total Expenditure

- 10.1 Table 5 summarises the budget changes for each Department, assuming that all items outlined above and detailed in Annexes A to F are agreed, but before changes to capital charges and internal services recharges are incorporated within service department budgets.

Table 5: summary of budget changes

	Revisions to draft budget proposals (Section 7.3)	Capital Programme /Investments (Section 8.4)	Contingency (section 9)	Total Changes Identified
	£'000	£'000	£'000	£'000
Chief Executive/Corporate Services	45	0	0	45
Children, Young People and Learning	194	0	0	194
Adult Social Care and Health	-202	0	0	-202
Environment, Culture & Communities	1,566	0	0	1,566
Non Departmental / Council Wide	-1,721	0	300	-1,421
Inflation (Section 7.2)	0	0	0	0
TOTAL	-118	0	300	182

These figures are therefore added to the draft proposals to produce a final budget proposal for each department as shown in Table 6.

Table 6: Draft Budget Requirement 2010/11

Department	2010/11 Draft Proposals (Table 1)	Changes Identified (Table 5)	Revised Budget Proposals
	£'000	£'000	£'000
Chief Executive/Corporate Services	7,441	45	7,486
Children, Young People and Learning	20,797	194	20,991

Adult Social Care and Health	26,766	-202	26,564
Environment, Culture & Communities	35,135	1,566	36,701
Non Departmental / Council Wide	-15,740	-1,421	-17,161
Total	74,399	182	74,581

10.2 The total budget requirement in 2010/11 if the Executive agreed all of these proposals would be £74.581m before the loss of interest on any revenue balances that might be used. This compares with income of £72.658m from Revenue Support Grant and Business Rates and Council Tax at the 2009/10 level.

11 Funding the Budget Proposals

11.1 As indicated above, the proposals within this report would set the Council's planned expenditure (including levying bodies) £1.923m above the income that would be generated before any increase in Council Tax. This gap will need to be bridged by some combination of the following three options:

- a) an increase in Council Tax;
- b) a contribution from the Council's Revenue balances;
- c) further expenditure reductions.

11.2 Council Tax

11.2.1 In terms of options, each 1% increase in Council Tax in 2010/11 will generate £0.465m of additional revenue to reduce the budget gap. A rise of just over 4% would be required if the Council decided to bridge the funding gap outlined above purely by raising the level of Council Tax.

11.2.2 Council Tax increases are subject to capping rules. The capping criteria are not announced prior to the setting of Local Authority Council Taxes. This means that in approving the Council Tax, the Council has to judge what will be the capping limit. In previous years this has been set at 5% but current opinion in Local Government is that it will be reduced to 3% in 2010/11. Certainly, any increase in excess of this would be very likely to be subject to intense government scrutiny, despite the fact that the Council has historically levied one of the three lowest Council Taxes of all Unitary Authorities in the Country. Even with a 5% increase, the Council Tax in Bracknell Forest would remain one of the lowest in the Country.

11.3 Use of Balances

11.3.1 The Council needs to maintain reserves to aid cashflow and to protect itself from fluctuations in actual expenditure and income. An allowance for cashflow is reasonably easy to calculate. However, an allowance for variations against planned expenditure is more difficult.

11.3.2 In deciding the level of any contribution from balances, the Executive will wish to have regard to the level of balances available. The Council's general balances at the start of 2010/11 are expected to be £9.6m. This is made up as follows:

Table 7: General Reserves as at 31 March 2010

	£m
General Fund Balance at 1 April 2009	10.4
VAT repayments and Enid Wood House lease surrender	1.3
Planned use in 2009/10	<u>(2.3)</u>

- 11.3.3 The surrender of the lease for Enid Wood House is close to completion. The Executive on 15 September 2009 approved the terms of surrender of the lease which included the payment of £1m to the property owner. Final negotiations with the owner on the compensation for the surrender of the lease have been completed and it has been agreed that the Council will pay £1.162m. As a result of the surrender of the lease the Council will save annual property costs of £0.250m including rental and also eliminate any liability on the Council for dilapidations. As such this still represents very good value for the Council. The cost of the surrender can be funded from within the current year's budget. Taking into account additional VAT refunds received in January and the final figure for Enid Wood House a net addition of £1.3m is now expected to be made to reserves during the current year. This is an increase of £0.1m compared to the December report.
- 11.3.4 A number of pressures have arisen in the current year which totalled £2.3m before CMT introduced an in year savings package to bring the budget back into balance. Approximately half resulted directly from the recession. The latest projection reported to CMT in January is that the savings package has worked and an under spend of £0.4m for 2009/10 is now forecast. This projection however does not include the impact of the severe weather which has resulted in additional refuse collection and gritting costs and the loss of income. The additional pressure is currently estimated as £0.2m. The weather has also created a significant number of potholes and CMT has recommended the release of £0.1m for repairs. Subject to any changes in the projections, the release of a further £0.1m for pothole repairs will be recommended before the year end. It is therefore unlikely that there will be any other impact on the general reserves other than the planned withdrawal built into the budget.
- 11.3.5 The Council has investments of £2m with Heritable and £3m with Glitnir which are both Icelandic banks that have been put into receivership/administration. At this point in time, recovery rates have not been fully disclosed and negotiations are still ongoing with the respective institutions. The Council took advantage of the Capital Finance Regulations to defer the impact of the potential loss on General Reserves. In 2010/11 the loss which is currently projected to be approximately £0.5m will need to be charged to the General Reserve. This projection is based on the best case scenario. In the worst case the loss could be as high as £2.5m although the probability of this is considered low by industry experts. An application has recently been made to capitalise the loss and the outcome of this application should be known before the Council considers the final budget proposals and sets the level of Council Tax on 3 March 2010.
- 11.3.6 The Council is working closely with the LGA and the administrators in order to maximise the return of these deposits. The administration of Heritable Bank is being undertaken in the UK and as such is being expedited relatively quickly. Approximately £600,000 has been recovered to date and a final recovery of up to 80% is expected. The administration of Glitnir Bank is being progressed in Iceland under Icelandic law and as such is proving to be more protracted and complex.
- 11.3.7 An approach has been made to Bracknell Forest in connection with its Glitnir deposit by a foreign bank to buy this claim based on the assumption that Priority Creditor status will not be granted to local authority deposits and as such will be significantly less than the potential 100% that would be achievable should the Council retain its claim. There is a risk that, should any individual claim be sold in this manner, the firms seeking to buy local authority claims in Glitnir may be linked to non-preferential creditors keen to acquire an interest in the preferential creditor group, or that they

may sell on claims to such entities. There could potentially be risks adverse to the interests of the remaining public sector depositors, should creditors with different interests acquire a significant proportion of public sector depositors' claims. Taking this into consideration, the Council declined the offer of further negotiations with the interested financial institution and will pursue its case for full recovery of its deposits.

- 11.3.8 The Council has, in the past, planned on maintaining a minimum prudential balance of £4m. However, with the uncertainty surrounding the recovery of Icelandic funds and high level of risks contained within the budget, it would be advisable to consider a much larger sum for the minimum prudential reserve. Therefore, it would be prudent to minimise the use of reserves when balancing the 2010/11 budget. As indicated above, Members should recognise that there is an impact of using balances in support of revenue expenditure relating to the loss of investment income, every £1m of balance used costs £0.010m in the first year and £0.020m in a full year. Funding ongoing expenditure within the 2010/11 revenue budget from balances will therefore increase the level of savings that will be required in subsequent years.

12 Collection Fund

- 12.1 The Collection Fund is the account which holds all revenues produced from local taxes and pays to each Local Authority the cash required to cover its precepts. Any surplus/deficit on this Fund must be added to the calculation of the Budget Requirement for the next year. It is estimated that there will be a nil balance on the Council's Collection Fund at the end of this financial year.

13 Preceptors' Requirements

- 13.1 At the time of writing this report, the Thames Valley Police Authority and Royal Berkshire Fire Authority had not yet determined their budget and precept for 2010/11. These will be determined on the 19 February for the TVPA and the 17 February for the RBFA. The tax for a Band D property for Thames Valley Police Authority in 2009/10 was £151.27. The tax for a Band D property for Royal Berkshire Fire Authority in 2009/10 was £55.11. In addition to this, Parish Councils will be setting their precepts during February. The average of these in 2009/10 was £59.98. The TVPA, RBFA and all Parish precepts will be reported to the Council meeting on 3 March 2010.

14 Summary of Matters for Decision

- 14.1 The table in Annexe G outlines the Council's budget requirement based on the figures shown in Table 5 above. The outcome of the Executive's deliberations will be recommended to the Council meeting on 3 March regarding the budget and Council Tax level for 2010/11. These will be incorporated in the formal Council Tax Resolution required by the Local Government Finance Act 1987. However, the following matters need to be determined at this stage in order to allow the Executive to recommend a budget to the Council for 2010/11:
- (a) confirmation of the draft budget proposals, taking account of issues raised during the consultation period (section 7.1) and revisions identified to reflect current information (sections 7.2, 7.3), set out in detail in Annexe A and D;
 - (b) confirmation of the impact of reduced investment rates on the budget (section 8.5);
 - (c) the level of the corporate contingency (section 9.5);

- (d) subject to (a) to (c) above to determine the appropriate level of revenue reserves to be retained and the consequent use of balances to support the budget in 2010/11 (section 11.3).

14.2 Dependent upon the decisions made by the Executive concerning these issues, it may be necessary to adjourn the meeting to enable officers to calculate the appropriate figures to include in the recommendations.

15 Budget Monitoring - Virement requests

15.1 A virement is the transfer of resources between two budgets but it does not increase the overall budget approved by the Council. Financial Regulations require formal approval by the Executive of any virement between £0.050m and £0.100m and of virements between departments of any amount. Full Council approval is required for virements over £0.100m. A number of virements have been made since the December Executive meeting which require the approval of the Executive. These have been previously reported to the Corporate Management Team. Details of the virements between departments are set out in Annexe H and summarised in Table 8.

Table 8: proposed virements

	Reorganisation £'000	Council Wide £'000	Total £'000
Corporate Services/Chief Executive's	-18	14	-4
Children, Young People and Learning	18	9	27
Non Departmental / Council Wide		-23	-23
TOTAL	0	0	0

16 **ADVICE RECEIVED FROM STATUTORY AND OTHER OFFICERS**

Borough Solicitor

16.1 The Local Government Finance Act 1992 requires the Council to set the level of the Council Tax by 11 March each year. It is impossible to achieve this without having agreed an affordable revenue budget for the year in question.

Borough Treasurer

16.2 The financial implications of this report are included in the supporting information.

Equality Impact Assessment

16.3.1 The Council's budget proposals impact on a wide range of services. A detailed consultation was undertaken to provide individuals and groups the opportunity to comment on the draft proposals details.

16.3.2 Full equality impact assessments are attached at Annexe I for the closure of the Look-in Cafe and the re-provision of Downside Resource Centre.

Strategic Risk Management Issues

- 16.4 The Borough Treasurer's Statement in Section 9 sets out the key risks facing the Council's budget and the arrangements in place to manage these risks, including maintaining an appropriate level of reserves and contingency.

17 CONSULTATION

- 17.1 Details of the consultation process and responses received are included in section 7.1.

Background Papers

Executive 15 December 2009

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Commitment Budget 2010/11 to 2012/13

	2009/10 £'000	2010/11 £'000	2011/12 £'000	2012/13 £'000
Chief Executive / Corporate Services				
Approved Budget	16,322	16,389	16,331	16,349
Alternative Cash Office Counter Service		-16		
Transport function - Best Value Review & Berkshire Wide Procurement			-50	
Printing costs for the annual council tax and business rates bills		23		
Discretionary NDR Relief		10		
Place Survey (every 2 years for CAA)		15	-15	15
Area Based Grant		89	TBC	TBC
Borough Elections			70	-70
Capital Invest to Save 07/08 - server refresh			13	
LSVT Residual costs- cessation of SLA's/Enid wood house surrender		-125		
Capital Invest to Save 09/10 - Voltage Optimizers		-4		
Capital Invest to Save 09/10 - EDRMS		-18		
Pilot Job Evaluation		-50		
Transfer of responsibilities for the maintenance of storage systems		18		
Net Inter Departmental Virements	67			
Chief Executive / Corporate Services Adjusted Budget	16,389	16,331	16,349	16,294
Children, Young People and Learning				
Approved Budget	15,945	15,789	15,627	15,637
Suitability surveys		-20		20
Schools Music Festival			10	-10
Area Based Grant		-188	TBC	TBC
South Bracknell Youth		50		
Transfer of responsibilities for the maintenance of storage systems		-4		
Net Inter Departmental Virements	-156			
Children, Young People and Learning Adjusted Budget	15,789	15,627	15,637	15,647
Adult Social Care and Health				
Approved Budget	23,494	23,667	23,583	23,594
Modernise In-house Home Care		-64		
Learning Disability Initiatives		-60		
Area Based Grant		18	TBC	TBC
Social Care & Learning Restructure		36	11	
Transfer of responsibilities for the maintenance of storage systems		-14		
Net Inter Departmental Virements	173			
Adult Social Care and Health Adjusted Budget	23,667	23,583	23,594	23,594
Environment, Culture and Communities				
Approved Budget	26,473	26,397	28,655	28,719
Landfill Tax / Waste Disposal PFI		338	-79	-201
Landfill tax increase		103	109	106
Local Development Framework		174	-50	55
Planners Farm Income		10	30	
Capital Invest to Save 06/07 - Easthampstead Park		-1	-1	-1
LPSA2- Improve health & well being of adult residents		-42		
LPSA2- Community Cohesion (Sport)		-31		
Area Based Grant		1,754	TBC	TBC
Commuted Maintenance Forest Park/Bagshot Road		-4		
Sandhurst Freedom March				5
Capital Invest to Save 09/10 - Voltage Optimizers		-12		
South Hill Park Grounds			80	
Forestcare		-30	-25	
Coroners Service - transfer from TVPA				9
Capital Invest to Save 09/10 - Edgbarrow Leisure Centre Lighting		-1		
Net Inter Departmental Virements	-76			
Environment, Culture and Communities Adjusted Budget	26,397	28,655	28,719	28,692
Total Service Departments	82,242	84,196	84,299	84,227

Commitment Budget 2010/11 to 2012/13

	2009/10 £'000	2010/11 £'000	2011/12 £'000	2012/13 £'000
Non Departmental / Council Wide				
Approved Budget	-8,016	-8,024	-9,123	-8,623
2009/10 capital programme (full year effect) -Interest		75		
Minimum Revenue Provision		300		
2009/10 use of balances (full year effect)		22		
LPSA 2 funding from Earmarked reserves		73		
Area Based Grant		-1,673	TBC	TBC
Commuted Maintenance Forest Park/Bagshot Road		4		
PWC Income Target		50		
Procurement Savings		85		
Travel Plan		-35		
1% increase in employers NI			500	
Net Inter Departmental Virements	-8			
Non Departmental / Council Wide	-8,024	-9,123	-8,623	-8,623
TOTAL BUDGET	74,218	75,073	75,676	75,604
Change in commitment budget		855	603	-72

For management purposes budgets are controlled on a cash basis. The following figures which are used for public reports represent the cost of services including recharges and capital charges:

	2009/10 £'000	2010/11 £'000	2011/12 £'000	2012/13 £'000
Corporate Services	8,029	7,971	7,989	7,934
Children, Young People and Learning	21,789	21,627	21,637	21,647
Adult Social Care and Health	26,543	26,459	26,470	26,470
Environment, Culture & Communities	35,232	37,490	37,554	37,527
Non Departmental/Council Wide	-17,375	-18,474	-17,974	-17,974
	74,218	75,073	75,676	75,604

The Council's draft budget proposals for 2010/11 had been agreed by the Executive as the basis for consultation with the Overview and Scrutiny Commission and Panels and other interested parties. The proposals were submitted for the Commission's comment. The Borough Treasurer's report attached the Revenue Budget and Capital Programme reports which had been presented to Executive. The annexes to each report set out the budget proposals in detail.

The relevant pages of the report for the Commission and the O&S Panels were highlighted. Members of the Commission had also received extracts of the Panels' considerations of the budget papers. Panel Chairs presented their Panel's minute and the following issues arose –

Adult Social Care

- Funding in the Supporting People budget was declining. Guidance was in place to find alternative sources of funding and the aim was to keep the same level of service at a reduced unit cost. The annual review of Supporting People was likely to take longer than usual and would be presented to the Environment, Culture and Communities O&S Panel.
- The comment that there was spare capacity for alternative day care services at Age Concern was disputed. Councillor Ward confirmed spare capacity at Sandhurst Day Centre and that under the flexible personalisation agenda people could choose what services they wanted.
- The lease for Eastern Road day services (BROC) could not be altered but alternative uses for the building were being investigated. Councillors Leake and Mrs Shillcock expressed the view that alternative accommodation should be sought as soon as possible.
- Councillor Mrs Shillcock asked what deferral was necessary to save £10,000 in the current year on the purchase of Forestcare equipment. An answer would be sought and sent to the member.

Environment, Culture and Communities

- EC&C service pressures and development amounted to £726,000 whilst the Department was also responsible for the greatest service economies of £1,318,000.
- The proposals for savings relating to surface dressing highways were noted. The Chief Officer: Financial Services confirmed that highway improvements were capital works and may not represent savings to the revenue budget. He would provide information to members on the proposed revisions to the highway improvement budget.
- Councillor Virgo raised the issue of what he regarded to be the serious problem at Swinley Forest and asked if the proposed scheme to cut down some of the trees to open up the area would proceed.
- One member supported the Panel's view that the proposal to discontinue the resource to collect stray dogs and to patrol for dog fouling issues could potentially damage partnership working.

Children's Services and Learning

No comments were added to the draft minutes of the Panel meeting when the budget had been considered.

The Commission then looked in detail at the areas of their responsibility, Corporate Services/ Chief Executives/ Council wide and the following comments points arose in discussion –

- There was a projected overspend on the devolved staffing budget in 2009/10 for Corporate Services as that budget assumed a vacancy rate of 3% to 4%. In the current financial climate there had been very little staff turnover and therefore very little scope for savings.
- With the downturn in the economy the rate of property vacancies had increased and income had reduced.
- Councillor McLean urged members to fully appreciate the consequences to the overview and scrutiny function of the deletion of one full time post which would at least impact upon the quantity of output of work, if not the quality.
- The transfer of all programmed building maintenance work as appropriate from the revenue to the capital budget.
- The cross cutting review of organisational and back office services with the objective of saving £350,000.
- The proposed increases to fees and charges were noted.
- Dr Josephs-Franks raised the issue of inconvenience caused by increased car park charges but the Chief Executive pointed out that the Council was in a difficult budget position and therefore the suggested increases were necessary.
- Reference was made to the virement of £0.034 million from the Council's LABGI receipt to support the business community.

In considering the Capital Programme, members of the Commission had concerns about the deferral of £3.2 million of urgent repairs and the impact on income generation.

The Commission had no other general comments on the proposals.

SUMMARY OF RESPONSES TO THE COUNCIL'S 2009/10 BUDGET CONSULTATION

- 1 A detailed response was received which included some comments on the consultation process itself and the council's strategy. It also contained adverse comments on the following specific budget proposals:
 - Community Engagement, Equalities and Community Cohesion
 - Overview and Scrutiny
 - Human Resources – trade union funding
 - Better commissioning: Domiciliary Care
 - The Look In
 - Day Care Services – Downside
 - CCTV
 - Environment Development
 - Dog Control
 - Cemetery and Crematorium
 - Trading Standards / Environmental Health
 - Parks, Open Spaces & Countryside
 - Departmental Marketing

The response also included support for the communications and marketing and back office review savings proposals.
- 2 A response from the Bracknell Forest Senior Citizens Forum made some adverse comments on how the consultation process had been handled. Specific comments concentrated on the forums concern for the loss of Downside Day Care Centre, the reduction in opening hours for Bracknell Library and the closure of the Look In.
- 3 A response was received from the Sports and Social Club raising a number of points on the proposal to stop the Council's payment to the club which is used to subsidise out of hours social activities for staff.
- 4 Individual responses from the general public tended to focus on the closure of the Look In with approximately twenty responses requesting that the closure be reconsidered. References were also made by one or two individuals to the following savings proposals:
 - highways maintenance;
 - dog control and
 - Downside Day Centre.

CORPORATE SERVICES/CHIEF EXECUTIVE

Description Impact	2010/11 £'000	2011/12 £'000	2012/13 £'000
<p>Democratic, Member and Mayoral Services</p> <p>This service provides support for the Democratic process including Members allowances, training and Mayoral support. The Council will discontinue the Annual Civic Reception saving £9,000. In addition the Council plans to reduce the courier service which transfers documents between all Council establishments. This will save £25,000 which includes staffing and vehicle costs.</p>	-34		
<p>Community Engagement, Equalities and Community Cohesion</p> <p>Residents Panel (BF1500) – The Council intends to delete the budget for general consultation with the Residents Panel. The Panel will be maintained to provide for specific consultations for services and/or partner organisations.</p>	-10		
<p>Easthampstead House Catering/Trolley Service</p> <p>This service provides a trolley refreshment service within Easthampstead House. This service could be discontinued and a private contractor sought to provide a delivery service to staff funded by the staff.</p>	-15		
<p>Information Technology</p> <p>The Council intends to reduce the IT support for employees by the removal of one post in the Desktop Team saving £30,000. In practice this means that customer expectations will need to be managed as project work, IT purchases and office moves will all take longer to deliver. In addition a further saving of £70,000 will come from the licences budget.</p>	-100		
<p>Overview and Scrutiny</p> <p>Overview and Scrutiny was introduced as part of the modernisation of local government via the Local Government Act 2000. Its purpose is to hold the executive to account; undertake policy development and review; monitor and improve performance; investigate issues of public concern; and external scrutiny including health. Legislation has further widened the 'reach' and powers of Overview and Scrutiny. Taking this into consideration the Council proposes to reduce its officer team supporting Overview and Scrutiny from 3 FTEs to 2 FTEs. This will result in a largely reactive service.</p>	-20		

Description Impact	2010/11 £'000	2011/12 £'000	2012/13 £'000
<p>Central Training Unit</p> <p>This saving will remove 0.5 FTE which will reduce the project management support provided by the Central Training Unit. This will mean an existing full time employee working reduced hours. It will reduce the resources of the Council to manage complex projects however all IT projects will continue to be supported by the IT Department.</p>	-25		
<p>Print Unit</p> <p>Savings will be achieved through improved productivity in the print process or from the team undertaking other corporate activities, ie. scanning as part of the Council's implementation of document image processing. When Microsoft Publisher is removed from all computers the need for design capability will increase the volume of design work to be managed.</p>	-70		
<p>Communications and Marketing</p> <p>The Communications and Marketing team provides internal and external communications support to all Departments, staff and councillors. The team produces publications including the staff magazine and a residents' newspaper, Town & Country.</p> <p>The Council has reviewed the production of its resident's newspaper and it will be limited to three editions each year, limit the number of pages and reduce the quality of paper used. This will save around £20,000. The Council also plans to reduce the number of copies produced of its staff magazine saving £10,000 and it will in future be provided as an online version through the Council's intranet.</p>	-30		
<p>Legal Services</p> <p>Restrict access to legal publications to an on-line legal database (essentially for statutes) and core encyclopaedias.</p>	-10		
<p>Legal Services</p> <p>Delete part-time Legal Assistant Contracts/Conveyancing post. This means that there would be no contracts support for the Assistant Borough Solicitor. The post is currently vacant.</p>	-18		

Description Impact	2010/11 £'000	2011/12 £'000	2012/13 £'000
<p>Human Resources</p> <p>Reduce the funding currently provided to trade unions from £8k to £5k.</p>	-3		
<p>Human Resources</p> <p>Reduce one part time Learning and Development Officer. This post is currently vacant.</p>	-11		
<p>Human Resources</p> <p>Reduce by three days one Health and Safety Advisor. This may necessitate a redundancy. Routine work will continue to be undertaken by a reduced staffing complement. However this will mean that this reduction in capacity would not allow for peaks or unforeseen events. The Council's Environmental Health Section in its enforcement role will be able to provide back up in certain situations.</p>	-23		
<p>Human Resources</p> <p>Delete the subsidy to the Sports and Social Club. The Council currently makes a payment to the Staff & Social Club, which subsidises out of hours social activities for the staff.</p>	-8		
<p>Democratic and Registration Services</p> <p>A line by line examination of the detailed budgets has identified some further savings across committee servicing, electoral registration, registration of births, deaths and marriages and postal services. This would leave very little scope for larger or unanticipated purchases.</p>	-10		
<p>Finance</p> <p>Based on recent claims history we could take a greater risk by taking higher excesses on insurance policies</p>	-25		
<p>Finance</p> <p>Rationalise existing staffing structure. With a reduction in resources there is a risk that deadlines for the submission of government financial returns and responses to external queries (including those of the district auditor) may take longer.</p>	-20		

Description Impact	2010/11 £'000	2011/12 £'000	2012/13 £'000
<p>Finance</p> <p>Further reductions to insurance premiums were achieved at the last renewal and it is anticipated that these can be maintained into 2010/11.</p>	-40		
<p>Customer Services</p> <p>Additional income generated by increasing cost of court summons.</p>	-5		
<p>Customer Services</p> <p>Following the closure of the payment counter a review of processes in the Cash Office has identified an opportunity to reduce staff by a further 0.5 FTE</p>	-12		
<p>Property</p> <p>Delete depot receptionist post. There will be no physical presence at the depot reception, but duties will be absorbed by the Assistant Facilities Manager.</p>	-15		
<p>Property</p> <p>Outsource depot cleaning by adding the depot to the current Council cleaning contract.</p>	-12		
<p>Capitalisation</p> <p>Transfer all programmed maintenance work in 2010/11 to Capital.</p>	-41		
<p>Human Resources</p> <p>The Council successfully manages sickness absence with an average absence of 5.7 days per employee in 2008/09. This performance is well below the sector average of 7.6 days. One aspect of the management of sickness absences is the use of occupational health. Increased referral of staff to occupational health has led to an increase in costs however this is compensated for by the low average number of days' sickness.</p>	15		
<p>Property</p> <p>The Council receives £2.28m in annual rentals from its commercial property. In previous years there have been very few vacancies however with the downturn in the economy the rate of vacancy has increased.</p>	120		

Description Impact	2010/11 £'000	2011/12 £'000	2012/13 £'000
Net Proposed Budget Movement	-422		

CHILDREN YOUNG PEOPLE AND LEARNING

Description Impact	2010/11 £'000	2011/12 £'000	2012/13 £'000
<p>Provisions for Looked After Children</p> <p>Based on the current schedule of known children where there have been reductions in disabled children placements, in placements with Independent Fostering Agencies, and as a significant number of children move into after care, a budget reduction can be made.</p>	-360		
<p>Recharge more Costs to the Schools Budget</p> <p>The Schools Budget is fully grant funded from the Department for Children, Schools and Families which has issued statutory Regulations that specify eligible expenditure. There are a number of areas within the Regulations that are not clearly defined, most notably around special educational needs, and it is now considered appropriate for the Sensory Needs Service delivered by the PCT to be charged to the Schools Budget. Other areas consider Schools Budget related are Education Health Partnerships and some elements of Social and Emotional Aspects of Learning and schools related IT licences. The Schools Forum must agree budget proposals where the LA makes a greater percentage increase in centrally managed budgets compared to budgets delegated to schools. If the Forum does not agreed to fund these costs then continuation of these services would need to be reviewed.</p>	-165		
<p>Recharge more Costs to Grants</p> <p>A number of staff currently funded from revenue budgets that support capital works could be funded from external capital grants. This would relate to property staff. A range of other revenue grants have also been scrutinised to establish the extent to which current base budget costs could in future be financed from grants.</p>	-100		
<p>Student Finance</p> <p>The responsibility for providing information, advice and guidance for those students who commenced a new Higher Education course of study in September 2009 transferred from the Local Authority Student Finance Teams to the Student Loans Company. The Council retains responsibility for supporting students who have already commenced a course, but workloads are reducing. As a result the Council will reduce the telephone helpline and other forms of specialist advice to the public.</p>	-20		

Description Impact	2010/11 £'000	2011/12 £'000	2012/13 £'000
<p>Former Teacher Pensions</p> <p>Government funding Regulations make the Council responsible for former teacher pension liabilities. Whilst there is inflationary pressure, over time costs are reducing as the number of payments required reduces through natural causes.</p>	-30		
<p>Residence Order Allowances</p> <p>There has been a reduction in the number of children for whom a residence order allowance is being paid, as Special Guardianship Orders are now the preferred option for families. As there have been no new residence order allowances started in last year, a budget reduction is proposed.</p>	-50		
<p>Office Services</p> <p>A line by line review of office costs has identified savings in administrative costs.</p>	-20		
<p>Children's Social Care/Social Work Teams</p> <p>The number of cases subject to an initial assessment will increase from December 2009 following the publication of the revised post-Laming 'Working Together'. The revised report requires all referrals from professionals to have an initial assessment. A proportion of these cases will then require allocation into teams where caseloads are already high. There has also been recent increases in the number of looked after children, including those disabled children in receipt of short break care. Therefore additional resources are required to manage this increased workload.</p>	100		
<p>Net Proposed Budget Movement</p>	-645		

ADULT SOCIAL CARE AND HEALTH

Description Impact	2010/11 £'000	2011/12 £'000	2012/13 £'000
<p>Better commissioning: Domiciliary Care</p> <p>Domiciliary Care is currently commissioned on a traditional contract basis with a range of suppliers having been tendered at rates specified through open competition. An alternative approach is now proposed whereby the market would be asked to contract at a fixed rate set by the Council which would be below the current average rate. A number of LAs have moved to fixed price contracts and this may work better under Transforming Adult Social Care agenda for more self directed support.</p>	-110		
<p>Lookin</p> <p>The Look In is the café for the over 50s, based in Broadway which will close from April 2010. It is a discretionary service that costs the Council £60k per year, which is the difference between income from sales and expenditure on staff and maintenance, etc.</p>	-60		
<p>Day Care Services</p> <p>Downside is used for the provision of day care services. The use of this property to provide these services does not reflect the Governments modernisation agenda for these services. In addition the cost of running the building including maintenance is increasing due to the age and condition of the building. Therefore the Council propose to review its options for the use of this property and to consult with the service users and their carers on these options in 2010 before making any final decision. The identified saving is contingent on the outcome of a properly conducted Cabinet Office Model Consultation and that the alternative modernised provision for the service users concerned is more cost effective.</p>	-75		
<p>Collaborative Procurement</p> <p>These procurement savings are based on the delivery of additional corporate contracts and further collaborative procurement opportunities developed by the Berkshire Procurement and Shared Services Unit. These have now been allocated to Adult Social Care and Health in relation to savings that can be generated on contracts in 2010/11.</p>	-70		
<p>Purchased Care – All Adult Social Care</p> <p>Pressure arises principally from demographic changes as children with disabilities become the responsibility of Adult</p>	445	509	540

Description Impact	2010/11 £'000	2011/12 £'000	2012/13 £'000
Social Care when they reach adulthood and adults and older people with support needs live longer with a greater period of time requiring social care support.			
Net Proposed Budget Movement	130	509	540

ENVIRONMENT, CULTURE AND COMMUNITIES

Description Impact	2010/11 £'000	2011/12 £'000	2012/13 £'000
<p>Head of Cultural services</p> <p>This post has been deleted and the Parks and Countryside section has been re-structured as a result. The deletion of this post will result in a reduction of specialist management capacity within the Parks and Countryside area.</p>	-50		
<p>Planning Policy</p> <p>This reduction requires a re-focus of transportation planning from planning policy into transportation but it is anticipated that the work can be absorbed with manageable impact on existing services.</p>	-35		
<p>Homeless Families</p> <p>Within the homeless families' service, accommodation can be provided in a number of ways, leased, privately rented, council owned and bed and breakfast. The authority has moved away from bed and breakfast towards providing rent deposits for accommodation in the private sector. This has resulted in reduced costs.</p>	-125		
<p>Free Swimming</p> <p>Bracknell Forest Council's Free Swimming scheme operated from April – July inclusive. The cost of this scheme was estimated at £40k a year and this was put into this year's budget as a growth item. The Council joined the Government Free Swimming programme in August and received a Government grant as a result.</p>	-40		
<p>Highway Maintenance</p> <p>This service fulfils a statutory duty in relation to the maintenance of the public highways. This includes lighting, road maintenance, drainage etc. The proposal is to take the economy from the surface dressing budget (£315k) by stopping all surface dressing. Surface dressing involves the spraying and addition of chippings to an existing surface in order to extend its life.</p>	-315		

Description Impact	2010/11 £'000	2011/12 £'000	2012/13 £'000
<p>CCTV</p> <p>The Highway Maintenance budget includes for the maintenance of the CCTV cameras in Bracknell Town and Sandhurst. The cameras are monitored by another Council (£61k) and the total budget is £113k. The proposal is to continue to maintain the cameras however the monitoring role will be brought locally within existing resources rather than contracted out.</p>	-61		
<p>Policy and Performance</p> <p>The primary role of this officer is to ensure that Environmental Health and Trading Standards services comply with the continuously changing legal and technical environment in which they operate and that the Council itself has policies in place which meet legislative requirement. Beyond this the officer also ensures that the performance of the teams is accurately recorded and reported to the relevant authorities in a timely manner and highlighting and enabling efficiencies by more effective joint working. Removing this position from the establishment will mean added pressure on senior management to fully interpret and comply with legislation.</p>	-49		
<p>Environment Development</p> <p>The Council is at an early stage in developing its climate change ambitions and is currently focussing on tangible actions to improve its performance in this regard. A secondary part of this is to try and ensure that climate change is embedded in all relevant policies across the Council and to encourage other partners such as schools to become involved. While this is desirable to ensure sustainability, it would be possible to slow the rate of progress. This will reduce the capacity of a small team and the Council will consequently modify its ambitions with regards to climate change.</p>	-33		
<p>Dog Control</p> <p>The Council has a legal duty to deal with stray dogs 24/7. Kennelling and out of hours cover is currently contracted out. The Council has a duty to investigate complaints of dog fouling, dogs not on a lead, dangerous dogs and stray dogs. The Council proposes to no longer have a resource to collect stray dogs or to patrol for dog fouling issues. The Councils response to dog fouling will therefore revert back to the use of letters rather than direct action by the use of fixed penalty tickets.</p>	-23		

Description Impact	2010/11 £'000	2011/12 £'000	2012/13 £'000
<p>Cemetery and Crematorium</p> <p>Recent price increases have not had any impact on the demand for these services. This economy assumes zero resistance and no reduction in business and as such the income target is maximised. This will be achieved through an increase in charges of 5%.</p>	-80		
<p>Finance: Performance and Resources</p> <p>There is a current vacancy in the establishment which is intended to work on housing related finance. DMT have agreed to accept less finance support to managers.</p>	-30		
<p>Licensing</p> <p>Income levels for licensing activity have not reduced as anticipated following changes in the regulations in recent years.</p>	-10		
<p>Trading Standards / Environmental Health</p> <p>There is a part time post currently vacant that has been used to undertake activities such as inspection of premises and monitoring of licences (eg food, alcohol etc). These inspections will now be less frequent however Trading Standards and Environmental Health will still ensure the highest risk premises are inspected.</p>	-16		
<p>Emergency Planning</p> <p>Change the current Emergency Call Out arrangements to require only the 2 posts within emergency planning to be on standby rather than a larger number of other officers.</p>	-5		
<p>Housing (administration)</p> <p>Economies can be achieved across a wide range of individual budget lines producing a significant saving in administration costs.</p>	-23		
<p>Housing options</p> <p>The introduction of new policies relating to housing has resulted in a dramatically reduced demand for temporary accommodation. On the basis that this trend becomes permanent, a part time post to manage this work can be deleted from the establishment.</p>	-18		

Description Impact	2010/11 £'000	2011/12 £'000	2012/13 £'000
<p>Housing options</p> <p>The planned introduction of Choice Based Lettings and the automation that brings is intended to bring operational efficiencies. On the basis that these efficiencies do materialise, a part time post can be deleted from the establishment.</p>	-18		
<p>Planning (DC and Policy)</p> <p>The economic impact of the recession has resulted in a marked reduction in major planning applications and a change in the nature of applications in general. Additionally, processes have become more streamlined. As a consequence of these factors it is proposed to reduce the establishment to align with the current and anticipated workload over the next few years. The Local Development Scheme has also been streamlined to concentrate on allocation of sites resulting in a decrease in the number of policy documents being delivered over the next 3 years. The posts involved are: 1 senior planning post, 1 planner, the reduction in technical support has been achieved by reducing the hours of certain posts.</p>	-91		
<p>Housing options</p> <p>The Council currently contracts with REAP (Reading Emergency Accommodation Project) to provide re-settlement advice and support for vulnerable people. The intention is that the service will be tendered as part of a larger Supporting People contract providing support and advice and it is anticipated that a saving will be made due to economies of scale.</p>	-20		
<p>Transport Development</p> <p>The Council currently uses consultants to provide it with key traffic monitoring information. The review of consultancy services associated with the existing contract highlights that efficiencies can be made by bringing this work in house which will also better support the use of the Council's traffic model.</p>	-15		
<p>Road Safety</p> <p>The Council has a budget to promote road safety. This will be reduced resulting in less awareness activity.</p>	-5		

Description Impact	2010/11 £'000	2011/12 £'000	2012/13 £'000
<p>Archives</p> <p>Bracknell Forest contributes to the running of a county archives services managed by Reading Borough Council. The Council has been notified that the budget for 2010/11 will reduce.</p>	-11		
<p>The Look Out</p> <p>This saving of £7,000 will be taken mostly from the marketing and printing budget.</p>	-7		
<p>Parks, Open Spaces & Countryside</p> <p>This service covers the provision of approximately 85 recreation/open spaces. These indicative savings are on budgets of approximately £365,000 a year relating to general maintenance of these open spaces. This budget reduction will result in less frequent grass cutting, litter clearance and general maintenance.</p>	-55		
<p>Health Improvement Officer</p> <p>The post of Health Improvement Officer was created, jointly with the PCT, to increase health activity in the population through accessing services from within local communities and also to develop certain elements of the public health agenda relating to Environmental Health. This includes the GP referral scheme which is now well established and will continue. It is now proposed to cease the specific promotion of health activity.</p>	-10		
<p>Sports Development</p> <p>This budget was required to pay for our contribution towards the Berkshire Sports Partnership. As the funding arrangements have changed this budget is no longer required.</p>	-9		
<p>Cultural Strategy Implementation</p> <p>The Cultural Partnership is the vehicle via which the Cultural Strategy is driven forward and there is a small budget available to assist with this process. Reducing this budget will decrease the scope for the Partnership to assist with specific projects.</p>	-10		

Description Impact	2010/11 £'000	2011/12 £'000	2012/13 £'000
<p>Bracknell Leisure Centre and Coral Reef</p> <p>This is a reduction in the marketing budget relating to these 2 services.</p>	-7		
<p>Libraries</p> <p>This relates to a reduction in the stock budget which in the current year is £261,890. This budget is used to purchase books and audio-visual materials for lending. NI 9 measures use of public libraries which may be adversely impacted as lending materials is the core business of the library service.</p>	-50		
<p>Libraries</p> <p>This relates to deleting a current vacant post of Support Services Librarian which is a back office function.</p>	-30		
<p>Libraries</p> <p>This budget reduction is derived by closing Bracknell main library on 1 day a week thus moving from 6 day to 5 day opening. It is proposed to move back to the pre 2001 position and close on a Wednesday.</p>	-20		
<p>Coral Reef</p> <p>This relates to reducing the planned opening hours of Coral Reef by ceasing the 'early bird' session which currently operates 06.30am to 09.30am Monday to Friday.</p>	-25		
<p>Training</p> <p>The Leisure and Culture division currently has a training budget of £10,500 a year covering staff within the Parks and Countryside section and senior management within the division. It is proposed to reduce the amount of training provided.</p>	-2		
<p>Departmental Research & Development</p> <p>The current budget is £18,270. It is used to commission bespoke research and/or implement improvement work. Recent examples are options appraisal for the ex-leisure DSO, the strategic review of the library service and the Single Improvement Tool for Leisure and Culture services. Reducing this budget means the department has limited capacity to undertake development work.</p>	-7		

Description Impact	2010/11 £'000	2011/12 £'000	2012/13 £'000
<p>Departmental Marketing</p> <p>This budget is currently £3,820. It is used to promote the department within the community such as supporting the Crowthorne Traders Association Christmas lights, supporting local community activities (e.g. buying adverts) and offers sponsorship to Bracknell Football Club / Bracknell Rugby Club (the latter currently suspended). A £2000 reduction will mean that only the sponsorships will be pursued.</p>	-2		
<p>Surestart</p> <p>The grant to support the distribution of materials provided via Surestart has been withdrawn (£11,000). The Executive's direction on such grant withdrawals is clear and as a consequence the two part time library officers employed to liaise, support and distribute materials to nurseries and crèches will be made redundant from 31st March. The Children, Young People and Learning Department will continue to receive materials and will ensure they are distributed but clearly without the support of dedicated library staff.</p>	-11		
<p>Capitalisation</p> <p>Transfer all programmed maintenance work in 2010/11 to Capital.</p>	-208		
<p>Land Charges</p> <p>There have been statutory changes to the financial management of accounts in relation to Land Charges. In future the Council cannot subsidise the Council Tax by making a surplus on Land Charges. Each year the Council has to balance the budget taking into account the previous years' performance.</p>	35		
<p>Easthampstead Park Conference Centre Income</p> <p>Reduced income as a result of the recession</p>	300		
<p>Bracknell Leisure Centre/Coral Reef Income</p> <p>Reduced income as a result of the recession</p>	70		
<p>Downshire Golf Course Income</p> <p>Reduced income as a result of the recession</p>	40		
<p>Car Park Income</p> <p>Reduced income as a result of the recession</p>	240		

Description Impact	2010/11 £'000	2011/12 £'000	2012/13 £'000
<p>Demographic pressures</p> <p>Refuse Collection - increase in the number of domestic properties where waste has to be collected.</p>	17		
<p>Libraries Computer Line Rentals</p> <p>Increased cost of line rentals. The Council is reviewing the contract for line rentals and plans to merge all of its line rentals under one contract from 1 October 2010.</p>	13		
<p>Surestart</p> <p>The grant to support the distribution of materials provided via Surestart has been withdrawn (£11,000). The Executive's direction on such grant withdrawals is clear and as a consequence the two part time library officers employed to liaise, support and distribute materials to nurseries and crèches will be made redundant from 31st March. The Children, Young People and Learning Department will continue to receive materials and will ensure they are distributed but clearly without the support of library staff.</p>	11		
ENVIRONMENT, CULTURE AND COMMUNITIES TOTAL	-800		

COUNCIL WIDE

Description Impact	2010/11 £'000	2011/12 £'000	2012/13 £'000
<p>Service Efficiency Programme</p> <p>The recent Service Efficiency Strategy identified a process, together with a range of projects capable of delivering efficiency savings in each of the next three financial years. These include speedier collection of debts, rationalisation of the printer estate, improved processing of benefits and increased income and efficiencies within Forestcare.</p>	-50		
<p>BPR Service Review</p> <p>This is a cross cutting project covering all Directorates and includes the restructuring and consolidation of internal postal services.</p>	-50		
<p>Organisational and Back Office Review</p> <p>This is an extension to the Service Efficiency Programme. It will encompass services which are provided centrally and within each department. These services are not directly involved with front line services however they are key to the support of front line officers and the successful overall performance of the Council. These services cover customer contact, administration, professional support services e.g. Finance, IT, HR, performance management, general management and organisational structures.</p> <p>It is proposed to undertake an organisational and back office review in 2010 with the objective of reducing the cost of these services by an additional £350k with effect from April 2011. This project will affect over two hundred staff distributed across all sections of the Council. As the work delivered by these sections supports the Council's front line services it is important that any change is managed such that the impact on those front line services is minimised. This project will consist of a series of reviews which are complex and interrelated requiring detailed business analysis in order to determine the optimal design of each area. The transition to any new model of service delivery will need to be managed carefully so as to ensure the minimum of disruption.</p>		-350	
<p>Corporate Contingency</p> <p>In the 2009/10 budget the level of general contingency was set at £0.390m. A sum of £0.127m is currently included for contingency in the base budget for 2010/11. This is derived from the original 2009/10 contingency less ongoing allocations made during the year. Having reviewed the risks</p>	873		

Description Impact	2010/11 £'000	2011/12 £'000	2012/13 £'000
associated with the 2010/11 budget it is proposed to increase the general contingency by £0.873m to £1.000m.			
<p>Interest on the Capital Programme</p> <p>The proposed 2010/11 capital programme of £8.069m will result in the loss of £0.100m of interest in 2010/11 and further £0.500m of interest in 2011/12. This is as a result of the capital programme being higher than the capital receipts generated in the year. This takes into account projected capital receipts of £2m in 2010/11 and the cash-flow requirements associated with the Garth Hill redevelopment, but excludes the self-funding Invest to Save schemes.</p>	100	500	
<p>Interest Received</p> <p>The 2010/11 budget is based on an average rate of return of 2% and reflects the lower cash balances as a result of the 2009/10 and 2010/11 Capital Programmes. The 2009/10 budget was based on a return of 2.5% and as such expected interest income is projected to fall from £1.30m to £0.66m in 2010/11. After taking into account movements in the commitment budget and the impact of the proposed capital programme this produces a budget pressure of £0.440m.</p>	440		
Net Proposed Budget Movement	1,313	150	

TREASURY MANAGEMENT REPORT

- 1.1 The Council reviews the annual Treasury Management Strategy Statement under the requirement of the CIPFA Code of Practice on Treasury Management, which was adopted by the Council in March 2002. The Local Government Act 2003 requires the Council to “have regard to” the Prudential Code and to set Prudential Indicators for the next three years to ensure that the Council’s capital investment plans are affordable, prudent and sustainable.
- 1.2 This report outlines the Council’s prudential indicators for 2010/11 – 2012/13 and sets out the expected treasury operations for this period. It fulfils four key legislative requirements:
- The reporting of the prudential indicators setting out the expected capital activities at Annex E(i) (as required by the CIPFA Prudential Code for Capital Finance in Local Authorities). The treasury management prudential indicators are now included as treasury indicators in the CIPFA Treasury Management Code of Practice;
 - The Council’s Minimum Revenue Provision (MRP) Policy at Annex E(ii), which sets out how the Council will pay for capital assets through revenue each year (as required by Regulation under the Local Government and Public Involvement in Health Act 2007);
 - The Treasury Management Strategy Statement which sets out how the Council’s treasury service will support the capital decisions taken above, the day to day treasury management and the limitations on activity through treasury prudential indicators. The key indicator is the Authorised Limit, the maximum amount of debt the Council could afford in the short term, but which would not be sustainable in the longer term. This is the Affordable Borrowing Limit required by s3 of the Local Government Act 2003 and shown at Annex E(iii);
 - The Annual Investment Strategy which sets out the Council’s criteria for choosing investment counterparties and limiting exposure to the risk of loss. This strategy is in accordance with the CLG Investment Guidance and is shown in Annex E(iv).
- 1.3 Revised editions of the CIPFA Prudential Code and CIPFA Treasury Management Code of Practice were produced in November 2009. The CLG is currently consulting on changes to the Investment Guidance. The revised guidance arising from these Codes has been incorporated within these reports, with the CLG proposals being incorporated where these do not conflict with current Guidance. If necessary the Investment Strategy contained in Annex E(iii) will be revised if any elements of the final CLG Investment Guidance have not already been covered.
- 1.4 The main changes initiated in the revisions above increase the Members’ responsibility in this area. This would require greater Member scrutiny of the treasury policies, increased Member training and awareness and greater frequency of information.
- 1.5 One element of the revised CIPFA Treasury Management Code of Practice is that the clauses to be adopted as part of the Council’s Financial Regulations be amended. The key change is that a responsible body (committee, board or group) be responsible for ensuring effective assessment and evaluation of the treasury management strategy and policies, before making recommendations to Council.

- 1.6 As such it is proposed that the Governance and Audit Committee be nominated to fulfil this role and the new Code and updated policies be fully reviewed by this body at their next meeting. The new Code specifically encourages Councils to revisit their Treasury Management policies and strategies on a more frequent basis and as such this will provide the opportunity to achieve this.
- 1.7 The amended clauses set out by the Code are included within the attached Treasury Management Policy (Annex E(v)) and it is recommended that this policy be adopted by Council and that they be incorporated within the Council's Financial Regulations at the next available opportunity.

Recommendations

It is recommended that Council Approve

- The Prudential Indicators and Limits for 2010/11 to 2012/13 contained within Annex E(i)
- The Minimum Revenue Provision (MRP) Policy contained within Annex E(ii)
- The Treasury Management Strategy Statement, and the Treasury Prudential Indicators contained in Annex E(iii)
- The Authorised Limit Prudential Indicator contained in E(iii)
- The Investment Strategy 2010/11 to 2012/13 and Treasury Management Limits on Activity contained in Annex E(iv)
- The revised Treasury Policy Statement contained in Annex E (v). This revision nominates the Governance and Audit Committee to be responsible for examining and assessing the effectiveness of the Treasury management Strategy and Policies.

The Capital Prudential Indicators 2010/11 – 2012/13

The Local Government Act 2003 requires the Council to adopt the CIPFA Prudential Code and produce prudential indicators. Each indicator either summarises the expected capital activity or introduces limits upon that activity, and reflects the outcome of the Council's underlying capital appraisal systems. This report updates currently approved indicators and introduces new indicators for 2012/13.

Within this overall prudential framework there is an impact on the Council's treasury management activity – as it will directly impact on borrowing or investment activity and as such the Treasury Management Strategy for 2010/11 to 2012/13 complements these indicators. Some of the prudential indicators are shown in the treasury management strategy to aid understanding.

The Capital Expenditure Plans

The Council's capital expenditure plans are summarised below and this forms the first of the prudential indicators. A certain level of capital expenditure is grant supported by the Government; any decisions by the Council to spend above this level will be considered unsupported capital expenditure. This unsupported capital expenditure needs to have regard to:

- Service objectives (e.g. strategic planning);
- Stewardship of assets (e.g. asset management planning);
- Value for money (e.g. option appraisal);
- Prudence and sustainability (e.g. implications for external borrowing and whole life costing);
- Affordability (e.g. implications for the council tax);
- Practicality (e.g. the achievability of the forward plan).

The revenue consequences of capital expenditure, particularly the unsupported capital expenditure, will need to be paid for from the Council's own resources.

This capital expenditure can be paid for immediately (by applying capital resources such as capital receipts, capital grants etc., or revenue resources), but if these resources are insufficient any residual capital expenditure will add to the Council's borrowing need.

The key risks to the plans are that the level of Government support has been estimated and is therefore maybe subject to change. Similarly some estimates for other sources of funding, such as capital receipts, may also be subject to change over this timescale. For instance anticipated asset sales may be postponed due to the impact of the recession on the property market, similarly the proceeds from the Right-to-Buy sharing agreement with Bracknell Forest Homes will also be impacted on by the wider economy.

The Council is asked to approve the summary capital expenditure projections below. This forms the first prudential indicator:

Capital Expenditure £m	2009/10 Original	2009/10 Revised	2010/11 Estimate	2011/12 Estimate	2012/13 Estimate
Capital Expenditure	50,326	49,851	36,098	19,213	16,054
Financed by:					
Capital receipts	3,000	1,800	3,000	3,000	3,000
Capital grants	40,651	40,651	24,649	6,832	3,928
Capital reserves	0	0	0	0	0
Revenue	0	0	0	0	0
Net financing need for the year	6,675	7,400	8,449	9,381	9,126

The Council's Borrowing Need (the Capital Financing Requirement)

The second prudential indicator is the Council's Capital Financing Requirement (CFR). The CFR is simply the total outstanding capital expenditure which has not yet been paid for from either revenue or capital resources. It is essentially a measure of the Council's underlying borrowing need. The capital expenditure above which has not immediately been paid for will increase the CFR.

The Council is required to pay off an element of the accumulated General Fund capital spend each year through a revenue charge (the Minimum Revenue Provision - MRP), although it is also allowed to undertake additional voluntary payments (VRP).

The Council is asked to approve the CFR projections below:

£m	2009/10 Original	2009/10 Revised	2010/11 Estimate	2011/12 Estimate	2012/13 Estimate
Capital Financing Requirement					
Total CFR	7,184	9,118	17,202	25,395	33,505
Movement in CFR	6,654	7,328	8,084	8,193	8,110

Movement in CFR represented by					
Net financing need for the year (above)	6,675	7,400	8,449	9,381	9,126
Less MRP/VRP and other financing movements	21	72	365	688	1,016
Movement in CFR	6,654	7,328	8,084	8,193	8,110

CLG Regulations have been issued which require full Council to approve an MRP Statement in advance of each year. A variety of options are provided to councils to replace the existing Regulations, so long as there is a prudent provision. The Council is recommended to approve the MRP Statement attached in Annex E(ii)

Affordability Prudential Indicators

The previous sections cover the overall capital and control of borrowing prudential indicators, but within this framework prudential indicators are required to assess the affordability of the capital investment plans. These provide an indication of the impact of the capital investment plans on the Council's overall finances. The Council is asked to approve the following indicators:

Actual and Estimates of the ratio of financing costs to net revenue stream.

This indicator identifies the trend in the cost of capital (borrowing and other long term obligation costs net of investment income) against the net revenue stream.

%	2009/10 Original	2009/10 Revised	2010/11 Estimate	2011/12 Estimate	2012/13 Estimate
Ratio	-1.81%	-1.36%	-0.89%	-0.65%	-0.42%

The estimates of financing costs include current commitments and the proposals in the Capital Programme Budget report.

Incremental impact of capital investment decisions on the Council Tax

This indicator identifies the revenue costs associated with proposed changes to the three year capital programme compared to the Council's existing approved commitments and current plans. The assumptions are based on the budget, but will invariably include some estimates, such as the level of Government support, which are not published over a three year period.

£	Original 2009/10	Proposed Budget 2009/10	Forward Projection 2010/11	Forward Projection 2011/12	Forward Projection 2012/13
Council Tax - Band D	3.08	3.31	3.87	4.07	4.18

Minimum Revenue Provision (MRP) Policy Statement

The concept on the Minimum Revenue Provision (MRP) was introduced when the Local Government Capital Finance System was changed on 1 April 1990. This required local authorities to assess their outstanding debt and to make an annual charge to the General Fund of 4% of the General Fund Debt.

These regulations have now been amended and Department for Local Government & Communities (DCLG) issued new regulations in 2008 which require a local authority to calculate for the current financial year an amount of MRP which it considers “prudent”. The broad aim of a prudent provision is to ensure that debt is repaid over a period that is reasonably commensurate with that over which the capital expenditure provides benefits or in case of borrowing supported by government, reasonably commensurate with the period implicit in the determination of the grant. The Council can choose to charge more than the minimum.

It is a requirement of these new regulations that full Council approve an annual MRP Statement of its policy on making MRP.

As capital expenditure is incurred which cannot be immediately financed through capital receipts or grant the Council’s borrowing need (its Capital Financing Requirement) will be positive and an MRP will be required. In practice the Council is unlikely to need to borrow externally in the medium term as it has sufficient revenue investments, arising from the Council’s reserves and balances to cover this expenditure. However it will still need to make a charge to revenue for this “internal borrowing”.

The move to International Financial Reporting Standards (IFRS) in local government is expected to bring more PFI schemes on balance sheet and to result in some leases (or parts of leases) being reclassified as finance lease instead of operating leases. These contracts would become subject to the requirement to provide MRP. IFRS requires these changes to be accounted for retrospectively. With the result that an element of the rental or service charge payable in previous years will be taken to the balance sheet to reduce the liability. On its own this change would result in a one-off increase to the capital financing requirement, and an equal increase in revenue account balances. This is not seen as a prudent course of action and as such the guidance recommends the inclusion in the annual MRP charge of an amount equal to the amount that has been taken to the balance sheet to reduce the liability, including the retrospective element in the first year.

The guidance sets out four options for making MRP. It envisages that authorities can distinguish between borrowing that is “supported” (through the RSG system) and other “unsupported or prudential” borrowing. The first two methods should only be used for “supported” borrowing

- 1) The regulatory method. This involves following the existing practice outline in the former DCLG regulation. For the Council this is essentially the same as the CFR method.
- 2) The CFR Method. This involves setting the MRP equal to 4% of the Capital Financing Requirement at the end of the preceding year. This is the method the Council has used in setting its MRP since the prudential system was introduced in 2003.
- 3) The Asset Life Method. This method requires MRP to be charged over the asset life. The asset life is determined in the year MRP commences and is

not changed. MRP will not be charged until the asset becomes operational. Therefore it will be possible to take an MRP holiday for those assets in construction.

- 4) The Depreciation Method. This requires the MRP to equal the actual depreciation based on standard accounting procedures.

Recommended Policy

In setting the 2010/11 budget and beyond the following policy is recommended:

- 1) There will be a presumption that capital receipts will be allocated to the appropriate assets in relation to the constraints of the medium term financial strategy.
- 2) The Council will identify the level of “supported borrowing” and use the CFR Method i.e 4% of this figure as part of the MRP charge. The supported borrowing will be used in full irrespective of the service block the funding was allocated in the grant settlement and will also be allocated to the appropriate assets in relation to the constraints of the medium term financial strategy.
- 3) For the remaining “unsupported borrowing” the Council will use the asset life method. We will use standard categories of asset life to streamline the process: These will be:
 - Freehold land – 50 years
 - Major new building on council owned land – 40 to 70 years (unless design life is demonstrably shorter)
 - Planned maintenance – 10 years
 - Major refurbishment of existing buildings -10 years
 - IT Equipment – 4 years
 - IT systems – 10 years
 - Other Equipment – 5 years
 - Infrastructure assets – 20 years
 - Vehicles & Plant - 7 Years

The actual charge made in the year will be based on applying the above policy to the previous years actual capital expenditure and funding decisions. Therefore the 2010/11 charge will be based on 2009/10 capital out-turn.

TREASURY MANAGEMENT STRATEGY STATEMENT

The Treasury Management service is an important part of the overall financial management of the Council's affairs. The prudential indicators in Annex E(i) consider the affordability and impact of capital expenditure decisions, and set out the Council's overall capital framework. The Treasury Management service considers the effective funding of these decisions. Together they form part of the process which ensures the Council meets its balanced budget requirement under the Local Government Finance Act 1992.

The Council's treasury activities are strictly regulated by statutory requirements and a professional code of practice (the CIPFA Code of Practice on Treasury Management – revised November 2009). This Council adopted the Code of Practice on Treasury Management in March 2002, and will adopt the revised Code.

As a result of adopting the Code the Council also adopted a Treasury Policy Statement. This adoption is the requirement of one of the prudential indicators.

The Code of Practice requires an annual strategy to be reported to Council outlining the expected treasury activity for the forthcoming 3 years. A key requirement of this report is to explain both the risks, and the management of the risks, associated with the treasury service. A further treasury report is produced after the year-end to report on actual activity for the year, and a new requirement of the revision of the Code of Practice is that there is a mid-year monitoring report.

This strategy covers:

- The Council's debt and investment projections;
- The Council's estimates and limits on future debt levels;
- The expected movement in interest rates;
- The Council's borrowing and investment strategies;
- Treasury performance indicators;
- Specific limits on treasury activities;

Debt and Investment Projections 2010/11 – 2012/13

The borrowing requirement comprises the expected movement in the CFR and any maturing debt which will need to be re-financed. The Council does not anticipate any external borrowing over the period 2010/11 to 2012/13. The table below highlights the expected change in investment balances.

£'000	2009/10 Revised	2010/11 Estimated	2011/12 Estimated	2012/13 Estimated
External Debt				
Debt at 31 March	0	0	0	0
Investments				
Investments at 31 March	43,100	25,000	16,000	6,000

Limits to Borrowing Activity

Within the prudential indicators there are a number of key indicators to ensure the Council operates its activities within well defined limits. For the first of these the Council needs to ensure that its total borrowing net of any investments, does not, except in the short term, exceed the total of the CFR in the preceding year plus the estimates of any additional CFR for 2010/11 and the following two financial years. This allows some flexibility for limited early borrowing for future years, but ensures that borrowing is not undertaken for revenue purposes.

The Borough Treasurer reports that the Council complied with this prudential indicator in the current year and does not envisage difficulties for the future. This view takes into account current commitments, existing plans, and the proposals in this budget report.

The Authorised Limit for External Debt

A further key prudential indicator represents a control on the overall level of borrowing. This represents a limit beyond which external debt is prohibited, and this limit needs to be set or revised by full Council. It reflects the level of external debt which, while not desired, could be afforded in the short term, but is not sustainable in the longer term.

This is the statutory limit determined under section 3 (1) of the Local Government Act 2003. The Government retains an option to control either the total of all councils' plans, or those of a specific council, although no control has yet been exercised.

The Council is asked to approve the following Authorised Limit:

Authorised limit £000	2009/10 Revised	2010/11 Estimate	2011/12 Estimate	2012/13 Estimate
Borrowing	12,000	23,000	31,000	37,000
Other long term liabilities	0	0	0	0
Total	12,000	23,000	31,000	37,000

Operational Boundary for External Debt

The Authority is also recommended to approve the operational Boundary for external debt for the same period. The proposed Operational Boundary is based on the same estimates as the Authorised Limit but reflects directly the estimate of the most likely but not worst case scenario, without the additional headroom included within the Authorised Limit to allow for unusual cash movements.

Operational Boundary £m	2009/10 Revised	2010/11 Estimate	2011/12 Estimate	2012/13 Estimate
Borrowing	10,000	20,000	28,000	34,000
Other long term liabilities	0	0	0	0
Total	10,000	20,000	28,000	34,000

Borrowing in advance of need.

The Borough Treasurer may do this under delegated power where, for instance, a sharp rise in interest rates is expected, and so borrowing early at fixed interest rates will be economically beneficial or meet budgetary constraints. Whilst the Borough

Treasurer will adopt a cautious approach to any such borrowing, where there is a clear business case for doing so borrowing may be undertaken to fund the approved capital programme or to fund future debt maturities. Risks associated with any advance borrowing activity will be subject to appraisal in advance and subsequent reporting through the mid-year or annual reporting mechanism. However given the level of investments projected for 2010/11 it is not expected that any borrowing in advance of need will be required in 2010/11.

Expected Movement in Interest Rates

Short-term rates are expected to remain on hold for a considerable time. The recovery in the economy has commenced but it will remain insipid and there is a danger that early reversal of monetary ease, (rate cuts and Quantitative Easing {QE}), could trigger a dip back to negative growth and a W-shaped GDP path.

Medium-Term Rate Estimates (averages)

Annual Average %	Bank Rate	Money Rates		PWLB Rates*		
		3 month	1 year	5 year	20 year	50 year
2008/09	3.9	5.0	5.3	4.2	4.8	4.5
2009/10	0.5	0.8	1.4	3.2	4.4	4.6
2010/11	1.0	1.5	2.3	4.0	5.0	5.2
2011/12	2.0	2.5	3.3	4.3	5.3	5.3
2012/13	4.5	4.8	5.3	5.3	5.5	5.3

* Borrowing Rates

Credit extension to the corporate and personal sectors has improved modestly but banks remain nervous about the viability of counterparties. This is likely to remain a drag upon activity prospects, as will the lacklustre growth of broad money supply.

The main drag upon the economy is expected to be weak consumers' expenditure growth. The combination of the desire to reduce the level of personal debt and job uncertainty is likely to weigh heavily upon spending. This will be amplified by the prospective increases in taxation already scheduled for 2010 – VAT and National Insurance. Without a rebound in this key element of UK GDP growth, any recovery in the economy is set to be weak and protracted.

The MPC will continue to promote easy credit conditions via quantitative monetary measures. QE has been extended to a total of £200bn and there is still an outside chance that it could be expanded further in February. Whether this has much impact in the near term remains a moot point given the personal sector's reluctance to take on more debt and add to its already unhealthy balance sheet.

With inflation set to remain subdued in the next few years (though a sharp blip is forecast for the next few months), the pressure upon the MPC to hike rates will remain moderate. But some increase will be seen as necessary in 2010 to counter the effects of external cost pressures (as commodity price strength filters through) and to avoid damage that sterling could endure if the UK is seen to defy an international move to commence policy exit strategies.

The outlook for long-term fixed interest rates is a lot less favourable. While the UK's fiscal burden should ease in the future, this will be a lengthy process and deficits over the next two to three financial years will require a very heavy programme of gilt issuance. The market will no longer be able to rely upon Quantitative Easing to alleviate this enormous burden.

The absence of the Bank of England as the largest buyer of gilts will shift the balance between supply and demand in the gilt-edged market. Other investors will almost certainly require some incentive to continue buying government paper.

This incentive will take the form of higher interest rates. The shorter fixed interest rates will be pressured higher by the impact of rising money market rates. While bank purchases in this part of the market will continue to feature as these institutions meet regulatory obligations, this process will be insufficiently strong to resist the upward trend in yields.

Borrowing Strategy 2010/11 – 2012/13

Given the level of current investments, the Council does not envisage any long-term borrowing in 2010/11 although the Authorised Limit for External Debt has been set to enable the Council to manage its cash flow effectively through the use of temporary borrowing, in the unlikely event that this should be necessary.

Investment Strategy 2010/11 – 2012/13

Key Objectives

The Council's investment strategy primary objectives are safeguarding the repayment of the principal and interest of its investments on time first and ensuring adequate liquidity second – the investment return being a third objective. Following the economic background outlined in the Treasury Management Strategy, the current investment climate has one over-riding risk consideration that of counterparty security risk. As a result of these underlying concerns officers are implementing an operational investment strategy which maintains the tightened the controls already in place in the approved investment strategy.

Investment Counterparty Selection Criteria

The primary principle governing the Council's investment criteria is the security of its investments, although the yield or return on the investment is also a key consideration.

After this main principle the Council will ensure:

- It maintains a policy covering both the categories of investment types it will invest in, criteria for choosing investment counterparties with adequate security, and monitoring their security. This is set out in the Specified and Non-Specified investment sections below.
- It has sufficient liquidity in its investments. For this purpose it will set out procedures for determining the maximum periods for which funds may prudently be committed. These procedures also apply to the Council's prudential indicators covering the maximum principal sums invested.

The Borough Treasurer will maintain a counterparty list in compliance with the following criteria and will revise the criteria and submit them to Council for approval as necessary. This criteria is separate to that which chooses Specified and Non-Specified investments as it provides an overall pool of counterparties considered high quality the Council may use rather than defining what its investments are.

The rating criteria use the lowest common denominator method of selecting counterparties and applying limits. This means that the application of the Council's minimum criteria will apply to the lowest available rating for any institution. For instance if an institution is rated by two agencies, one meets the Council's criteria, the other does not, the institution will fall outside the lending criteria. This is in compliance with a CIPFA Treasury Management Panel recommendation in March 2009 and the CIPFA Treasury Management Code of Practice.

Credit rating information is supplied by our treasury consultants on all active counterparties that comply with the criteria below. Any counterparty failing to meet the criteria would be omitted from the counterparty (dealing) list. Any rating changes, rating watches (notification of a likely change), rating outlooks (notification of a possible longer term change) are provided to officers almost immediately after they occur and this information is considered before dealing. For instance a negative rating watch applying to a counterparty at the minimum Council criteria will be suspended from use, with all others being reviewed in light of market conditions.

In accordance with the Investment Guidance, the Council will, in considering the security of proposed investments, follow different procedures according to which of two categories, Specified or Unspecified, the proposed investment falls into.

Specified Investments offer high security and high liquidity and are:

- ◆ Denominated, paid and repaid in sterling;
- ◆ Not long term investments, i.e. they are due to be repaid within 12 months of the date on which the investment was made;
- ◆ Not defined as capital expenditure; and
- ◆ Are made with a body or in an investment scheme which has been awarded a high credit rating by a credit rating agency or are made with the UK Government or a Local Authority in England, Wales, Scotland or Northern Ireland.

Non-Specified Investments are those which do not meet the definition of Specified Investments.

The criteria for providing a pool of high quality investment counterparties (both Specified and Non-specified investments) is:

- ◆ UK Banks and Building Societies – must meet the minimum following credit criteria

Fitch	Moodys	S&P
Short Term F1	Short Term P1	Short Term A1
Individual A Support 1 to 3	Financial Strength C	
Individual A/B Support 1 to 3		
Individual B Support 1 to 3		
Individual B/C Support 1 to 2		

- ◆ Money Market Funds – AAA Rating Sterling Denominated
- ◆ UK Government (including gilts and Debt Management Account Deposit Facility (DMADF))
- ◆ UK Local Authorities

Country and sector considerations.

Due care will be taken to consider the country, group and sector exposure of the Council's investments. The current investment strategy limits all investments to UK Banks and Building Societies.

Use of additional information other than credit ratings.

Additional requirements under the Code of Practice now require the Council to supplement credit rating information. Whilst the above criteria relies primarily on the application of credit ratings to provide a pool of appropriate counterparties for officers to use, additional operational market information will be applied before making any specific investment decision from the agreed pool of counterparties. This additional market information (for example Credit Default Swaps, negative rating watches/outlooks) will be applied to compare the relative security of differing investment counterparties.

Time and Monetary Limits applying to Investments.

The time and monetary limits for institutions on the Council's Counterparty List are as follows (the monetary limits will cover both Specified and Non-Specified Investments):

	Money Limit	Time Limit
UK Banks and Building Societies	£7m	364 days

Money Market Funds	£7m	n/a
UK Government	unlimited	364 days
UK Local Authorities	£7m	364 days

The proposed criteria for Specified and Non-Specified investments are attached to this document.

In the normal course of the council's cash flow operations it is expected that both Specified and Non-specified investments will be utilised for the control of liquidity as both categories allow for short term investments.

The use of longer term instruments (greater than one year from inception to repayment) will fall in the Non-specified investment category. These instruments will only be used where the Council's liquidity requirements are safeguarded however the current investment limits for 2010/11 restrain all investments to less than 1 year. Any amendment to this strategy will require the credit-criteria to be amended to include a long-term rating. This will be addressed through the formal approval by Council of a revised Treasury Management Strategy and Annual Investment Strategy.

Economic Investment Considerations

Expectations on shorter-term interest rates, on which investment decisions are based, show likelihood of the current 0.5% Bank Rate remaining flat but with the possibility of a rise in mid-2010. The Council's investment decisions are based on comparisons between the rises priced into market rates against the Council's and advisers own forecasts.

There is an operational difficulty arising from the current banking crisis. There is currently little value investing longer term unless credit quality is reduced. Whilst some selective options do provide additional yield uncertainty over counterparty creditworthiness suggests shorter dated investments would provide better security.

Sensitivity to Interest Rate Movements

Future Council accounts will be required to disclose the impact of risks on the Council's treasury management activity. Whilst most of the risks facing the treasury management service are addressed elsewhere in this report (credit risk, liquidity risk, market risk, maturity profile risk), the impact of interest rate risk is discussed but not quantified. The table below highlights the estimated impact of a 1% increase/decrease in all interest rates to the estimated treasury management income for next year. That element of the investment portfolio which are of a longer term, fixed interest rate nature will not be affected by interest rate changes.

£'000	2010/11 Estimated + 1%	2010/11 Estimated - 1%
Revenue Budgets		
Investment income	330	330

Treasury Management Limits on Activity

There are four further treasury activity limits, which were previously prudential indicators. The purpose of these are to contain the activity of the treasury function within certain limits, thereby managing risk and reducing the impact of an adverse

movement in interest rates. However if these are set to be too restrictive they will impair the opportunities to reduce costs/improve performance. The indicators are:

Upper limits on variable interest rate exposure – This identifies a maximum limit for variable interest rates based upon the debt position net of investments

Upper limits on fixed interest rate exposure – Similar to the previous indicator this covers a maximum limit on fixed interest rates.

Maturity structures of borrowing – These gross limits are set to reduce the Council's exposure to large fixed rate sums falling due for refinancing, and are required for upper and lower limits.

Total principal funds invested for greater than 364 days – These limits are set with regard to the Council's liquidity requirements and to reduce the need for early sale of an investment, and are based on the availability of funds after each year-end.

The Council is asked to approve the limits:

	2010/11	2011/12	2012/13
Interest rate Exposures			
	Upper	Upper	Upper
Limits on fixed interest rates based on net debt	25%	25%	25%
Limits on variable interest rates based on net debt	100%	100%	100%
Maturity Structure of fixed interest rate borrowing 2010/11			
		Lower	Upper
Under 12 months		0%	100%
12 months to 2 years		0%	0%
2 years to 5 years		0%	0%
5 years to 10 years		0%	0%
10 years and above		0%	0%
Maximum principal sums invested > 364 days			
Principal sums invested > 364 days	£m	£m	£m
	0	0	0

Performance Indicators

The Code of Practice on Treasury Management requires the Council to set performance indicators to assess the adequacy of the treasury function over the year. These are distinct historic indicators, as opposed to the prudential indicators, which are predominantly forward looking. For 2010/11 the Council does not expect to enter into any borrowing and as such the relevant benchmark will relate only to investments and will be the "7 Day LIBID Rate". The results of these indicators will be reported in the Treasury Annual Report.

Treasury Management Advisers

The Council uses Butlers as its treasury management consultants. The company provides a range of services which include:

- Technical support on treasury matters, capital finance issues and the drafting of Member reports;
- Economic and interest rate analysis;

- Generic investment advice on interest rates, timing and investment instruments;
- Credit ratings/market information service comprising the three main credit rating agencies;

Whilst the advisers provide support to the internal treasury function, under current market rules and the CIPFA Code of Practice the final decision on treasury matters remains with the Council. This service is subject to regular review.

Member and Officer Training

The increased Member consideration of treasury management matters and the need to ensure officers dealing with treasury management are trained and kept up to date requires a suitable training process for Members and officers. Following the nomination of the Governance and Audit Committee to examine and assess the effectiveness of the Treasury Management Strategy and Policies, an evaluation will be carried out to establish the level and nature of Member training required. This will be delivered by senior officers in conjunction with the Council's Treasury Management Advisers. Officer training is carried out in accordance with best practice and outlined in **TMP 10 Training and Qualifications** to ensure that all staff involved in the Treasury Management function are fully equipped to undertake the duties and responsibilities allocated to them

Risk Benchmarking

A development in the revised Codes and the CLG consultation paper is the consideration and approval of security and liquidity benchmarks. Yield benchmarks are currently used to assess investment performance. Discrete security and liquidity benchmarks are new requirements to the Member reporting, although the application of these is more subjective in nature. The Council will review the practical application of such indicators over the coming year and will work in conjunction with the Council's Treasury management advisers and Members to implement a scheme of risk benchmarks that adds value to the treasury management function.

SPECIFIED INVESTMENTS

All investments listed below must be sterling-denominated.

Investment	Share/ Loan Capital?	Repayable/ Redeemable within 12 months?	Security / Minimum Credit Rating **	Circumstance of use	Maximum period
Debt Management Agency Deposit Facility* (DMADF) * this facility is at present available for investments up to 6 months	No	Yes	Govt-backed	In-house	364 Days
Term deposits with the UK government or with Local Authority in England, Wales, Scotland or Northern Ireland with maturities up to 364 Days	No	Yes	High security although LAs not credit rated.	In-house and by external fund managers subject to the guidelines and parameters agreed with them	364 Days
Term deposits with credit-rated deposit takers (banks and building societies), including callable deposits, with maturities up to 364 Days	No	Yes	<i>See credit grid</i>	In-house and by external fund managers subject to the guidelines and parameters agreed with them	364 Days
Certificates of Deposit issued by credit-rated deposit takers (banks and building societies) : up to 364 Days. <i>Custodial arrangement required prior to purchase</i>	No	Yes	<i>See credit grid</i>	To be used by external fund managers only subject to the guidelines and parameters agreed with them	364 Days
Gilts : up to 364 Days	No	Yes	Govt-backed	To be used by external fund managers only subject to the guidelines and parameters agreed with them	364 Days

Investment	Share/ Loan Capital?	Repayable/ Redeemable within 12 months?	Security / Minimum Credit Rating **	Circumstance of use	Maximum period
Money Market Funds <i>These funds do not have any maturity date</i>	No	Yes	<i>AAA Rating by Fitch, Moodys or S&P</i>	In-house and by external fund managers subject to the guidelines and parameters agreed with them	The period of investment may not be determined at the outset but would be subject to cash flow and liquidity requirements
Forward deals with credit rated banks and building societies < 1 year (i.e. negotiated deal period plus period of deposit)	No	Yes	<i>See Credit Grid</i>	In-house and by external fund managers subject to the guidelines and parameters agreed with them. Tracking of all forward deals to be undertaken and recorded.	1 year in aggregate
Commercial paper <i>[short-term obligations (generally with a maximum life of 9 months) which are issued by banks, corporations and other issuers]</i> <i>Custodial arrangement required prior to purchase</i>	No	Yes	<i>See Credit Grid</i>	To be used by external fund managers only subject to the guidelines and parameters agreed with them	9 months
Treasury bills <i>[Government debt security with a maturity less than one year and issued through a competitive bidding process at a discount to par value] Custodial arrangement required prior to purchase</i>	No	Yes	Govt-backed	To be used by external fund managers only subject to the guidelines and parameters agreed with them	1 year

NON-SPECIFIED INVESTMENTS

All investments listed below must be sterling-denominated.

<u>Investment</u>	<u>(A) Why use it?</u> <u>(B) Associated risks?</u>	<u>Share/ Loan Capital?</u>	<u>Repayable/ Redeemable within 12 months?</u>	<u>Security / Minimum credit rating **</u>	<u>Circumstance of use</u>	<u>Maximum maturity of investment</u>
Deposits with Authority's Banker where credit rating has dropped below minimum criteria	Where the Council's bank no longer meets the high credit rating criteria set out in the Investment Strategy the Council has little alternative but to continue using them, and in some instances it may be necessary to place deposits with them, these deposits should be of a very short duration thus limiting the Council to daylight exposure only (i.e. flow of funds in and out during the day, or overnight exposure).	No	Yes	n/a	In-House	364 Days
Term deposits with credit rated deposit takers (banks and building societies) with maturities greater than 1 year	(A) (i) Certainty of rate of return over period invested. (ii) No movement in capital value of deposit despite changes in interest rate environment. (B) (i) Illiquid : as a general rule, cannot be traded or repaid prior to maturity. (ii) Return will be lower if interest rates rise after making the investment. (iii) Credit risk : potential for greater deterioration in credit quality over longer period	No	No	<i>See Credit grid</i>	In-house and by external fund managers subject to the guidelines and parameters agreed with them	5 Years
Certificates of Deposit with credit rated deposit takers (banks and building societies) with maturities greater than 1 year <i>Custodial arrangement required prior to purchase</i>	(A) (i) Although in theory tradable, are relatively illiquid. (B) (i) 'Market or interest rate risk' : Yield subject to movement during life of CD which could negatively impact on price of the CD.	No	Yes	<i>See Credit grid</i>	To be used by external fund managers only subject to the guidelines and parameters agreed with them	5 years

<u>Investment</u>	<u>(A) Why use it?</u> <u>(B) Associated risks?</u>	<u>Share/ Loan Capital?</u>	<u>Repayable/ Redeemable within 12 months?</u>	<u>Security / Minimum Credit Rating?</u>	<u>Circumstance of use</u>	<u>Maximum maturity of investment</u>
Callable deposits with credit rated deposit takers (banks and building societies) with maturities greater than 1 year	(A) (i) Enhanced income ~ Potentially higher return than using a term deposit with similar maturity. (B) (i) Illiquid – only borrower has the right to pay back deposit; the lender does not have a similar call. (ii) period over which investment will actually be held is not known at the outset. (iii) Interest rate risk : borrower will not pay back deposit if interest rates rise after deposit is made.	No	No	<i>See Credit Grid</i>	In-house and by external fund managers subject to the guidelines and parameters agreed with them	<i>5 years</i>
UK government gilts with maturities in excess of 1 year <i>Custodial arrangement required prior to purchase</i>	(A) (i) Excellent credit quality. (ii) Very Liquid. (iii) If held to maturity, known yield (rate of return) per annum ~ aids forward planning. (iv) If traded, potential for capital gain through appreciation in value (i.e. sold before maturity) (v) No currency risk (B) (i) 'Market or interest rate risk' : Yield subject to movement during life of sovereign bond which could negatively impact on price of the bond i.e. potential for capital loss.	No	Yes	Govt backed	To be used by external fund managers only subject to the guidelines and parameters agreed with them	<i>10 years including but also including the 10 year benchmark gilt</i>

<u>Investment</u>	<u>(A) Why use it?</u> <u>(B) Associated risks?</u>	<u>Share/ Loan Capital?</u>	<u>Repayable/ Redeemable within 12 months?</u>	<u>Security / Minimum credit rating **</u>	<u>Circumstance of use</u>	<u>Maximum maturity of investment</u>
Forward deposits with credit rated banks and building societies for periods > 1 year (i.e. negotiated deal period plus period of deposit)	(A) (i) Known rate of return over period the monies are invested ~ aids forward planning. (B) (i) Credit risk is over the whole period, not just when monies are actually invested. (ii) Cannot renege on making the investment if credit rating falls or interest rates rise in the interim period.	No	No	<i>See Credit Grid</i>	In-house and by external fund managers subject to the guidelines and parameters agreed with them. Tracking of all forward deals to be undertaken and recorded.	<i>5 years</i>
Deposits with unrated deposit takers (banks and building societies) but with unconditional financial guarantee from HMG or credit-rated parent institution : any maturity	(A) Credit standing of parent will determine ultimate extent of credit risk	No	Yes	<i>See Credit Grid</i>	In-house and by external fund managers subject to the guidelines and parameters agreed with them	<i>1 year</i>

Credit Criteria Grid 2010/11

The criteria for providing a pool of high quality investment counterparties (both Specified and Non-specified investments) is:

- ◆ UK Banks and Building Societies – must meet the minimum following credit criteria

Fitch	Moody's	S&P
Short Term F1	Short Term P1	Short Term A1
Individual A Support 1 to 3	Financial Strength C	
Individual A/B Support 1 to 3		
Individual B Support 1 to 3		
Individual B/C Support 1 to 2		

- ◆ Money Market Funds – AAA Rating Sterling Denominated
- ◆ UK Government (including gilts and DMADF)
- ◆ UK Local Authorities

Time and Monetary Limits applying to Investments - The time and monetary limits for institutions on the Council's Counterparty List are as follows (the monetary limits will cover both Specified and Non-Specified Investments):

	Money Limit	Time Limit
UK Banks and Building Societies	£7m	364 days
Money Market Funds	£7m	n/a
UK Government	unlimited	364 days
UK Local Authorities	£7m	364 days

**TREASURY
POLICY
STATEMENT**

Bracknell Forest Council

TREASURY POLICY STATEMENT

This organisation adopts CIPFA's Code of Practice for Treasury Management in Local Authorities.

The Code identifies three key principles

- Public service organisations should put in place formal and comprehensive objectives, policies and practices, strategies and reporting arrangements for the effective management and control of their treasury management activities.
- Their policies and practices should make clear that the effective management and control of risk are prime objectives of their treasury management activities and that responsibility for these lies clearly within their organisations. Their appetite for risk should form part of their annual strategy and should ensure that priority is given to security and liquidity when investing funds.
- They should acknowledge that the pursuit of value for money in treasury management, and the use of suitable performance measures, are valid and important tools for responsible organisations to employ in support of their business and service objectives; and that within the context of effective risk management, their treasury management policies and practices should reflect this.

TREASURY POLICY STATEMENT

This organisation defines its treasury management activities as:

The management of the organisation's investments and cash flows, its banking, money market and capital market transactions; the effective control of the risks associated with those activities; and the pursuit of optimum performance consistent with those risks.

This organisation regards the successful identification, monitoring and control of risk to be the prime criteria by which the effectiveness of its treasury management activities will be measured. Accordingly, the analysis and reporting of treasury management activities will focus on their risk implications for the organisation

This organisation acknowledges that effective treasury management will provide support towards the achievement of its business and service objectives. It is therefore committed to the principles of achieving value for money in treasury management, and to employing suitable comprehensive performance measurement techniques, within the context of effective risk management

TREASURY POLICY STATEMENT

This organisation will create and maintain, as the cornerstones for effective treasury management;

- A treasury management policy statement, stating the policies, objectives and approach to risk management of its treasury management activities.
- Suitable treasury management practices (TMPs), setting out the manner in which the organisation will seek to achieve those policies and objectives, and prescribing how it will manage and control those activities.

The content of the policy statement and TMPs will follow the recommendations contained in sections 6 and 7 of the Code, subject only to amendment where necessary to reflect the particular circumstances of this organisation. Such amendments will not result in the organisation materially deviating from the Code's key principles.

This organisation will receive reports on its treasury management policies, practices and activities, including as a minimum, an annual strategy and plan in advance of the year, a mid-year review and an annual report after its close, in the form prescribed in its TMPs.

This organisation delegates responsibility for the implementation and regular monitoring of its treasury management policies and practices to the Executive, and for the execution and administration of treasury management decisions to the Borough Treasurer, who will act in accordance with the organisation's policy statement and TMPs and, if he/she is a CIPFA member, CIPFA's Standard of Professional Practice on Treasury Management.

This organisation nominates a relevant body to be responsible for examining and assessing the effectiveness of the treasury management strategy and policies.

Reserves & Balances Policy Statement

As part of the financial planning process the Council will consider the establishment and maintenance of reserves and balances. In setting these, account is taken of the key assumptions underpinning the budget and financial strategy, together with the Council's financial management arrangements. Key factors considered include;

- Cash flow
- Assumptions on inflation and interest rates
- Level and timing of capital receipts
- Demand led pressures
- Planned economies
- Risk associated with major projects
- Availability of other funding (e.g. insurance)
- General financial climate

Reserves and Balances can be held for a number of purposes

General Balances

Balance	Purpose	Policy	Value
General Fund	Provides general contingency for unavoidable or unforeseen expenditure and to cushion against uneven cash flows and provides stability in longer term financial planning.	Policy based on a risk assessment of budget and medium term financial plans. Historically £4m has been considered to be the minimum prudent level, however because of the uncertainty surrounding the recovery of Icelandic funds it would not be prudent to let the balance fall below £6.5m until there is more certainty about how much will be repaid. Using balances to support expenditure results in a loss of investment income.	March 08 £5.757m March 09 £10.375m March 10 £9.425m March 11 £>>>>

Earmarked Reserves

Earmarked Reserves are sums of money which have been set aside for specific purposes. These are excluded from general balances available to support revenue or capital expenditure. The Council has the following earmarked reserves:

Reserve	Purpose	Policy	Value
Insurance and other Uninsured Claims	This provides cover for the excess payable on claims under the Council's insurance policies (self insurance). It also provides for any potential future claims not covered by existing policies, including contractual disputes and legal claims.	Needs to be at a level where provision could sustain claims in excess of current claims history	March 08 £2.212m March 09 £2.079m March 10 £2.029m March 11 £1.979m
Budget Carry Forward	Used to carry forward approved unspent monies to the following year.	Budget Carry Forwards are permitted only in accordance with the scheme set out in financial regulations.	March 08 £0.376m March 09 £0.549m March 10 £0.000m March 11 £0.000m
Cost of Structural Change	The reserve gives an opportunity to fund the one-off additional costs arising from restructuring before the benefits are realised.	This reserve will be used to meet organisational wide and departmental restructures where there are demonstrable future benefits.	March 08 £1.396m March 09 £1.396m March 10 £0.743m March 11 £0.743m
Performance Improvement	The balance of this fund will be used to fund LPSA2 allocations for projects to help meet all the ten targets to be achieved by the Council and its key partners	After allowing for allocations during the year, the reserve has been reduced to the amount required to meet future commitments.	March 08 £0.366m March 09 £0.073m March 10 £0.000m March 11 £0.000m
Schools' Balances	These funds are used to support future expenditure within the Dedicated Schools Block and include individual school balances.	Balances are permitted to be retained by Schools under the Schools Standards & Framework Act 1998. Policies are set and the reserves are managed by schools and the LEA has no practical control over the level of balances.	March 08 £1.619m March 09 £1.899m March 10 £1.899m March 11 £1.899m

Annexe F

Reserve	Purpose	Policy	Value
Family Tree Nursery	A reserve created following the agreement to set up of a self funding Nursery. It holds the specific grant income received in advance and is used to manage future fluctuations in fee income from ongoing trading.	To manage short term fluctuations in demand for Nursery placements	March 08 £0.074m March 09 £0.112m March 10 £0.112m March 11 £0.112m
Discretionary School Carry Forwards	The statutory requirement to carry forward school balances has been extended to cover those held for the Language & Literacy Unit, Pupil Referral Units and the Schools Specific Contingency as set out in the financial regulations.	Budget Carry Forwards are permitted in accordance with the scheme set out in financial regulations.	March 08 £0.092m March 09 £0.172m March 10 £0.000m March 11 £0.000m
Unused Schools Budget Balance	The Schools Budget is a ring fenced account, fully funded by external grants, the most significant of which is the Dedicated Schools Grant. Any under or overspending remaining at the end of the financial year must be carried forward to the next year's Schools Budget and as such has no impact on the Council's overall level of balances. 2008-09 was the first year of a three year provisional budget.	This reserve is held for specific accounting reasons. The funds in this reserve are ring fenced and cannot be used for any other purpose	March 08 -£0.157m March 09 £0.360m March 10 £0.000m March 11 £0.000m
Education Library Service	A joint arrangement with other Berkshire authorities for the Education Library Service. This reserve is used for the provision of future equipment such as a new mobile library.	The reserve is held in order to finance the renewal or maintenance of specific items of equipment and reduces pressure on maintenance budgets in one particular year. Use of the reserve is subject to the agreement of the Council's participating in the joint arrangement.	March 08 £0.128m March 09 £0.119m March 10 £0.119m March 11 £0.119m

Annexe F

Reserve	Purpose	Policy	Value
Repairs & Renewals	The Council has accumulated funding in an earmarked reserve from service charges paid by tenants at Longshot Lane	The reserve is held in order to finance the future improvement works at Longshot Lane, reducing pressure on maintenance budgets.	March 08 £0.002m March 09 £0.002m March 10 £0.007m March 11 £0.007m
Building Regulation Chargeable Account	A statutory ring fenced account which over a three year cycle must breakeven.	This reserve is held for specific accounting reasons. The funds in this reserve are ring fenced and cannot be used for any other purpose.	March 08 £0.002m March 09 -£0.020m March 10 £0.000m March 11 £0.000m
Landfill Allowances Trading Scheme (LATS) unused allowances	This reserve represents the unused LATS allowance which will be used to fund future shortfalls between the target set by DEFRA and the actual landfill usage	The unused allowances have reduced in value from £5.0 to £0.1 per tonne. As no trading occurred and the allowances cannot be carried forward to be used in 2009/10 the remaining balance on the reserve post revaluation (3k) has been reduced to zero.	March 08 £0.128m March 09 £0.000m March 10 £0.000m March 11 £0.000m
Local Economy Steering Group	This is a new reserve set up for 2008/09. It has been created using LABGI income to fund initiatives that support the local economy.	The creation of the reserve was considered at CMT on the 18 February and is in response to the Council's new priority to sustain local economic prosperity.	March 08 £0.000m March 09 £0.034m March 10 £0.000m March 11 £0.000m
LPSA2 Performance Reward Grant	This is a new reserve set up for 2008/09 to hold the Performance Reward Grant until its allocation between the Local Strategic Partners can be accurately determined	This reserve is held for specific accounting reasons. The funds in this reserve are ring fenced and cannot be used for any other purpose.	March 08 £0m March 09 £0.329m March 10 £0.329m March 11 £0.000m

Other Balances

Balance	Purpose	Policy	Value
Collection Fund Balance	The Collection Fund balance represents the surplus or deficit on the Collection Fund. This is a separate account which shows the transactions of the billing authority in relation to National Non Domestic Rates and Council Tax and the distribution to precepting bodies.	The balance on this fund is considered alongside the Council's annual budget and Council Tax proposals.	March 08 £0.534m March 09 £0.170m March 10 £0.000m March 11 £0.000m
Financial Instrument Adjustment Account	This is a new reserve set up for 2008/09 and represents the impairment charge on Icelandic bank financial assets. Bracknell Forest has taken advantage of the Capital Finance Regulations to defer the impact of the impairment on the General Fund by transferring it to this account.	This reserve is held for specific accounting reasons. The value is based on guidance received from CIPFA's Local Authority Accounting Panel.	March 08 £0m March 09 -£0.608m March 10 -£0.457m March 11 £0.000m

PROVISIONAL BUDGET SUMMARY STATEMENT
Subject to amendment in the light of final budget decisions

Line		2009/10	2010/11
		£'000	£'000
	Bracknell Forest's Expenditure		
1	Chief Executives /Corporate Services	9,886	7,486
2	Children, Young People and Learning	21,490	20,991
3	Adult Social Care and Health	26,025	26,564
4	Environment, Culture & Communities	34,184	36,701
5	Corporate Wide Items (to be allocated)	(332)	(98)
6	Sub-Total	91,253	91,644
7	Non Departmental Expenditure		
8	Contingency provision	390	1,000
9	Debt Financing Costs	50	372
10	Levying Bodies	84	97
11	Interest	(1,302)	(665)
12	Pension Interest Cost	10,896	10,896
13	Expected Return on Pension Assets	(10,604)	(10,604)
14	Other Services	241	234
15	Contribution from Capital Resources	(300)	(300)
16	Capital Charges	(8,365)	(8,365)
17	Contribution from Pension Reserve	(3,319)	(3,319)
18	Contribution from Earmarked Reserves	(126)	(50)
19	Area Based Grant	(4,680)	(6,359)
20	Sub-Total	74,218	74,581
21	Movement in General Fund Balances	(2,242)	>>>>>
22	Bracknell Forest's Budget Requirement	71,976	>>>>>
23	Less - External Support		
24	National Non-Domestic Rates	(20,915)	(22,804)
25	Revenue Support Grant	(4,827)	(3,311)
26	Collection Fund Adjustment	(169)	0
27	Bracknell Forest's Total Requirement on the Collection Fund	46,065	>>>>>
28	Collection Fund		
29	Bracknell Forest's Requirement	46,065	>>>>>
30	divided by the Council Tax Base ('000)	43.35	43.80
31	Council Tax at Band D (excluding Parishes)		
32	Bracknell Forest	£1,062.63	>>>>>

CORPORATE SERVICES / CX OFFICE

Virements between Departments

Total	Explanation
£'000	
	<u>Reorganisation</u>
-18	<p>Safer Community Grant to Youth Offending Team</p> <p>Area Based Grant is held by the Community Safety Team within Corporate Services on behalf of the Crime and Disorder Reduction Partnership (CDRP). This one-off virement transfers the Early Intervention Project allocation awarded by the CDRP to the Youth Offending Team in Children Young People and Learning.</p>
	<u>Council Wide items</u>
10	<p>Corporate Wide Savings - Travel Plan</p> <p>Implementation of the Travel Plan included the funding for three pooled cars. £10,000 has been transferred to the Integrated Transport Team within Corporate Services to meet the associated costs in 2009/10.</p>
2	<p>Corporate Wide Savings - Travel Plan</p> <p>Implementation of the Travel Plan included making £10,000 of funding available for green travel initiatives. An initiative for smarter driver training has been identified for this year and a virement of £1,500 has been requested by the Integrated Transport Team within Corporate Services.</p>
2	<p>Area Based Grant - Community Call to Action Funding</p> <p>New Area Based Grant funding of £1,833 has been confirmed, intended to cover the costs of the new requirements under the Police and Justice Act 2006. Where a councillor is asked to consider a local crime and disorder matter by a ward resident, that councillor is required to consider and respond to the matter indicating any action to be taken. Any Community Calls for Action have to be reviewed by the Overview and Scrutiny Commission and relevant O&S Panels.</p>
-4	Total Virements

CHILDREN, YOUNG PEOPLE AND LEARNING

Virements between Departments

Total	Explanation
£'000	
	<u>Reorganisation</u>
18	<p>Safer Community Grant to Youth Offending Team</p> <p>Area Based Grant is held by the Community Safety Team within Corporate Services on behalf of the Crime and Disorder Reduction Partnership (CDRP). This one-off virement transfers the Early Intervention Project allocation awarded by the CDRP to the Youth Offending Team in Children Young People and Learning.</p>
	<u>Council Wide items</u>
9	<p>Area Based Grant</p> <p>This reflects an increase in grant funding for 2009/10</p>
27	Total Virements

Equality Impact Assessment Record

EIA Guidance

Please ensure that you have read the Council's EIA Guidance booklet, available on Boris, before starting work on your EIA, it should be read in conjunction with this form. If anything is unclear please contact your departmental equality representative listed below. This form is designed to summarise the findings of your EIA. Please also keep a record of your other discussions in producing the impact assessment.

Drafting your EIA

The boxes in this form are designed to expand please ensure that you add data, consultation results and other information to back up any assertions that you make. A draft of this record form must be sent to the Councils Equality Officer Abby Thomas and your departmental equality representative(s) (listed below) who will send you comments on it before it is finalised and signed off by your Chief Officer. This step is important to check the quality and consistency of EIAs across the Council.

Departmental Equality Representatives

ECC	Jane Eaton	CYPL	Graham Symonds
CS	Abby Thomas	CXO	Stephanie Boodhna
ASC&H	Sarah Scales		


Publishing

The Council is legally required to publish this EIA record form on the Councils website. Please send a copy of the final version of the EIA record form to the Councils Equality Officer Abby Thomas to publish.

Date of EIA	26th November, 2009	EIA Guidance Page Ref.
Directorate	Adult Social Care and Health	
Part One - Initial Screening Record		
1. Activity to be assessed	Closure of the Look-In Cafe	
2. What is the activity?	Policy/strategy Function/procedure Project Review Service <input checked="" type="checkbox"/> Organisational change	
3. Is it a new or existing activity?	New <input checked="" type="checkbox"/> Existing	
4. Who are the members of the EIA team?	Chief Officer Older People & Long Term Conditions: Mira Haynes Service Manager Community Support & Development: Naoma Dobson Ser Community Support Wellbeing Team Mgr.: Jane Brown Acting Mgr.Look-In: Stewart Williams	
5. Initial screening assessment.	1. Does the activity have the potential to cause adverse impact or discriminate against different groups in the Councils workforce or the community? This is not a service under Fair Access to Care Services, but rather a venue open to the general public. 2. Does the activity make a positive contribution to equalities? As above (1)	

6. Did Part 1: Initial Screening indicate that a full EIA was necessary?	If the answer to question one above is 'yes' then it is necessary to go ahead with a full Equality Impact Assessment. Yes – full EIA completed and recorded below. abby.thomas@bracknell-forest.gov.uk	
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Part Two - Full EIA Record			
7. Who is the activity designed to benefit/target?	<p>The purpose of the activity is to: The purpose of the activity is to provide a meeting space for people fifty years and older with meals and refreshments available to purchase.</p> <p>The activity is designed for: Overwrite with details The activity is designed for: Older People</p>		
8. Summarise the information gathered for this EIA including research and consultation to establish what impact the activity has on different equality groups.	<p>Falling revenues mean the Council must achieve savings in those areas least likely to impact on the most vulnerable groups and where services are not dictated by statute.</p> <p>Consultation with the workforce will begin week commencing 30/11/09.</p> <p>Consultation with voluntary groups who may be interested in taking over the premises will follow shortly.</p> <p>Following the consultation, proposals to re-provide services will be finalised.</p>		
<p>9. A) With regard to the equalities themes, which groups does the activity impact upon?</p> <p>B) Might any of these groups be adversely impacted?</p> <p>If you have not got sufficient information to make a judgement, go to box 17 and list the actions that you will take to collect further information.</p>	<p>A) Groups Impacted</p> <p>Age</p>	<p>B) Groups impacted adversely</p> <p>Please see list of actions in Section 8 that will enable us to collect the information necessary to determine adverse impact.</p> <p>A revised EIA will be completed when this information becomes available.</p>	
10. What evidence is there to suggest an impact/adverse impact?	<p>At present there is no evidence of adverse impact from the closure of the cafe. There are a number of venues in the immediate area that offer seating and refreshments. There are also nearby premises where community organisations can hold surgeries / meetings.</p>		
11. On what grounds can impact or adverse impact be justified?	<p>The Council's declining resources must be targeted towards its statutory requirements to meet the needs of the most vulnerable residents.</p>		

12. Have any examples of good practice been identified as part of the EIA?	N/A	
13. What actions are you currently undertaking to address issues for any of the groups impacted/adversely impacted?	Discussions are underway with the voluntary sector to identify another way forward	
14. What actions will you take to reduce or remove any differential/adverse impact?	<p>Consultation with the voluntary sector to see if there is any interest in the cafe remaining open under another provider.</p> <p>In the event that closure becomes inevitable, a communications strategy is in place to ensure the wider community is kept well informed of the closure and signposted to alternative venues.</p>	
15. Into which action plan/s will these actions be incorporated?	Communications	
16. Who is responsible for the action plan?	<p>Chief Officer Older People & Long Term Conditions: Mira Haynes Service Manager Community Support & Development: Naoma Dobson Community Support Wellbeing Team Mgr.: Jane Brown Acting Mgr.Look-In: Stewart Williams</p>	
17. Chief Officers signature.	<p>Name Mira Haynes</p> <p>Signature... </p>	
18. Which PMR will this EIA be reported in?	All completed EIA's must be reported in your departments PMR. Note here the service department and relevant quarter/date of PMR i.e the quarter in which the EIA will be published.	

Equality Impact Assessment Record

EIA Guidance

Please ensure that you have read the Council's EIA Guidance booklet, available on Boris, before starting work on your EIA, it should be read in conjunction with this form. If anything is unclear please contact your departmental equality representative listed below. This form is designed to summarise the findings of your EIA. Please also keep a record of your other discussions in producing the impact assessment.

Drafting your EIA

The boxes in this form are designed to expand please ensure that you add data, consultation results and other information to back up any assertions that you make. A draft of this record form must be sent to the Councils Equality Officer Abby Thomas and your departmental equality representative(s) (listed below) who will send you comments on it before it is finalised and signed off by your Chief Officer. This step is important to check the quality and consistency of EIAs across the Council.

Departmental Equality Representatives

ECC Jane Eaton
CS Abby Thomas
ASC&H Sarah Scales

CYPL Graham Symonds
CXO Stephanie Boodhna


Publishing

The Council is legally required to publish this EIA record form on the Councils website. Please send a copy of the final version of the EIA record form to the Councils Equality Officer Abby Thomas to publish.

Date of EIA	26th November, 2009	EIA Guidance Page Ref.
Directorate	Adult Social Care and Health	
Part One - Initial Screening Record		
1. Activity to be assessed	Re-provision of Downside Resource Centre	
2. What is the activity?	Policy/strategy Function/procedure Project Review Service <input checked="" type="checkbox"/> Organisational change	
3. Is it a new or existing activity?	New <input checked="" type="checkbox"/> Existing	
4. Who are the members of the EIA team?	Chief Officer Older People & Long Term Conditions: Mira Haynes Service Manager Community Support & Development: Naoma Dobson Ser Community Support Wellbeing Team Mgr.: Jane Brown Acting Mgr. Downside Resource Centre: David Parker	
5. Initial screening assessment.	<p>1. Does the activity have the potential to cause adverse impact or discriminate against different groups in the Councils workforce or the community?</p> <p>Potential adverse impact on both users of the service and the Council's workforce.</p> <p>2. Does the activity make a positive contribution to equalities?</p> <p>Provision of day opportunities for disabled, vulnerable and disadvantaged residents makes a positive contribution to equalities through ensuing equal access.</p>	

6. Did Part 1: Initial Screening indicate that a full EIA was necessary?	If the answer to question one above is 'yes' then it is necessary to go ahead with a full Equality Impact Assessment. Yes – full EIA completed and recorded below. abby.thomas@bracknell-forest.gov.uk	
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Part Two - Full EIA Record		
7. Who is the activity designed to benefit/target?	<p>The purpose of the activity is to: Overwrite with details The purpose of the activity is to examine ways of providing day activities for older people and those with a long term conditions that enable them to access community facilities and leisure opportunities.</p> <p>The activity is designed for: Overwrite with details The activity is designed for: Older People and people with a long term condition.</p>	
8. Summarise the information gathered for this EIA including research and consultation to establish what impact the activity has on different equality groups.	<p>Recent consultation with Environmental Health and Borough Surveyors raised serious health and safety concerns around the Downside Resource Centre Building. As a result, and on the advice of BFBC Legal Services, the decision was taken to close the building as of Monday, 23/11/09.</p> <p>Alternative temporary provision is now in place using Heathlands Day Centre premises along with a number of other community facilities.</p> <p>Full consultation with users, carers, staff and voluntary sector services will commence shortly.</p> <p>Reviews of all Service Level Agreements are currently being undertaken and Care Managers will be asked to reassess the needs of all those receiving a service.</p> <p>Following the consultation, proposals to re-provide services will be finalised.</p>	
<p>9. A) With regard to the equalities themes, which groups does the activity impact upon?</p> <p>B) Might any of these groups be adversely impacted?</p> <p>If you have not got sufficient information to make a judgement, go to box 17 and list the actions that you will take to collect further information.</p>	<p>A) Groups Impacted</p> <p>Disability Age</p>	<p>B) Groups impacted adversely</p> <p>Please see list of actions in Section 8 that will enable us to collect the information necessary to determine adverse impact. A revised EIA will be completed when this information becomes available.</p>

10. What evidence is there to suggest an impact/adverse impact?	At present there is no evidence of adverse impact from the closure of the building as the service is being re-provided at alternative locations and there will be no changes to the way in which individuals can access transport to these locations. However, full impact will only be determined following consultation with all stakeholder groups.		
11. On what grounds can impact or adverse impact be justified?	Health and safety of both people using the centre and workforce based there must be our first priority.		
12. Have any examples of good practice been identified as part of the EIA?	Downside Resource Centre has undertaken regular user satisfaction surveys and the centre's Service User Committee is an integral part of all service planning decisions.		
13. What actions are you currently undertaking to address issues for any of the groups impacted/adversely impacted?	<p>We are currently running a virtual service offering a range of activities, both community-based and at Heathlands Day Centre, in an effort to minimise the impact of the closure of the resource centre building.</p> <p>In addition, we have commissioned extra home care services and meal provision in order to address any shortfall in the length of day activities currently on offer.</p>		
14. What actions will you take to reduce or remove any differential/adverse impact?	All people using Downside Resource Centre and their carers will have their needs reassessed in order to reduce or remove any adverse impact brought about by the need to close the Downside Resource Centre Building.		
15. Into which action plan/s will these actions be incorporated?	Day Services Review		
16. Who is responsible for the action plan?	Chief Officer Older People & Long Term Conditions: Mira Haynes Service Manager Community Support & Development: Naoma Dobson Community Support Wellbeing Team Mgr.: Jane Brown Acting Mgr. Downside Resource Centre: David Parker		
17. Chief Officers signature.	<p>Name Mira Haynes</p> <p>Signature </p>		
18. Which PMR will this EIA be reported in?	All completed EIA's must be reported in your departments PMR. Note here the service department and relevant quarter/date of PMR i.e the quarter in which the EIA will be published.		

TO: THE EXECUTIVE
16 FEBRUARY 2010

**COMPREHENSIVE AREA ASSESSMENT ACTION PLAN AND USE OF RESOURCES
RESPONSE TO AUDIT RECOMMENDATIONS
Assistant Chief Executive**

1 PURPOSE OF DECISION

- 1.1 As part of the Comprehensive Area Assessment (CAA) the Audit Commission published on 10 December 2009 their final reports on the Organisational Assessment (OA) of Bracknell Forest Borough Council including the Use of Resources assessment and report and the Area Assessment (AA) of the Bracknell Forest Partnership.
- 1.2 In order to address the areas of improvement, identified officers across the council with its partners have developed improvement action plans which are included and monitored through service plans which have been reported separately to the Executive in February 2010. The improvement action plans will be shared with the Audit Commission and the Bracknell Forest Partnership Board.

2 RECOMMENDATION(S)

That the Executive:

- 2.1 **Approves the Comprehensive Area Assessment actions included in the body of the report and Use of Resources – Response to Audit Recommendations (Appendix 1).**
- 2.2 **Invites the Governance and Audit Committee to receive the Use of Resources response to audit recommendations**

3 REASONS FOR RECOMMENDATION(S)

- 3.1 It is important for the Council and the Partnership to take action on the areas of improvement identified.

4 ALTERNATIVE OPTIONS CONSIDERED

- 4.1 None

5 SUPPORTING INFORMATION

- 5.1 The findings in the Organisational Assessment, Area Assessment and Use of Resources reports were noted by the Executive in December 2009.
- 5.2 These have been discussed with council officers and partners and areas of improvement were identified.
- 5.3 These areas of improvement have been included in the CAA action plan and Use of Resources – response to audit recommendations and cross checked with other

existing plans across the council and the partnership so that there is no gap or duplication.

- 5.4 The majority of areas of improvement raised in the OA are already included in the existing council's action plans. However, some specific actions have been identified, which are not addressed in existing plans. These are set out below.

CAA Action Plan

Council Priority	Partnership Priority	Area for Improvement	Action	Lead Officer	OA or AA	By When
Priority One: A town fit for the 21st century	Desirable Place	Overall completion of the town centre will need substantial re-phasing of work over a longer period of time than originally planned	Continue collaborative working with partners to secure regeneration as soon as possible	Victor Nicholls	OA/AA	On-going
Priority Three: Promoting health and achievement	Thriving Population/ Cohesive Communities	Public satisfaction with libraries is lower than average	An improvement plan is currently being developed with the Building Surveyors	Mark Devon	AA	As per library improvement action plan
		There are inequalities of life expectancy	Actioned via re-launching of Public Health Working Group	Glyn Jones/ Dr Angela Snowling	AA	As per Public Health Working Group

- 5.5 All actions are included in service plans and will be monitored regularly through the performance management framework. They will be included in the quarterly performance reports.

- 5.6 Members should note that the CAA and Use of Resources actions will constitute work additional to that already contained in departmental service plans.

6 ADVICE RECEIVED FROM STATUTORY AND OTHER OFFICERS

Borough Solicitor

6.1 There are no legal implications pertaining to this report.

Borough Treasurer

6.2 The action plans assume that where resources or effort is required it is provided from within existing budget and staffing resources.

Equalities Impact Assessment

6.3 The service plans and CAA improvement action plans include actions to address equality issues raised.

Strategic Risk Management Issues

6.4 Risk management issues relating to actions in the plans will be dealt with as part of the service planning process.

Other Officers

6.5 None

7 CONSULTATION

Principal Groups Consulted

7.1 The Comprehensive Area Assessment reports and action plans have been discussed with officers and partners.

Method of Consultation

7.2 Meetings with Corporate Management Team, managers and Bracknell Forest Partnership.

Representations Received

7.3 None

Background Papers

Appendix A – Comprehensive Area Assessment Action Plan and Use of Resources – Response to Audit Recommendations

Contact for further information

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USE OF RESOURCES - RESPONSE TO AUDIT RECOMMENDATIONS (JANUARY 2010)

Page No	Recommendation	Priority 1 = Low 2 = Med 3 = High	Responsibility	Agreed	Comments	Date
	<p>Use the principles outlined in the Audit Commission report 'World class financial management' to develop further medium to long term financial planning. This includes assessing how well the recently published medium term financial strategy:</p> <ul style="list-style-type: none"> • Models different scenarios and outcomes • Integrates with risk management • Delivers a clear 'financial road map' explaining where the Council is, where it wants to go and what resources are needed (or can be redirected) to get there 	3	Borough Treasurer Chief Officer: Financial Services	In part	<ul style="list-style-type: none"> • The Council will review 'World class financial management' and adopt those principles that enable it to develop its medium and long term financial planning. • The current medium term financial strategy is integrated with risk management but the links will be developed and improved in the next version. • Discussions will be held with the Executive Member for Finance, Resources & Assets to determine the extent to which the 'financial road map' could be published taking into account the uncertainties around future central government spending decisions. 	May 2010

USE OF RESOURCES - RESPONSE TO AUDIT RECOMMENDATIONS (JANUARY 2010)

Page No	Recommendation	Priority 1 = Low 2 = Med 3 = High	Responsibility	Agreed	Comments	Date
	Make more systematic use of costing and whole life costing and feed it into decision making.	2	Chief Officer: Financial Services Head of Procurement	Yes	Guidance will be developed and included in the Procurement Manual and Capital Strategy. Training will be included as part of a revised programme to promote financial literacy (see next recommendation).	May 2010
	Review the current training programme aimed at promoting financial literacy and skills.	2	Chief Officer: Financial Services Chief Officer: Human Resources	Yes	The current arrangements for financial training, including competency frameworks and assessment centres, will be mapped and any gaps or improvements required will be included in a revised programme.	Revised programme: March 2010 Implemented: June 2010

USE OF RESOURCES - RESPONSE TO AUDIT RECOMMENDATIONS (JANUARY 2010)

Page No	Recommendation	Priority 1 = Low 2 = Med 3 = High	Responsibility	Agreed	Comments	Date
	Keep a focus on improving procurement practices. Use this to develop strategic procurement.	3	Chief Officer: Financial Services Head of Procurement Borough Solicitor	Yes	Continue to embed the actions arising from the Procurement Regulations Action Plan. To include: a) Keeping Contract Standing Orders and the Procurement Manual under review to ensure they remain current. b) Provision of training, as required. c) Maintaining a contracts database, based on the regular review of expenditure over £35k, and d) Identifying significant procurements in the 2010/11 Service Plans. e) Ensure equality and sustainability issues are embedded into procurement practices.	Ongoing

USE OF RESOURCES - RESPONSE TO AUDIT RECOMMENDATIONS (JANUARY 2010)

Page No	Recommendation	Priority 1 = Low 2 = Med 3 = High	Responsibility	Agreed	Comments	Date
	Keep a focus on improving data quality. Ensure staff understand their role in this. Monitor progress in achieving plans to improve corporate and departmental processes.	3	Assistant Chief Executive	Yes	Continue to implement the Data Quality strategy action plan during 2009/11, to include: <ul style="list-style-type: none"> The implementation of the PARIS system Development of a data quality framework with partners 	March 2011
	Track progress in developing governance arrangements for partnerships. Introduce arrangements for monitoring their financial performance.	3	Head of Democratic Services Assistant Chief Executive Chief Officer: Financial Services	Yes	Continue review of governance arrangements for partnerships. To include: <ul style="list-style-type: none"> Annual update of the significant partnership register Support for the significant partnership register self assessment Develop arrangements for monitoring the financial performance of significant partnerships.	March 2010
	Promote the governance agenda – raise the profile of the Standards Committee, carry out ethics training for officers and update the fraud strategy.	2	Borough Solicitor Head of Audit and Risk Management	Yes	Report to be submitted to Standards Committee on raising its profile. Proposals for officer	

USE OF RESOURCES - RESPONSE TO AUDIT RECOMMENDATIONS (JANUARY 2010)

Page No	Recommendation	Priority 1 = Low 2 = Med 3 = High	Responsibility	Agreed	Comments	Date
					<p>training in ethics to be formulated and implemented.</p> <p>Fraud strategy approved by the Executive and Governance and Audit Committee.</p>	<p>March 2010 September 2010</p> <p>March 2010</p>
	The Council should consider the long term implications of its maintenance backlog against its other spending priorities	2	<p>Director of Environment, Culture and Communities</p> <p>Chief Officer: Property</p>	In part	<p>This recommendation needs to be tempered with financial realism. The following actions will, however, inform the 2011/12 budget process.</p> <p>Working group established and chaired by the Director of Environment, Culture & Communities to investigate alternative sources of funding relating to sustainability to reduce the maintenance backlog.</p> <p>Asset Management Group to assess the Council's priorities in relation to suitability and condition</p>	<p>August 2010</p> <p>March 2010</p>

USE OF RESOURCES - RESPONSE TO AUDIT RECOMMENDATIONS (JANUARY 2010)

Page No	Recommendation	Priority 1 = Low 2 = Med 3 = High	Responsibility	Agreed	Comments	Date
					and recommendations to CMT. make	

**TO: THE EXECUTIVE
16 FEBRUARY 2010**

LOCAL AREA AGREEMENT REFRESH 2009/10 Assistant Chief Executive

1 PURPOSE OF DECISION

- 1.1 In May 2008, the Executive adopted the Bracknell Forest Local Area Agreement (LAA) April 2008-March 2011. In March 2009, Executive adopted an updated version of the LAA which included new targets against those indicators where, in the original document, the performance indicators were missing technical definitions or baselines of performance.
- 1.2 This paper presents a progress report for the minor 2009/10 refresh of the LAA in advance of submission of an updated version to Government Office for the South East (GOSE) on 12 March 2010, as required by government.

2 RECOMMENDATION(S)

- 2.1 **That Executive agrees the updated targets for inclusion in the refreshed Local Area Agreement for submission to GOSE on 12 March 2010;**
- 2.2 **That Executive agrees to give delegated authority to the Chief Executive (in consultation with the Leader and Bracknell Forest Partnership board members) to finalise the agreement of any outstanding targets for the Local Area Agreement refresh.**

3 REASONS FOR RECOMMENDATIONS

- 3.1 Bracknell Forest Council has a duty to prepare a Local Area Agreement under the Local Government and Public Involvement in Health Act 2007.
- 3.2 It was agreed by Council in 2008 that functions relating to Local Area Agreements, as set out in Part 5 of the Local Government and Public Involvement in Health Act 2007, be designated as Executive functions.

4 ALTERNATIVE OPTIONS CONSIDERED

- 4.1 None. The recommendations meet the requirements set on local authorities by government.

5 SUPPORTING INFORMATION

- 5.1 Aside from the statutory early years and education targets (that are negotiated separately and only included in the LAA for completeness) the Bracknell Forest LAA contains a total of 38 indicators each requiring a target – 35 designated and 3 local.
- 5.2 When the LAA was originally published in June 2008, a number of targets were missing due to the fact that some national indicators were awaiting technical definitions or performance baselines. The LAA Refresh for 2008/09 related only to

these areas of unfinished business, it did not change any of the content in terms of the indicators chosen for inclusion. By March 2009, all 38 indicators had targets against them.

- 5.3 Of the 38 LAA targets, ten need revisiting as part of the LAA refresh 2009/10. Three of these (net housing completions, affordable housing and businesses showing employment growth) will be renegotiated completely because the Government considers that these are amongst a number of targets most likely to be affected by the changing economic conditions. These targets are the only ones that can be revisited in full in the 2009/10 refresh.
- 5.4 Five of the remaining targets (assault with less serious injury crime rate, drug related offending rate, adults with learning disabilities in employment, social care clients receiving self-direct support and carbon emissions from local authority operations) simply require confirmation of provisional baselines or targets for intermediate years. One target (under 18 conception rate) requires a decision as to whether this target should be included in the final reward calculation or changed to a local target. The final target (people supported to live independently) is already locked down, but Bracknell Forest is keen to progress further discussions to resolve differences in the interpretation of the application of the percentage targets to the baseline. Progress against finalising the ten targets is set out in Appendix 1.
- 5.4 All targets must be agreed for the final LAA Submission to GOSE on 12 March 2010. At the time of writing (27 January 2010), only one of the nine targets is causing concern:
- NI 136 (people supported to live independently) – whilst this indicator falls outside the suite of 'not locked down' indicators, Bracknell Forest is keen to progress further discussions with GOSE to resolve differences in the interpretation of the application of the percentage targets to the baseline.
- 5.5 A verbal update on progress will be given at the meeting.

6 ADVICE RECEIVED FROM STATUTORY AND OTHER OFFICERS

Borough Solicitor

- 6.1 The LAA is a statutory requirement under the Local Government and Public Involvement in Health Act 2007.

Borough Treasurer

- 6.2 Delivery plans for the LAA are built into the annual service planning and budget cycle.

Equalities Impact Assessment

- 6.3 An Equalities Impact Assessment was undertaken for the LAA in 2008, and this remains valid.

Strategic Risk Management Issues

- 6.4 The BFP Board has developed a strategic risk register that it reviews every six months.

Other Officers

6.5 None.

7 CONSULTATION

Principal Groups Consulted

7.1 All consultation was carried out as part of the development of the LAA during 2008.

Method of Consultation

7.2 All consultation was carried out as part of the development of the LAA during 2008.

Representations Received

7.3 Representations were considered as part of the development of the LAA during 2008.

Background Papers

Appendix 1 - Local Area Agreement refreshed targets 2009/10

Contact for further information

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Executive 16 February 2010 LAA refresh version for CMT.doc

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**LAA Refresh 2009/10
Target Summary Current Status – 27 January 2010**

Indicator	Baseline	Target 08/09	Target 09/10	Target 10/11	Notes
NI 20 – Assault with less serious injury crime rate	6.50 AWLSI crimes per 1000 population based on mid-2007 estimates (2008/09) (equivalent to 738 offences)	5.79 AWLSI crimes per 1000 population based on mid-2007 population estimates (based on proxy baseline from 2007/08)	n/a	6.03 crimes per 1000 population based on mid-2009 estimates (equivalent to a reduction of 7.2%)	Complete. Confirmed baseline for 2008/09 inserted as confirmed by GOSE and Thames Valley Police.
NI 38 – Drug related offending	Out-turn for Jan-Mar 2008 cohort. Final data available July 2009. Emerging baseline 1.83	n/a – baseline set during 08/09	Average 16% below baseline across 09/10 and 10/11 cohorts		Confirmed baseline for Jan – Mar 2008 cohort to be inserted. Figure received of 2.20 from GOSE. To be confirmed by local lead officer.
NI 112 – under 18 conception rate	39% reduction from 1998 baseline (27.7 per 1000 population aged 15-17) (2006)	47.3% reduction from baseline (24 per 1000 population aged 15-17)	49.5% reduction from baseline (23 per 1000 population aged 15-17)	49.5% reduction from baseline (23 per 1000 population aged 15-17)	Changed from designated to local target. Targets and baselines remain the same but opportunity has been provided nationally to remove the final result from the overall reward calculation due to national data issues. Decision to remove from reward calculation was taken due to the uncertainty that arises from the protracted cycle of reporting data.

Indicator	Baseline	Target 08/09	Target 09/10	Target 10/11	Notes
NI130 – social care clients receiving self direct support per 100,000 population	220 per 100,000 population (2.2%) (2007/08) Based on NI130 definition for 2008/09 which only includes those who receive Direct Payment	242 per 100,000 population Based on NI130 definition for 08/09 which is per 100,000 population and only includes those who receive Direct Payment	To be agreed during 09/10 % target to be agreed during 09/10 for NI130 definition for 09/10 which includes any form of personal budget	30% Based on NI130 definition for 09/10 which includes any form of personal budget	Interim target for 2009/10 to be inserted. Target of 10% received from Adult Social Care team which is nationally agreed target. Figure to be confirmed by GOSE.
NI 136 – People supported to live independently through social services	5224.55 (per 100,000 need-weighted population) (2711 people)	5276.52 (per 100,000 need-weighted population) (6% increase on the baseline)	5551.25 (per 100,000 need-weighted population) (6.5% increase on the baseline)	5865.42 (per 100,000 need-weighted population) (7% increase on the baseline)	This target was locked down during the 2008/09 refresh but discussions are taking place with GOSE to resolve differences in the interpretation of the application of the percentage targets to the baseline figure.
NI 146 – Adults with learning disabilities into employment	Baseline due Sep 09	n/a – baseline set during 09/10	Bracknell Forest commits to a statistically significant improvement calculated in accordance with the Target Negotiation Brief on data for year 2008-09 as the target for 2010-11 for the indicator NI 146. The final target will be confirmed once the data for year 2008-09 is available.		Confirmed baseline to be inserted (estimate for 08/09 based only on Q3 and Q4 data). Agreement to be reached by GOSE and local lead officer.
NI 154 – Net additional homes provided	287 (5 yr average 03/04 to 07/08)	290 (designated target) 450 (local target agreed in 08/09 refresh)	450 (designated target) 200 (local target agreed)	560, giving three year total of 1300 (designated target) 250, giving three	Targets not locked down so can be amended during 09/10 refresh to reflect impact of economic downturn. Proposed new targets of 450, 200, 200 (three year total of 850) submitted to GOSE and awaiting approval.

Indicator	Baseline	Target 08/09	Target 09/10	Target 10/11	Notes
NI 155 – Number of affordable home delivered	90 (5 yr average 03/04 to 07/08)	120 (designated target) 150 (local target agreed in 08/09 refresh)	125 (designated target) 110 (local target agreed in 08/09 refresh)	130, giving three year total of 375 (designated target) 115, giving three year total of 375 (local target agreed in 08/09 refresh)	Targets not locked down so can be amended during 09/10 refresh to reflect impact of economic downturn. Proposed new targets of 230, 125, 120 (three year total of 475) submitted to GOSE and awaiting approval.
NI 172 – Percentage of small businesses showing employment growth	11.0% (2006/07)	3.3%	3.5%	4.3%	Complete Targets were not locked down. Target negotiation brief received 13 Jan 2010 and briefing note prepared and discussed internally. Position agreed to retain current targets.
NI 185 – CO2 emissions in LA estate	To be reported to DEFRA Sept 09	To be reported to DEFRA Sept 09	4% reduction from baseline	10% reduction from baseline	Confirmed baseline to be inserted. Baseline figure for 2008/09 of 19,473,540 Kg/CO2 submitted to GOSE 13 Jan 2010. Approval received subject to conversion from Kg to tonnes. Confirmation received that targets should remain as percentage not actual figures. Presentation to be finalised.

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**TO: THE EXECUTIVE
16 FEBRUARY 2010**

LOCAL DEVELOPMENT FRAMEWORK - SITE ALLOCATIONS CONSULTATION Director of Environment, Culture and Communities

1 PURPOSE OF DECISION

- 1.1 The Site Allocations Development Plan Document (SADPD) will identify sites to meet the Borough's development needs to 2026 and beyond. This report seeks approval for the format of the proposed public consultation on the SADPD.

2 RECOMMENDATION(S)

- 2.1 **That Executive endorse the proposed consultation approach and the accompanying consultation document.**
- 2.2 **That minor changes to the consultation document be agreed with the Executive Member for Planning and Transport and Economic Development in consultation with the Chief Officer Planning and Transport.**

3 REASONS FOR RECOMMENDATIONS

- 3.1 The SADPD is an important element in securing delivery of the vision set out in the Council's adopted Core Strategy and ensuring that we meet our obligations to secure a robust and flexible supply of land to meet the Borough's future development requirements.
- 3.2 It is important that the local community and other stakeholders are properly engaged in the process of identifying locations for the Borough's future development. Production of the SADPD will also help the achievement of the Council's medium-term objective 3 - 'To promote sustainable housing and infrastructure development' which includes 'producing a Local Development Framework that protects the Green Belt and balances the demand for new housing with the need to protect the wider environment'.

4 ALTERNATIVE OPTIONS CONSIDERED

- 4.1 It is a statutory requirement under the planning regulations to carry out proper consultation on Development Plan Documents. There is an option of delaying production of the SADPD. This was considered by the Executive and Officers, particularly in light of indications that a Conservative Government would abolish Regional Spatial Strategies. However, in the absence of clarity on what would replace RSSs and the desire to maintain effective control over future development, it was agreed with the Executive that the Council should continue to plan for the quantum of development set out in the South East Plan to ensure that we are planning for change and not reacting to it.
- 4.2 The option of not identifying sites for future development would leave the Council vulnerable to the pattern of development in the Borough being led by developers and

land owners through planning applications and potentially costly planning appeals rather than through the plan-led system that forms the basis of the government's approach to planning.

5 SUPPORTING INFORMATION

The Role of the SADPD

5.1 The SADPD will implement the Regional Spatial Strategy and the Bracknell Forest Core Strategy by identifying sites required to meet the Borough's future development needs, including meeting the housing allocations set in the South East Plan. In addition to housing it will also identify appropriate sites for employment use and set out infrastructure requirements to mitigate the impact of the planned new development. The SADPD will include reviews of a number of planning designations on the Proposals Map, namely:

- Settlement Boundaries
- Town, District and Local Centre Boundaries
- Employment Area Boundaries

5.2 It will also review the status of education sites in light of the need to provide additional school places over the plan period, and allocate sites to meet the housing needs of the travelling population.

5.3 To ensure that appropriate infrastructure provision is made for the planned levels of development, taking account of the infrastructure providers' existing investment plans an Infrastructure Delivery Plan is being prepared in conjunction with the SADPD. The Infrastructure Plan will identify current and planned infrastructure provision and an assessment of the requirements arising from the projected development. Gaps in existing and planned infrastructure will be identified and an assessment made of the timing and cost of additional infrastructure required, along with the identification of potential funding sources.

The Consultation Document

5.4 It is proposed to produce one main document setting out the context for the site allocations. We will endeavour to make this user-friendly for all audiences, not just those familiar with the process and planning jargon. It will be structured as follows:

1. Overview

This would explain the scope of the Site Allocations DPD, the period it covers and give an indication of the scale of development that needs to be accommodated. It would also set out the role of the document within the Local Development Framework and in the context of national and regional guidance.

2. Our Vision

This section would explain how the Council has already adopted a long-term planning strategy for the Borough and that this is based on a shared vision, linked to the Sustainable Community Strategy.

3. Locational Principles and Constraints

In order to give a clear indication of the constraints affecting significant areas of the Borough it is proposed to include a simple map showing

- The Special Protection Area (SPA) and the 400m zone.
- Green Belt
- Special Area of Conservation (SAC)
- Flood Zones 2 and 3
- Crown Estate
- Existing settlement boundaries
- Key transport routes

4. Development Needs

This section would provide an indication of the main issues relating to different uses and other requirements. Apart from general housing this would include employment, retail, gypsy and traveller accommodation and needs for community facilities and infrastructure. Options for the provision of development apart from the main housing requirement will be included in this section. It will also set out some of the broad infrastructure requirements associated with the planned level of development for such things as additional school places, open space, SPA mitigation land, sports and social facilities.

5. Locations for Housing Development

In order to give people an indication of the potential of the areas according to the sequence of search, reference would be made to the capacity and potential sites within the town centre and to previously developed and other land within the defined settlements. This would include potential for the change of use of employment land and any potential opportunities to provide additional dwellings through the regeneration of existing residential areas. A short explanation will be given about why it is not considered necessary or appropriate to look at possible locations within the Green Belt, at this stage. It is intended to include a further map showing in broad terms the clusters of sites that have been identified through the Strategic Housing Land Availability Assessment and other sources as potential broad areas for development.

6. Initial SA of Clusters

In order to give a clear and impression of the issues around the identified clusters a table will be included showing their pros and cons resulting from the of the sustainability assessment.

7. Profiles of Broad Areas

A profile of each major development location will be provided containing basic information such as estimated site area, capacity, physical characteristics and any known constraints or issues affecting its future development potential. We will also include, as far as possible, any early indications of infrastructure required to support the development of the identified locations.

8. Your Involvement in the Process

This section will provide information on the consultation in terms of how to make comments, details of exhibitions and what will happen following the consultation and further opportunities to be involved.

- 5.5 A copy of the Draft Consultation Document is attached at Appendix A (via weblink) and a copy of the Strategic Housing Land Availability Assessment is attached at Appendix B (via weblink).

Consultation Methods

- 5.5 It is intended to use our specialist software to enable consultation responses to be made on-line. Copies of the consultation material and response forms will be made available at public libraries and Council offices and the locations of these will be publicised.
- 5.6 Pro-active engagement with key local organisations will be facilitated through the use of the Local Strategic Partnership workshop in March to discuss potential development locations. It is also proposed to hold public exhibitions of the consultation material, some of which would be staffed by planning officers. The following venues are proposed for the exhibition:

Venue
Binfield Parish Office (hall at back)
Sandhurst Library
Bracknell Town Council Office
Crowthorne Parish Office (foyer)
Binfield Library
Sandhurst Town Council
Binfield Memorial Hall
Warfield Parish Council Foyer
Foyer Sainsburys, Princess Square
Winkfield Parish Office
Crowthorne Baptist Church (foyer), High St.
Martins Heron, Tesco
Newell Green, Brownlow Hall

- 5.7 Up to the publication of the draft SADPD programmed for October 2010, the Council will be engaged in a process of informal consultation (Regulation 25 Consultation). This means that there will be further opportunities to engage with affected parties later in the process as further information becomes available and proposals for the potential development sites are worked up in more detail. This is likely to take the form of more focused meetings and workshops, but this early stage is considered important to seek views from a wide range of people and bodies on the initial options being considered.

6 ADVICE RECEIVED FROM STATUTORY AND OTHER OFFICERS

Borough Solicitor

- 6.1 Consultation on the Site Allocations DPD is required by the Town and Country Planning (Local Development) (England) Regulations 2004 (as amended in 2008). The provisions relating to the early consultation are covered by Regulation 25 and it is considered that undertaking the consultation as proposed will help fulfill the Council's obligations under this legislation.

Borough Treasurer

- 6.2 Funding for the work on the Site Allocations DPD, including the consultation proposed in this report will be funded from the existing LDF Budget Allocation with staff funded from within the existing Planning Policy Budget.

Equalities Impact Assessment

- 6.3 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.
- 6.4 A Full Equalities Impact Assessment has been prepared for the Spatial Policy Section which covers the relevant issues in more detail and is attached at Appendix C.

Strategic Risk Management Issues

- 6.5 Strategic Risk Register - No 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
- 6.6 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

6.7 Production of the SADPD and accompanying Infrastructure Plan should help to reduce this risk by:

- Reducing the risk of unplanned development being permitted on appeal
- Identifying as far as possible the infrastructure required to mitigate the impact of new development and sources of funding
- Ensuring that sustainable locations are chosen for future development that will preserve and enhance quality of life in the Borough
- Ensuring stakeholders are aware of, and properly engaged in, the planning of future development.

7 CONSULTATION

Principal Groups Consulted

7.1 Parish Councils, National Bodies, Local development Interests and other specialist interest groups.

Method of Consultation

7.2 A workshop was held on 2nd December 2009 at Easthampstead Park to consider the priorities for allocating sites within the Borough.

Representations Received

7.3.1 The results of this workshop were written up and posted on the Council website. Some of the main findings are summarised in the table below which sets out the three most important considerations under the three Sustainability Appraisal headings of Social, Economic and Environmental.

Social:
1. Seek locations and a scale of development that would deliver a range of new on site infrastructure.
2. Meeting the organic growth in existing settlements to allow people to stay close to family and in settlements where they have grown up.
3. Seek locations that would facilitate improvements to, or better use of existing infrastructure.
Economic:
1. Seek locations that are already well served by sustainable means of transport.
2. Seek locations that are conveniently located to existing concentrations of employment
3. Seek locations and a scale of development that include land suitable for the provision of small scale employment floorspace.
Environmental:

1. Seek locations that ensure the most effective and efficient use of land.
2. Seek locations and a scale of development that will increase the use of sustainable modes of transport.
3. Seek locations that do not prejudice local distinctiveness of townscape.

Background Papers

Appendix A – Draft Consultation Document

Appendix B – Strategic Housing Land Availability Assessment

Appendix C – Equalities Impact Assessment

Contact for further information

Max Baker, Environment, Culture and Communities

Tel: 01344 351902 E-mail: max.baker@bracknell-forest.gov.uk

Doc. Ref

G:\POLICY\Exec. Decision making\2010\SADPD Consultation Document Feb 2010.doc

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Equality Impact Assessment Record

EIA Guidance

Please ensure that you have read the Council's EIA Guidance booklet, available on Boris, before starting work on your EIA, it should be read in conjunction with this form. If anything is unclear please contact your departmental equality representative listed below. This form is designed to summarise the findings of your EIA. **Please also keep a record of your other discussions in producing the impact assessment.**

Drafting your EIA

The boxes in this form are designed to expand please ensure that you add data, consultation results and other information to back up any assertions that you make. A draft of this record form must be sent to the Councils Equality Officer Abby Thomas and your departmental equality representative(s) (listed below) who will send you comments on it before it is finalised and signed off by your Chief Officer. This step is important to check the quality and consistency of EIAs across the Council.

Departmental Equality Representatives

ECC	Jane Eaton	SCL	Graham Symonds and Ilona Cowe
CS	Abby Thomas	CXO	Stephanie Boodhna

Publishing

The Council is legally required to publish this EIA record form on the Councils website. Please send a copy of the final version of the EIA record form to the Councils Equality Officer Abby Thomas to publish.

Date of EIA	Overwrite with completion date	EIA Guidance
Directorate	Environment Culture & Communities	Page Ref.
Part One - Initial Screening Record		
1. Activity to be assessed	Site Allocations Development Plan Document (SADPD)	See Pages 9 - 10
2. What is the activity?	<input checked="" type="checkbox"/> Policy/strategy <input type="checkbox"/> Function/procedure <input type="checkbox"/> Project <input type="checkbox"/> Review <input type="checkbox"/> Service <input type="checkbox"/> Organisational change	
3. Is it a new or existing activity?	<input type="checkbox"/> New <input checked="" type="checkbox"/> Existing	
4. Who are the members of the EIA team?	Head of Spatial Policy/Team Managers.	
5. Initial screening assessment.	<p>1. Does the activity have the potential to cause adverse impact or discriminate against different groups in the Councils workforce or the community?</p> <p style="background-color: #e0e0e0;">The SADPD will guide the location of future development and the allocation of land for different uses (part of the requirements for planning set out in PPS1). This has the potential to advantage some groups at the expense of others.</p> <p>2. Does the activity make a positive contribution to equalities?</p> <p style="background-color: #e0e0e0;">By ensuring that locations and sites are chosen that will contribute to the creation of sustainable communities and good access is provided to services and facilities the production of the document should make a positive contribution. It also provides an opportunity to identify sites for facilities to meet community needs. It is important that widespread and effective consultation is carried out on the document to ensure that positive benefits are achieved for as wide a cross section of the</p>	

	community as possible.
6. Did Part 1: Initial Screening indicate that a full EIA was necessary?	<input checked="" type="checkbox"/> Yes – full EIA completed and recorded below. <input type="checkbox"/> No – full EIA not completed record ends here, please ensure this record is signed by the Chief Officer in box 19 overleaf and then email to abby.thomas@bracknell-forest.gov.uk

Part Two - Full EIA Record																				
7. Why is a full EIA being completed on the activity? Double click on boxes to check all that apply.	<p>The activity has the potential to have an adverse impact/discriminate against different groups in the community. <input checked="" type="checkbox"/></p> <p>The activity makes a positive contribution to equalities <input checked="" type="checkbox"/></p>	See Pages 9 - 10																		
8. Who is the activity designed to benefit/target?	<p>The purpose of the activity is to: identify a robust and flexible supply of land to meet the Borough's future development requirements.</p> <p>The activity is designed for: use by all those having an interest in spatial policy and the sustainable development of land (whether as a Member, landowner, developer, applicant, objector, infrastructure provider, decision-maker etc). The activities are designed to benefit all those living, working and spending time in the Borough and future generations.</p>	See Page 11																		
9. Summarise the information gathered for this EIA including research and consultation to establish what impact the activity has on different equality groups.	<p>Methodology for the preparation of the SADPD is specified in Planning Policy Statement 12, published by Communities and Local Government. PPS12 defines the specific consultation requirements for all Local Development Documents (LDDs) which a local planning authority must prepare according to the Town and County Planning Act 2004. Consultation will also be carried out in accordance with the Statement of Community Involvement (SCI) adopted by the Council on 12th July 2006. Section 5 of the SCI identifies the need to consult on policy ...” to reach a cross-section of the community in relation to social and economic status, ethnic origin, religion/faith, age, gender, physical and mental ability and literacy.”</p> <p>The following consultations on are either planned or have taken place on the SADPD</p> <ul style="list-style-type: none"> • Early Stakeholders Workshop on Site Allocations DPD • Public consultation including online questionnaire, local exhibitions, mailings to all interested parties on database • Further engagement on specific sites • Engagement with infrastructure providers on accompanying Infrastructure Delivery Plan • Publication of Document <p>The database for these consultations is administered by the Spatial Policy service, using Limehouse Software. This allow representations to be made online but the Council will also accept representations made in other formats. There is also an opportunity for interested parties to make representations on the SADPD which will be considered by an independent inspector who will issue a binding report following and examination into the soundness of the SADPD.</p>	See Pages 12-13																		
10. A) With regard to the equalities themes, which groups does the activity impact upon? B) Might any of these groups be adversely impacted? If you have not got	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">A) Groups Impacted</th> <th style="text-align: left;">B) Groups impacted adversely</th> </tr> </thead> <tbody> <tr> <td><input checked="" type="checkbox"/> Race and ethnicity</td> <td><input type="checkbox"/> Race and ethnicity</td> </tr> <tr> <td><input checked="" type="checkbox"/> Disability</td> <td><input type="checkbox"/> Disability</td> </tr> <tr> <td><input checked="" type="checkbox"/> Gender</td> <td><input type="checkbox"/> Gender</td> </tr> <tr> <td><input checked="" type="checkbox"/> Age</td> <td><input type="checkbox"/> Age</td> </tr> <tr> <td><input type="checkbox"/> Sexual Orientation</td> <td><input type="checkbox"/> Sexual Orientation</td> </tr> <tr> <td><input checked="" type="checkbox"/> Religion or belief</td> <td><input type="checkbox"/> Religion or belief</td> </tr> <tr> <td><input type="checkbox"/> Other - please specify</td> <td><input type="checkbox"/> Other - please specify</td> </tr> <tr> <td><input type="checkbox"/> Other - please specify</td> <td><input type="checkbox"/> Other - please specify</td> </tr> </tbody> </table>	A) Groups Impacted	B) Groups impacted adversely	<input checked="" type="checkbox"/> Race and ethnicity	<input type="checkbox"/> Race and ethnicity	<input checked="" type="checkbox"/> Disability	<input type="checkbox"/> Disability	<input checked="" type="checkbox"/> Gender	<input type="checkbox"/> Gender	<input checked="" type="checkbox"/> Age	<input type="checkbox"/> Age	<input type="checkbox"/> Sexual Orientation	<input type="checkbox"/> Sexual Orientation	<input checked="" type="checkbox"/> Religion or belief	<input type="checkbox"/> Religion or belief	<input type="checkbox"/> Other - please specify	<input type="checkbox"/> Other - please specify	<input type="checkbox"/> Other - please specify	<input type="checkbox"/> Other - please specify	See Pages 14 -15 Double click on the boxes to check all
A) Groups Impacted	B) Groups impacted adversely																			
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<input type="checkbox"/> Other - please specify	<input type="checkbox"/> Other - please specify																			
<input type="checkbox"/> Other - please specify	<input type="checkbox"/> Other - please specify																			

sufficient information to make a judgement, go to box 17 and list the actions that you will take to collect further information.	<input type="checkbox"/> Other - please specify <input type="checkbox"/> Other - please specify	<input type="checkbox"/> Other - please specify <input type="checkbox"/> Other - please specify	that apply.
11. What evidence is there to suggest an impact/adverse impact?	None at present. To satisfy the needs of all sections of the community, these needs will be continuously monitored. If properly implemented the service provided by the SADPD should not result in adverse impacts other than those which can be justified		
12. On what grounds can impact or adverse impact be justified?	Proportionality.		See Pages 14 -15
13. Have any examples of good practice been identified as part of the EIA?	No.		See Pages 14 -15
14. What actions are you currently undertaking to address issues for any of the groups impacted/adversely impacted?	Iterative preparation of the SADPD according to the Local Development Scheme, the relevant regulations and the SCI. Training workshops will be arranged for all key members of the Spatial Policy Service on how to build equalities issues into the consultation process.		See Pages 14 -15
15. What actions will you take to reduce or remove any differential/adverse impact? Please also list any other actions you will take to maximise positive impacts.	None at present but the situation will be kept under continual review.		See page 16
16. Into which action plan/s will these actions be incorporated?	The relevant action plans will include the Statement of Community Involvement, EC&C Departmental Service Plan and the Spatial Policy Section Work Plan prepared in the light of the Council's Medium Term Objectives and the Local Area Agreement.		
17. Who is responsible for the action plan?	Chief Officer: Planning and Transport/Head of Spatial Policy		
18. Chief Officers signature.	Chief Officer: Planning and Transport, Environment, Culture and Communities Signature.....		
19. Which PMR will this EIA be reported in?	EC&C PMR Q3 2009 /10		

Site Allocations Development Plan Document

Participation Document

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How to Get Involved

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

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

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

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

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

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

Spatial Policy Environment,

Culture & Communities

Bracknell Forest Council

Time Square

Market Street

Bracknell

RG12 1JD

What Will Happen To Your Comments

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

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

Further Information

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

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

1 Overview

Introduction

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

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

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

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

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

1.5 The document is structured as follows:

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

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

Purpose of the Site Allocations Development Plan Document

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

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

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

1.9 Other functions of the SADPD will be to:

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

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

National and Regional Guidance

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

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

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

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

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

Site Allocations Development Plan Document Stages

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

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

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

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

Table 1 Site Allocation DPD Stages

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

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

Sustainability Appraisal

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

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

2 Our Vision

Relationship with Sustainable Community Strategy

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

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

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

Links with Core Strategy

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

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

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

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

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

Table 2 Core Strategy Spatial Objectives

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

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

Question 1

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

Question 2

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

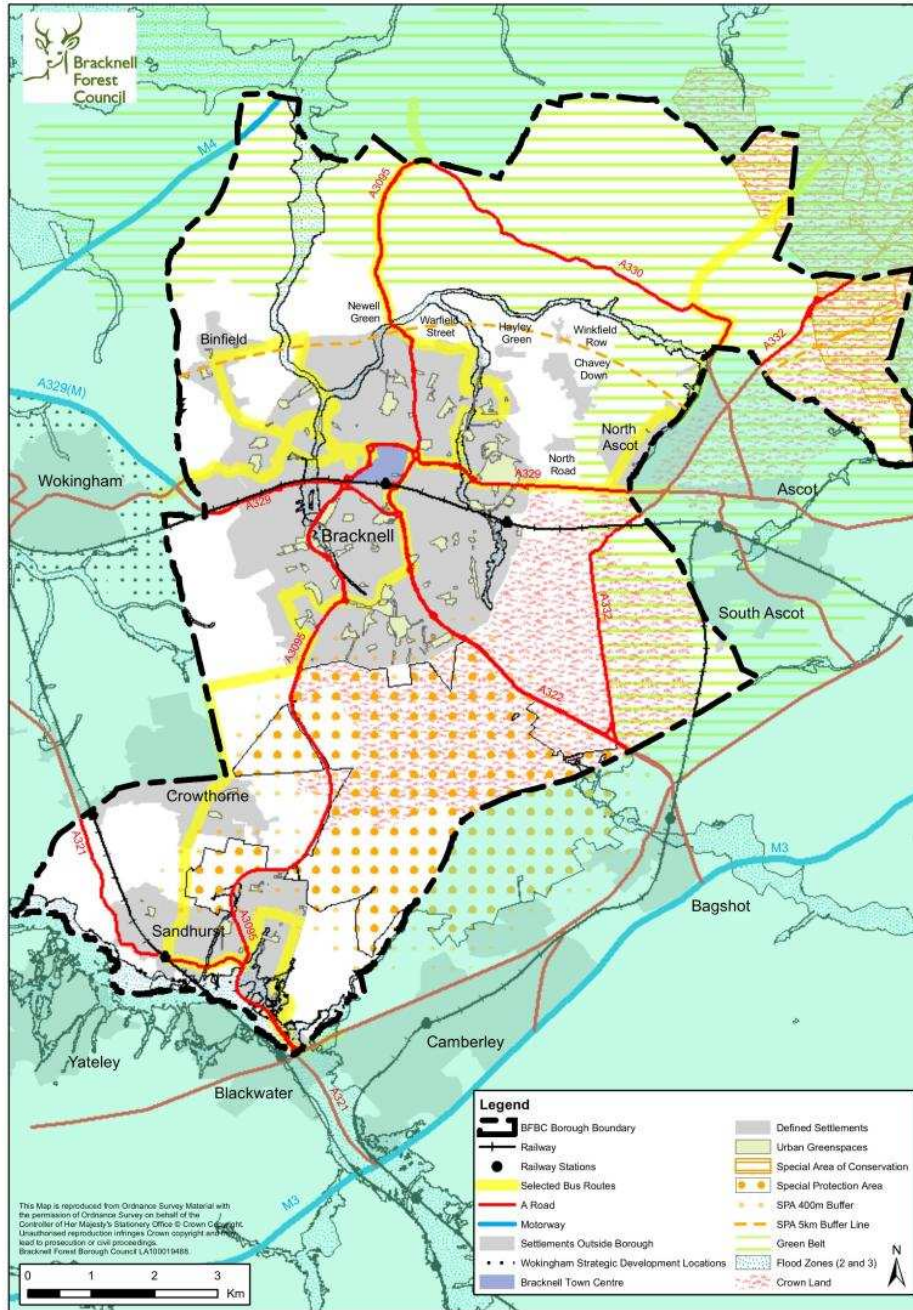
3 Locational Principles and Constraints

Limitations

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

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

Map 1 Simple Constraints



Locational Principles

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

Constraints

- ***The Windsor Forest and Great Park Special Area of Conservation (SAC) and Thames Basin Heaths Special Protection Area (SPA)***

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

- ***Green Belt***

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

- ***Areas Liable to Flood***

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

- ***Crown Land***

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

- ***Wokingham Strategic Development Locations***

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

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

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

- ***Other Constraints***

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

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

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

4 Development Needs

Housing

Key Issues

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

Housing numbers

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

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

Table 3 Housing Requirement and Balance to be Provided

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

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

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

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

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

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

Population and households

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

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

Housing needs of the community

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

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

Table 4 Affordable Housing Demand and Supply to 2013

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

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

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

A Robust and Flexible Supply of Land

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

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

4.14 This and other options are set out below:

Options for a Robust and Flexible Land Supply

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

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

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

Question 3

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

Question 4

Is there an alternative approach that should be adopted?

Travelling Populations

Key issues

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

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

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

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

Options for Travelling Populations

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

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

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

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

Question 5

Which of the above options is the most appropriate?

Question 6

Is there an alternative approach that should be adopted?

Settlement Boundary Changes

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

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

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

Settlement Boundary Principles

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

Settlement boundaries will be drawn to include:

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

Settlement boundaries will be drawn to exclude:

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

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

Question 7

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

Question 8

Are there other principles that should be followed?

Warfield Park Mobile Home Site

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

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

Warfield Park Options

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

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

Option 3 - Retain the existing policy approach and boundaries

Question 9

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

Question 10

Is there an alternative approach that the Council should consider?

Employment

Key Issues

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

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

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

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

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

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

Question 11

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

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

Options for Employment

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

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

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

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

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

Question 12

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

Question 13

Is there an alternative approach that the Council should consider?

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

Options for Employment Sites Outside Settlements

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

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

Question 14

Do you consider either of the above options is appropriate?

Question 15

Is there an alternative approach that the Council should consider?

Retail

Key Issues

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

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

4.33 The Core Strategy indicates that:

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

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

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

4.35 More recent survey work has indicated that:

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

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

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

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

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

4.40 To comply with national policy we should define:

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

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

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

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

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

Proposed Approaches for Retail Centre Boundaries

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

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

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

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

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

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

Question 16

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

Question 17

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

Question 18

Is there an alternative approach that the Council should consider?

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

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

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

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

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

Proposed Approaches for Bracknell Town Centre

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

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

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

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

Question 19

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

Question 20

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

Question 21

Is there an alternative approach that the Council should consider?

Proposed approaches for Crowthorne Centre

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

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

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

Question 22

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

Question 23

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

Question 24

Is there an alternative approach that the Council should consider?

Infrastructure

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

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

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

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

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

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

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

Infrastructure Plan

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

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

Options for Infrastructure

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

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

Question 25

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

Education

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

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

Options for School Sites

Option 1 - Keep the existing OSPV notation.

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

Option 3 - Remove the OSPV notation.

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

Question 26

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

Question 27

Is there an alternative that the Council should consider?

Question 28

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

Schools outside the settlement boundary

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

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

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

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

Option 1 - Retain existing designations

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

Question 29

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

Question 30

Is there an alternative that the Council should consider?

Question 31

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

5 Locations for Housing Development

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

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

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

Table 5 Breakdown of how remaining housing requirement could be met

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

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

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

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

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

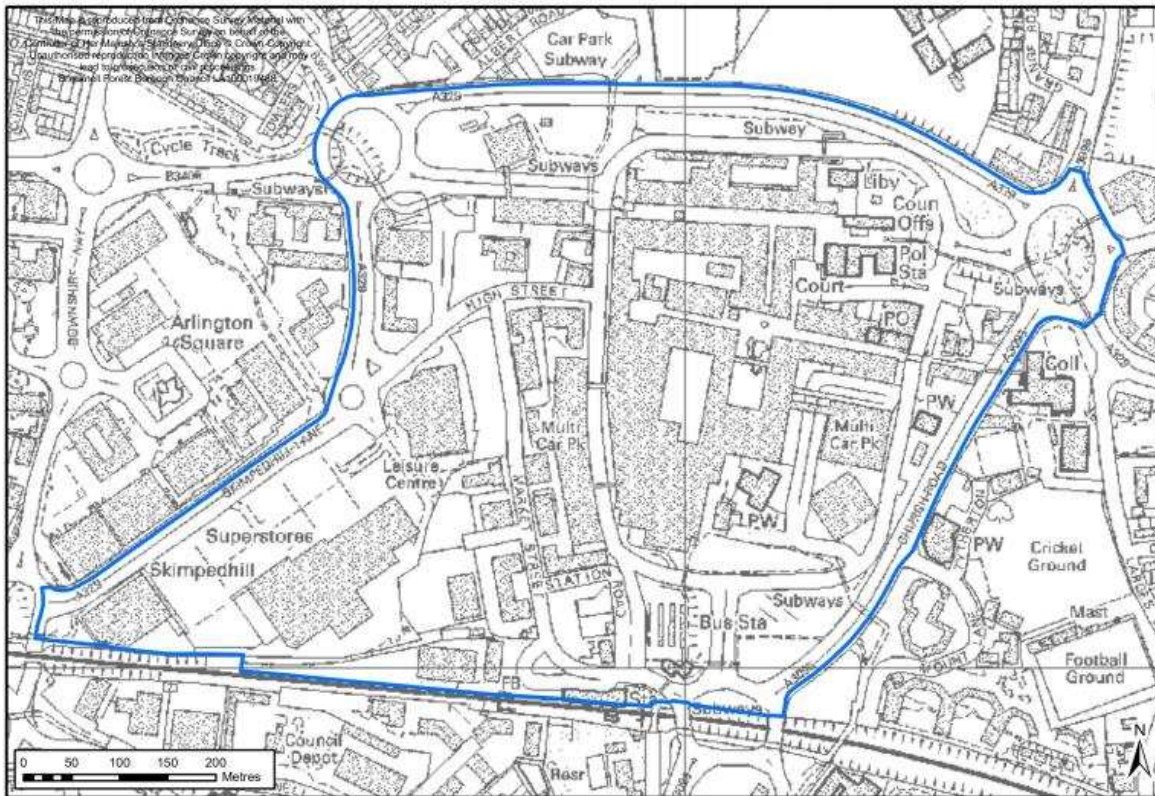
Bracknell Town Centre

Policy Background

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

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

Map 2 Bracknell Town Centre Boundary



5.7 The Core Strategy (2007) refers to:

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

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

Potential of Bracknell Town Centre

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

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

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

Bracknell Town Centre Housing - Options

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

Question 32

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

Question 33

Is there an alternative approach that the Council should consider?

Previously Developed Land within Defined Settlements

Policy Background

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

Potential of this location

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

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

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

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

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

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

Previously Developed Land Within Settlements - Options

Increasing the Potential

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

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

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

Question 34

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

Question 35

Is there an alternative approach that the Council should consider?

Previously Developed Land Within Settlements - Options

Density

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

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

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

Question 36

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

Question 37

Is there an alternative approach that the Council should consider?

Question 38

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

Question 39

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

Other Land within Defined Settlements

Policy Background

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

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

Potential of this location

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

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

Other Land within Defined Settlements - Options

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

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

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

Question 40

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

Question 41

Is there an alternative approach that the Council should consider?

Question 42

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

Question 43

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

Extensions to Defined Settlements

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

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

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

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

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

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

Broad Areas for Development

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

Table 6 Estimated capacity of broad areas

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

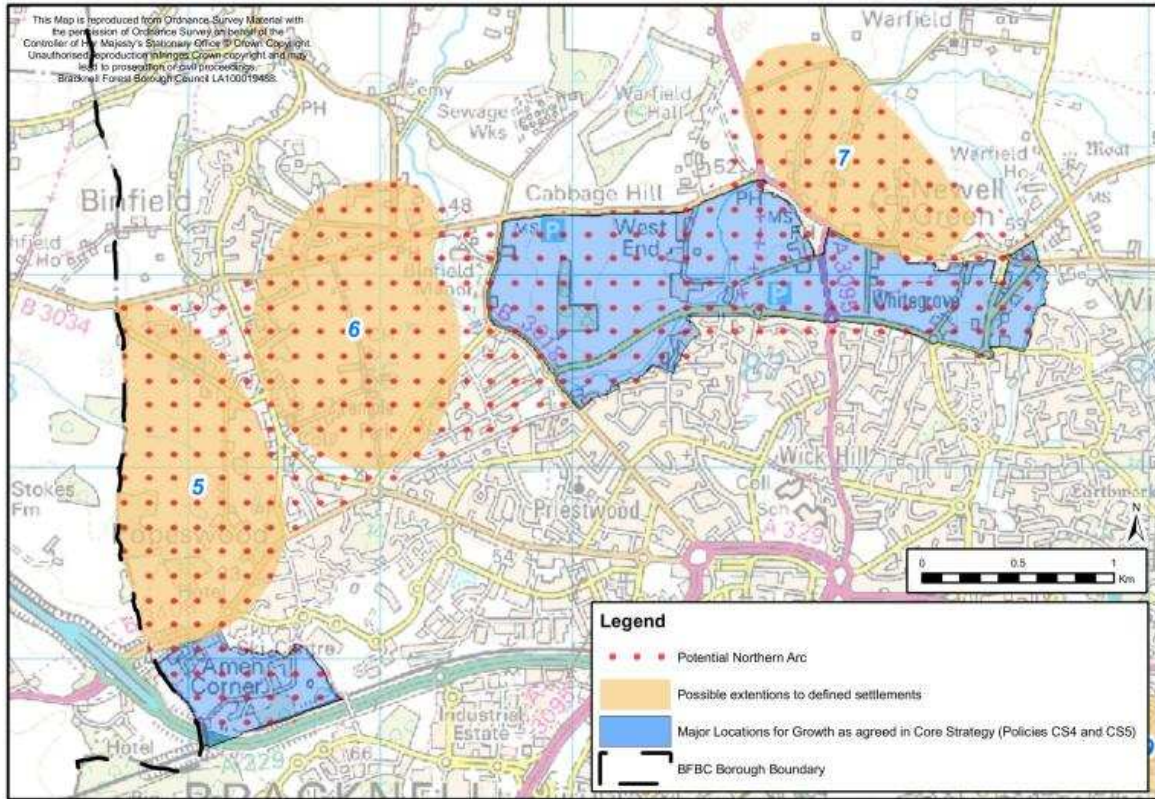
Broad area	Estimated capacity	
	At 35 dwellings per ha	At 40 dwellings per ha
6. North Warfield	1400	1700
7. Chavey Down - Longhill Road	1300	1500
8. East Bracknell	1800	2100
TOTAL	9880	11380

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

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

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

Map 3 Bracknell-Potential Northern Arc



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

Broad Areas - Strategic Options

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

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

Question 44

Which of the above two options is the most appropriate?

Question 45

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

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

Question 46

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

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

Rounding Off Sites

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

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

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

Principles for Assessing Rounding Off Sites

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

Question 47

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

Question 48

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

6 Initial SA of Clusters

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

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

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

Table 7 Summary SA findings of each Cluster

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

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

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

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

Question 49

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

Question 50

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

7 Profiles of Broad Areas

Approach to Identification of Areas

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

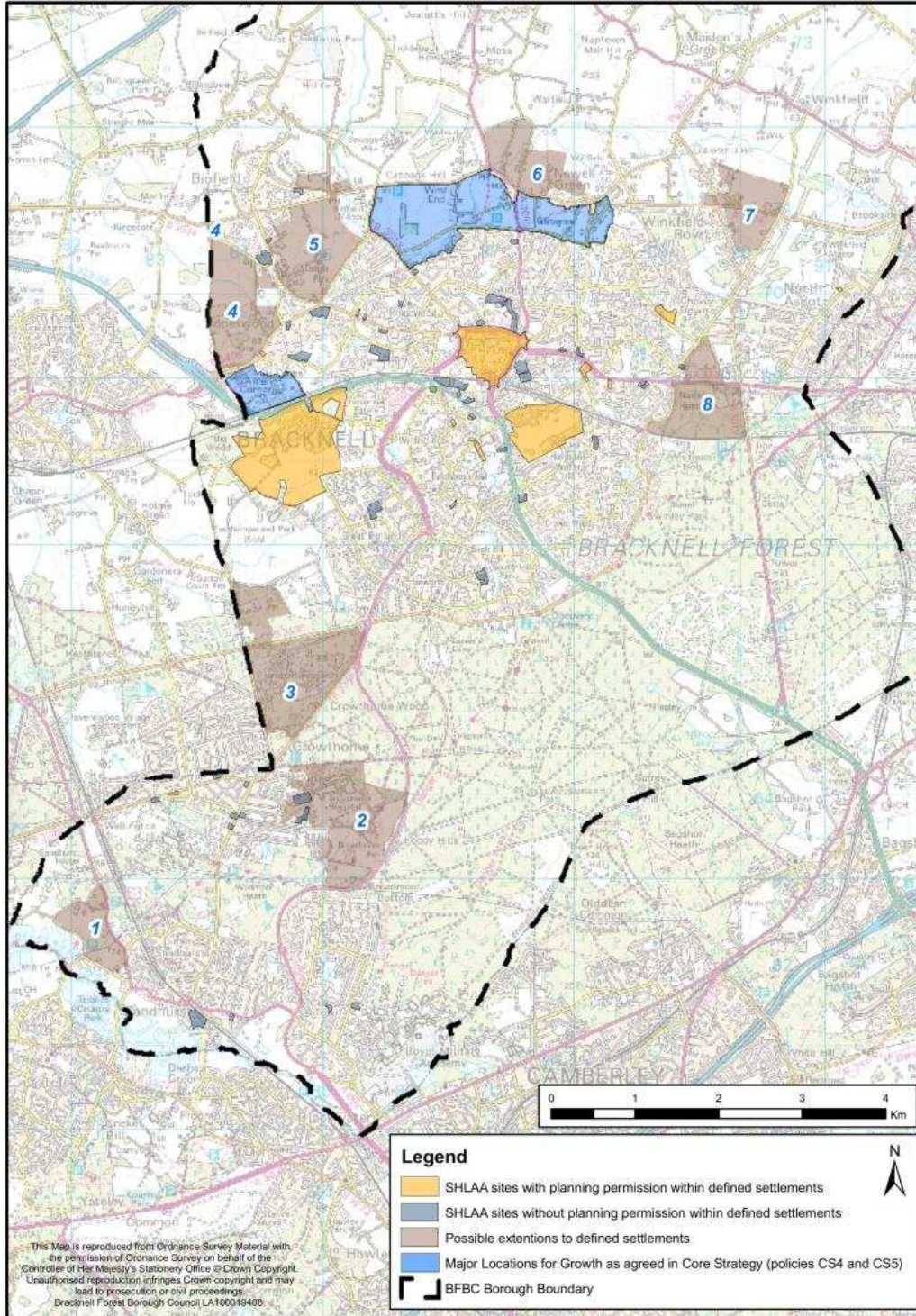
7.2 It is not intended to pursue all the options in their current form. The areas identified have the potential to accommodate more dwellings than required and therefore offer choices. Some may prove to be unacceptable, others may come forward in whole or in part. Our task is to allocate the set of areas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

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

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

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

Map 4 Cluster Locations



Cluster 1 - South West Sandhurst

Map 5 Cluster 1 - South West Sandhurst

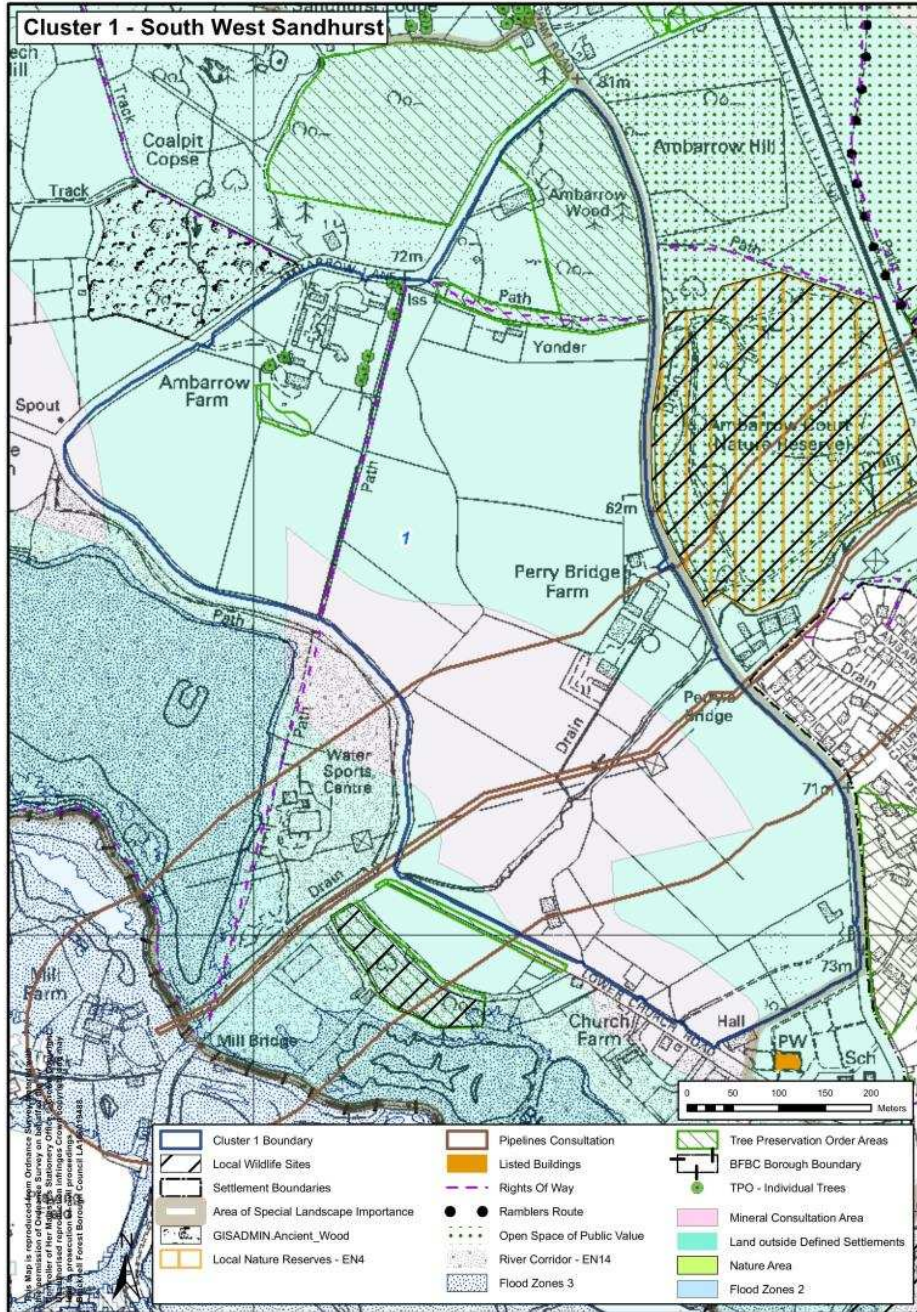


Table 8 Cluster 1 – South West Sandhurst

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

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

Cluster 2 - Broadmoor

Map 6 Cluster 2 – Broadmoor

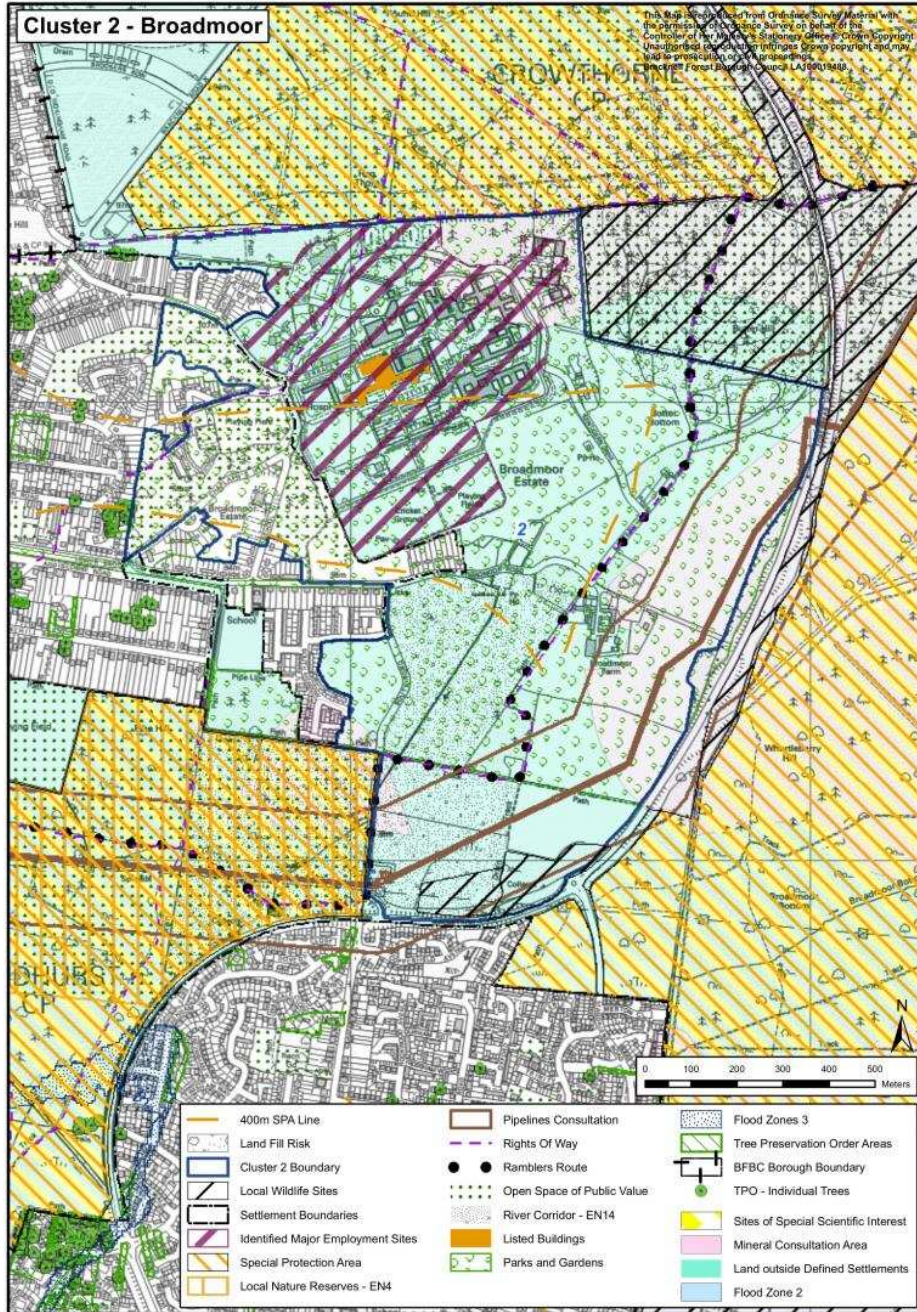


Table 9 Cluster 2 - Broadmoor

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

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

Cluster 3 - North East Crowthorne

Map 7 Cluster 3 - North East Crowthorne

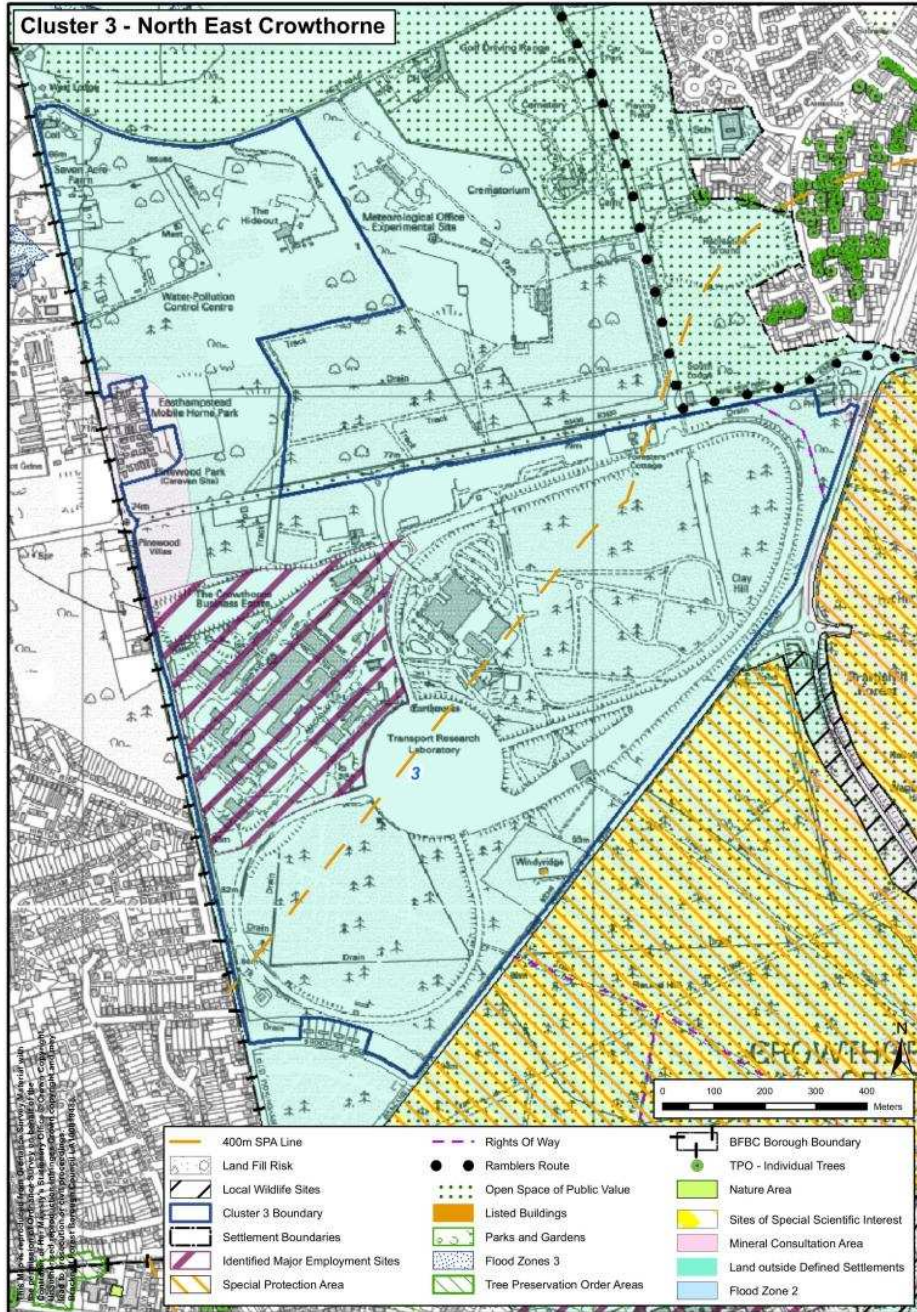


Table 10 Cluster 3 - North East Crowthorne

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

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

Cluster 4 - West Binfield

Map 8 Cluster 4 West Binfield

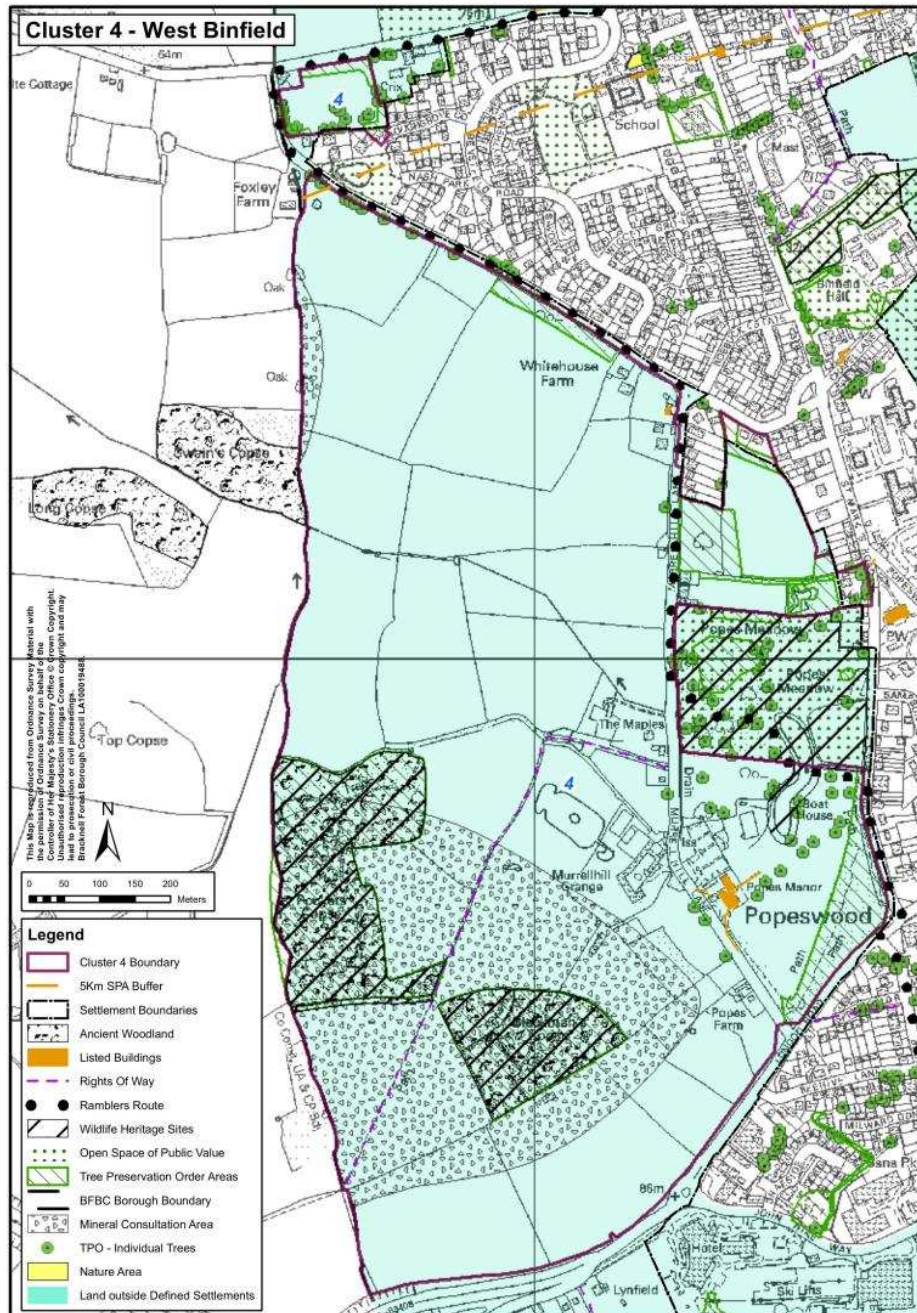


Table 11 Cluster 4 - West Binfield

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

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

Table 12 Cluster 5 - East Binfield

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

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

- Health and Social Services
- Affordable Housing
- Other Requirements (i.e. natural environment; public art; public realm; waste and recycling; rights of way; fire service provision, phasing)

Cluster 6 North Warfield

Map 10 Cluster 6 North Warfield

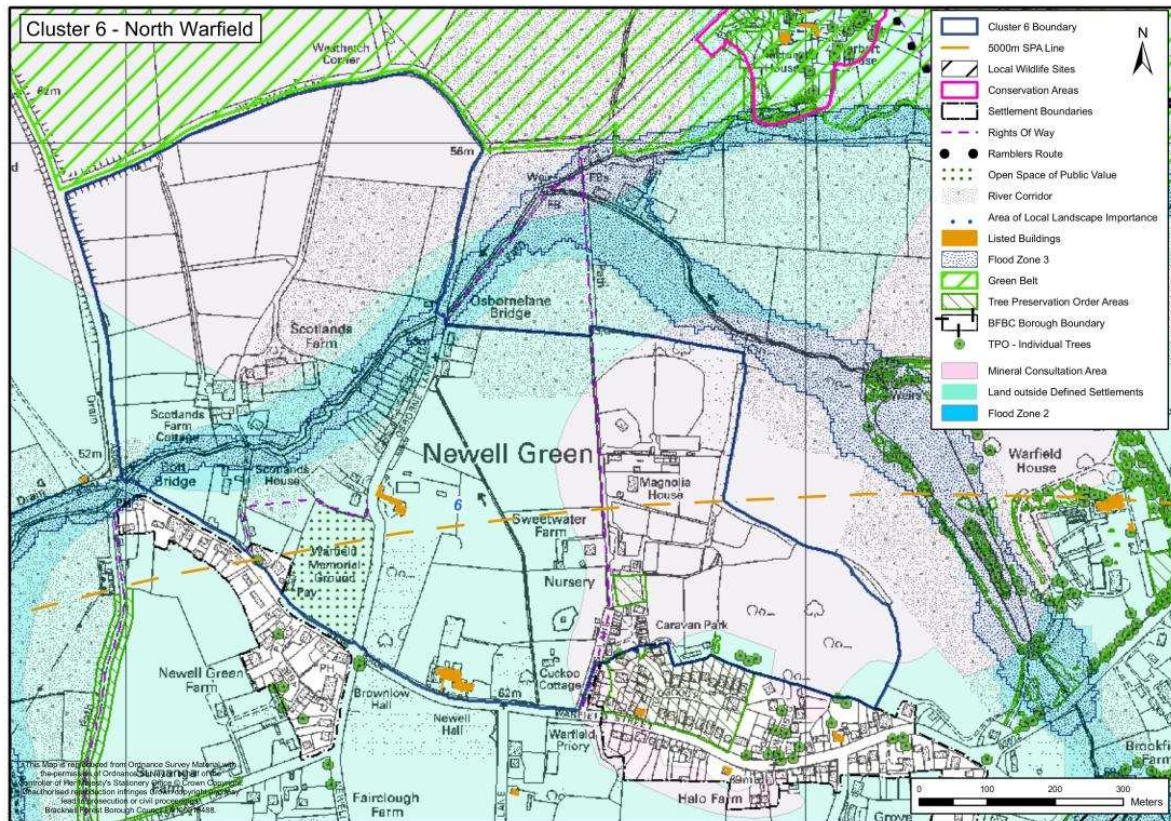


Table 13 Cluster 6 – North Warfield

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

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

Infrastructure Requirements

Contributions (either in kind provision or payment contribution) in accordance with Limiting the Impact of Development SPD and Affordable Housing Guidance:

- Education
- Thames Basins Heaths Special Protection Area (including any SANG provision)
- Open Space and Outdoor Recreational Facilities
- Transport (including improvements to transport network; public transport and cycle/pedestrian links)
- Travel Plans
- Built Sports Facilities
- Library Facilities
- Community Facilities
- Youth Facilities and Children's Centres
- Health and Social Services
- Affordable Housing
- Other Requirements (i.e. natural environment; public art; public realm; waste and recycling; rights of way; fire service provision, phasing)

Cluster 7 - Chavey Down, Long Hill Road

Map 11 Cluster 7 - Chavey Down, Longhill Road

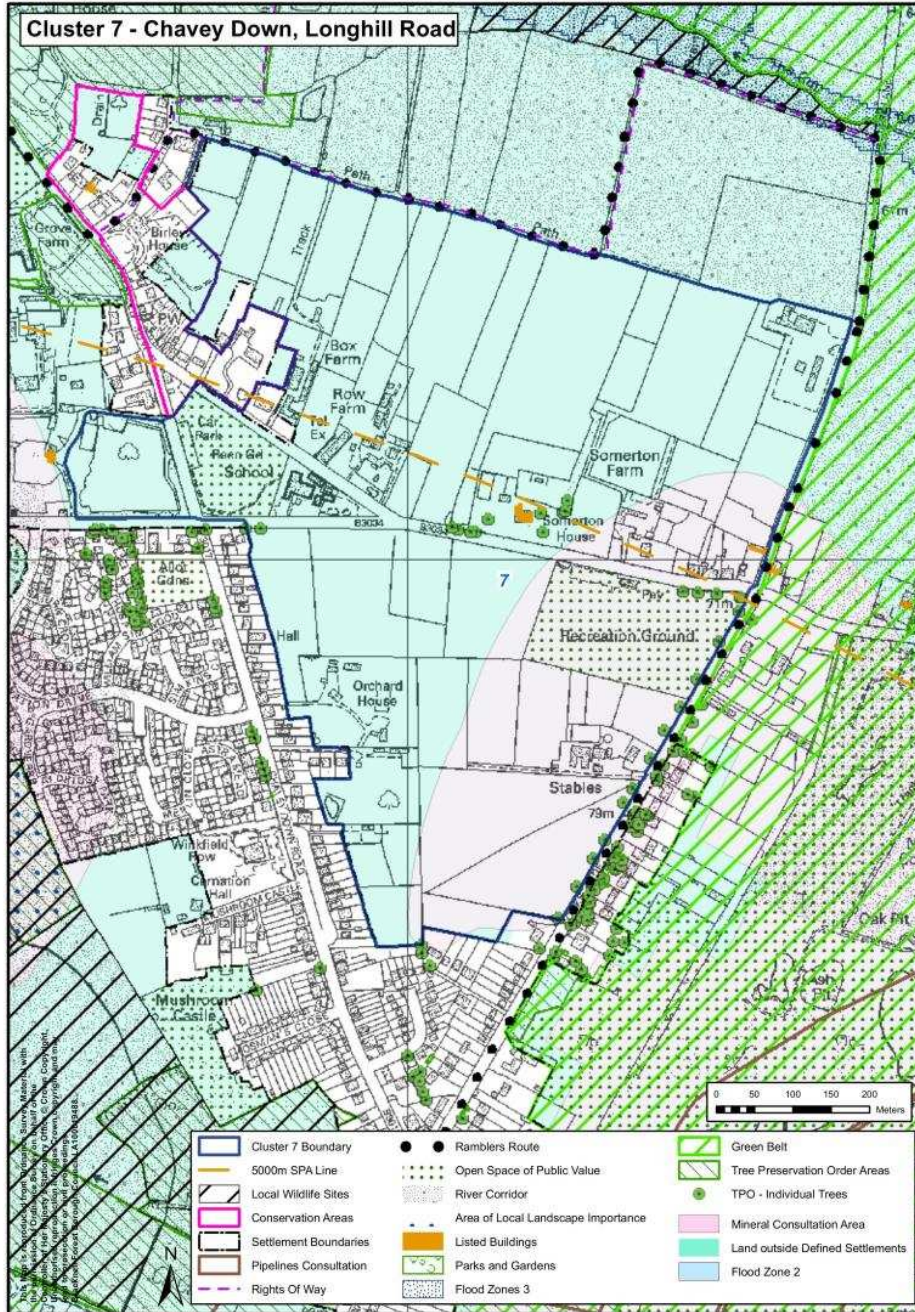


Table 14 Cluster 7 – Chavey Down, Long Hill Road

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

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

Cluster 8 - East Bracknell

Map 12 Cluster 8 - East Bracknell

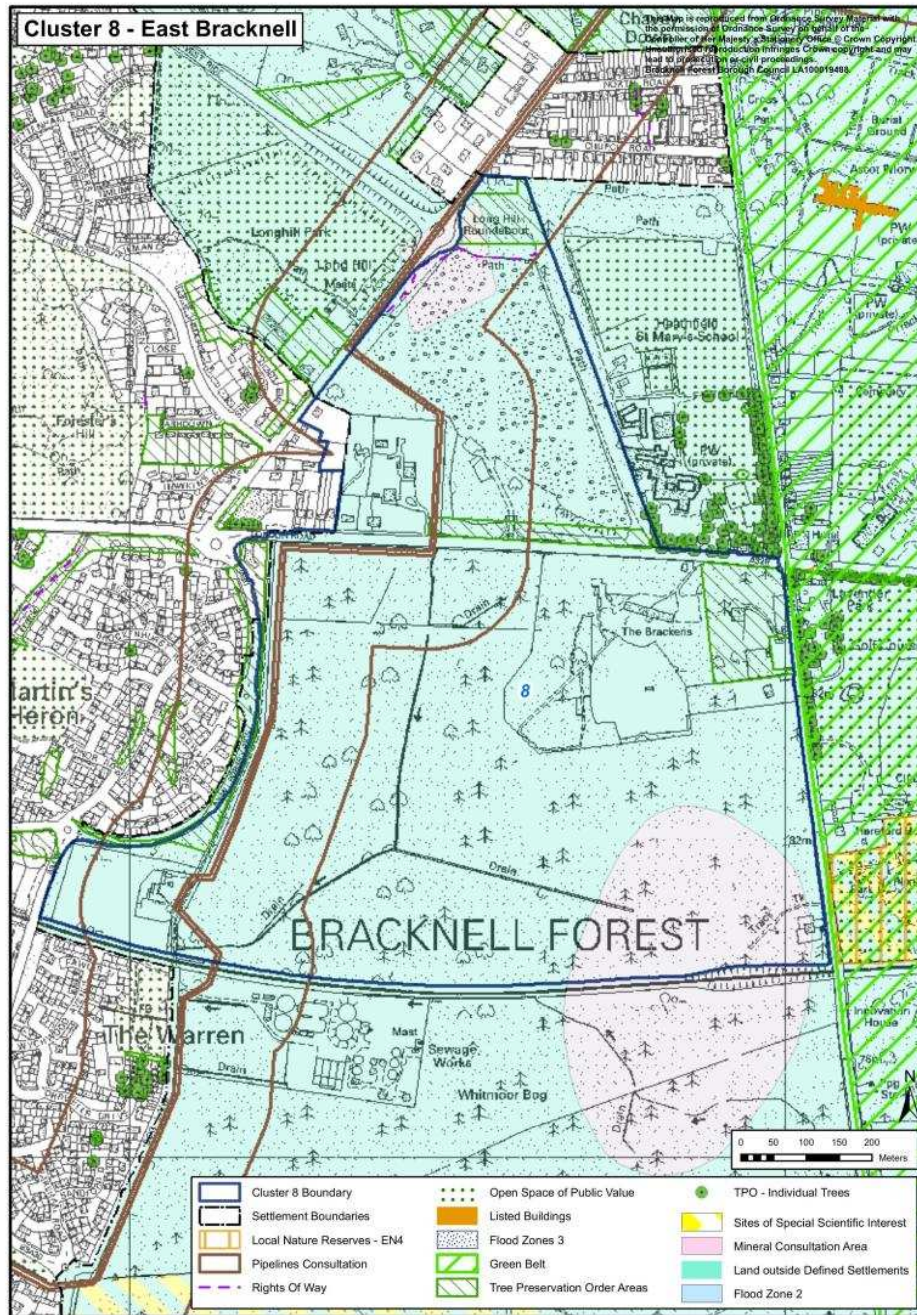


Table 15 Cluster 8 – East Bracknell

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

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

Glossary

Abbreviations

ASLI Area of Special Landscape Importance

BIDS Business, Industrial, Distribution and Storage

BFC Bracknell Forest Council

BTC Bracknell Town Centre

CS Core Strategy

DCLG Department for Communities and Local Government

DPD Development Plan Document

DPH Dwellings per Hectare

ELR Employment Land Review

GOSE Government Office for the South East

LDF Local Development Framework

LDS Local Development Scheme

LID Limiting the Impact of Development

LNR Local Nature Reserve

LPA Local Planning Authority

LTP Local Transport Plan

LWS Local Wildlife Site (formerly Wildlife Heritage Sites)

ODPM Office of the Deputy Prime Minister

OSPV Open Space of Public Value

PDL Previously Developed Land

PPG Planning Policy Guidance

PPS Planning Policy Statement

RSS - Regional Spatial Strategy

SA Sustainability Appraisal

SADPD Site Allocations Development Plan Document

SAC Special Area of Conservation

SANGS Suitable Alternative Natural Green Space

SCI Statement of Community Involvement

SDL Strategic Development Locations

SCS Sustainable Community Strategy

SEA Strategic Environmental Assessment

SEP South East Plan

SHLAA Strategic Housing Land Availability Assessment

SHMA Strategic Housing Market Assessment

SPA Special Protection Area

SPD Supplementary Planning Document

SSSI Sites of Special Scientific Interest

LTP3 Local Transport Plan 3

TPO Tree Preservation Order

References

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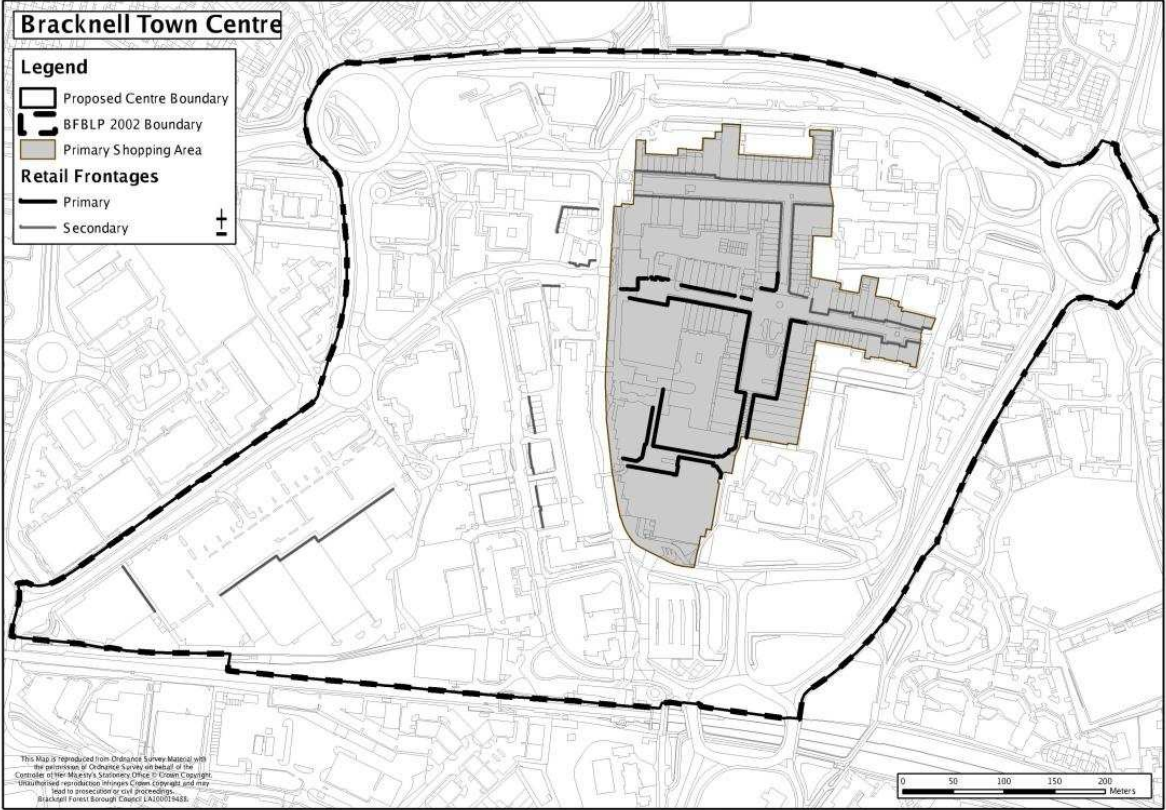
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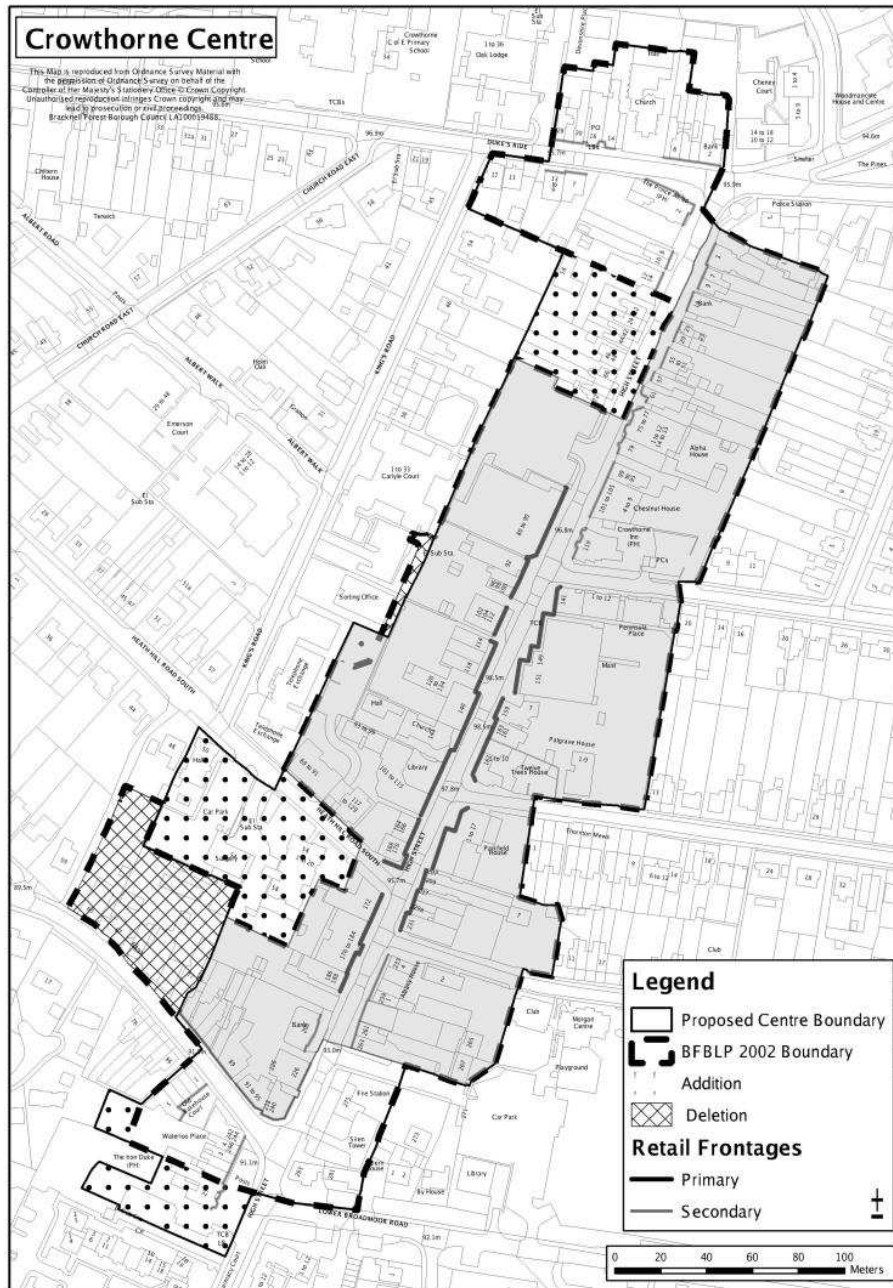
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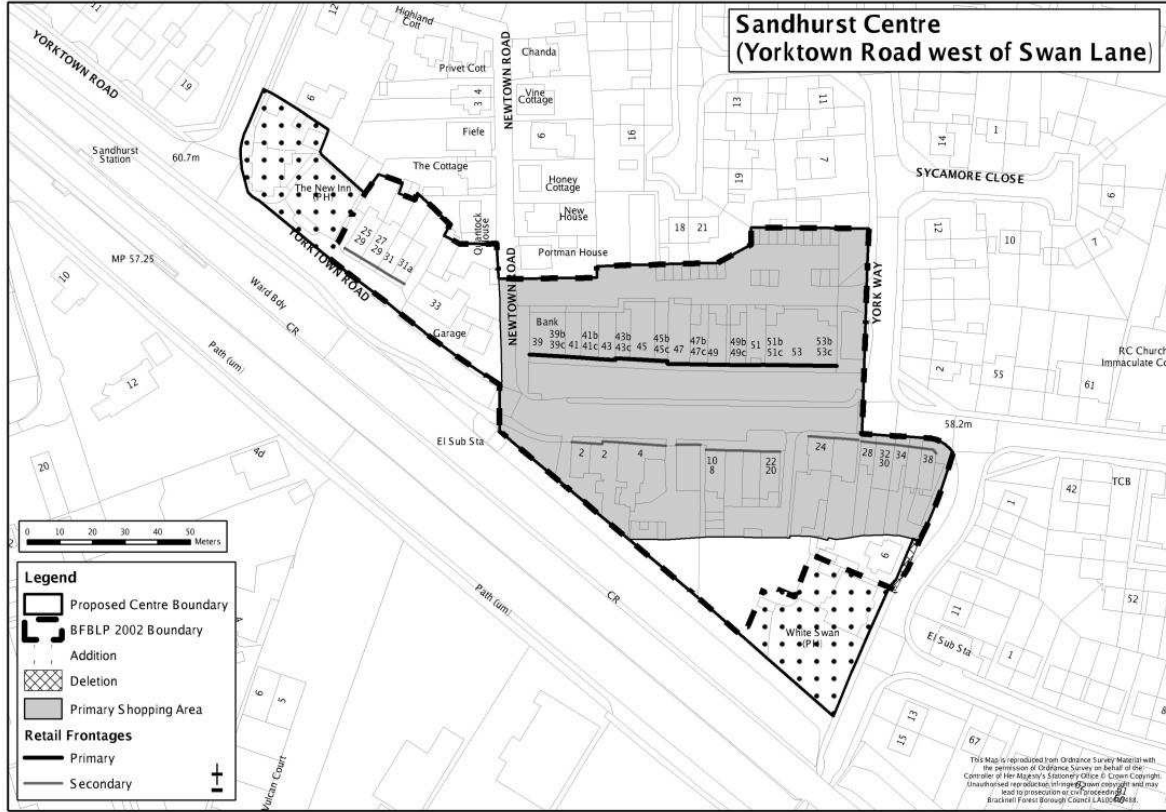
Appendix 1- Retail Boundary Maps



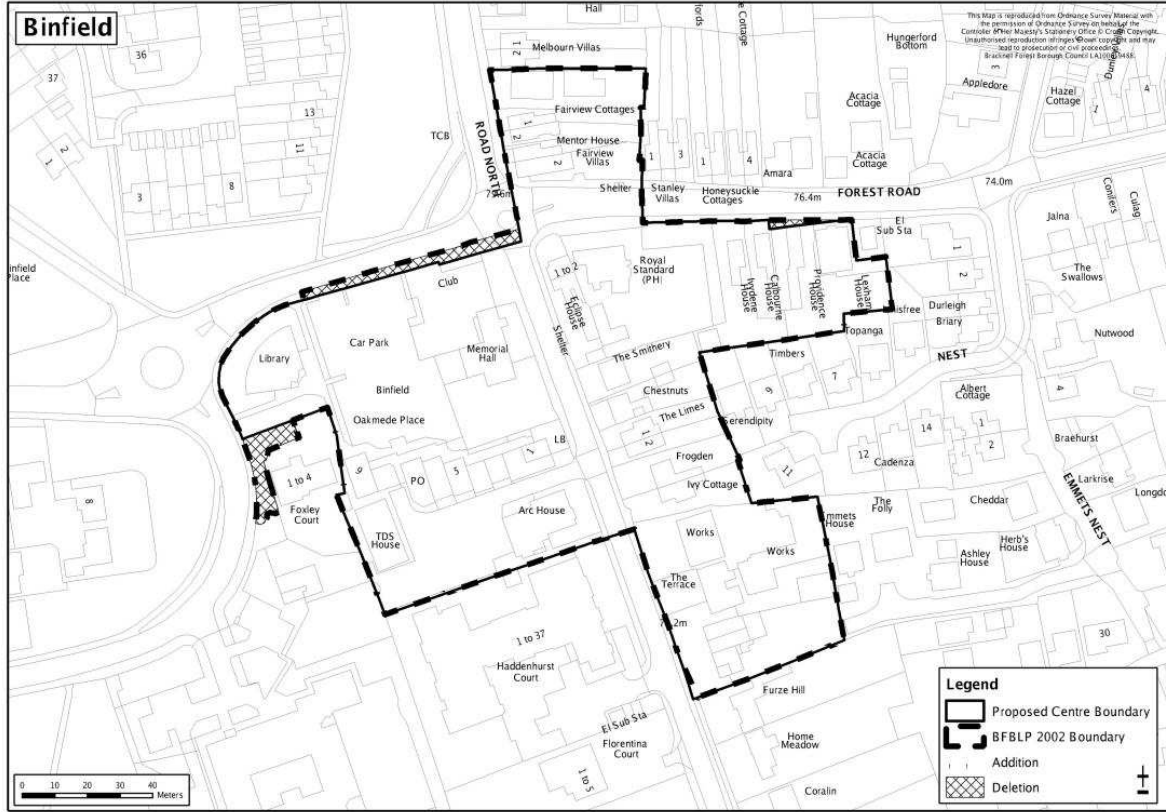
Map 13



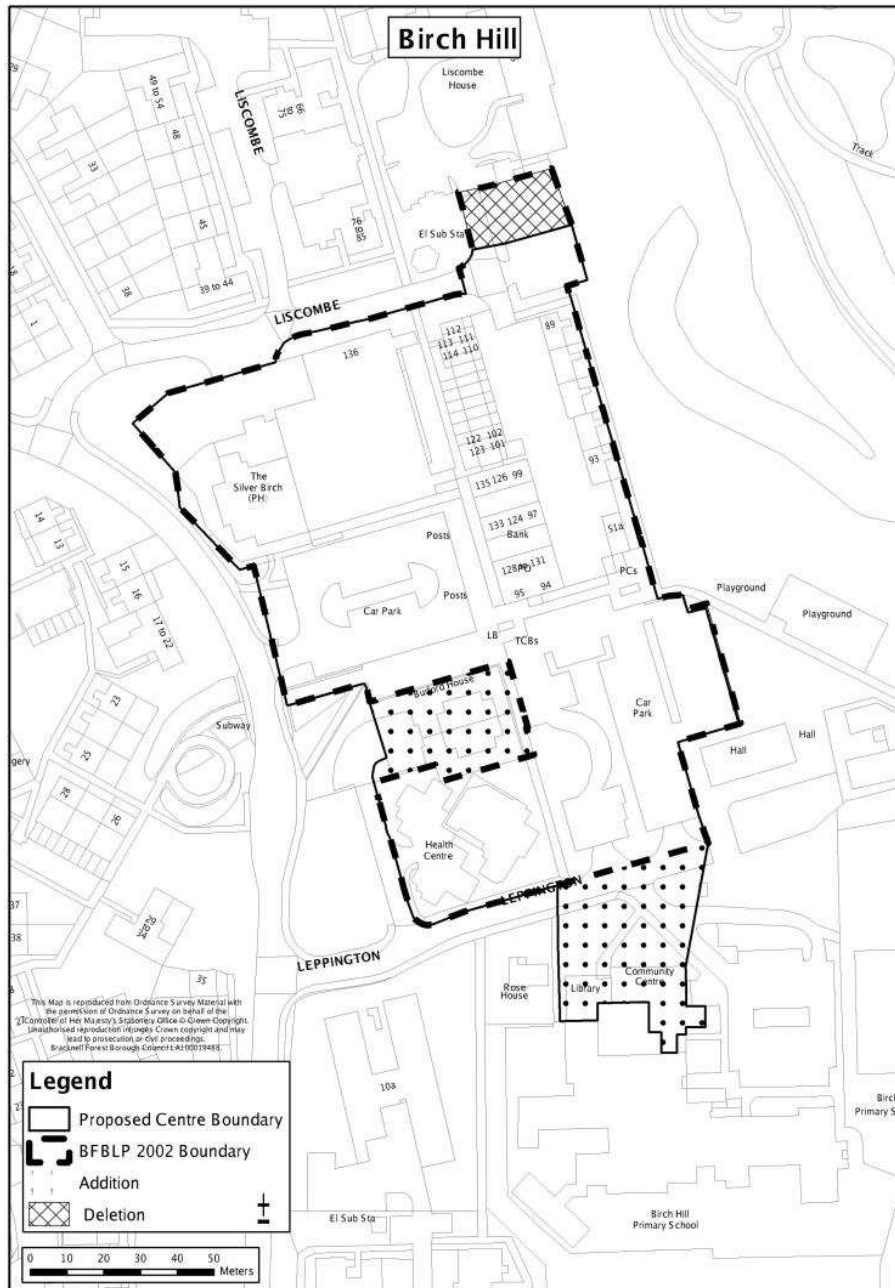
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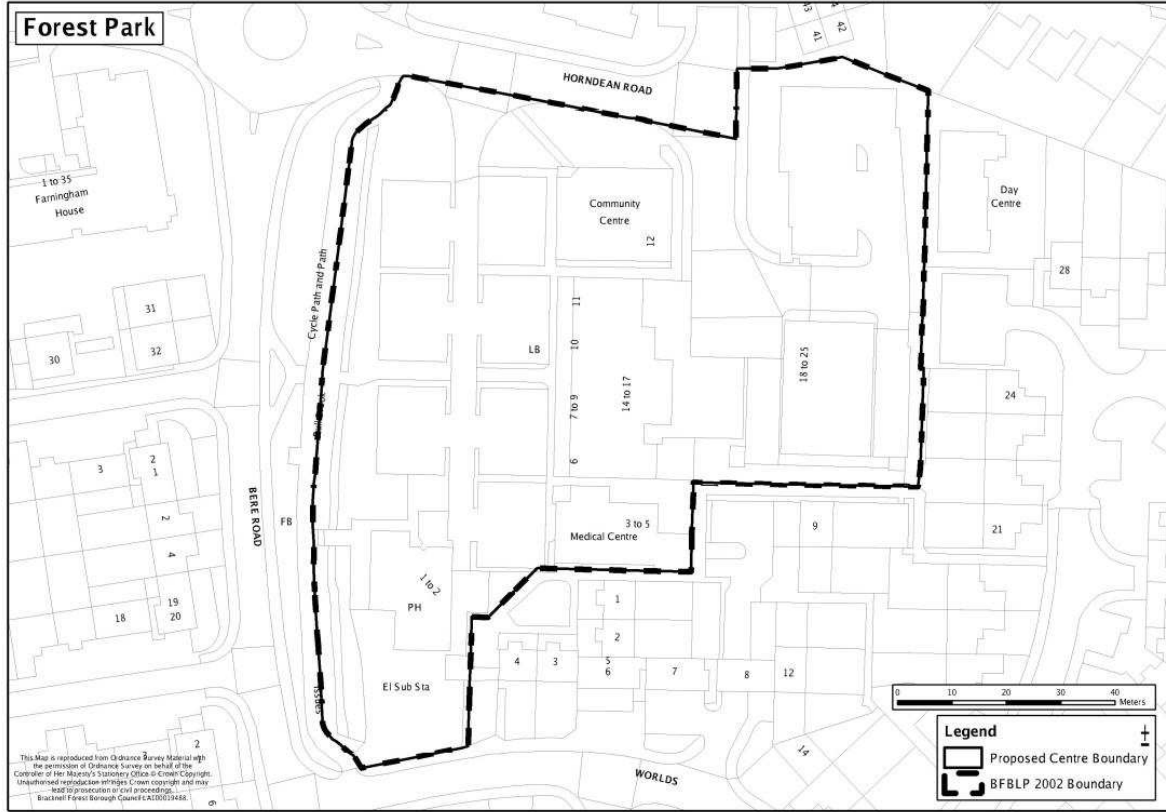
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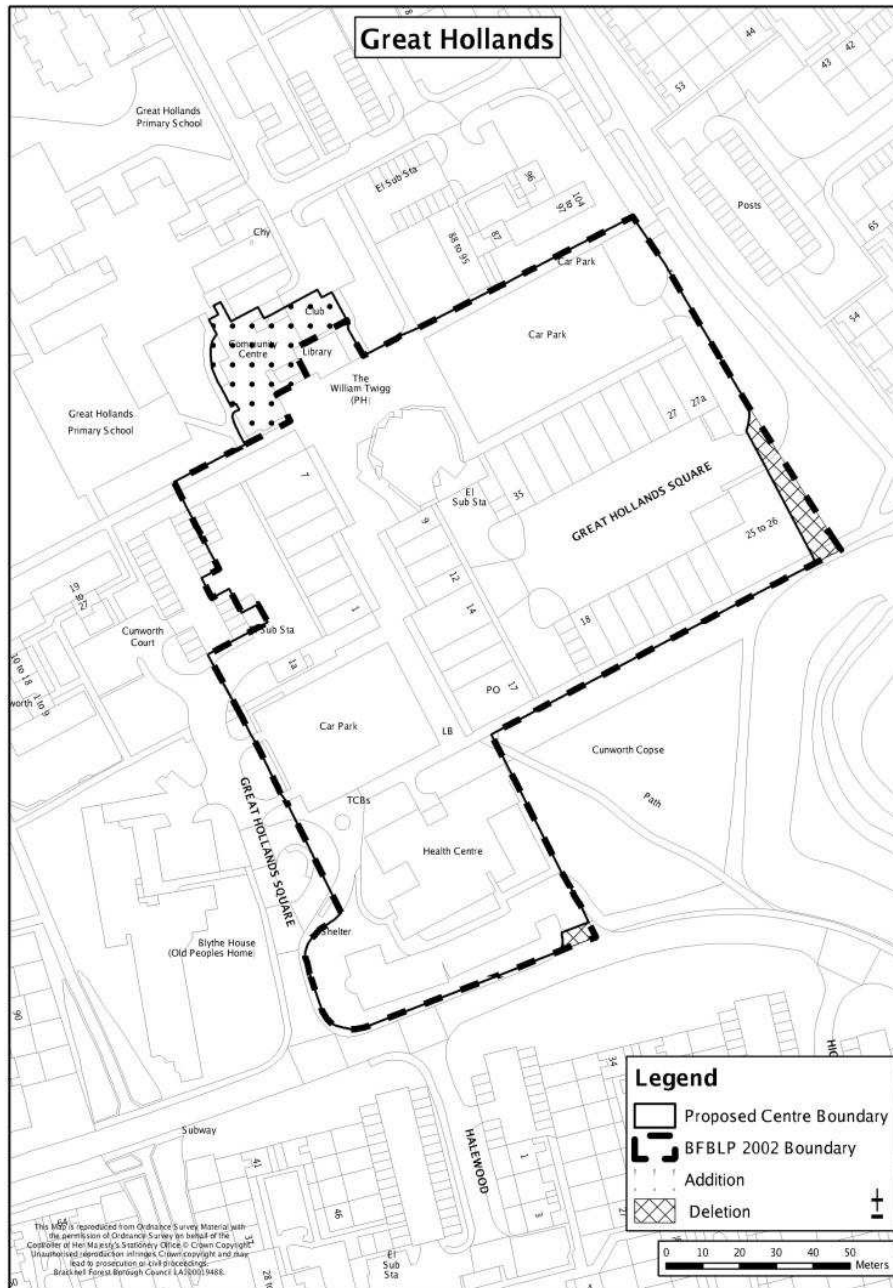
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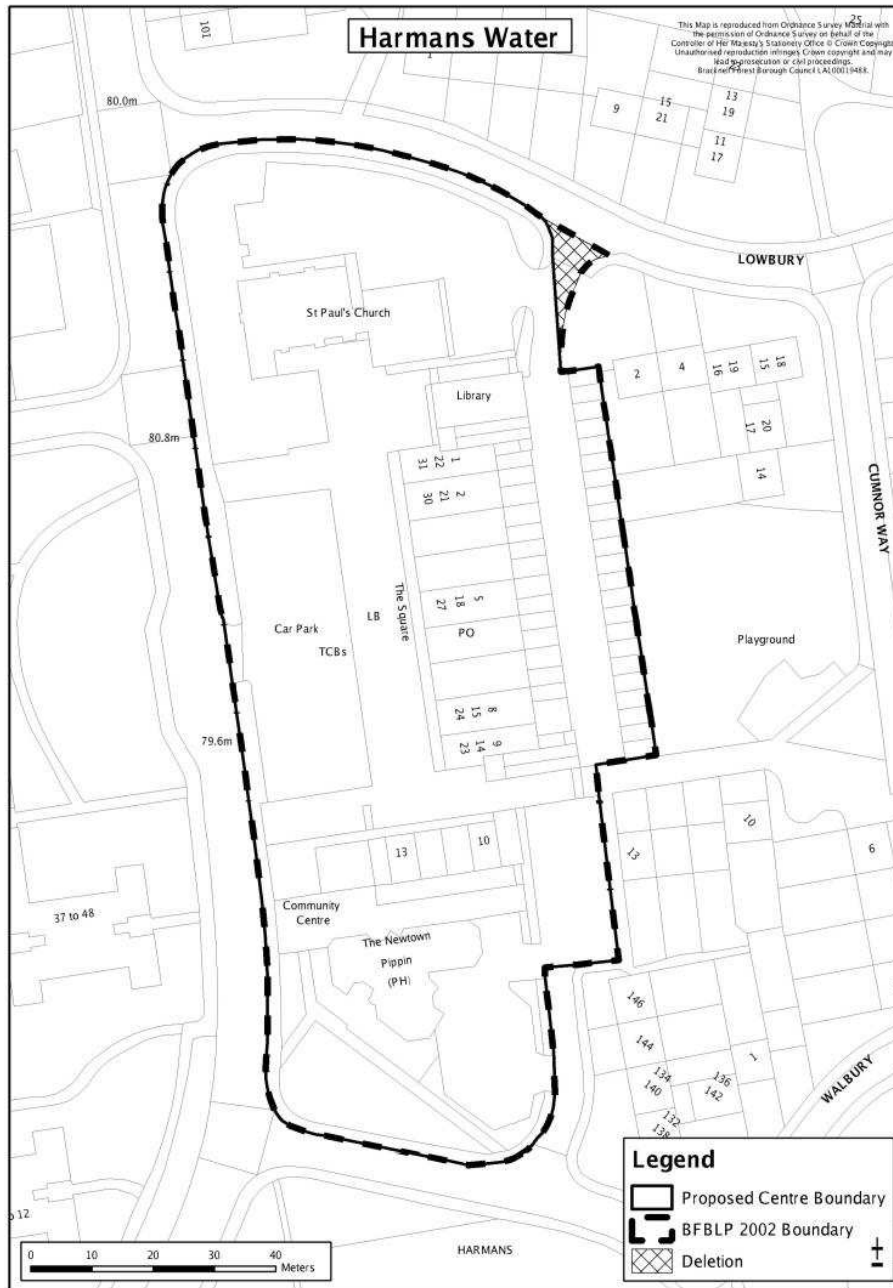
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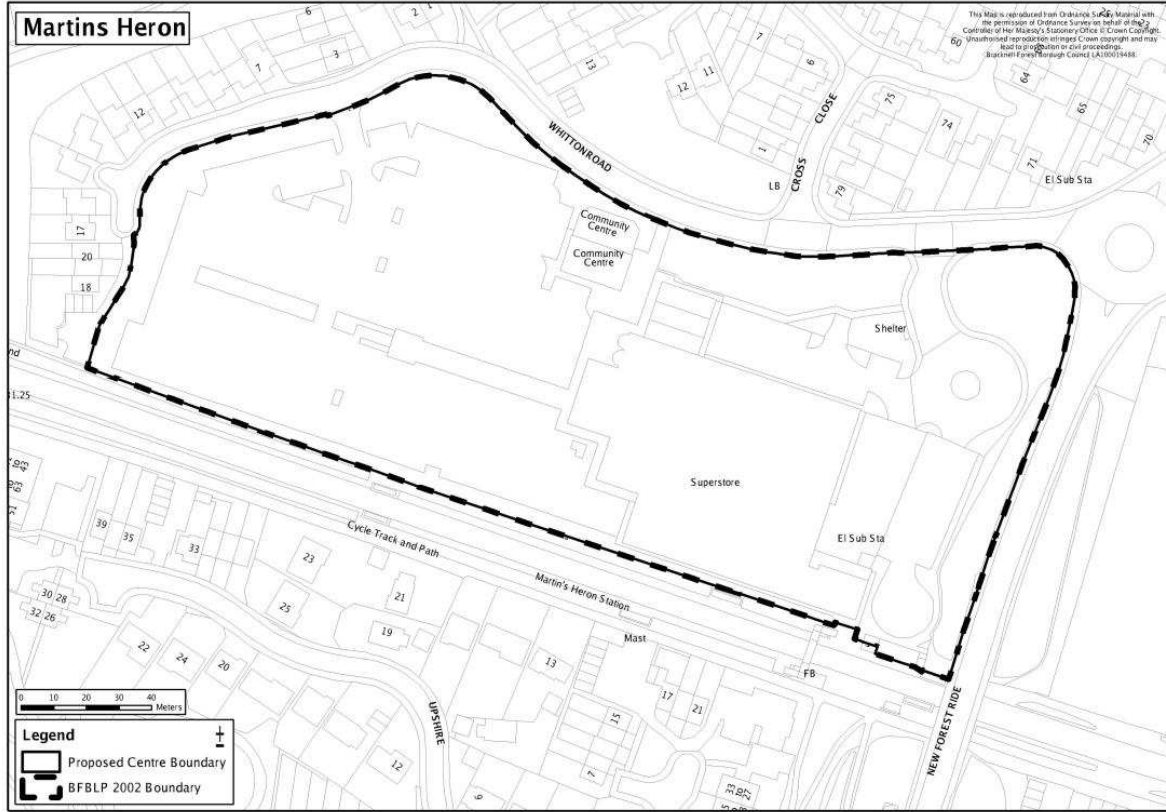
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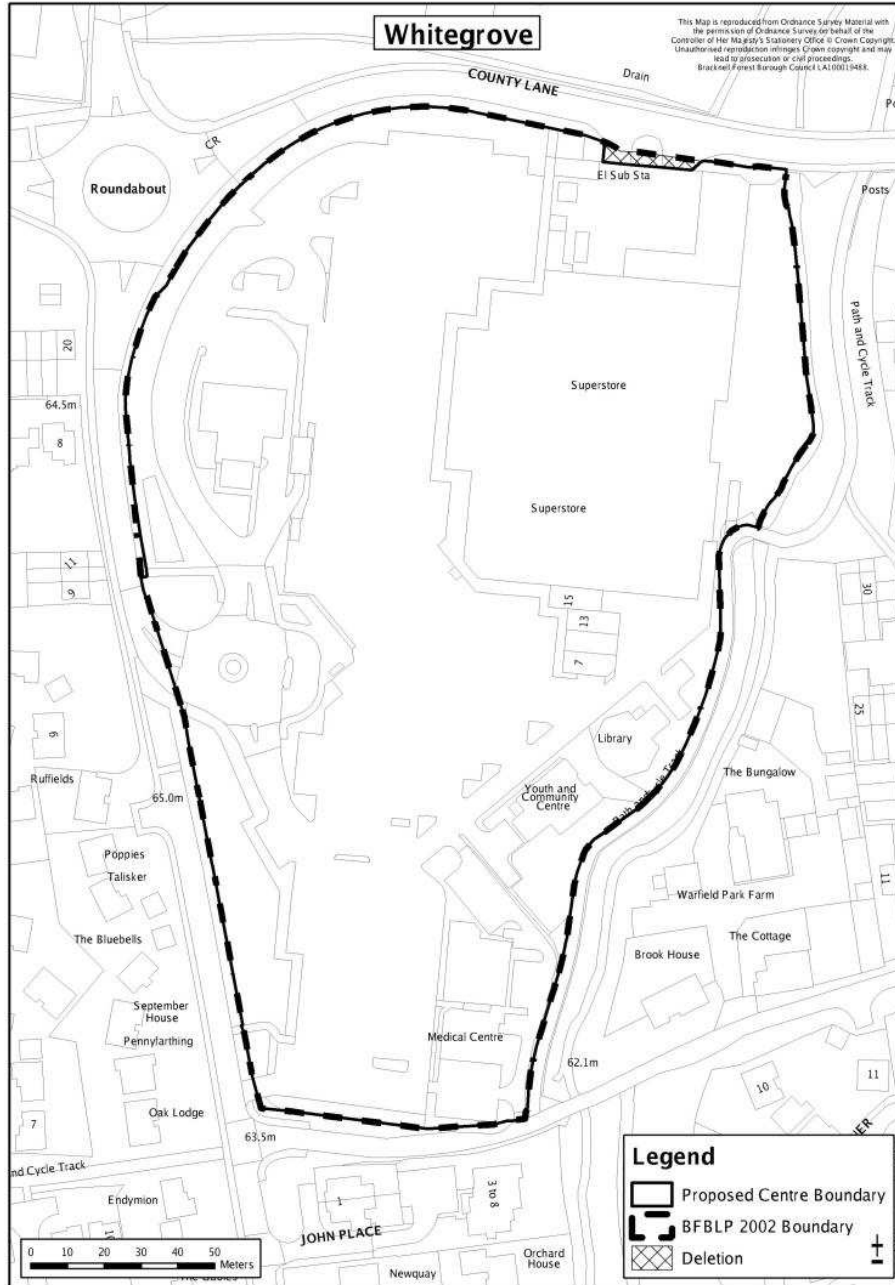
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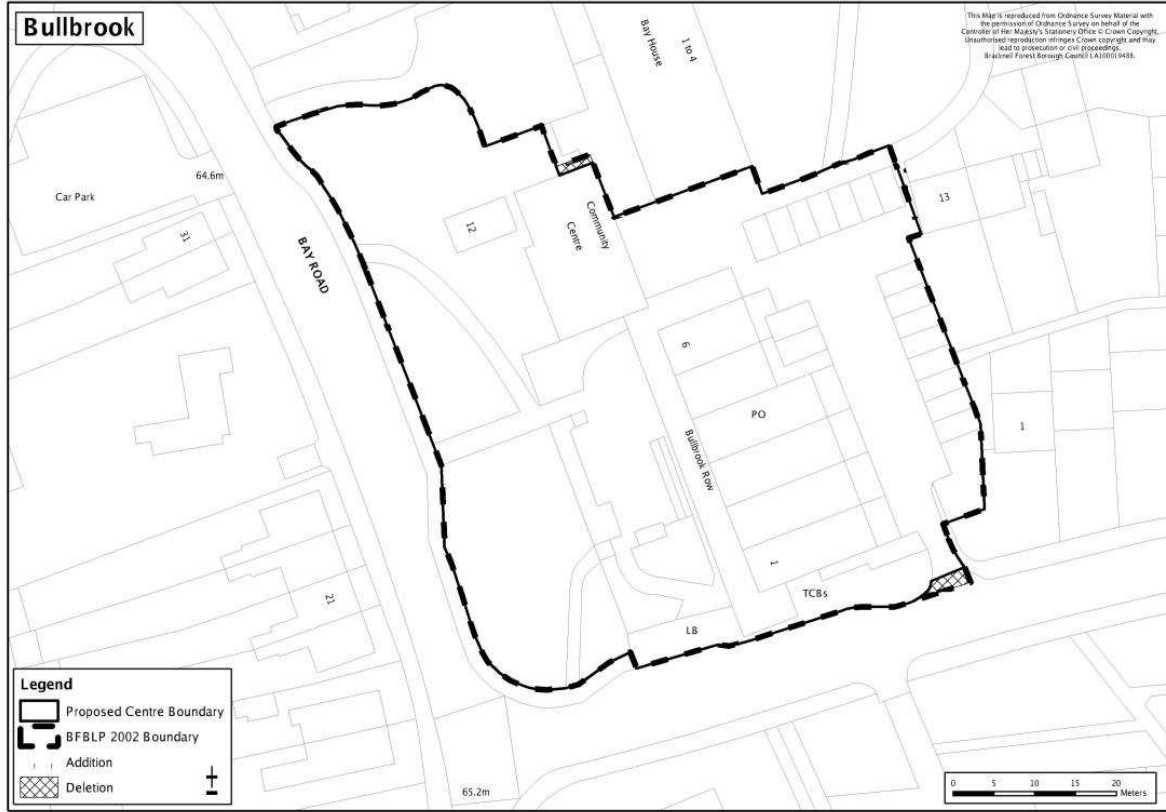
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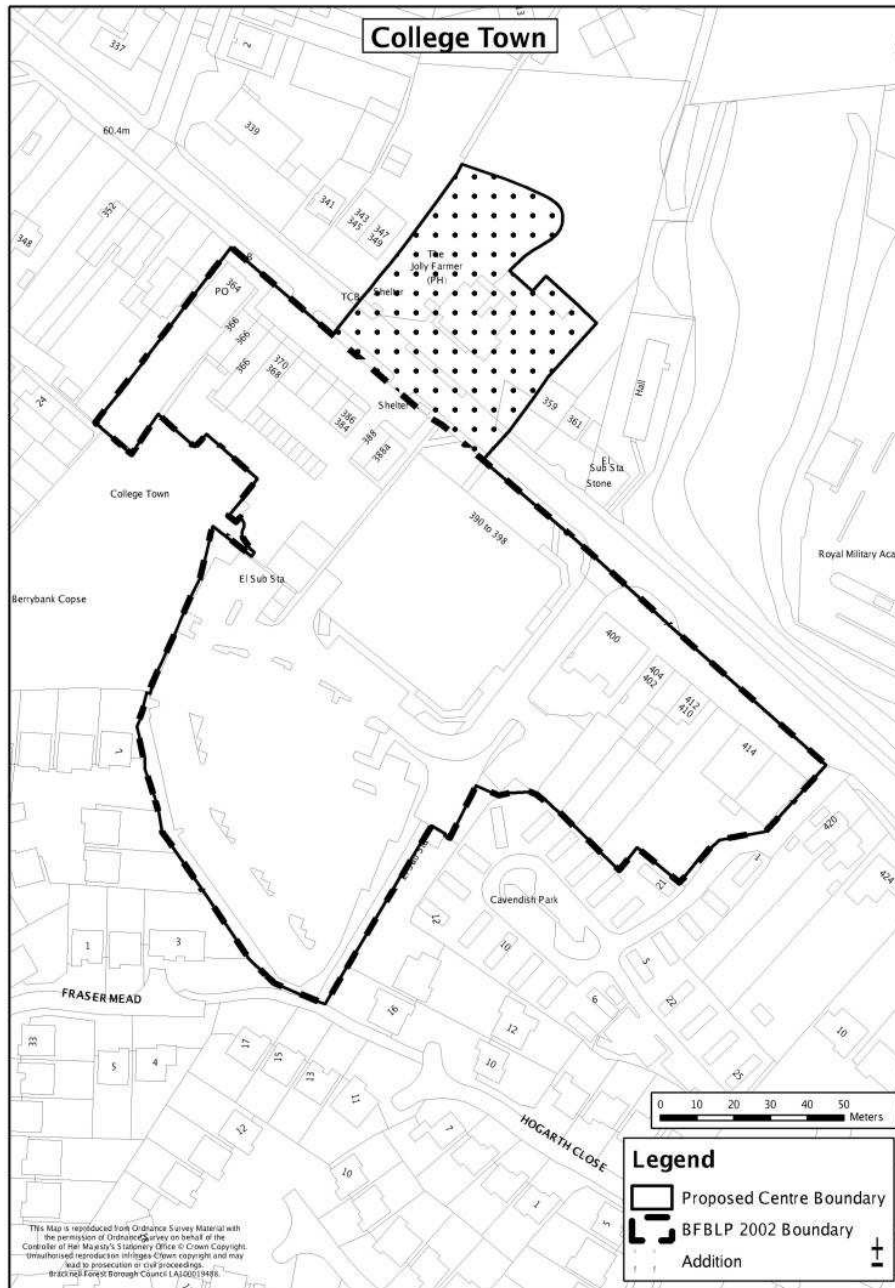
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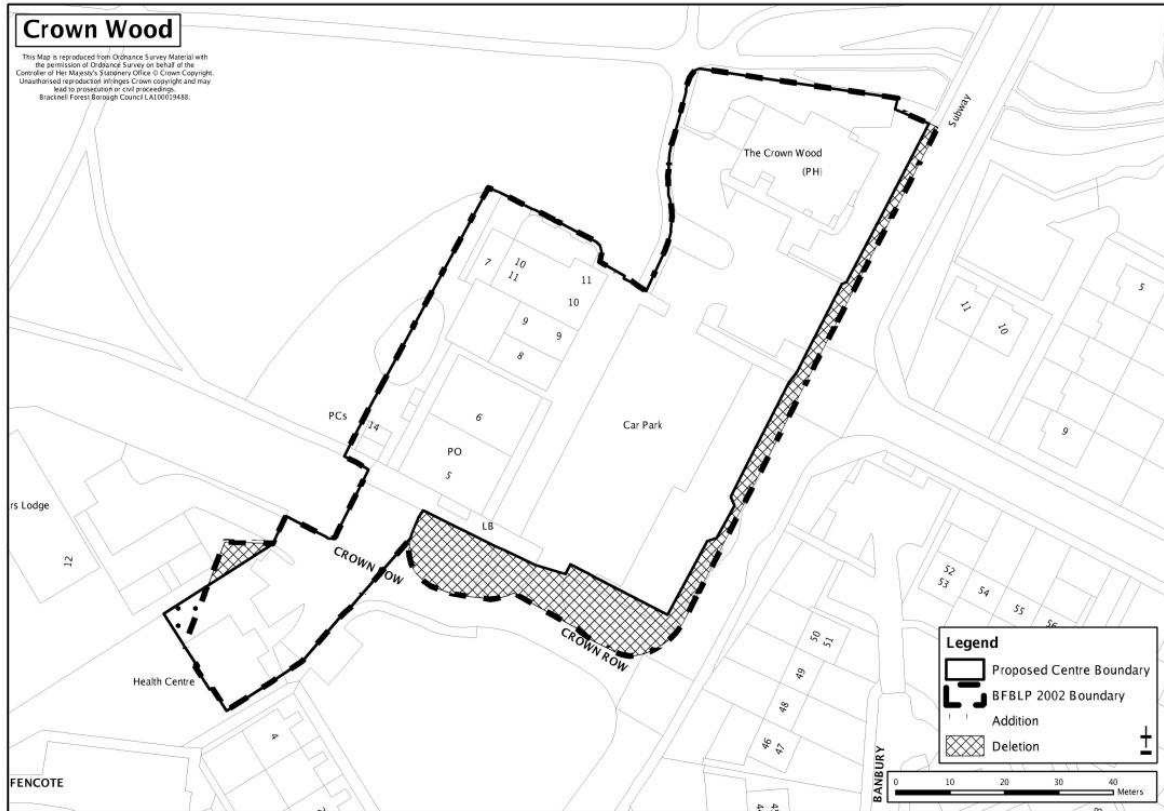
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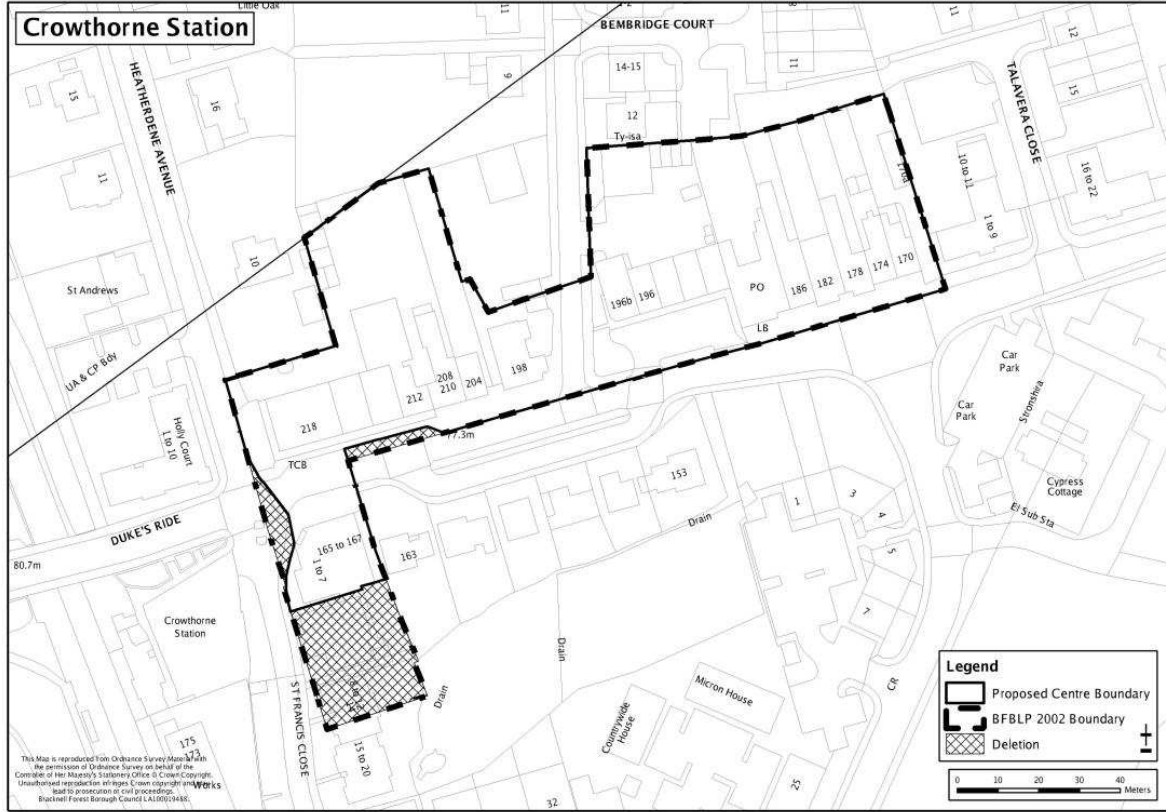
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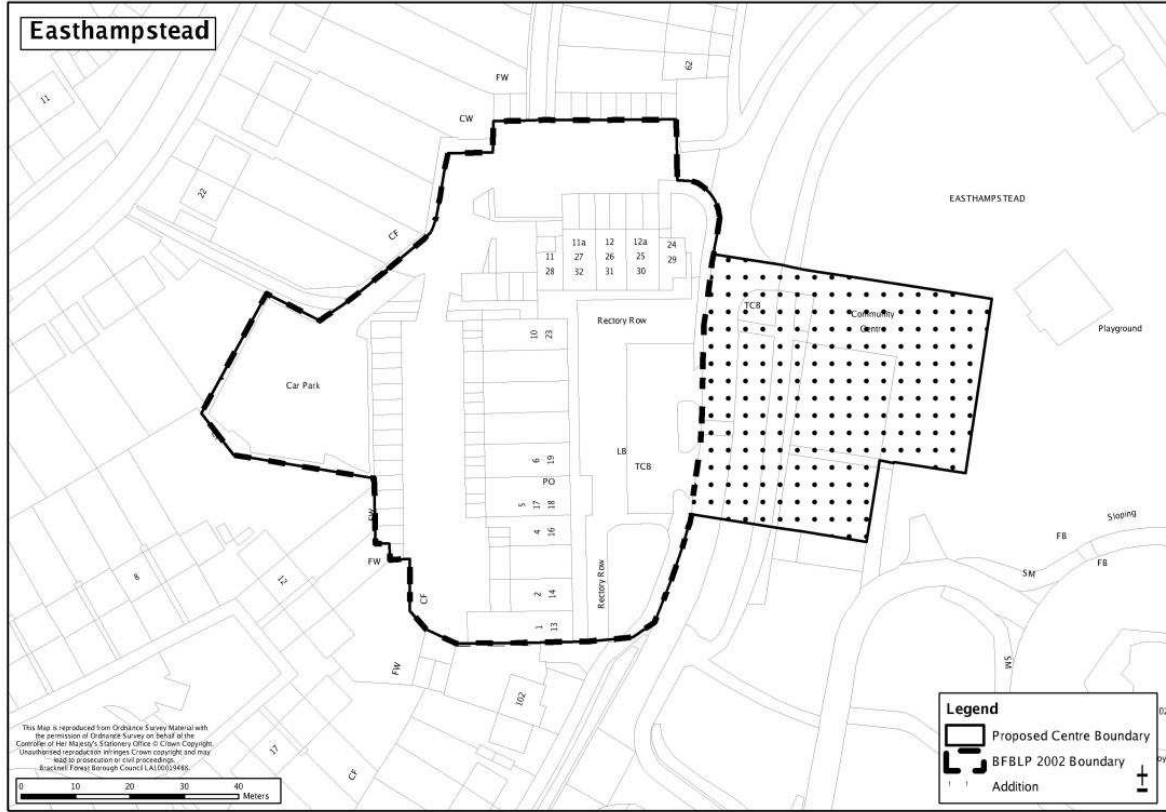
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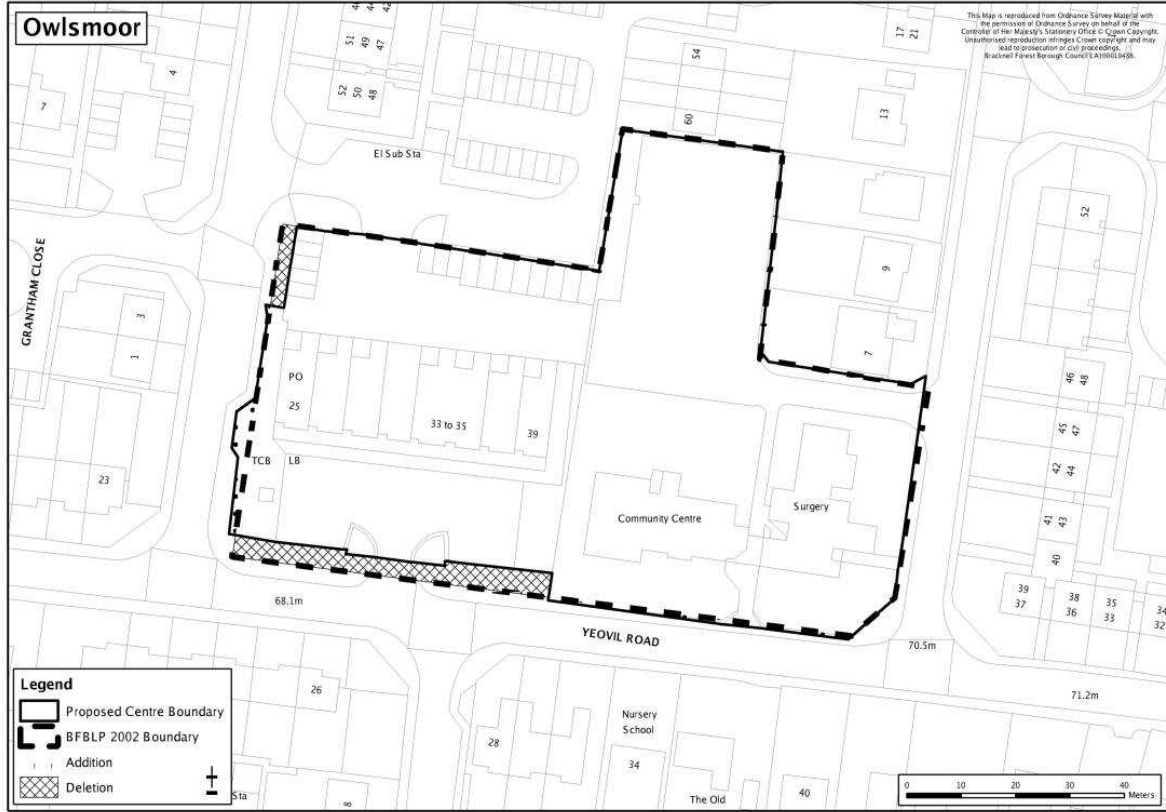
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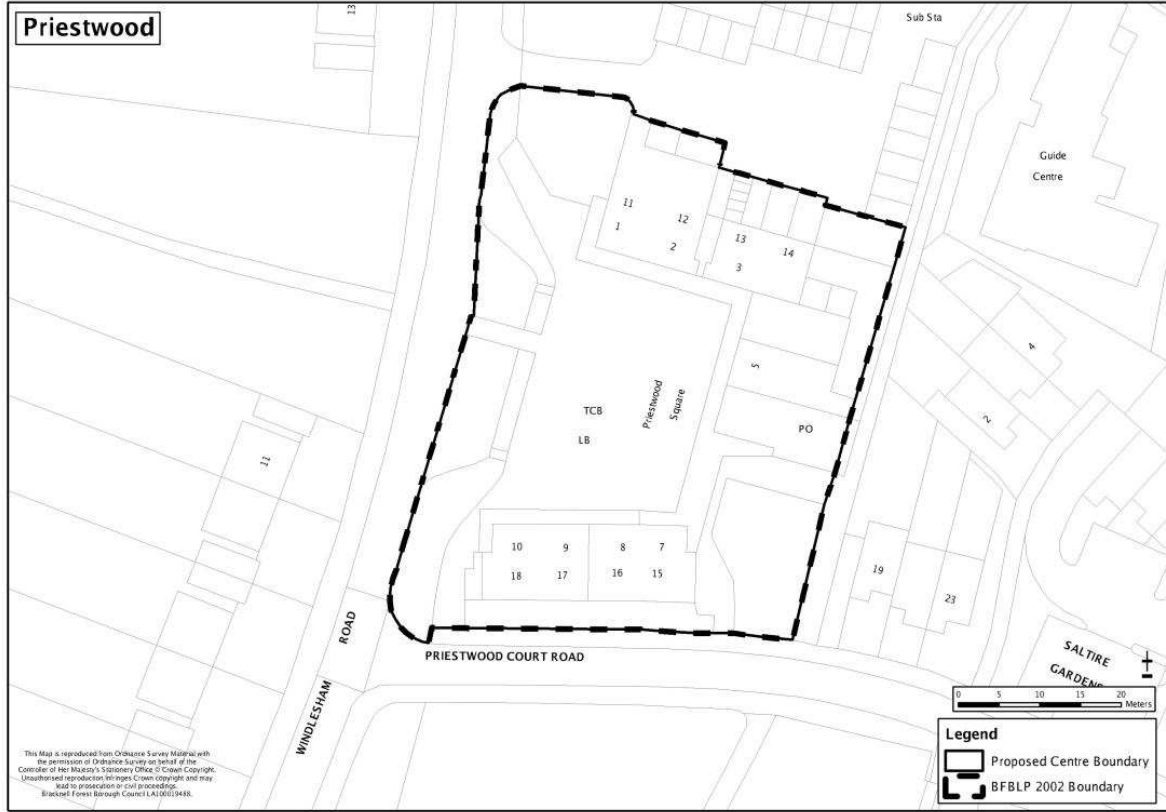
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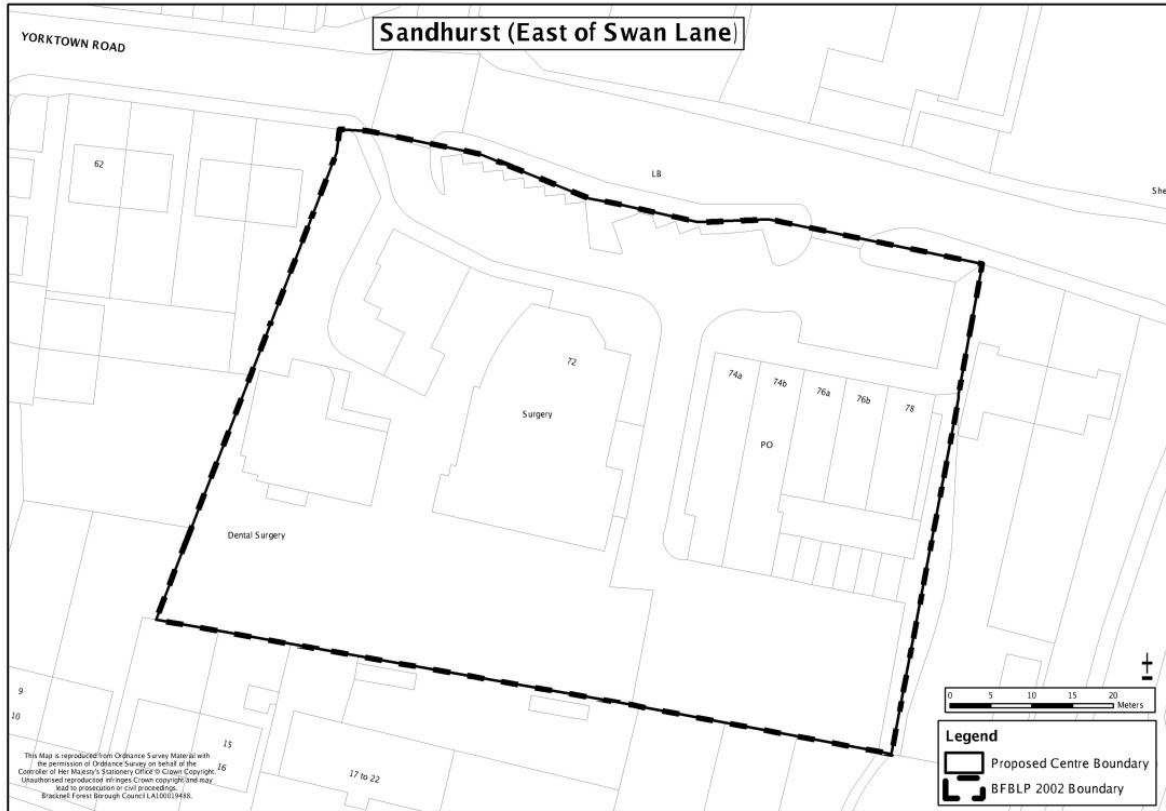
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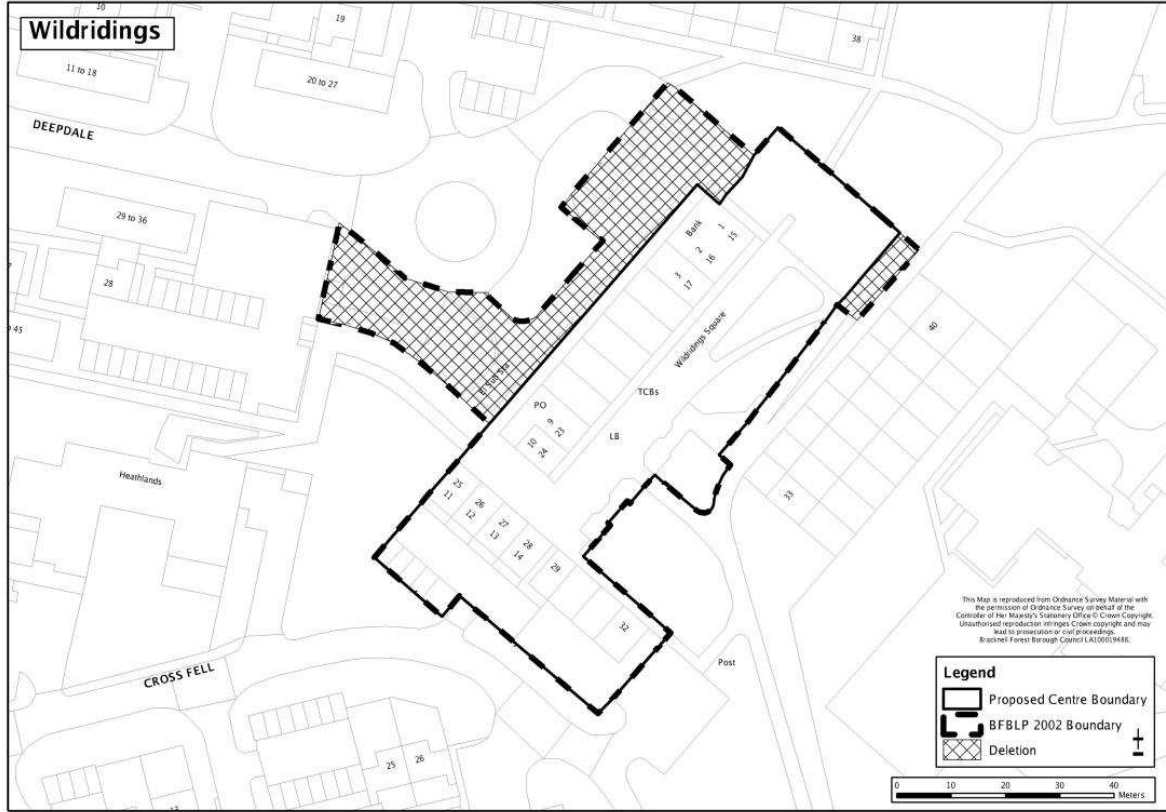
Map 28



Map 29



Map 30



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

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

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

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

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

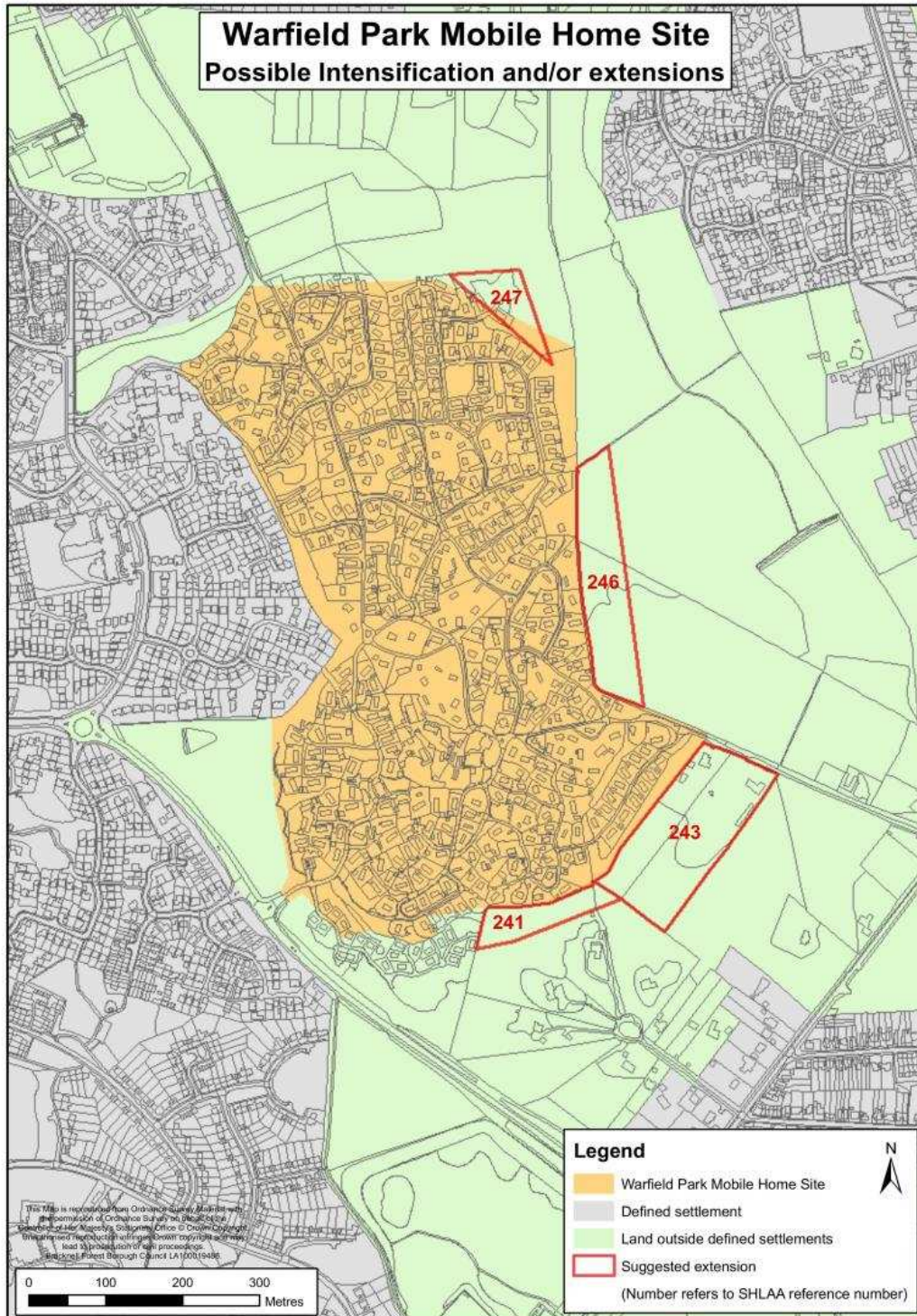
Appendix 3 - Sites for Potential Allocation - Other Land within Defined Settlements

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

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

Appendix 4 - Warfield Park Map

Map 31 Warfield Park Map

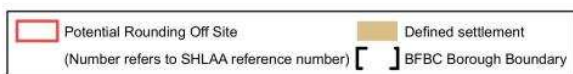
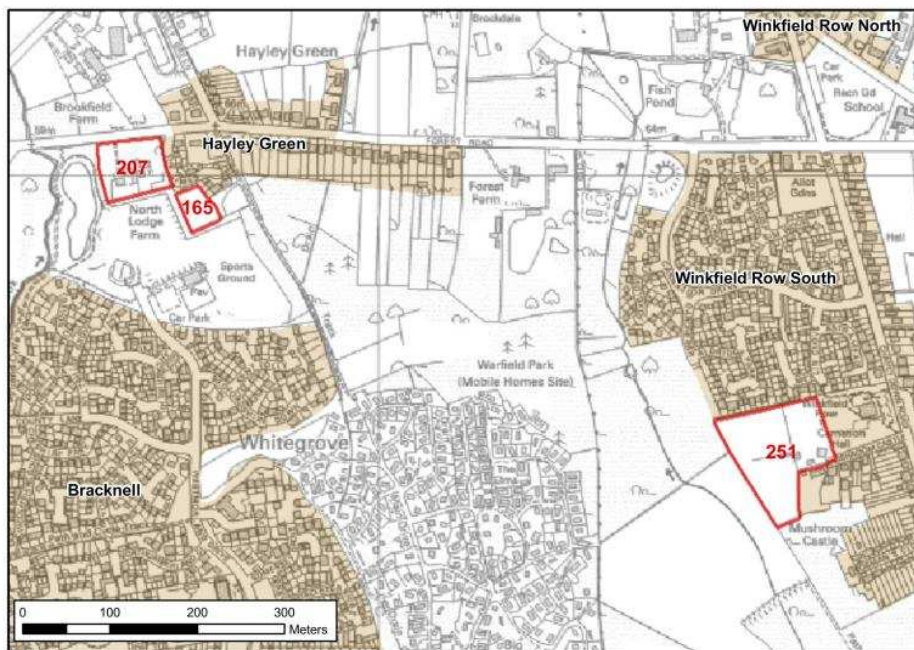


Appendix 5 - Rounding Off Sites

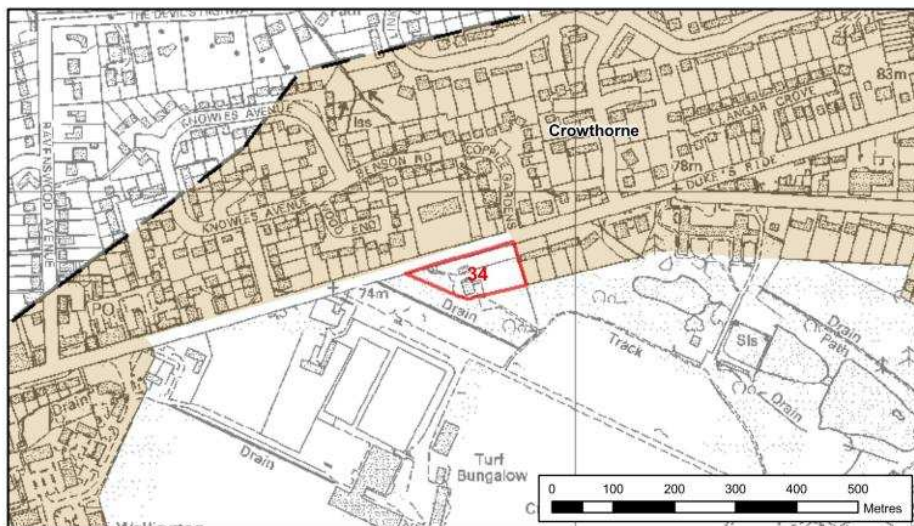
Table 18 Possible 'rounding off' sites

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

Figure 1 Possible 'rounding off' sites



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Appendix 6 Initial SAs of Clusters

Table 19 Cluster 1: South West Sandhurst

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

Cluster 1: South West Sandhurst

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

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

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

Cluster 1: South West Sandhurst

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

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

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

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

Cumulative impacts

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

<p>Pros:</p> <ul style="list-style-type: none"> ● Reasonable access to services ● Good access to employment ● Near railway station ● Existing education provision has capacity ● Good access to recreation ● Access to 1 bus service 	<p>Cons:</p> <ul style="list-style-type: none"> ● Adjacent to Flood Risk Zone 3 ● Within 5km SPA buffer ● Tree Preservation Orders ● Access to health services relatively poor ● Access to primary school relatively poor ● Greenfield site ● Area of Special Landscape Importance
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Cluster 1: South West Sandhurst	
Greenfield site (outside settlement). Rolling agricultural land between Wokingham Road to east and Lower Church Road/Lower Sandhurst Road to west (and Horseshoe Lake beyond). To the south east of the site is located St Angels Church and St Michaels School. To the east is located Little Sandhurst.	
	<ul style="list-style-type: none"> • Mineral consultation area and 250m landfill buffer • Poor access to the dedicated cycle network

Table 20 Cluster 2: Broadmoor

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

Cluster 2: Broadmoor

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

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

Cluster 2: Broadmoor

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

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

Cluster 2: Broadmoor

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

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

Summary of key strategic issues

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

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

Cluster 2: Broadmoor

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

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

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

Cumulative impacts

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

Pros:

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

Cons:

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

Table 21 Cluster 3: North East Crowthorne

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

Cluster 3: North East Crowthorne

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

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

Cluster 3: North East Crowthorne

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

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

Cluster 3: North East Crowthorne

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

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

Summary of key strategic issues

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

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

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

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

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

Cumulative impacts

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

Cluster 3: North East Crowthorne

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

Pros:

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

Cons:

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

Table 22 Cluster 4: West Binfield

Cluster 4: West Binfield

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

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

Cluster 4: West Binfield

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

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

Cluster 4: West Binfield

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

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

Cluster 4: West Binfield

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

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

Summary of key strategic issues

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

Cluster 4: West Binfield

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

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

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

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

Cumulative

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

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

Pros

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

Cons

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

Cluster 4: West Binfield	
<p>Predominantly greenfield with agricultural land, copses, some residential development and commercial premises at Popes Manor. Adjoins boundary with Wokingham Borough to the west and built up area of Binfield to the east.</p>	
	<ul style="list-style-type: none"> • Consideration to impact on Binfield and other neighbourhoods due to size of proposal • Mineral consultation area and 250m landfill buffer • Groundwater source protection zone catchment

Table 23 Cluster 5: East Binfield

Cluster 5: East Binfield		
<p>Located to the south of Bracknell and north of Crowthorne. It is bounded to the east and south east by the B3348 (Bracknell Road) and to the west by Old Wokingham Road that forms part of the Borough's boundary. Land to south of Nine Mile Ride is occupied by TRL's premises and Crowthorne Business Estate. The area to the north of Nine Mile Ride is bound to the east by commercial premises and leisure facilities/crematorium.</p>		
1	Housing needs	There do not appear to be any conditions that would preclude a full contribution to housing needs in terms of the quality and mix of dwellings on this site as part of a mixed use scheme. With a developable area of 23 ha it is anticipated that the site could accommodate between 800 and 900 dwellings.
2	Flooding	Lies adjacent to land within Flood Zones 2 and 3. The south east corner of the cluster is in a river corridor. In this area an extensive surface water drainage system is likely to be necessary.
3	Health	Binfield Surgery is less than 1km to the north on Terrace Road North and alternatives are available in Bracknell, 4km away. The main hospital is not easily accessible (Ascot), with some outpatient services at Bracknell.
4	Poverty & exclusion	IMD data identifies that the neighbouring ward of Priestwood and Garth suffers from the worst overall deprivation in the Borough (even though by comparing at a national level they are not as deprived). Of particular note is the highest level of unemployment, lowest income and health deprivation. Secondary School education capacity is insufficient in Garth College.

Cluster 5: East Binfield

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

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

Cluster 5: East Binfield

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

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

Cluster 5: East Binfield

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

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

Summary of key strategic issues

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

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

Cluster 5: East Binfield

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

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

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

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

Cumulative

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

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

Pros:

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

Cons:

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

Cluster 5: East Binfield	
<p>Located to the south of Bracknell and north of Crowthorne. It is bounded to the east and south east by the B3348 (Bracknell Road) and to the west by Old Wokingham Road that forms part of the Borough's boundary. Land to south of Nine Mile Ride is occupied by TRL's premises and Crowthorne Business Estate. The area to the north of Nine Mile Ride is bound to the east by commercial premises and leisure facilities/crematorium.</p>	
	<ul style="list-style-type: none"> • Mineral consultation area and 250m landfill buffer • Groundwater source protection zone catchment

Table 24 Cluster 6: North Warfield

Cluster 6: North Warfield		
<p>Predominantly agricultural land with some clusters of residential properties. Bound to the east and west by large estates (Warfield House and Warfield Hall). Bound by Green Belt to far north, and Warfield Street to south (further south is located 'CS5' land which is being progressed through the Warfield SPD. Also located to south are the settlements of Newell Green and Forest Road/Warfield Street. The Cut flows through the area.</p>		
1	Housing needs	Outside the areas affected by flooding there do not appear to be any conditions that would preclude a full contribution to housing needs in terms of the quality and mix of dwellings on this site. With a developable area of 40 ha it is anticipated the site could accommodate between 1400 and 1700 dwellings.
2	Flooding	Includes land within Flood Zones 2 and 3. Extensive surface water drainage system will be necessary.
3	Health	Health care is available in Bracknell, 3km away with the closet health facility being the Warfield Green Medical Centre 2km to the south. The main hospital is not easily accessible (Ascot), with outpatients at Bracknell. There could be potential to link development at this cluster to any facilities provided to the south as part of the Warfield SPD
4	Poverty & exclusion	IMD data has not identified any issues at this location.
5	Education	Warfield Primary is 1.5km away and Whitegrove further. The School Places Plan 2009 to 2014 indicates that both will be oversubscribed in 2014. Irrespective of this given this distance either a new school or provision in conjunction with the Warfield SPD is likely to be necessary. GarthCollege is within 2km to the west where the School Places plan 2009 to 2014 predicts a small deficit of places. New capacity would be required in the form of a secondary school either on this cluster or on another cluster or on the Warfield SPD site..
6	Crime	IMD data has not identified any issues at this location.

Cluster 6: North Warfield

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

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

Cluster 6: North Warfield

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

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

Cluster 6: North Warfield

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

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

Summary of key strategic issues

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

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

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

Cluster 6: North Warfield

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

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

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

Cumulative impacts

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

Pros:

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

Cons:

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

Table 25 Cluster 7: Chavey Down Longhill Road

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

Cluster 7: Chavey Down Longhill Road

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

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

Cluster 7: Chavey Down Longhill Road

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

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

Cluster 7: Chavey Down Longhill Road

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

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

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

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

Cumulative impacts

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

Pros:

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

Cons:

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

Cluster 7: Chavey Down Longhill Road

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

- Groundwater source protection zone catchment
- Poor access to dedicated cycle network

Table 26 Cluster 8: East Bracknell Forest

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

Cluster 8: East Bracknell

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

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

Cluster 8: East Bracknell

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

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

Cluster 8: East Bracknell
Forest forming part of Crown Estate, commercial use and tip. Located east of Martin's Heron. Bound by Green Belt to the east and Priory Road/Swinley Road. Reading-London Waterloo train line forms southern boundary.

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

Summary of key strategic issues

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

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

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

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

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

<p>Cumulative impacts</p> <p>Development in combination with any other cluster(s) would facilitate balanced growth across the Borough, although a problem could arise if the scale of development limits the scope for urban renaissance in Bracknell and North Ascot.</p>	<p>Pros:</p> <ul style="list-style-type: none"> ● Delivery of housing ● Relatively good accessibility to services and employment ● Only site within walking distance of a railway station ● Development could help address housing deprivation in Bullbrook Ward 	<p>Cons:</p> <ul style="list-style-type: none"> ● Adjacent to Flood Risk Zone 3 ● No capacity at primary schools
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Cluster 8: East Bracknell

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

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

Table 27 SHLAA Sites within Clusters.

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

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

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Nepali

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

Tagalog

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Strategic Housing Land Availability Assessment

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1 INTRODUCTION

What is a Strategic Housing Land Availability Assessment?

1.1 The Government considers Strategic Housing Land Availability Assessments (SHLAAs) to be important in helping to achieve a more responsive approach to land supply. The primary role of the Assessment is to:

- identify sites with potential for housing;
- assess their housing potential; and
- assess when they are likely to be developed.

1.2 SHLAAs provide background evidence on the potential availability of land for housing in an area and the choices available for delivering housing.

1.3 A SHLAA is an important source of evidence for informing plan-making. **It does not allocate sites for development, nor does it determine whether a site should be allocated for housing development.** Decisions on which sites should be allocated are made in Development Plan Documents (DPDs) which form part of the Local Development Framework (LDF). DPDs are subject to full consultation and examination before any final decisions are made.

What is the purpose of the document?

1.4 This document is the SHLAA for Bracknell Forest. It sets out actual and potential sources of new housing land for the period April 2009 to March 2024. This is broken into a series of three 5 year time bands as follows:

- 2009-2014
- 2014-2019
- 2019-2024

1.5 The Bracknell Forest SHLAA has the following objectives:

- To identify potential sites for new housing development and assess their suitability, availability and deliverability.

- To inform the subsequent allocation of sites for housing in the Site Allocations Development Plan Document (SADPD) and meet the South East Plan (SEP)⁽¹⁾ housing target for the Borough
- To inform the plan, monitor and manage approach to the provision of housing land and the Council's assessment of a five year supply of deliverable sites as required by Planning Policy Statement 3, Housing (PPS3)⁽²⁾

1.6 The SHLAA has been based on the best available evidence at the time and it should be recognised that factors that affect the deliverability and developability of sites can change, particularly during challenging economic periods.

1.7 It is important to note that the SHLAA will be used alongside other information in the decision making process, for example the Strategic Housing Market Assessment (SHMA)⁽³⁾ of local housing needs.

Study area

1.8 The Government believes that SHLAAs should relate to housing market areas. These often cross local authority boundaries and collaborative working between local authorities is therefore required. Bracknell Forest forms part of the West Central Housing Market which also includes Reading, West Berkshire and Wokingham. Other Authorities within this area are at different stages in producing their LDF. Whilst it has not been feasible to produce a joint SHLAA, the methodology adopted is consistent with that set out in the Government's Practice Guidance⁽⁴⁾ and it should therefore be possible to compare/amalgamate results.

1 South East Plan; Government Office for the South East, (May 2009)

2 Planning Policy Statement 3: Housing; Communities and Local Government, (November 2006)

3 Berkshire Strategic Housing Market Assessment (October 2007)

4 Strategic Housing Land Availability Assessments Practice Guidance; Communities and Local Government, 2007

2 CONTEXT

National policy context

2.1 PPS3 expects local planning authorities to ensure that sufficient and suitable land is available to meet the community's need for more homes. To help deliver this, PPS3 requires local planning authorities to prepare SHLAAs.

2.2 The Government published guidance on the preparation of SHLAAs in July 2007. The guidance includes a reference to the need for Assessments to identify as many sites with housing potential in and around as many settlements as possible in the study area.

2.3 Further advice on the topic has been published by the Planning Advisory Service (PAS). One of the documents published by PAS is called "Strategic Housing Land Availability Assessment and Development Plan Document Preparation"⁽⁵⁾. This suggests that it is possibly preferable to carry out a study in house due to the importance of the document and the need for staff to understand the approach taken and explain the significance of the findings. It also highlights the need to carry out or update a SHLAA before significant community engagement in connection with the progression of DPDs so that links between the evidence base and DPD can be understood. Other points made are that the assessment of sites beyond settlement boundaries should follow an assessment of what is available within settlements and that any site identified on a SHLAA database is not a 'windfall'.

2.4 The requirement to maintain a 5 year supply of deliverable sites for housing set out in PPS3 is supported by the need to return data to the Government on the supply of ready to develop housing sites in National Indicator 159. This indicator cross refers to the annual monitoring of deliverable sites in Annual Monitoring Reports (AMRs) and evidence of sites with potential for housing in SHLAAs.

2.5 One of the main aims of the Housing and Planning Delivery Grant (HPDG) is to encourage local authorities to improve the delivery of housing. In December 2009, the Government announced that in year 2 (2009/10) it would continue to reward local authorities with a deliverable five year supply of land and give additional grant to those with a completed SHLAA. A further enhancement would be awarded to those who could demonstrate the involvement of a housing market partnership.

Regional policy context

2.6 The SEP is the specific context for the SHLAA in terms of timescale and level of housing. The Plan covers a 20 year period from 2006 to 2026. Policy H1 of the final SEP identifies an average annual requirement of 639 dwellings which equates to 12,780 dwellings over the Plan period. The Plan also includes locational advice. The overall strategy is to focus development on urban areas and a regional target of providing at least 60% of all new development on previously developed land and through conversions is specified. However, the section dealing

5 Strategic Housing Land Availability and Development Plan Document Preparation, Planning Advisory Service,(July 2008)

with the Western Corridor and Blackwater Valley Sub Region, (within which Bracknell Forest is located), acknowledges that there may be a need to look outside the built-up areas in order to accommodate the levels of growth set out for the Sub Region in the Plan. Policy WCBV1 directs development to sustainable urban extensions at selected settlements. The possibility of smaller allocations at other settlements is also highlighted as long as these are sustainable. The importance attached to the Green Belt is referred to by making it clear that any urban extensions should minimise incursions into the Green Belt.

Local policy context

2.7 The Bracknell Forest Borough Core Strategy DPD was adopted in February 2008. ⁽⁶⁾ Whilst the overall housing provision is set out in Policy CS15 of the document, this reflects the lower requirement that was included in the submission version of the SEP. Policy H1 of the final SEP now takes precedence. The over arching principle of the Core Strategy is the achievement of sustainable development. Policy CS2 sets out locational principles for allocating land for development. Whilst these principles were developed in the context of dealing with the need to allocate land for a lower housing requirement, they are considered to be compatible with the approach taken in the SEP in that points 1 to 3 make it clear that opportunities within defined settlements (particularly in Bracknell Town Centre) should be considered before looking elsewhere. Where insufficient sites are available, point 4 then directs development to extensions to defined settlements.

Recent pattern of housing development

2.8 Table 1 'Dwelling Completions in Bracknell Forest' summarises the pattern of net dwelling completions in Bracknell Forest over the last 5 years.

Table 1 Dwelling Completions in Bracknell Forest

Year	Dwelling Completions (net)			
	Large	Medium	Small	TOTAL
2004 - 2005	112	90	40	242
2005 - 2006	42	184	41	267
2006 - 2007	-67	159	39	131
2007 -2008	413	53	35	501
2008 - 2009	359	95	13	467

Source: JSPU Planning Commitments for Housing Series 2004/2005-2008/2009

6 Core Strategy Development Plan Document - Bracknell Forest Borough Local Development Framework- February 2008

2.9 The table shows that the number of net completions has varied considerably from year to year. The contribution from large sites has increased over the last two years. This is due to the commencement of development at two large sites in Bracknell that were allocated in the Bracknell Forest Borough Local Plan (BFBLP),⁽⁷⁾ namely Jennetts Park – formerly known as Peacock Farm and The Parks – formerly known as The Staff College. Preparatory works at The Parks included the need to demolish a number of existing dwellings before starting to build a scheme involving the construction of 730 dwellings. These demolitions were recorded during 2006-2007 and had a considerable impact on the total net completions for that year. Although there were delays in bringing forwards Jennetts Park and The Parks, a number of permissions were granted on unidentified previously developed land (known as windfalls) which helped contribute to the overall requirement. This was particularly the case in the period 2005 – 2006 when there was a substantial contribution from medium sized sites. The majority of these developments included flats, with a number of schemes being completed in and around Crowthorne.

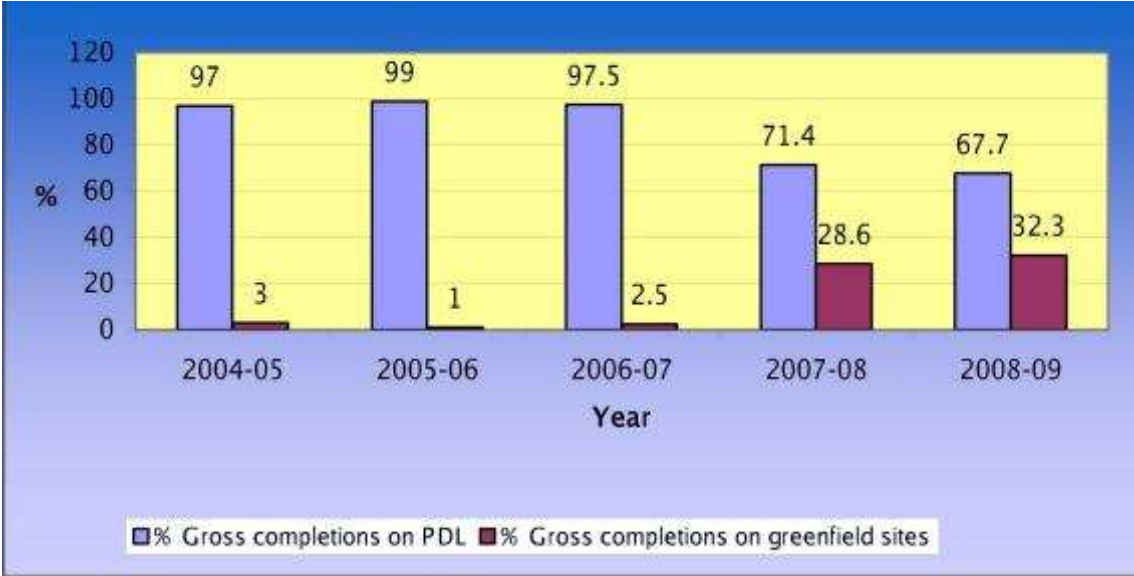
2.10 A further issue that has had an impact on the number of dwelling completions over the last two years has been the designation of the Thames Basin Heaths as a Special Protection Area (SPA). Following the adoption of an Avoidance and Mitigation Strategy in 2007, sites that were previously delayed are being developed.

2.11 The adverse market conditions began to affect the pace of development during 2008 – 2009. Whilst large and medium sized sites have continued to deliver, particularly affordable dwellings, the number of completions on small sites has dropped dramatically. It is assumed that these sites are particularly sensitive to changes in market conditions as it is much simpler to put the development of a small site on hold than a large site where dwellings are already under construction. The number of dwellings under construction fell significantly during 2008 – 2009 suggesting that there will be a fall in completions during 2009 -2010. Furthermore, it seems unlikely that the position will change in the short term as the number of new permissions granted during 2008 – 2009 was also low (88 net dwellings).

2.12 Whilst a large proportion of completions have been achieved on previously developed land over the past few years, this is likely to fall with the delivery of development at Jennetts Park which is a greenfield site. Figure 1 'Percentage of new & converted dwellings on Previously Developed Land in Bracknell Forest' shows the percentage of residential development achieved on previously developed land and greenfield sites over the last few years

7 Bracknell Forest Borough Local Plan (BFBLP), (adopted January 2002)

Figure 1 Percentage of new & converted dwellings on Previously Developed Land in Bracknell Forest



Source: JSPU Planning Commitments for Housing, series 2004/2005 –2008/2009

NB The data in this diagram relates to all dwelling completions through new build, conversions and changes of use

2.13 The outstanding commitments for residential development i.e. sites with outstanding planning permission or accepted in principle (including sites allocated in a DPD which do not yet have planning permission) give an indication of the amount of development in the ‘pipeline’. Table 2 ‘Outstanding commitments at 31st March 2009’ gives a breakdown of outstanding commitments.

Table 2 Outstanding commitments at 31st March 2009

Commitment	No of dwellings (net)
Sites with planning permission	
Large	3,186
Medium	207
Small	101
Sub Total	3,494
Sites accepted in principle	
Land at Amen Corner	725
Land at Warfield	2,200
Sub Total	2,925
TOTAL	6,419

Source: JSPU Planning Commitments for Housing, series 2004/2005 –2008/2009

2.14 At 31st March 2009, there was a total of 3,494 dwellings with planning permission although due to issues associated with the Thames Basin Heaths Special Protection Area, it will not be possible to implement three planning permissions totalling 106 dwellings in Crowthorne. If these are deducted from the total, there are **3,388 dwellings with planning permission**. Dwellings yet to be started or completed at Jennetts Park, The Parks and Bracknell Town Centre represented a significant proportion of the figure. In addition, land was allocated for mixed use development, including 2,925 dwellings, in the Core Strategy DPD on Land at Amen Corner and Land at Warfield . Both these sites are being progressed through the production of Supplementary Planning Documents (SPDs). The document relating to Amen Corner is programmed to be adopted in March/April 2010 whilst that relating to Warfield is programmed to be adopted in December 2010/January 2011.

Housing requirement in Bracknell Forest at 1st April 2009

2.15 The SEP requires Bracknell Forest to provide 12,780 dwellings over the plan period or an annual average of 639 dwellings per year. However, the level of completions during years 1 – 3 of the current plan period have been less than the total required if the annual average is applied to each of those years. The result is an overall requirement of 11,681 net dwellings for

the remaining plan period (2009 – 2026). If outstanding commitments are deducted from the total requirement, it becomes clear that sites must be found for a further 5,368 dwellings. The position is summarised in Table 3 'Housing requirement in Bracknell Forest at 1st April 2009'.

Table 3 Housing requirement in Bracknell Forest at 1st April 2009

	Requirement 2006-2026 as in South East Plan (May 2009)	12,780
MINUS	Completions 2006/07	131
MINUS	Completions 2007/08	501
MINUS	Completions 2008/09	467
	Total requirement minus completions	11,681
	Annual Average over remaining plan period of 17 years ⁽⁸⁾	687 (11,681/17)
MINUS	Outstanding hard commitments that could be implemented as at 1st April 2009 ⁽⁹⁾	3,388
MINUS	CS4 ⁽¹⁰⁾ and CS5 sites ⁽¹¹⁾	2,925
	REMAINING TO BE ALLOCATED	5,368
	<i>All figures are net</i>	

8 Shortfall averaged out over remaining plan period

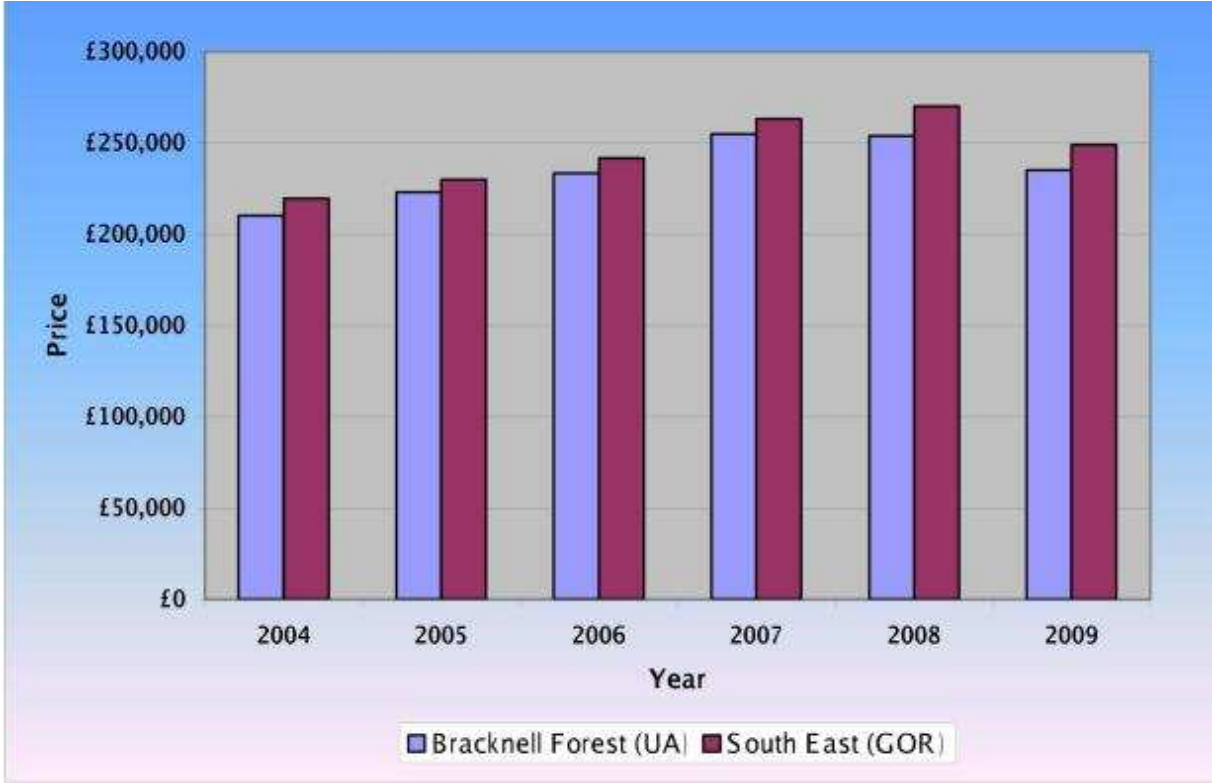
9 Figure for outstanding hard commitment at 1st April 2009 takes account of non implementation of 3 sites with planning permissions totalling 106 dwellings(Land N of Lower Broadmoor Rd Land at School Hill and Land N of Cricket Field Grove, Crowthorne)

10 Land at Amen Corner (725)

11 Land at Warfield (2,200)

The Downturn in the Housing Market

Figure 2 Average Annual House Prices in Bracknell Forest and South East England



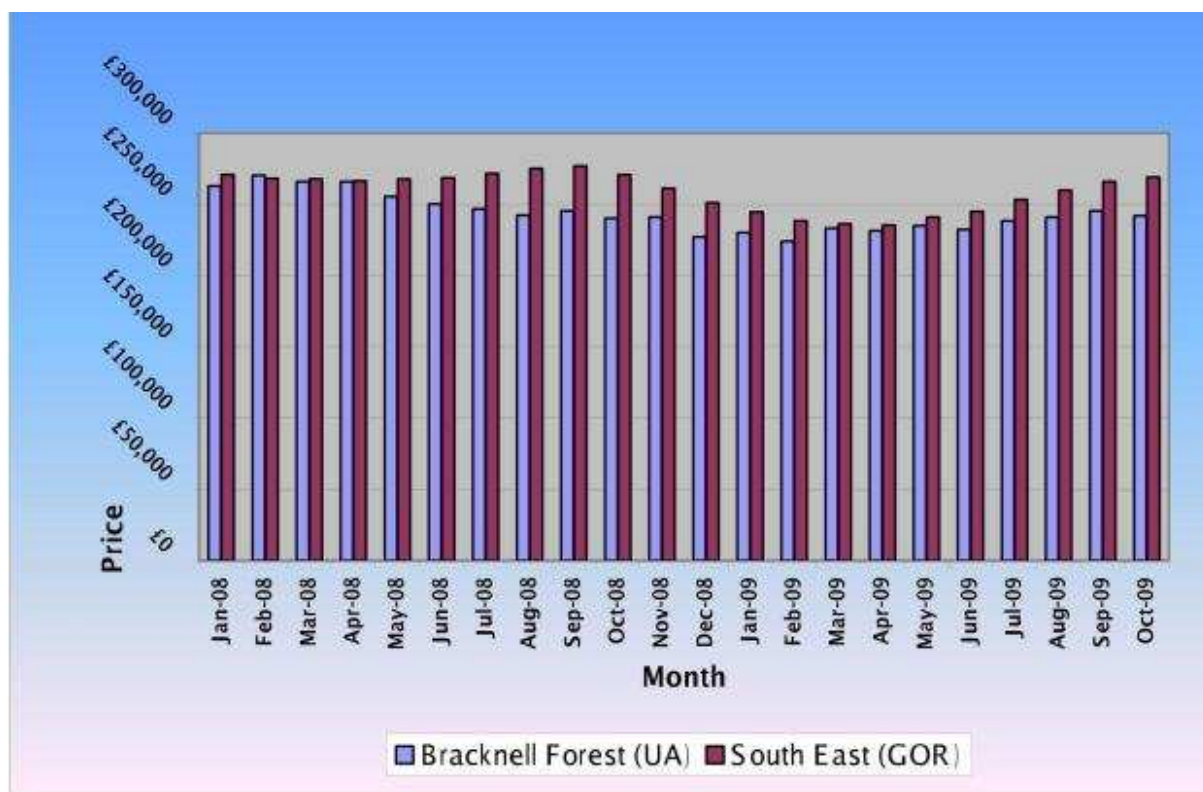
Source: Hometrack HIS based on data from Land Registry

Note: Averages are May-April

2.16 As indicated above, Bracknell Forest has not escaped the effects of the downturn in the housing market.

2.17 Figure 2 'Average Annual House Prices in Bracknell Forest and South East England' shows that the average price of a house in Bracknell Forest is just below that for South East England. The average price of a house in Bracknell Forest fell between 2007 and 2009. Figure 3 'Average Monthly House Prices in Bracknell Forest and South East England' below shows the degree of decline during 2008 and 2009 on a monthly basis (17% from Feb 2008 to Feb 2009). However, it also shows that there are signs that house prices may have started to stabilise during Autumn 2009.

Figure 3 Average Monthly House Prices in Bracknell Forest and South East England



Source: Hometrack HIS based on data from Land Registry

2.18 Over the past year, people wishing to enter the housing market and those wishing to move up the market have found it very difficult to secure the mortgages that they need to buy a home. House builders have also encountered difficulties in gaining access to funding from the market to finance the delivery of their developments. It is also likely that the fall in land values has resulted in some landowners deciding to postpone selling sites in the hope that land values eventually rise.

2.19 Although short-term demand has fallen, which has put pressure on price, it is considered that long-term demand is still strong. This is underpinned by government policy directed at delivering more housing to meet the national shortage.

3 METHODOLOGY

Development of the methodology

Background

3.1 A methodology for the preparation of a SHLAA for Bracknell Forest was drawn up, using the Government's Practice Guidance and taking into account local circumstances. The methodology was then circulated to members of the Strategic Housing Partnership (see Appendix 1: List of Strategic Housing Partnership Members, January 2010), together with the Local Development Framework Steering Group, for discussion and feedback. Following further refinement, a letter was sent to developers, landowners, Registered Social Landlords and agents seeking comments on the methodology and details of any sites they might wish to be considered. An invitation to submit possible sites was also placed on the Borough Council's web site.

3.2 Whilst comments received on the methodology as a result of this consultation were generally positive, some amendments were made, and the revised methodology was made available on the Borough Council's website.

Draft Strategic Housing Land Availability Assessment

3.3 Stages 1 to 5 of the Assessment were undertaken in 2007/2008 to support work on the first stages of a Development Management DPD which was to include site allocations. An Issues and Options Consultation took place on this DPD in February and March 2008. A document summarising Stages 1-5 of the SHLAA⁽¹²⁾ was published at the same time as the Development Management Housing and Commercial Policies and Sites Issues and Options Consultation Document. This version of the Assessment did not make any judgements about the developability and deliverability of the sites. It simply listed the sites that had come to the Borough Council's attention and gave them a rating against the locational principles set out in Policy CS2 of the Core Strategy DPD.

3.4 The Issues and Options Consultation Document included a series of questions concerned with the management and delivery of new housing, retail and employment development. One of the questions in the Issues and Options Consultation Document⁽¹³⁾ invited consultees to submit any additional sites that they thought the Council should be considering for housing development through the SHLAA (a list of those sites already being considered was attached in an appendix). A further question sought views on the suitability, availability and achievability of the sites. The responses to these questions were analysed and subsequently published on the Borough Council's website. Most sites submitted were already being considered through SHLAA, although some respondents supplied further information.

12 Draft Strategic Housing Land Availability Assessment Stages 1-5, Bracknell Forest Borough Council, (February 2008)

13 Development Management Housing and Commercial Policies and Sites Development Plan Document: Issues and Options Consultation Document, Bracknell Forest Borough Council, (February 2008)

Changes since the publication of the Draft Strategic Housing Land Availability Assessment

3.5 Since the Issues and Options stage of the Development Management DPD a number of changes have taken place at a national, regional and local level. These have resulted in a need to review the content of existing and future DPDs (together with the associated evidence) and adjust resources and timetables. A revised Local Development Scheme (LDS)⁽¹⁴⁾ was agreed by the Government Office for the South East in September 2009. This now prioritises work on a DPD that will deal with Site Allocations, including housing. The timetable states that submission will take place in February 2011, leading to Examination during the Summer of 2011 and hopefully, adoption in November/December 2011. The LDS also makes it clear that detailed proposals for Land at Amen Corner and Land at Warfield will be progressed through the production of SPDs rather than Area Action Plans.

3.6 The SHLAA remains an important source of evidence to any future work on site allocations and uses a revised base date of 31st March 2009. This date is particularly important when considering the distinction between sites with and without planning permission. The methodology that was applied in the final Assessment is set out below and incorporates small refinements and additional detail to respond to problems encountered in carrying out the Assessment and criticisms of other Assessments that have been aired at regional workshops.

The Methodology

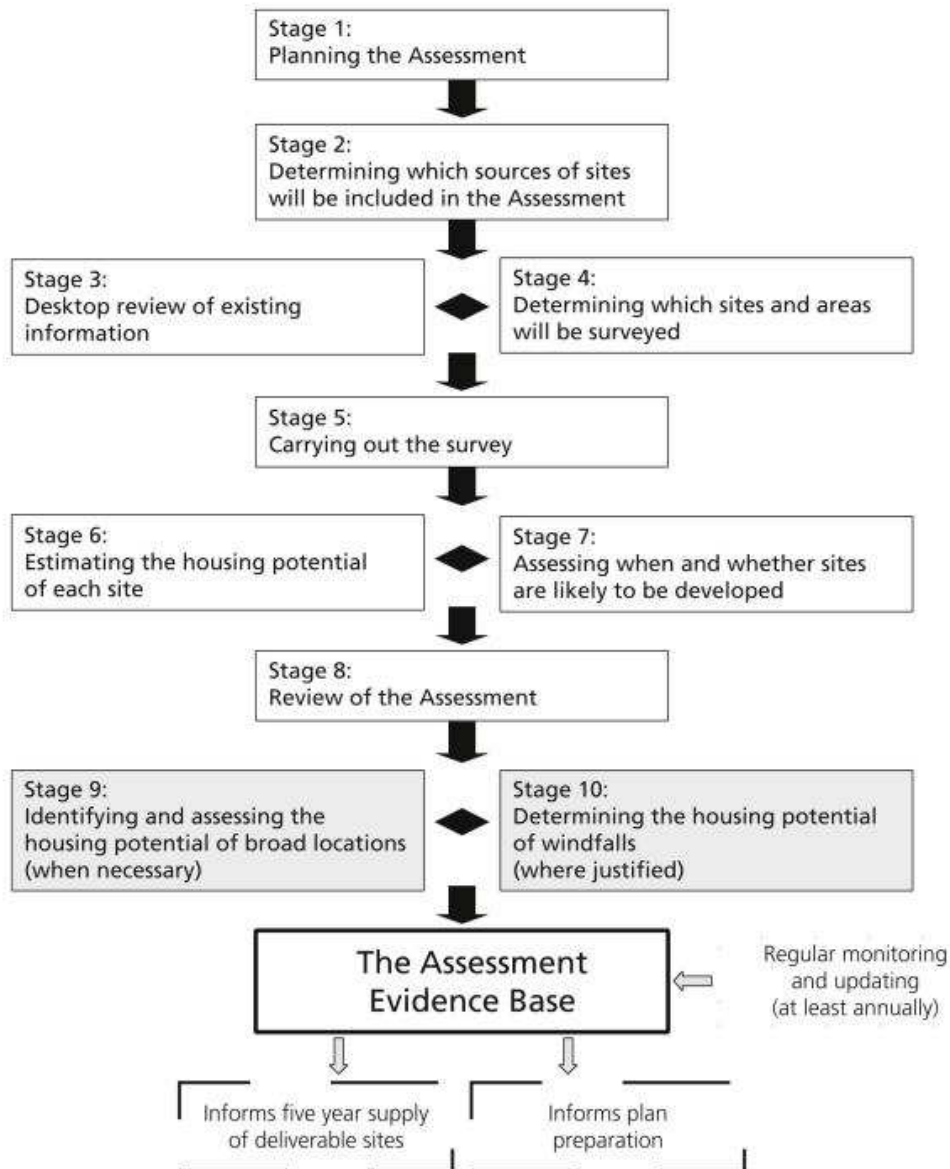
3.7 The methodology used is based on the Government's Practice Guidance. Paragraph 15 of this Guidance states that when the methodology is followed,

3.8 *"...a local planning authority should not need to justify the methodology used in preparing its assessment, including at independent examination."*

3.9 The key stages in the preparation of an Assessment are summarised in Figure 4 'The Strategic Housing Land Availability Assessment process and outputs' below. Further details of the actions taken to complete each stage in respect of the Bracknell Forest Assessment are given below.

14 Bracknell Forest Borough Local Development Scheme, September 2009

Figure 4 The Strategic Housing Land Availability Assessment process and outputs



Source: reproduced from *Strategic Housing Land Availability Assessments Practice Guidance* (Communities and Local Government, 2007)

Managing the process

3.10 The Government's Practice Guidance sets out several management issues to be addressed at the outset of preparing an Assessment. These issues, and how they were addressed in carrying out this Assessment are set out in turn in the Table 4 'Planning the Assessment – Issues and Actions' below.

Table 4 Planning the Assessment – Issues and Actions

Practice Guidance Issue	Action(s)
Is it possible to carry out the Assessment with other local planning authorities in the housing market area (HMA)?	Meetings were held with other Berkshire Unitary Authorities to discuss work programmes including the associated evidence required. Due to the different stages reached in the LDF process it was decided that all should follow the Government's Practice Guidance. The results from the SHLAAs should then be capable of re-aggregation to form a more strategic overview.
Is there an existing housing market partnership that could be used to take forward the Assessment?	<p>Existing Strategic Housing Partnership (SHP) which forms part of the Bracknell Forest Partnership. The SHP Board is composed of the following:</p> <ul style="list-style-type: none"> • strategic agencies • voluntary and community sector • Housing Associations • private sector • statutory sector representatives • Chairman <p>Members of the SHP have been involved in the preparation of the Assessment. A list of SHP members is attached as 'Appendix 1:List of Strategic Housing Partnership Members, January 2010'.</p>
Whether all relevant partners are involved in the partnership, and if not, which key stakeholders need to be included.	<p>The involvement of stakeholders in the preparation of the Assessment has gone beyond just that of the SHP to ensure that the following have been included:</p> <ul style="list-style-type: none"> • housebuilders • social landlords • local property agents • local communities • other agencies where relevant

Practice Guidance Issue	Action(s)
The resources for the project and the composition and skills of the project team	Preparation of the Assessment has been led by the Head of Spatial Policy, and day to day work carried out by a project team comprising officers from the Development Plan team. Relevant expertise has been brought in as required, including staff involved in Development Management and Property.
Management and scrutiny arrangements	The preparation of the Assessment has been subject to scrutiny through the Local Development Framework Steering Group, and through the Strategic Housing Partnership. The Assessment has also been considered by Executive.
Ensuring the quality of the work	The quality of the Assessment has been ensured through scrutiny by the project team and management arrangements set out above.
Detailed work programme and project milestones	The Bracknell Forest methodology contained a project plan that showed the key tasks that needed to be addressed to deliver the project. The plan had to be amended as circumstances changed during the course of the project.

Sources of sites with potential for housing

Site size threshold

3.11 Although the Practice Guidance does not specifically address the minimum size of site to be included in a SHLAA, paragraph 25 does suggest that a 'minimum size of site' may be defined for survey purposes. This should reflect local circumstances and housing market conditions together with the resources available for carrying out the work. For this Assessment, it was not considered practical to attempt to identify all sites with potential for housing including those from sources such as the change of use and sub division of smaller buildings together with individual plots. Consequently, it was decided that a minimum site size threshold should be applied. The threshold chosen is based on potential site yield. Therefore, any site likely to contribute a net gain of 10 or more residential units has been used as the criteria. This equates with the definition of small sites in the commitments work.

3.12 During the initial search for sites, difficulties were encountered in assessing the potential of some possible sites due to the restricted amount of information available through a desk top review. As a crude equivalent, it was decided to look for sites over 0.3ha as at a national minimum density of 30 dwellings per hectare (dph), a site of this size would deliver approximately 10 dwellings. The potential of sites identified in this way was scrutinised at a later stage. For example, in some instances it became clear that existing dwellings would need to be demolished resulting in the net gain in dwellings being less than 10.

3.13 The contribution of sites that fall below the site size threshold outlined in this section are dealt with in the section on windfalls.

Sources of sites

3.14 The following sources have been considered in determining sites with housing potential in Bracknell Forest:

Sites in the planning process

- Land allocated in the BFBLP (or with permission) for employment or other land uses which is no longer required for those uses;
- Existing housing allocations in the BFBLP;
- Site development briefs;
- Sites with outstanding planning permission for housing (full or outline);
- Sites which are under construction for housing;
- Planning applications under consideration at the time of the Assessment;
- Applications for residential development that have been refused, including those that are subject to appeals.

Sites not currently within the planning process

3.15 In addition, various sources of information were used to determine whether any of the following types of sites might have housing potential in the Borough:

- Vacant and derelict land and buildings;
- Surplus public sector land;
- Land in non-residential use which may be suitable for re-development for housing, such as commercial buildings or car parks, including as part of mixed use development;
- Additional housing opportunities in established residential areas;
- Large scale redevelopment and redesign of existing residential areas;
- Urban extensions;
- Sites in rural settlements;

3.16 These examples are selected from Stage 2, Figure 4 of the Practice Guidance. This list also includes:

- New free standing settlements.

3.17 On the basis of current evidence and the character of the area, it is not considered that new free standing settlements will have a role to play in meeting the housing requirement in Bracknell Forest for the period covered by this Assessment.

Excluded sites

3.18 Whilst the Practice Guidance makes it clear that the scope of the Assessment should not be narrowed down by existing policies designed to constrain development, it does recognise that particular types of land or areas may be excluded, if justified.

3.19 It is considered that policies that are designed to constrain development could include those that restrict the sprawl of built up areas into the countryside (including Green Belt policies), and those concerned with landscape/visual designations.

3.20 Another category of policies protect land for more intrinsic reasons such as having attributes derived from the nature of the underlying strata. For the purposes of this Assessment, it has been decided to exclude sites falling within the following designations which represent intrinsic constraints that cannot be readily overcome:

- Thames Basin Heaths Special Protection Area (SPA);
- Sites within 400m of the Thames Basin Heaths SPA;
- Sites of Special Scientific Interest;
- Special Areas of Conservation;
- Flood Zone 3

3.21 Planning Policy Statement 25⁽¹⁵⁾ advocates a sequential approach to locating new development and makes it clear that areas of highest risk of river flooding (Zone 3), should be avoided where possible. The approach takes into account the vulnerability of land uses. Most residential development comes under the 'more vulnerable' classification. A Strategic Flood Risk Assessment was carried out for Bracknell Forest in 2006⁽¹⁶⁾. Although it is accepted that it was based on the lower housing requirement (11,139 net dwellings), it found that there was sufficient land in Zone 1 to preclude the need to accommodate new development in the areas of higher risk (paragraph 4.2). Consequently, the approach in the SHLAA is to exclude all land within Zone 3. In cases where only part of a site falls within Zone 3, it has been necessary to assess whether or not there is sufficient developable land outside Zone 3 before deciding whether or not to exclude the site.

3.22 Land covered by the above designations and the sites excluded from the Assessment are shown on the Map in 'Appendix 2: Table showing designations and sites excluded from the survey'. A table listing the Table 12 'Excluded Sites' follows the map.

Carrying out the survey

3.23 A site survey and assessment proforma was prepared and used to document the characteristics of each site in a consistent manner. The boundaries of each site were also recorded on the Council's Geographical Information System so that maps could be produced for each site. The proforma included a section on the planning history of a site and existing use and character. A copy of the proforma is contained in 'Appendix 3: Site Survey and Assessment Pro-forma'.

15 Planning Policy Statement 25: Development and Flood Risk; CLG, (December 2006)

16 Bracknell Forest Strategic Flood Risk Assessment; Entec UK Ltd, (August 2006)

3.24 All identified sites were visited unless they fell within the broad locations for development identified under Policies CS4 and CS5 of the Core Strategy. These sites are covered by commitments and are being dealt with separately through the progression of SPDs. As some sites were visited during 2007, it became necessary to make further visits at a later date as a result of deciding to revise the base date of the Assessment to 31st March 2009. It also became necessary to update the planning history set out on the proformas.

3.25 Sites with planning permission at 31st March 2009 were visited early in April 2009 as part of the annual commitments exercise. Information collected on building progress was then fed into this Assessment. This included comments gathered as a result of contact with developers/consultants in respect of individual sites.

Assessing the housing potential of each site

3.26 The Practice Guidance states that the estimation of the housing potential of each site should be guided by existing or emerging policy. The SEP encourages higher density development and sets a regional target of 40 dwellings per hectare (Policy H4).

3.27 An over arching objective of the Core Strategy is the delivery of sustainable development. Policy CS1 refers to the need to make efficient use of land, buildings and infrastructure and Policy CS7 stresses the need for high quality design. However, the Core Strategy does not give detailed guidance on the density of residential development that should be achieved in various parts of the Borough as that topic is to be dealt with in a subsequent DPD. The only policy in the BFBLP to touch on the issue is Policy H4 which is concerned with the protection of the distinctive residential character of the area. The SHMA suggests that new provision should include a higher proportion of smaller homes.

3.28 In considering the issue of housing potential in this Assessment, it was decided to:

- take account of the yield detailed in the planning application for sites with planning permission for residential development, or
- have regard to the yield detailed as part of the submission of a site if a notional layout and supporting information had been provided, or
- use density multipliers to produce an initial yield based on the following assumptions.
- 30 dph to be applied as a minimum, in rural locations;
- 35 - 40 dph to be applied in suburban locations;
- 40 - 45 dph to be applied in urban locations; and,
- 50+ dph to be applied where higher density may be achieved such as town centre locations and around public transport nodes.

3.29 Where density multipliers were used to calculate an initial yield, account was then taken of whether or not the yield needed to be modified to take account of an appropriate dwelling type, constraining factors such as trees and the character of the surrounding area. The Council is in the process of preparing a SPD ⁽¹⁷⁾ concerned with Character Area Assessments for specific areas of the Borough (Binfield Village, Chavey Down and surrounding areas, villages

¹⁷ Character Area Assessments SPD Consultation Draft (July 2009) which was published for public consultation during July – September

to the north of Bracknell and defined areas of Bracknell, Crowthorne and Sandhurst) and regard was paid to work undertaken in connection with the preparation of this SPD. Reference was also made to any similar sites that were being developed in the local area and the views of colleagues within Development Management were sought on the potential attributed to each site.

3.30 A further factor taken into account in assessing potential was the need for land to be devoted to other supporting uses such as schools, open space, roads and landscaping. This is particularly important where large sites are being considered. The results of research carried out on net developable area by URBED and Llewellyn Davies was used as a starting point. Although the results of this research was included in a document concerned with urban housing capacity that is no longer quoted by Government, it contains some useful tools that are still relevant. The percentages quoted were then compared with the percentages achieved on some sites in Bracknell Forest and regard was paid to the thresholds for the provision of on site infrastructure and facilities set out in Limiting the Impact of Development SPD⁽¹⁸⁾.

3.31 Any site within 400m – 5km of the Thames Basin Heaths Special Protection Area (SPA) may have a significant effect on the SPA. Avoidance and mitigation measures must therefore be carried out to avoid and mitigate any adverse effects. Two options are available: i) a payment contribution towards strategic avoidance and mitigation measures or ii) an in kind bespoke scheme including an appropriate size and location of semi natural open space. This is in addition to any recreational open space. The in kind bespoke scheme can therefore have an impact on the ratio of gross to net developable area. However, the ratios used are fairly generous and semi natural open space may be provided beyond the site boundaries. Consequently, a lower net developable area has not been taken to compensate for this factor at this stage. This will need to be looked at further through the site allocations process.

Table 5 Net developable area and site area thresholds

Gross site area (ha)	Percentage net
Less than 1	100%
1 - 2	90%
2 – 5	70%
5+	65%

The yields set out for sites included in this Assessment are not definitive and may change should further site survey and design work be undertaken on any sites that are progressed through the planning process.

Approach to when and whether sites will be developed

3.32 The Practice Guidance suggests that sites should be categorised as follows:

18 Limiting the Impact of Development SPD (July 2007)

- deliverable – a site must be available now, offer a suitable location for housing development now and there must be a reasonable prospect that housing will be delivered on site within five years from the date of adoption of the plan.
- developable – a site should be in a suitable location for housing development, and there should be a reasonable prospect that it will be available for and could be developed at a specific point in time.
- not currently developable – a site that cannot currently come forward for housing.

3.33 Conclusions about which category a site should be included within are based on data collected on suitability, availability and achievability. The approach taken to these issues is set out below.

Assessing suitability

3.34 A number of criteria were identified for assessing the suitability of sites for housing. The criteria were developed and presented in a site suitability matrix. The criteria are based on the factors identified in the Practice Guidance:

- policy restrictions,
- physical problems or limitations,
- potential impacts and
- environmental conditions.

3.35 Paragraph 21 of the Government's Practice Guidance makes it clear that the scope of the Assessment should not be limited by excluding areas that are subject to existing policies that seek to constrain development as consideration may need to be given to reviewing them through the LDF process. It is suggested that it is more appropriate to look at policy restrictions when assessing the suitability of individual sites, in other words at this stage in the process.

3.36 The number of sites coming forward from within the defined settlements of Bracknell Forest appears to be declining. Whilst this may be partly due to market conditions, it has become increasingly apparent that a reconsideration of policies that constrain development is likely to be needed to enable the housing requirement to be met. The opportunity to do this arises with the progression of a Site Allocations DPD. Assessing suitability in this assessment it was therefore decided to look at all possible options rather than apply existing policies aimed at constraint. The only exceptions to this are whether or not land is inside or outside defined settlement boundaries and whether or not a site is located within the Green Belt. This is because the SEP seeks to accommodate development in the existing built up areas in the first instance and because it seeks to minimise incursions into the Green Belt. Consequently, the policy section in the suitability matrix is limited to these two considerations.

3.37 The Practice Guidance suggests that physical problems or limitations can include access and infrastructure. Criteria have been included that give a broad indication of a sites' accessibility to services and facilities. Planning Policy Guidance Note 13⁽¹⁹⁾ suggests that walking is the

19 Planning Policy Guidance Note 13 - Transport, (April 2001)

most important mode of travel at the local level and offers the greatest potential to replace short car trips. It also advises that cycling has the potential to substitute for short car trips, particularly those under 5 km.

3.38 As a result it was decided to use distances of 400m and 800m in terms of accessibility to local services and facilities as these roughly equate to 5 and 10 minute walking distances. 1200m was used in respect of larger scale facilities and services as it was felt that it indicated a reasonable distance that a person might be prepared to cycle to reach a facility or service, particularly if it is of a good quality, essential, or there are a range on offer in a particular location. The Council's 'Local View' data has been used to collect information on distances, where available. In other cases, it has been necessary to use straight line distances which it is accepted is a fairly crude approach. However, it is felt that the information gathered gives a broad indication of the accessibility of a site to a range of facilities that residents might require.

3.39 Facilities and infrastructure that are eventually provided on land at Amen Corner and land at Warfield may improve the suitability of sites close to the area, particularly in terms of accessibility to schools, local centres, employment etc. However, detailed proposals have yet to be developed and it is considered premature to make assumptions for the purpose of this exercise. This issue will be considered further through the site allocations process and the need to achieve comprehensive solutions.

3.40 Whilst it is accepted that new development must be accompanied by necessary infrastructure and facilities, it is difficult to identify needs without a site by site review. Furthermore, the nature of the strategy chosen in respect of the allocation of sites will influence the scale and form of infrastructure and facilities required.

3.41 The consultation on the draft version of the SHLAA covering stages 1 – 5 of the methodology, and the Issues and Options version of the Development Management DPD in February 2008 attracted responses from certain agencies and service providers such as Thames Valley Police and the East Berkshire Primary Care Trust. Whilst none made comments on individual sites, all highlighted the need for new development to provide appropriate infrastructure and facilities and expressed a desire to continue to be consulted on possible site allocations. Some providers suggested that detailed modelling would be required on a site by site basis. There was also a tendency to prefer larger clearly defined sites on the basis that it is easier to provide upgrades or new facilities. One major constraint that it is possible to highlight at this stage is the lack of capacity in secondary schools serving residents of North Bracknell.

3.42 The Council's Limiting the Impact of Development SPD sets out thresholds for the provision of necessary in kind and on site provision. Generally such provision must be considered for developments involving 650 dwellings or more. This threshold has therefore been used as a crude measure in the suitability assessment.

3.43 Within the section dealing with physical problems or limitations, other factors such as whether a site has potential for minerals or whether it is affected by landfill issues have been looked at using data from the Council's Geographical Information System.

3.44 The potential impacts section of the suitability matrix looks at a range of environmental and historic features as documented on the Bracknell Forest Proposals Map and through the Council's Geographical Information System. The section on environmental conditions looks at the compatibility of residential use with adjacent uses based on a site assessment.

3.45 Each site has been assessed against each criteria and a mark included where the development of the site for residential purposes could cause a conflict. In some instances these conflicts might ultimately be addressed through either shifts in policy or the creation or improvement of infrastructure; however, the resolution of these issues will impact on viability and timescale.

3.46 The results of the suitability assessment are used to classify each site into one of three grades of suitability - A, B or C, A being attributed to a site with the least conflicts and C being attributed to a site with the greatest number of conflicts. The site suitability matrix is attached as 'Appendix 4: Site Suitability Matrix'. Sites that already benefited from planning permission or that had been accepted in principle for residential purposes at March 2009 were not subject to this detailed process as they were generally assumed to be 'suitable'. However, as the Practice Guidance states that it may be necessary to assess whether any circumstances have changed on these sites that may constrain development, a general check was carried out with other colleagues. A major change that has occurred since the granting of certain permissions is the designation of the Thames Basin Heaths as a SPA. Three permissions in Crowthorne can not now be implemented as a result of this and the suitability of the sites for residential development has changed. These permissions have been excluded from the figures.

Assessing availability and achievability

3.47 The majority of sites included in the Assessment have been submitted by land owners or developers over the last two or three years. Due to concern that circumstances may have changed over this time period and because the level of information provided on sites varied considerably, it was decided that there was a need to contact those that had submitted sites and request up to date information on availability and achievability. A questionnaire was therefore compiled (attached as 'Appendix 5: Availability and Achievability questionnaire') that sought details on ownership and control of land together with information on constraints imposed by lack of infrastructure and a judgement on when a site might be developed. There were a few instances where the level of information available was sufficiently comprehensive and clear to allow an assessment to be made without requesting further information. In cases where sites had been identified through other sources i.e. they were not formally submitted through the SHLAA process, planning records have been reviewed and colleagues asked for information on availability and achievability.

Availability

3.48 Each site was given one of three possible grades (A, B or C) of availability by assessing best fit with the following criteria:

Table 6

Availability Criteria	
A	<p>Developer owns site or has secured options/agreements.</p> <p>Any known legal issues have been/are being resolved.</p>
B	<p>Developer is interested in developing the site and is negotiating with the landowner.</p> <p>Landowner is willing to dispose of land for development during the next 15 years but has yet to involve developer.</p> <p>Land is in multiple ownership resulting in site assembly issues.</p> <p>Significant relocation issues yet to be resolved.</p>
C	<p>Developer has expressed an interest in developing the site but details of owner are unknown or owner is known but reluctant.</p> <p>Known legal issues such as restrictive covenants have yet to be tackled. These currently act as barrier to residential development.</p>

3.49 It was decided not to delete sites falling within category C as long as it was considered that there was a reasonable prospect of the site becoming available during the time period being considered. However, in such cases, it has been assumed that a site is unlikely to come forward until the later periods. It is hoped that including such sites within the list will promote discussion and feedback. The Council will continue to make every effort to contact the landowners of these sites and hopes that further information will become available through engagement with stakeholders in connection with progression of the Site Allocations DPD. Any intelligence gathered will be used in the monitoring of SHLAA sites.

Achievability

3.50 Achievability relates to the likelihood of a site being developed for housing at a particular point in time. Economic viability is therefore an important factor and is judged through an assessment of the state of the market and costs associated with the development of a site such as preparation costs and the need to provide or improve infrastructure.

3.51 The questionnaire referred to above in 3.47 , included a question that asked those with sites to indicate in which time band(s) they envisaged developing their sites. Information was also sought on the degree of interest already expressed in developing a site for housing. This therefore provided a crude market assessment.

3.52 The Valuation Office was asked to provide a more detailed cost assessment of a sample of sites included in the Assessment. The sample included a range of site sizes from within and outside defined settlements. They also included greenfield sites and those that were previously developed. However, the value of this assessment is limited as it only provides an indication of viability at a particular point in time. The current turbulence of the housing market and impact that this has had on land values makes it particularly difficult to assess viability at present. It also depends on the degree of flexibility operated in terms of S106 contributions and the Council's priorities. It is intended to re-visit this work in respect of individual sites that meet the locational criteria and those that have the potential to do so when considered as part of comprehensive development areas once there is a clearer indication of the scale and type of supporting infrastructure required. This work will form part of the evidence gathering process in connection with the Site Allocations DPD.

3.53 In coming to a decision about the time frame for the development of a site, regard has been paid to comments received from the landowner/agent, whether or not policies would need to be changed, research on build out rates and the scale of infrastructure that might be required.

3.54 Each site has been assigned to one or more of four time periods, reflecting the outcome required by the Practice Guidance as follows:

- within 5 years (2009-2014)
- within 6-10 years (2014-2019)
- within 11-15 years (2019-2024)
- from 16 years and beyond (2024+)

3.55 In considering how many houses are likely to be built by a developer on a site in any one year, particularly in respect of the larger sites, guidance has been drawn from a report produced by Glasgow University on behalf of the Government in February 2008⁽²⁰⁾. This research suggests an average optimal sales rate of about 59 houses per annum on greenfield sites and 67 flats per annum on previously developed sites. The rate at which flats are built is influenced by the amount of capital involved, exposure to borrowing and the nature of the structure. As a result flats tend to be delivered in groups rather than as individual units. This means that there is often pressure to deliver quickly. The report also points out that large sites may be split between developers to try to improve the sales rate but that to be successful, it is necessary for each to have a distinct product. It also highlights the fact that developers regard local housing markets as having a limited capacity to absorb new-build supply and that they can become nervous about too many builders operating at one time in a locality.

20 Factors Affecting Build Out Rates: Glasgow University/CLG: February 2008

3.56 A cautious approach may therefore need to be taken to sites to the east of Bracknell due to their proximity to the Strategic Development Areas that are being progressed by Wokingham Borough Council to the South and North of Wokingham. 2,500 dwellings are planned at South Wokingham and 1,500 dwellings are planned at North Wokingham. The following build out rates are used unless a developer has indicated otherwise:

- 50 – 70 dwellings per year will be used for sites of less than 500 dwellings; and,
- 140+ dwellings per annum will be used for sites of 500 or more dwellings on the basis that there will be more than one developer.

These figures will be monitored and reviewed.

3.57 Where the development of a site is dependent on a change in policy, the timescale has taken into account the programme for producing the Site Allocations DPD, as set out in the LDS. As it is envisaged that the Site Allocations DPD will be adopted in November/December 2011, it has been assumed that sites may be granted planning permission in 2011 -2012. Larger sites may take longer due to master planning and preparatory works and infrastructure lead in times. Consequently, it has been assumed that it is unlikely that more than 25 dwellings will be delivered during the first period on any site that needs to be released through the Site Allocations DPD process.

3.58 A number of submitted sites are located in the Green Belt and would require more than minor adjustments to existing boundaries, if to be released for housing. It is not considered appropriate to take such decisions in a lower order DPD such as a Site Allocations DPD. Such issues would need to be addressed through a review of the Core Strategy. Consequently, although many of these sites are being promoted by owners and confirmed as being immediately available, they have been placed in the later periods to allow for consideration through a review of the Core Strategy, if due to a change in the deliverability and developability of land outside the Green Belt, this proved necessary.

4 FINDINGS

4.1 An Assessment Summary Form has been produced which lists each site and summarises data on suitability, availability, achievability and capacity. This is attached as **Could not find 1264509003615**. A map showing the location of all sites included in the list is attached as 'Appendix 6: Sites in Strategic Housing Land Availability Assessment March 2009'. The Summary form separates the results for sites that have planning permission or which have been allocated for residential development from those that are not yet within the planning process. The former includes sites that are under construction and sites with planning permission but where work has not yet started. Both sets of data have then been categorised according to the locational principles set out in Core Strategy Policy CS2, although the categories have had to be expanded for sites not yet in the planning process (see paragraph 4.4). The priority sequence for the location of development in Policy CS2 is:

- Locational principle 1 - Bracknell Town Centre
- Locational principle 2 - Previously developed land and buildings in defined settlements
- Locational principle 3 - Other land within defined settlements
- Locational principle 4 - Extensions to defined settlements

4.2 Policy CS2 makes it clear that extensions to defined settlements should have good public transport links to the rest of the urban area or have firm proposals to provide such links. As far as sites that are not yet within the planning process are concerned, it is accepted that these criteria are not always currently met and that further action through changes in policy and/or further work on the need and potential to improve transport infrastructure would be required if sites were to be taken forward.

4.3 Locational principle 4, that deals with extensions to defined settlements, has been expanded for the purposes of giving a more detailed categorisation of sites. There are some sites that fall beyond the definition given in locational principle 4, in that they are located in the countryside, hence the addition of further categories.

4.4 The additional categories are:

- Extensions to sustainable defined settlements
- Extensions to unsustainable defined settlements
- Sites in the countryside

4.5 To meet the definition of a sustainable settlement, the neighbourhood should contain at least five of the following facilities:

- convenience store
- community hall
- primary school
- library
- public house
- post office/banking facility

- doctor's surgery
- dental practice

and be on a bus route with at least an hourly service.

4.6 To be treated as an 'extension' to a settlement, a site should adjoin the existing boundary and be well related, both physically and visually with the surrounding landscape.

Results for sites within the planning process

4.7 Table 7 'Table 7 'Breakdown of the Outstanding Commitment Figure" summarises the position for sites with planning permission or accepted in principle, using the locational sequence set out in Core Strategy Policy CS2.

Table 7 Breakdown of the Outstanding Commitment Figure

Policy CS2 Locational Sequence	1-5 Years (Deliverable)	6-10 Years (Developable)	11-15 Years (Developable)	Total (Deliverable/ Developable Land Supply)
1.Bracknell Town Centre	300	543	200	1043
2. Previously developed land and buildings in defined settlements	891	0	0	891
3. Other land within defined settlements	1115	238	0	1353
Total for 1-3	2,306	781	200	3287
4. Extensions to defined settlements	415	1410	1100	2925
Total for 1-4 (rounded to the nearest 100)	2700	2,200	1,300	6,200

4.8 The results set out in the above table have been used to calculate the 5 year housing supply (see 'Appendix 10: Five year housing land supply') and produce the Housing Trajectory (see Figure 6 'Housing Trajectory 2006-2026') which covers the plan period. Both are based on a requirement of 12,780 dwellings for the plan period, as set out in Table 3 'Housing requirement in Bracknell Forest at 1st April 2009' of this document.

4.9 The data collected showed that there was a 4.2 year supply at 1st April 2009. The Figure 6 'Housing Trajectory 2006-2026' attached as Appendix 10 shows forecast completions for the plan period and is supported by a table that gives details of all sites that are included within the data. Table 28 'Land Supply 2006/2026- Large Sites' gives the site address, projected year of delivery of dwellings yet to be completed, planning application reference and comment relating to progress on the site at March 2009. It is clear from the Housing Trajectory that there is not only a shortage of sites in the short term but also across the plan period. Furthermore, there are risks attached to the forecasts as developers will not currently commit to programmes for delivery due to adverse market conditions. For these reasons, the Council is prioritising work on progressing a Site Allocations DPD.

Results for sites outside the planning process

4.10 These sites do not currently have planning permission for residential development. The table below gives details of the potential number of dwellings that could be built on submitted and identified sites in each of the locational categories 1-4 and beyond.

Table 8 Potential Number of Dwellings on Submitted and Identified Sites

Policy CS2 Locational Sequence	1-5 Years (Deliverable)	6-10 Years (Developable)	11-15 Years (Developable)	Total (Deliverable/ Developable Land Supply)
1. Bracknell Town Centre				
2. Previously developed land and buildings in defined settlements	231	447	100	778
3. Other land within defined settlements	45	312	140	497
Total for 1-3 (rounded to the nearest 50)	300	750	250	1,250
4. Extensions to sustainable defined settlements	373	4591	2277	7241
5. Extensions to unsustainable defined settlements	135	852		987
6. Sites in the countryside	246	2,065	1,258	3,571
Total 4-6 (rounded to the nearest 50)	750	7,500	3,500	11,800

Policy CS2 Locational Sequence	1-5 Years (Deliverable)	6-10 Years (Developable)	11-15 Years (Developable)	Total (Deliverable/ Developable Land Supply)
Overall Total 1-6 (rounded to the nearest 100)	1,000	8,300	3,800	13,100

4.11 The total for categories 1-3 represents the potential number of dwellings that may be delivered from defined settlements. In view of the general presumption in favour of development within defined settlements, such sites tend to be constrained by availability issues and relative land values. Current market conditions are not encouraging such sites to come forward. During more stable times, the pressure for residential development is usually so great that such sites come forward and are developed at a rapid rate. However, competition for land for a range of uses is high and this means that it is unrealistic to expect an unrestricted supply of land from this area for residential development.

4.12 The results indicate that there is the potential to deliver approximately 1,250 dwellings from sites within defined settlements over the plan period. This total comprises previously developed and greenfield sites in defined settlements. Some of these sites are currently in other uses, affected by policy restrictions that do not encourage residential development or have been subject to refusals/appeals for higher numbers of dwellings than now suggested.

4.13 It is clear that unless there is to be a complete change in the character of large areas of existing defined settlements, there is insufficient scope to accommodate the remaining requirement for the plan period.

4.14 The next sets of figures in the hierarchy of results relate to extensions to sustainable and unsustainable settlements and sites in the countryside.

4.15 Categories 4 and 5 suggest that there is the theoretical potential to deliver:

- approximately 7,300 dwellings from extensions to sustainable settlements, and,
- approximately 1,000 dwellings from extensions to unsustainable settlements.

4.16 These figures are derived from a range of type and size of sites adjoining parts of Sandhurst, Crowthorne, Bracknell, Binfield, North Ascot, Chavey Down – Longhill Road and the Green Belt village of North Street, Cranbourne. Some sites relate to existing settlements better than others and offer more opportunities to build sustainable communities. Whilst evidence collected suggests that most of these sites have a good prospect of being made available for development, the suitability of sites varies considerably. However, whilst the suitability categories

give an indication of the number of existing constraints applying to sites, they are based on a crude analysis and do not take account of opportunities that might arise to help enhance existing facilities or make new provision.

4.17 The final category relates to sites in the countryside which amount to

- approximately 3,500 dwellings.

4.18 However, some of these sites adjoin other sites that adjoin settlements so if considered together, their categorisation would change.

4.19 It should be noted that Table 6 **includes sites in the Green Belt**. Two Green Belt sites are categorised as extensions to sustainable settlements (N Ascot and Ascot which is in the Royal Borough of Windsor and Maidenhead). A further selection of Green Belt sites fall within the category of extensions to unsustainable settlements as a number of sites are located around North Street, Cranbourne. The remaining Green Belt sites are categorised under sites in the countryside. The table below shows the impact of removing the capacity associated with Green Belt sites from the totals.

Table 9 Potential Number of Dwellings on Sites not in Green Belt

Policy CS2 Locational Sequence	1-5 Years (Deliverable)	6-10 Years (Developable)	11-15 Years (Developable)	Total (Deliverable/ Developable Land Supply)
1. Bracknell Town Centre				
2. Previously developed land and buildings in defined settlements	330	430	114	852
3. Other land within defined settlements		312	140	452
Total for 1-3 (rounded)	300	700	300	1,300
4. Extensions to sustainable defined settlements	373	4188	2277	9115
5. Extensions to unsustainable defined settlements	135	361		496

Policy CS2 Locational Sequence	1-5 Years (Deliverable)	6-10 Years (Developable)	11-15 Years (Developable)	Total (Deliverable/ Developable Land Supply)
6. Sites in the countryside	246	1,016	305	1,567
Total 4-6 (rounded to the nearest 100)	1,100	6,300	2,800	12,500

4.20 The overall total given in Table 9 shows that even if Green Belt sites are excluded from consideration, there are still sufficient sites to yield a theoretical total of 12,500 dwellings. This is therefore approximately 7,000 dwellings more than the balance to be found. Whilst it is accepted that the suitability, availability and achievability of these sites varies, the scale of over provision suggests that there is sufficient potential without looking at sites in the Green Belt. However, it is not for this document to consider the strategy to be adopted.

Relationship with Employment Land Review

4.21 The Council commissioned consultants to produce an Employment Land Review (ELR)⁽²¹⁾ which was finalised in December 2009. It has therefore been done in parallel to SHLAA. The ELR suggests a need for an additional 12,100 jobs over the plan period. 7,400 of these would be Business, Industrial and Distribution jobs. Once translated into floorspace requirements and compared with the existing supply, it appears that quantitatively, there is already sufficient office floorspace for the plan period but that there is a need for further land for industrial and warehousing floorspace.

4.22 The ELR comments that most of the Borough's employment property stock is high quality, well serviced, accessible and fit for purpose. There is concern that piecemeal redevelopment of the principal employment areas might endanger the integrity and viability of remaining employment uses. However, it is accepted that there is a need to consider the possibility that some sites may have to be released for other uses in the event of an overriding need for housing sites. This is done through a relative assessment of areas. The main areas of potential are as summarised below.

4.23 The Eastern Industrial Area is highlighted as being the area with the weakest identity. The area is highly sustainable, being close to Bracknell Town Centre and offers the opportunity to achieve relatively high density development. However, the report suggests that the scope for losses to other uses should be confined to the frontage area along London Road so that

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the core is left intact. Some of the land suggested with potential for other uses is affected by Flood Zones 2 and 3 and is therefore not suitable for housing. Other land may become available, but the majority of sites and premises in the area are currently occupied. The former Meteorological Office site has already been developed for flats and with other recent developments along the London Road is introducing a mixed use environment. Whilst an adjustment to the boundary of the defined employment area is possible, it is doubtful that such action would result in schemes involving a significant amount of residential development.

4.24 A further area of potential change is Old Bracknell Lane West. The ELR points out that if redevelopment proposals emerge that involve other uses, there is a need to consider the balance of the office market at the time and the position with the Bracknell Town Centre regeneration scheme. There are two SHLAA sites in this area that have been included as possibilities for residential development. The ELR considers Bracknell Town Centre and suggests that there may be potential to reduce the amount of office floorspace to allow the introduction of further residential accommodation. However, it accepts that this might impact on commercial viability. Presently, this is probably not a realistic option. This assessment takes account of the amount of residential accommodation allowed for within the outline permission for the redevelopment of Bracknell Town Centre, but goes no further.

4.25 The ELR considers the Crowthorne Business Estate in view of recent pressure for redevelopment of the site. It comments that the Council should permit most of the Crowthorne Business Estate to be released for housing or other uses with some small scale employment development. The area is included in SHLAA and has been assessed for housing.

4.26 Other sites that been submitted through SHLAA that are in defined employment areas that the ELR suggests should be protected. The capacity of these areas has not been included in the results. The SHLAA also includes a few office sites that are not located in defined employment areas. For the purposes of this exercise they have been included as having potential for housing if available, suitable and achievable during the period concerned.

Overall position

4.27 Table 3 'Housing requirement in Bracknell Forest at 1st April 2009' shows a requirement for 5,368 net dwellings for the remainder of the plan period. Therefore, if a further 1300 dwellings are delivered from within defined settlements, there is still a need to find a further 4,000 dwellings from other areas. Practice Guidance suggests two options if a shortfall exists, these are:

- the identification of broad locations for future housing growth, within and outside settlements; and/or
- the use of a windfall allowance

These options are considered in the next section.

Identifying and assessing the housing potential of suitable broad locations

4.28 The Practice Guidance refers to broad locations as areas where housing development is considered feasible and will be encouraged but where specific sites cannot be identified. The original methodology suggested that this issue had already been addressed through identifying broad locations at Amen Corner and Warfield. It was stated that these areas would be incorporated within the SHLAA under this stage.

4.29 As the Core Strategy has been adopted and these areas confirmed, the estimate of dwellings associated with each of these areas has been counted within section A of the results table dealing with existing commitments. Since compiling the original methodology, the housing requirement has risen by 2,000 dwellings as a result of the approval of the SEP. The results set out in Table 8 'Potential Number of Dwellings on Submitted and Identified Sites', suggest that there is sufficient potential to meet the outstanding requirement if the total for sites forming extensions to sustainable settlements are added to the total for sites within identified settlements. However, this would result in a piecemeal approach and would not necessarily represent the most sustainable patterns of development.

4.30 The potential from sites forming extensions to sustainable settlements also include sites within the Green Belt. The SEP seeks to protect the broad extent of the Green Belt and the sub regional policy (WCBV1) makes it clear that urban extensions should minimise incursions into the Green Belt. The Core Strategy also states that the Council intends to maintain the Green Belt. As already explained, it is considered that the release of Green Belt sites would require a review of the Core Strategy. In view of this and the range of alternative locations that the data suggests exist, it has been decided to look at possible broad locations that would fit within the framework set out in the Core Strategy locational policy (Policy CS2).

4.31 Government Guidance suggests that it is reasonable to identify broad locations where development is considered feasible but where specific sites cannot yet be identified. Such action helps give clarity to the local population and those involved in the development process. In view of the scale of the shortfall, it has been decided to consider the scope for broad locations within and adjoining settlements.

Land within defined settlement

4.32 Of all the settlements within the Borough, Bracknell covers the greatest area and is characterised by a fairly low density of development. The following paragraphs therefore explore the potential for identifying broad locations within this area.

Bracknell Town Centre and its neighbourhoods

Bracknell was designated as a New Town in 1949. The New Town concept resulted in a carefully planned urban environment based on the development of a number of self-contained low density residential neighbourhoods around the Town Centre. At the heart of each neighbourhood

was a neighbourhood centre with a parade of shops, primary school, community centre, a pub and, in some instances, a church. The road pattern was designed for the unrestrained use of the private car, with separate pedestrian and cycle routes.

4.33 Over the last few years, the Council has actively promoted the regeneration of Bracknell Town Centre which is now outdated and does not provide for the needs of modern retailing. There is also a limited mix of uses, including a very small amount of housing, and no evening economy. Many dislike the layout and design which has been likened to a fortress and choose to shop elsewhere. There is a need to improve the quality and vitality of Bracknell Town Centre so that it meets the needs of the working and resident population. The need for a vibrant town centre is highlighted in the Bracknell Forest Sustainable Community Plan ⁽²²⁾ and this is pursued in the Core Strategy.

4.34 The Council is working with Bracknell Regeneration Partnership to help achieve this objective. As part of this process an outline planning application was approved which included around 1,000 new dwellings. Whilst the economic downturn has had an adverse impact on the project, efforts are being made to find ways of moving it forwards. Whilst the SHLAA includes 1,000 dwellings in Bracknell Town Centre, there have been suggestions that this number could be increased. At a workshop held in December 2009 in connection with the progression of the Site Allocations DPD, there was considerable support for trying to achieve more residential development in the Town Centre, although most accepted that much depended on the creation of a suitable environment and penetrating the physical barriers formed by the ring roads so that the Town Centre is better linked with surrounding residential areas.

4.35 In view of the current state of the market and the challenges of putting together an exciting mixed use scheme, it has been decided to continue to work on the basis of achieving around 1,000 dwellings in the Town Centre for the period being considered. This will obviously be monitored at appropriate times.

4.36 As far as other parts of Bracknell are concerned, many residents like the neighbourhood concept and the fact that residential areas are fairly self contained with convenient access to social infrastructure, services and employment areas. Many also like the spacious layout and presence of green spaces and ability to drive on relatively uncongested roads.

4.37 Whilst policies aimed at encouraging regeneration and more efficient use of land have led to a number of small schemes coming forward within neighbourhoods, particularly over the past few years, there appears to be a lack of interest in larger schemes. Possible reasons for this have been explored through meetings with internal colleagues and a representative from Bracknell Forest Homes who own and manage 5,600 rented and 1,100 leasehold properties following the transfer of the Council stock in 2008.

4.38 Unlike other New Towns, more traditional means of construction and materials were used in building Bracknell's neighbourhoods. A Private Sector Stock Condition Survey ⁽²³⁾ was undertaken in 2003 and updated in 2009. This work indicates that the condition of the private sector housing stock is generally good. Bracknell Forest Homes is delivering a £61 million five year major works programme which will mean that their homes meet the Decent Homes

22 Bracknell Forest Sustainable Community Plan-Living Together, Working Together (2005)

23 Bracknell Forest Sustainable Community Plan - Living Together, Working Together (2005)

Standard. There are very few long term vacant properties. The oldest neighbourhood is Priestwood which was built in the 1950's. However, it is a popular place to live and is not showing signs of decline.

4.39 Fragmented ownership also makes it difficult to assemble large sites. Although the Borough had a large stock of social housing as a result of the Development Corporation's extensive building programme, this has declined significantly since 1981 as a result of Right to Buy sales. Furthermore, high existing land values together with costly site preparation and construction works mean that returns are relatively low and a considerable amount of risk is attached to schemes.

4.40 Current plans appear to be restricted to the continuation of small scale intensification and infilling, with most proposals resulting in a net gain of less than 10 dwellings and therefore falling under the 'small' sites definition. Schemes being considered by Bracknell Forest Homes include the redevelopment of remote garage blocks for housing and adding additional units to terraces. In some cases, it is hoped that this might help address anti-social behaviour problems and safety issues to the rear of properties. However, both forms of development can also give rise to concerns in the existing community due to parking issues and loss of amenity areas. Bracknell Forest Homes has also looked at the potential to redevelop low rise blocks of 1960's flats built on wide open green spaces. However, this is not considered an option for the current plan period as most have been improved under the Decent Homes Programme. Sheltered schemes are also currently under review as some no longer offer the sort of accommodation now required. However, any redevelopment of these sites is unlikely to result in a net gain of dwellings.

4.41 The areas offering most potential are possibly those based on Local Centres within Bracknell's neighbourhoods and consideration has been given to the possibility of showing certain Local Centres and the surrounding area as broad locations. However, most units within the Local Centres are occupied and there are few structural problems that might stimulate schemes to come forward. Great Hollands is Bracknell's largest neighbourhood and was built by the Bracknell Development Corporation in the late 1960's. Some initial master planning work has been undertaken on the Local Centre which showed that it may be possible to include further residential accommodation at the Local Centre and on adjacent land. However, suggested options were not favourably received and it is unlikely that a scheme would be delivered in the relevant period. In the longer term, Harmanswater Local Centre may also be a candidate for renewal as there are indications that there is interest in improving existing facilities so that they meet the needs of the local population. Whilst the smaller Local Centres have also been considered, those with greatest potential (Bay Road and North Ascot) are located within Flood Zones 2 and 3 and therefore offer no scope for residential accommodation.

4.42 Consequently, although initial work has been undertaken, it is likely to take some years of negotiations with landowners and the local community before deliverable schemes can be produced. At this stage, it is not considered that designating broad locations would be appropriate due to the lack of certainty over their development potential.

Employment areas

4.43 As referred to above, the ELR includes a comparative analysis of existing employment areas which is to be used in the event that there is overriding need for land for other purposes. However, as already indicated opportunities are limited. The ELR does not highlight extensive employment areas that could be treated as broad locations. Certain individual sites are already included as having potential for housing.

Land outside defined settlement

Urban extensions

4.44 Practice Guidance suggests that broad locations can also include areas adjoining settlements or outside settlements. A 'small' extension to a settlement is given as an example under the heading 'within and adjoining settlements' and a major urban extension is given as an example under the 'outside settlements' heading.

4.45 Using the SHLAA sites, and assuming that the Green Belt is to be protected, it is possible to show eight broad locations on land predominantly outside defined settlements. These broad locations are shown on the map attached as Appendix 8. The areas have been identified by looking for clusters of SHLAA sites. These sites do not always adjoin one another or a settlement boundary. However, if considered with intervening land, they form the basis of a broad area that would form an extension to an existing settlement. Other land has been included in the interests of achieving more comprehensive solutions. However, the availability of these sites would need to be tested further and could influence whether or not a particular broad area was feasible.

4.46 It is recognised that the areas include a broad location based on one settlement that is currently classified as 'unsustainable'. Any future proposals would need to address this issue, amongst many other matters, and demonstrate how a sustainable community could be achieved. The eight broad locations are set out in the table below and shown on the map in Appendix 8.

Table 10 Broad locations outside existing defined settlements

Area	Site Area	Developable Area	Capacity	
	ha	ha	At 35dpha	At 40dpha
1. South West Sandhurst	41	27	900	1100
2. Broadmoor	135		480 (as part of a mixed scheme)	
3. North East Crowthorne	140	34	1200	1300
4. West Binfield	91	59	2000	2300
5. East Binfield	99	23	800	900
6. North Warfield	62	40	1400	1700
7. Chavey Down – Longhill Road	58	38	1300	1500

Area	Site Area	Developable Area	Capacity	
	ha	ha	At 35dpha	At 40dpha
8. East Bracknell	80	52	1800	2100
TOTAL			9880	11380

4.47 The approximate capacities of these areas have been calculated using two different densities (35 dph and 40 dph), to produce a range of figures for each area. The densities used are indicative but are considered to reflect the densities likely to be achieved on urban extensions involving a range of housing types and sizes with an emphasis on family housing. They also take account of recent discussions with potential developers of some of these areas.

4.48 The totals given in Table 10 should **not** be added to the figures in Table 6 as some double counting would occur. Table 6 simply attempts to present the options that might be available for accommodating the remaining housing requirement, it is not suggesting that these areas should be allocated for development.

4.49 As can be seen from the totals given, the theoretical capacity of these areas is far in excess of the remaining requirement. The total of all broad areas amounts to between 10,000 - 11,000 dwellings. These figures do however suggest that there is sufficient land to accommodate the current annual average requirement beyond the end of the plan period and/or to offer a degree of flexibility if certain sites do not come forwards as expected.

4.50 A range of further evidence would need to be collected before any decisions could be taken on which might be the most sustainable locations. At this stage, it should not be presumed that any particular area offers a better option than another. It is possible that a combination of areas could be chosen, depending on the outcome of further work that is likely to be undertaken as part of the Site Allocations DPD process and the final strategy chosen for selection. This would include collecting further evidence on constraints, landscape implications, infrastructure requirements, viability and availability.

Determining the housing potential of windfalls

4.51 PPS3 (para. 59) and the Guidance make it clear that housing should come forward on identified sites, and that allowances for windfall sites should not be included for the first 10 years of supply unless supported by robust local evidence and that specific, which should include a review of past rates and a look at likely future trends

4.52 The methodology for this Assessment makes it clear that efforts have been made to identify sites with the potential to deliver 10 or more net dwellings. Sites that fall below this threshold have not been included. However, such sites are likely to continue to come forward through conversions, changes of use and redevelopment. Small site development has traditionally made up a proportion of new housing provision in the Borough and policies continue to actively promote such development in suitable locations. It is therefore considered reasonable to include an allowance for their future contribution.

4.53 The windfall allowance included for small sites is based upon current information held on past rates of completion on small sites, and current levels of permissions together with other information gathered as a result of a consultation exercise.

Table 11 Hard Commitments and Dwelling Completions Small Sites (less than 1ha and under 10 units)

Year	Hard Commitments (net)			Completions (net)
	Brownfield	Greenfield	Total	
2004-2005	131	5	136	40
2005-2006	120	5	125	41
2006-2007	97	6	103	39
2007-2008	93	8	101	35
2008-2009	94	7	101	13

4.54 The above table shows that rates have declined from the levels achieved at the beginning of the decade. The publication of PPG3 in December 2000 (now cancelled) emphasised the need to re-use urban land and buildings and resulted in an intensive search for possible sites. Whilst PPS3, which replaced the earlier guidance, has continued to prioritise previously developed land and in particular vacant and derelict sites and buildings, those sites that have been easiest to assemble have already been developed. The impetus caused by PPG3, is reflected in the higher rates of completions achieved on small sites between 2001 and 2004.

4.55 As can be seen from the above table, the majority of permissions relate to previously developed land. Most of this land is within defined settlements. A review of previous permissions shows that the greatest source of small sites has tended to be land that is already in residential

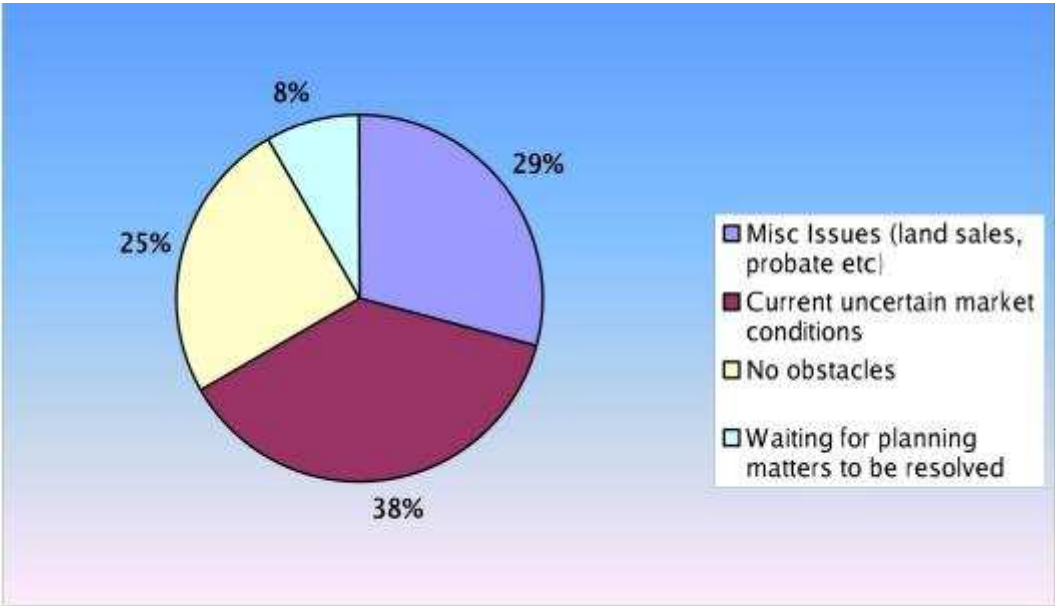
use. Although the level of outstanding commitments fell from the levels reached between 2004 - 2006, it has remained consistent over the past three years. New permissions have continued to be granted. In 2006-2007, new permissions amounting to 20 net additional dwellings were granted. During 2007-2008 there were 46 net new dwellings permitted and in 2008- 2009, there were 32 net new dwellings. The stock of permissions has therefore continued to be replenished.

4.56 Whilst the number of completions dropped dramatically during 2008/09, it is considered that such a low level of completions was due to the impact of adverse market conditions rather than a lack of permissions.

Survey of applicants

4.57 In May 2009, applicants were contacted and asked about possible obstacles to delivery. Letters were sent to the applicants of 67 sites where development progress was unknown and 24 responses were received (36%). Over a third of the respondents quoted adverse market conditions as being the reason for not having started. Small site delivery appears to be particularly sensitive to market conditions as it is much easier to halt activity on these sites than the larger sites where construction may have already started.

Figure 5 Delivery Issues Survey May 2009



Source: BFC Survey (May 2009)

4.58 Valuation surveyors have confirmed the importance of market conditions stating that land purchased before 2008/09 has decreased in value so significantly that its value will not be recouped from development at the moment resulting in small developers tending to hold on to sites.

Expected Completions 2010/11

4.59 As a result of works started in 2008/9 and information received through the survey, it is predicted that 26 of the small sites with outstanding planning permissions in 2008/09 will be completed in 2009/10.

Future levels

4.60 It is very difficult to predict the level of completions that are likely to be achieved from small sites over the plan period. As indicated above, the majority of sites that have come forward over the last few years have tended to be residential sites. The layout of Bracknell's neighbourhoods results in few small sites coming forward in these areas, the greatest source tends to be the older more traditional settlements. Non residential sites tend to make a small proportion of small sites and are likely to continue to do so.

In view of this, it has been decided to take a fairly cautious approach and opt for an allowance of 30 net completions per year on small sites. This will be monitored and reviewed each year.

5 KEEPING THE ASSESSMENT UP TO DATE

5.1 This Assessment provides a snapshot of the availability of land for new housing over the next 15 years, but as the discussion in the document highlights, circumstances can change considerably over a matter of months rather than years. The granting or lapsing of planning permissions for significant numbers of new dwellings can have a big effect on the overall housing supply. As recent events have shown, changes in market conditions can also affect the rate of progress on building out existing sites and can delay (or in strong market conditions accelerate) the commencement of development on sites not yet started.

5.2 There are also likely to be further sites proposed by landowners and agents that may be suitable, available and deliverable/developable. These may also include further Council owned sites as more certainty is secured as to the likely timing of disposal and availability.

5.3 The SHLAA will be updated on an annual basis as part of the annual monitoring report process. This monitoring will enable the Council to identify how specific sites progress, what other sites come into the system and how progress is being made towards achieving the Borough's requirement set out in the SEP.

5.4 The details of all SHLAA sites are held in a database linked to the Council's Geographical Information System, enabling convenient and simple updating as there is greater certainty about dwelling yield. In this way, this study provides the basis for future monitoring and enables the Council to manage the future release of land as necessary.

Commenting on the Assessment

By post:

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Environment, Culture and Communities Department

Bracknell Forest Council

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By email: development.plan@bracknell-forest.gov.uk

Appendix 1:List of Strategic Housing Partnership Members, January 2010

Simon Hendey Chief Officer: Housing – Bracknell Forest Council

Chick Lavender- Tenant & Leaseholders Panel

Michael Marsh- Tenant & Leaseholders Panel

Rhiannon Stocking-Williams- Homelessness Forum Bracknell Citizens Advice Bureau

Cllr Mary Ballin- Council Executive Member – Planning & Transportation

Cllr Dale Birch- Council Executive Member – Adult Services, Health Commissioning & Housing

Derek Thurgood- Thames Valley Housing Association Regional Development Manager

Ian Steed - Homes and Communities Agency Area Manager

Chris Martin- Homes and Communities Agency Investment and Regeneration Manager

Martyn Clark- Bloor Homes Regional Managing Director

Roger Knight- Newbury Building Society Lending Manager

Sandra MacKay- Leaders Branch Manager

Chris Woolf- Government Office for the South East

Clare Dorning -Environment, Culture & Communities Head of Housing Strategy and Needs

Paul Beetham- Housing Enabling Officer

Bev Hindle- Chief Officer: Planning and Transport

John Waterton- Team Manager Policy

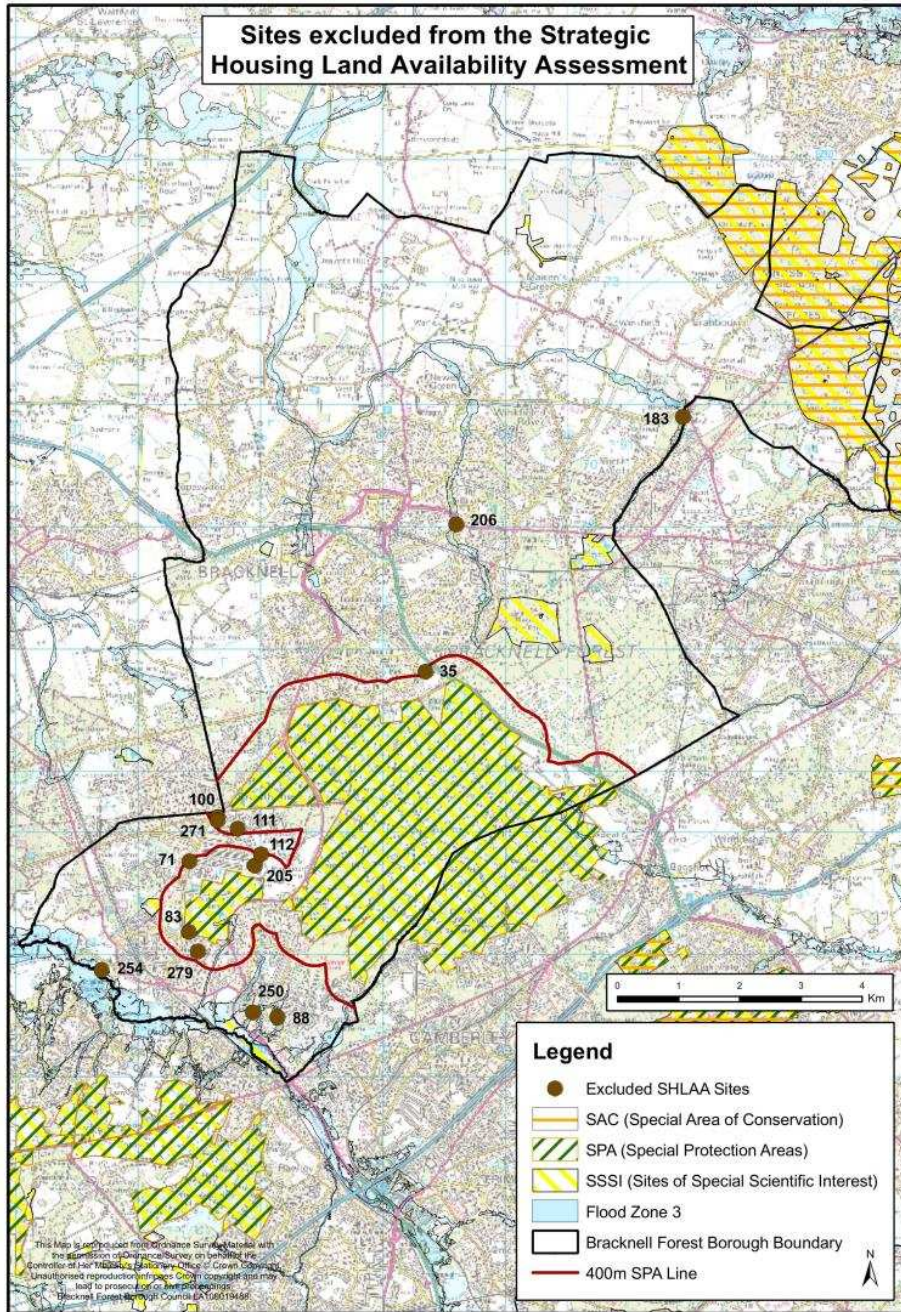
Janet Weekes- Housing Enabling Officer

Appendix 2: Table showing designations and sites excluded from the survey

Table 12 Excluded Sites

Site Ref.	Address	Reason
35	Land r/o Sainsbury's, Ringmead, Bracknell	Within 400m of SPA
71	36-44 Sandhurst Road, Crowthorne	Within 400m of SPA
83	Land at Crowthorne Road, Sandhurst	Within 400m of SPA
88	r/o Jolly Farmer, Yorktown Road, Sandhurst	Flood Zone 3
100	Lakelands, Woodleigh, Blythwood & Hazeldene, Bracknell Road, Crowthorne	Within 400m of SPA
111	Land North of Cricket Field Grove, Crowthorne	Within 400m of SPA
112	Land North of Lower. Broadmoor Road, Crowthorne	Within 400m of SPA
183	16-26 New Road, Winkfield	Flood Zone 3
205	Site at South Rd, Lower. Broadmoor Rd & South Meadow, Crowthorne	Within 400m of SPA
206	Coal Pension Properties Ltd, Eastern Gate, Bracknell	Flood Zone 3
250	r/o 290-306 Yorktown Road, Sandhurst	Flood Zone 3
254	Land adj Yateley Road, Sandhurst	Flood Zone 3
271	Triangle of land between Upper Broadmoor Road & Bracknell Road, Crowthorne	Within 400m of SPA
279	29 Robin Lane, Sandhurst	Within 400m of SPA

Map 1



Appendix 3: Site Survey and Assessment Pro-forma

Table 13 Site Survey and Assessment Pro-forma

General			
Site Ref		Source code	
Site Address Postcode			
Ward		Parish	
Site area (ha)		Date of site visit	
Grid ref			
Planning history			
Current use			
Surrounding uses			
Character of the area			
Assessing "Suitability"			
Policy restrictions			
Accessibility limitations			
Physical problems or limitations			
Potential environmental impacts	•		
Suitability score			
Assessing "Availability" (ownership(s), legal issues)			

General		
Assessing “Achievability” (market, cost and delivery factors)		
Can any constraints to suitability, availability and achievability be overcome?		
Considering suitability, availability and achievability, is the site deliverable/developable?		
Is the site deliverable (i.e. in a suitable location, available now and deliverable within 5 years [2009/10 – 2013/14])?	Yes	No
If no, is the site developable (i.e. in a suitable location with a reasonable prospect that it will be available at a point in time)?	Yes	No
Time Period: A = 2009/10– 2013/14, B = 2014/15 – 2018/19, C = 2019/20 – 2023/2024, D = 2024+		
If A, B or C, what is its potential capacity?		

Appendix 4: Site Suitability Matrix

SHLAA Site Suitability Assessment		Score: 1-5 = A, 6-9 = B, 10+ = C																															
SHLAA SITE NO.	SITE ADDRESS	Policy	Outside settlement Green Belt	Physical problems or limitations	More than 500m from strategic road network	More than 400m from a point allowing access to public transport (bus stop or railway station)	More than 1200m from a town centre or 800m from a local centre	More than 800m from a primary school	More than 1200m from a secondary school	More than 800m from a doctor's surgery	More than 1200m from a Defined Emp. Area	Significant topographical constraint than on site/in kind	Flood zones 2 & 3	Contamination (given current knowledge of past uses)	Landfill site or within 250m of landfill site	Minerals	Potential impacts	400m - 5km of SPA (All or most of site)	Within 500m of SSSI	Area of archaeological potential	Historic Park & Garden	Local Wildlife Site (WHS)	Ancient Woodland	Area of Special or Local Landscape Importance	River Corridor	Tree Preservation Order	Conservation Area	Listed Building	More than 50% of site is greenfield	Environmental conditions	Adjacent to incompatible uses (noise, smell)	Number of crosses	Score category
2	Land west of Prince Albert Drive, Winkfield	x	x		x	x	x	x	x	x							x	x							x						13	C	
3	Land adj 86 Locks Ride, Winkfield	x	x	x		x		x	x	x						x									x						12	C	
5	Land S of junction of Forest Road with Chavey Down Road, Winkfield	x		x		x		x	x	x					x													x			10	C	
9	Scotlands Farm, Forest Road, Warfield	x			x		x	x	x	x														x				x			10	C	
10	125-131 Dukes Ride, Crowthorne			x				x		x																x					6	B	
15	Adastron House, Crowthorne Road, Bracknell																														2	A	
17	Bay Drive, Bullbrook, Bracknell															x															5	A	
19	The Football Ground, Larges Lane, Bracknell																														3	A	
20	2 Wood Lane and land to the N, Binfield	x		x		x		x	x							x															9	B	

SHLAA SITE NO.	SITE ADDRESS	Policy	Outside settlement Green Belt	Physical problems or limitations	More than 500m from strategic road network	More than 400m from a point allowing access to public transport (bus stop or railway station)	More than 1200m from a town centre or 800m from a local centre	More than 800m from a primary school	More than 1200m from a secondary school	More than 800m from a doctors surgery	More than 1200m from a Defined E mp. Area	Significant topographical constraint than on site/in kind	Flood zones 2 & 3	Contamination (given current knowledge of past uses)	Landfill site or within 250m of landfill site	Minerals	Potential impacts	400m - 5km of SPA (All or most of site)	Within 500m of SSSI	Area of archaeological potential	Historic Park & Garden	Local Wildlife Site (WHS)	Ancient Woodland	Area of Special or Local Landscape Importance	River Corridor	Tree Preservation Order	Conservation Area	Listed Building	More than 50% of site is greenfield	Environmental conditions	Adjacent to incompatible uses (noise, smell)	Number of crosses	Score category
24	Land E of Murrell Hill Lane, S of Foxley Lane and N of September Cottage, Binfield (inc. 59)	x		x				x	x			x					x							x						8	B		
28	Land S of Foxley Lane and W of Murrell Hill Lane, Binfield	x		x				x	x			x				x								x						9	B		
29	Land N of London Road and W of Murrell Hill Lane, Binfield	x			x		x	x	x			x			x	x	x				x			x			x		13	C			
30	Land adj Church Road, Sandhurst	x			x			x	x		x	x			x	x	x						x			x			11	C			
31	Swan Lane Treatment Works, Swan Lane, Sandhurst	x						x				x	x	x			x						x	x					8	B			
32	104-116 College Road, Sandhurst			x						x		x	x				x								x				6	B			
33	TRL, Old Wokingham Road, Crowthorne	x		x		x		x	x					x			x	x											9	B			
34	White Cairn, Dukes Ride, Crowthorne	x		x			x			x		x																	6	B			
36	Land at Opladen Way, Bracknell							x	x			x					x								x				6	B			

SHLAA SITE NO.	SITE ADDRESS	Policy	Outside settlement	Green Belt	Physical problems or limitations	More than 500m from strategic road network	More than 400m from a point allowing access to public transport (bus stop or railway station)	More than 1200m from a town centre or 800m from a local centre	More than 800m from a primary school	More than 1200m from a secondary school	More than 800m from a doctors surgery	More than 1200m from a Delineated Emp. Area	Significant topographical constraint	than on site in kind	Flood zones 2 & 3	Contamination (given current knowledge of past uses)	Landfill site or within 250m of landfill site	Minerals	Potential impacts	400m - 5km of SPA (All or most of site)	Within 500m of SSSI	Area of archaeological potential	Historic Park & Garden	Local Wildlife Site (WHS)	Ancient Woodland	Area of Special or Local Landscape Importance	River Corridor	Tree Preservation Order	Conservation Area	Listed Building	More than 50% of site is greenfield	Environmental conditions	Adjacent to incompatible uses (noise, smell)	Number of crosses	Score category
43	Easthampstead Sewage Treatment Works, Old Wokingham Road, Bracknell		x			x	x	x	x							x																		9	B
44	Whitmoor Bog Sewage Treatment Works, Winkfield		x			x	x		x	x	x					x					x	x												10	C
46	Garth Hill School, Sandy Lane, Bracknell											x					x			x														3	A
49	Ride, Winkfield Land at Hayley Green and Chavey Down, Warfield and Winkfield Land N of Newhurst		x					x	x	x							x	x		x								x		x				10	C
54E	24-30 Sandhurst Road, Crowthorne		x			x			x	x	x									x	x						x		x					10	C
64	The Rough, New Road, Winkfield		x			x														x	x						x							10	C
68	Lavender Park Golf Club, Swinley Road, Winkfield		x	x						x	x	x						x									x		x					10	C
74	Land S of Cricket Field Grove, Crowthorne		x	x			x		x	x	x									x	x						x		x					12	C
76	Land adj Elm Lodge/ Garden Cottage, North Street, Winkfield																			x	x		x						x					7	B
77			x	x			x		x	x	x																		x					9	B

SHLAA SITE NO.	SITE ADDRESS	Policy	Outside settlement Green Belt	Physical problems or limitations	More than 500m from strategic road network	More than 400m from a point allowing access to public transport (bus stop or railway station)	More than 1200m from a town centre or 800m from a local centre	More than 800m from a primary school	More than 1200m from a secondary school	More than 800m from a doctors surgery	More than 1200m from a Defined E mp. Area	Significant topographical constraint than on site/in kind	Flood zones 2 & 3	Contamination (given current knowledge of past uses)	Landfill site or within 250m of landfill site	Minerals	Potential impacts	400m - 5km of SPA (All or most of site)	Within 500m of SSSI	Area of archaeological potential	Historic Park & Garden	Local Wildlife Site (WHS)	Ancient Woodland	Area of Special or Local Landscape Importance	River Corridor	Tree Preservation Order	Conservation Area	Listed Building	More than 50% of site is greenfield	Environmental conditions	Adjacent to incompatible uses (noise, smell)	Number of crosses	Score category
78	Land at The Brackens & Pinewood Lodge, Swinley Road/London Road, Winkfield		x		x		x	x	x	x					x			x													11	C	
79	Land at North Street, Winkfield		x	x	x		x		x	x																	x				9	B	
80	Land at Winkfield Lane & Crouch Lane, Winkfield		x	x	x	x	x	x	x	x																	x				11	C	
81	Land at Winkfield Lane & Crouch Lane (inc. Barton Lodge), Winkfield		x	x	x	x	x	x	x	x									x								x				12	C	
82	Barton Lodge, Drift Road/Winkfield Plain, Winkfield		x	x	x	x	x	x	x	x									x								x				12	C	
85	Windsene, Forest Road, Warfield		x		x	x	x		x	x	x					x		x		x							x				15	C	
89	Land S of Forest Road and E of Coach Road, Winkfield		x	x	x				x	x	x					x											x				10	B	
90	Land N of Tilehurst Lane, Binfield		x		x				x	x																	x				8	B	
91	Land N of Herschel Grange, Warfield		x				x	x	x	x							x										x				11	C	

SHLAA SITE NO.	SITE ADDRESS	Policy	Outside settlement Green Belt	Physical problems or limitations	More than 500m from strategic road network	More than 400m from a point allowing access to public transport (bus stop or railway station)	More than 1200m from a town centre or 800m from a local centre	More than 800m from a primary school	More than 1200m from a secondary school	More than 800m from a doctors surgery	More than 1200m from a Defined E mp. Area	Significant topographical constraint than on site/in kind	Flood zones 2 & 3	Contamination (given current knowledge of past uses)	Landfill site or within 250m of landfill site	Minerals	Potential impacts	400m - 5km of SPA (All or most of site)	Within 500m of SSSI	Area of archaeological potential	Historic Park & Garden	Local Wildlife Site (WHS)	Ancient Woodland	Area of Special or Local Landscape Importance	River Corridor	Tree Preservation Order	Conservation Area	Listed Building	More than 50% of site is greenfield	Environmental conditions	Adjacent to incompatible uses (noise, smell)	Number of crosses	Score category		
92	Land adj to Newell Hall, Warfield Street, Warfield		x			x	x	x	x	x	x						x															9	B		
93	Land at junction of Forest Road with Foxley Lane, Binfield		x	x	x			x		x														x								8	B		
94	Swinley Edge, Coronation Road, Winkfield		x	x	x	x	x	x	x	x	x					x	x																12	C	
95	Battle Bridge House, Forest Road, Warfield					x	x	x	x					x																			7	B	
96	Land at White House Farm, North Street, Winkfield		x	x	x	x		x	x	x																x							9	B	
97	Land at White House Farm, North Street, Winkfield		x	x	x	x	x	x	x	x																	x						10	C	
98	Blue Mountain Golf Club, Wood Lane, Binfield (inc. 21, 22, 132, 225 & 226)		x		x				x							x	x							x	x								8	B	
99	Wyevale Garden Centre, Forest Road, Binfield		x		x		x	x	x	x																	x							11	C

SHLAA SITE NO.	SITE ADDRESS	Policy	Outside settlement Green Belt	Physical problems or limitations	More than 500m from strategic road network	More than 400m from a point allowing access to public transport (bus stop or railway station)	More than 1200m from a town centre or 800m from a local centre	More than 800m from a primary school	More than 1200m from a secondary school	More than 800m from a doctors surgery	More than 1200m from a Defined E mp. Area	Significant topographical constraint than on site/in kind	Flood zones 2 & 3	Contamination (given current knowledge of past uses)	Landfill site or within 250m of landfill site	Minerals	Potential impacts	400m - 5km of SPA (All or most of site)	Within 500m of SSSI	Area of archaeological potential	Historic Park & Garden	Local Wildlife Site (WHS)	Ancient Woodland	Area of Special or Local Landscape Importance	River Corridor	Tree Preservation Order	Conservation Area	Listed Building	More than 50% of site is greenfield	Environmental conditions	Adjacent to incompatible uses (noise, smell)	Number of crosses	Score category
101	Old Tollgate Cottage, Red Tile Cottage and land to rear of the White Cottage, London Road, Bracknell							x			x						x							x						4	A		
102	Green Acres, Warfield Road								x	x	x			x	x		x													5	A		
105	The Haven, Four Oaks and Lyton, Wokingham Road, Bracknell			x				x	x		x			x			x							x						7	B		
106	Peacock Bungalow, Peacock Lane, Binfield				x	x	x	x	x		x			x			x	x									x			8	B		
107	Hillcrest, Sundial Cottage, and Popeswood Garage London Road, Bracknell			x	x	x	x	x	x		x			x			x													8	B		
108	Westwinds, Newlands and Homeleigh, Wokingham Road, Bracknell			x				x	x		x			x			x							x						7	B		
113	Land at School Hill, Crowthorne			x	x						x	x					x	x	x											7	B		

SHLAA SITE NO.	SITE ADDRESS	Policy	Outside settlement Green Belt	Physical problems or limitations	More than 500m from strategic road network	More than 400m from a point allowing access to public transport (bus stop or railway station)	More than 1200m from a town centre or 800m from a local centre	More than 800m from a primary school	More than 1200m from a secondary school	More than 800m from a doctors surgery	More than 1200m from a Defined E mp. Area	Significant topographical constraint than on site/in kind	Flood zones 2 & 3	Contamination (given current knowledge of past uses)	Landfill site or within 250m of landfill site	Minerals	Potential impacts	400m - 5km of SPA (All or most of site)	Within 500m of SSSI	Area of archaeological potential	Historic Park & Garden	Local Wildlife Site (WHS)	Ancient Woodland	Area of Special or Local Landscape Importance	River Corridor	Tree Preservation Order	Conservation Area	Listed Building	More than 50% of site is greenfield	Environmental conditions	Adjacent to incompatible uses (noise, smell)	Number of crosses	Score category
120	Brooks Corner, Jarrah, Pippins, Lahinch, Devonia, Tilehurst Lane, Binfield				x				x	x		x												x						5	A		
122	Dolhir and Fern Bungalow, London Road, Winkfield	x						x	x	x		x		x			x													7	B		
123	Farley Hall, London Road, Bracknell			x	x				x	x		x					x					x		x						8	B		
124	Western Centre, Bracknell								x	x		x	x	x	x	x		x										x	8	B			
125	Land E of Long Hill Road, Winkfield	x			x	x		x	x	x	x	x		x	x	x		x						x		x			13	C			
128	Scotlands Farm, Forest Road, Warfield	x			x			x	x	x	x	x	x			x								x		x			11	C			
130	The Hideout, Old Wokingham Road, Bracknell	x		x	x	x	x	x	x	x		x					x									x			9	B			
131	1-11 Windlesham Road, Bracknell			x						x		x					x												4	A			
134	Land at Roebuck Estate, Binfield			x					x			x					x												4	A			
135	202) Land between North Street and Hatchet Lane, Winkfield (inc. 201 &	x	x	x	x	x	x	x	x	x	x	x					x							x		x			12	C			

SHLAA SITE NO.	SITE ADDRESS	Policy	Outside settlement Green Belt	Physical problems or limitations	More than 500m from strategic road network	More than 400m from a point allowing access to public transport (bus stop or railway station)	More than 1200m from a town centre or 800m from a local centre	More than 800m from a primary school	More than 1200m from a secondary school	More than 800m from a doctors surgery	More than 1200m from a Defined E mp. Area	Significant topographical constraint than on site/in kind	Flood zones 2 & 3	Contamination (given current knowledge of past uses)	Landfill site or within 250m of landfill site	Minerals	Potential impacts	400m - 5km of SPA (All or most of site)	Within 500m of SSSI	Area of archaeological potential	Historic Park & Garden	Local Wildlife Site (WHS)	Ancient Woodland	Area of Special or Local Landscape Importance	River Corridor	Tree Preservation Order	Conservation Area	Listed Building	More than 50% of site is greenfield	Environmental conditions	Adjacent to incompatible uses (noise, smell)	Number of crosses	Score category
137	Carlu at 5 Ashbanks, Long Hill Road, Winkfield						x	x	x						x		x														6	B	
143	Powell Duffryn House, London Road, Bracknell															x															3	A	
144	Floringham Lodge, Downshire Way, Bracknell																														2	A	
146	44-54 Kings Road, Crowthorne				x																										3	A	
148	Ambulance Station, Downshire Way, Bracknell																														2	A	
152	Land at Wildridings Road										x	x			x												x				5	A	
154	Humphries Yard, Bagshot Road, Bracknell																												x		4	A	
155	Cressex Lodge, Terrace Road South				x			x	x	x																x					6	B	
158	Corner of High St. & Lower Broadmoor Road				x																										3	A	
161	Moss End Farm, Bowers Lane, Warfield	x	x				x	x	x	x						x											x				9	B	

SHLAA SITE NO.	SITE ADDRESS	Policy	Outside settlement Green Belt	Physical problems or limitations	More than 500m from strategic road network	More than 400m from a point allowing access to public transport (bus stop or railway station)	More than 1200m from a town centre or 800m from a local centre	More than 800m from a primary school	More than 1200m from a secondary school	More than 800m from a doctors surgery	More than 1200m from a Defined E mp. Area	Significant topographical constraint than on site/in kind	Flood zones 2 & 3	Contamination (given current knowledge of past uses)	Landfill site or within 250m of landfill site	Minerals	Potential impacts	400m - 5km of SPA (All or most of site)	Within 500m of SSSI	Area of archaeological potential	Historic Park & Garden	Local Wildlife Site (WHS)	Ancient Woodland	Area of Special or Local Landscape Importance	River Corridor	Tree Preservation Order	Conservation Area	Listed Building	More than 50% of site is greenfield	Environmental conditions	Adjacent to incompatible uses (noise, smell)	Number of crosses	Score category
202	Land to the r/o Willowgate to Stanley Cottage, North Street, Winkfield		x x	x	x	x	x	x	x	x	x	x						x								x				11	C		
204	Land at Bog Lane, New Forest Ride, Winkfield		x	x					x			x					x									x	x			7	B		
207	Land at North Lodge Farm, Forest Road, Warfield		x	x				x		x		x					x										x				9	B	
209	Jealott's Hill, Warfield		x x		x	x	x	x	x			x	x			x	x										x				9	B	
210	Land E of Maidenhead Road, Warfield		x x		x	x	x	x				x														x					8	B	
211	Land W of Maidenhead Road, Warfield		x x		x	x	x	x				x														x					8	B	
215	Commercial Centre, Old Bracknell Lane West, Bracknell											x	x				x												x			4	A
216	Bracknell Cricket Ground, Larges Lane, Bracknell											x						x									x					3	A
221	Land E of Chavey Down Road, Winkfield		x	x	x			x	x	x		x			x	x		x								x					11	C	
223	Land 90-94 Yorktown Road, Sandhurst											x	x				x	x						x								5	A

SHLAA SITE NO.	SITE ADDRESS	Policy	Outside settlement Green Belt	Physical problems or limitations	More than 500m from strategic road network	More than 400m from a point allowing access to public transport (bus stop or railway station)	More than 1200m from a town centre or 800m from a local centre	More than 800m from a primary school	More than 1200m from a secondary school	More than 800m from a doctors surgery	More than 1200m from a Defined E mp. Area	Significant topographical constraint than on site/in kind	Flood zones 2 & 3	Contamination (given current knowledge of past uses)	Landfill site or within 250m of landfill site	Minerals	Potential impacts	400m - 5km of SPA (All or most of site)	Within 500m of SSSI	Area of archaeological potential	Historic Park & Garden	Local Wildlife Site (WHS)	Ancient Woodland	Area of Special or Local Landscape Importance	River Corridor	Tree Preservation Order	Conservation Area	Listed Building	More than 50% of site is greenfield	Environmental conditions	Adjacent to incompatible uses (noise, smell)	Number of crosses	Score category
227	Land at 1-14 Wokingham Road, Bracknell			x				x	x								x														5	A	
228	Albert Road Car Park, Bracknell																x														2	A	
229	Neale Lodge, Priory Road			x	x			x	x	x	x	x			x		x														9	B	
230	Hyperion House to Resource House, Old Bracknell Lane West, Bracknell											x					x														x	4	A
232	48-52 Dukes Ride, Crowthorne			x																												4	A
238	Land adjacent to Red Tile Cottage, London Road, Bracknell								x			x																				4	A
239	Land at Whitehouse Farm, Foxley Lane, Binfield	x		x				x	x			x																				7	B
241	Tagra and Gimfel, Birch Lane, Warfield Mobile Home Park, Warfield	x		x	x	x		x	x	x		x			x		x															11	C
243	Longcroft and White Gates, Long Hill Road, Warfield	x		x	x	x		x	x	x		x			x		x															12	C
246	Land E of Warfield Park, Warfield	x		x	x	x		x	x	x		x			x		x															14	C

SHLAA SITE NO.	SITE ADDRESS	Policy	Outside settlement Green Belt	Physical problems or limitations	More than 500m from strategic road network	More than 400m from a point allowing access to public transport (bus stop or railway station)	More than 1200m from a town centre or 800m from a local centre	More than 800m from a primary school	More than 1200m from a secondary school	More than 800m from a doctors surgery	More than 1200m from a Defined E mp. Area	Significant topographical constraint than on site/in kind	Flood zones 2 & 3	Contamination (given current knowledge of past uses)	Landfill site or within 250m of landfill site	Minerals	Potential impacts	400m - 5km of SPA (All or most of site)	Within 500m of SSSI	Area of archaeological potential	Historic Park & Garden	Local Wildlife Site (WHS)	Ancient Woodland	Area of Special or Local Landscape Importance	River Corridor	Tree Preservation Order	Conservation Area	Listed Building	More than 50% of site is greenfield	Environmental conditions	Adjacent to incompatible uses (noise, smell)	Number of crosses	Score category
247	Land NE of Warfield Park, Warfield		x		x	x	x		x	x	x						x														14	C	
249	Wick Hill Centre, Sandy Lane, Bracknell											x			x		x														3	A	
251	White Gates, Mushroom Castle, Winkfield		x		x		x		x	x	x	x			x	x	x									x					11	C	
252	Land to rear of the Cricketers PH off Forest Road/Cricketers Lane, Warfield		x		x		x	x	x	x	x	x				x	x									x					11	C	
255	Sandhurst Industrial Estate								x			x	x				x	x													5	A	
256	Land at Steeple View, Gibbins Lane, Warfield		x				x	x	x	x	x	x				x	x									x					10	C	
257	Broadmoor Hospital, Crowthorne		x		x	x						x	x				x	x		x						x					9	B	
262	Land W of Chavey Down Road, Winkfield		x		x		x		x	x	x	x					x									x					9	B	
264	Land at Western Cottages, Nine Mile Ride, Crowthorne		x		x		x		x	x		x					x									x					8	B	
267	Land at Silverdene, Ambarrow Lane, Crowthorne		x		x			x	x	x		x					x								x	x					9	B	

Appendix 5: Availability and Achievability questionnaire

BRACKNELL FOREST COUNCIL
STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT
ASSESSMENT OF WHEN AND WHETHER A SITE IS LIKELY TO BE DEVELOPED



ADDRESS OF SUBMITTED SITE AND REFERENCE NO.	
1. Contact details (Please amend/complete as necessary)	
Name	
Company/organisation (if applicable)	
Address	
Telephone no.	
E-mail	
If you are an agent representing a client(s), please supply the name(s) and address(es) of those for whom you are acting	
2. Availability	
What is your/your client's interest in the land? <i>(Mark as applicable)</i>	Owner Yes/No
	Lessee Yes/No
	Option/conditional contract Yes/No
	Other (please specify)

<p>If you are not the owner or the site is in multiple ownership, please submit the name(s) and address(es) and contact details of all owner(s)</p> <p><i>Please continue on separate sheet, if necessary, and provide a plan showing parcels of ownership if in multiple ownership)</i></p>			
<p>Has the owner (or each owner) indicated support for development of the land?</p>			
<p>Are there any legal constraints that might prohibit or delay any development e.g covenants, ransom strips?</p> <p><i>(Please give details)</i></p>			
<p>In which of the specified periods could work on the development commence?</p> <p><i>(Mark as applicable)</i></p>		2009-2014	
		2014-2019	
		2019-2024	
		2024-2029	
<p>Once work has commenced, how many years do you think it would take to develop the site?</p>			
<p>3. Achievability</p>			
<p>Are there any constraints that would affect development?</p>		Yes/No	<i>If yes, please provide further details</i>
	Highways		
	Drainage		
	Sewerage		
	Electricity		
	Gas		
	Telecommunications		

	Water		
	Other		
Are any of the above constraints likely to affect the achievability or timing of the development? <i>(Please give details)</i>			
4. Market Interest			
Please choose the most appropriate category below to indicate what level of market interest there is in the site <i>(Mark as appropriate)</i>	Site is owned by a developer	Yes/No	
	Developer has option on land/conditional contract	Yes/No	
	Developer negotiating an option/conditional contract	Yes/No	
	Enquiries received	Yes/No	
	Site is being marketed	Yes/No	
	None	Yes/No	

Please return this form by e-mail to development.plan@bracknell-forest.gov.uk

The form must be received by **31st May 2009**. You should be aware that we are obliged to place all information submitted about sites in the public domain. Please note that we are not able to consider new sites at this stage. Any new sites will need to be considered as part of the SHLAA annual monitoring process.

Thank you for your assistance

Appendix 6: Sites in Strategic Housing Land Availability Assessment March 2009

It should be noted that site references are not consecutive as since the beginning of the process, a number of sites have gained planning permission and been completed whilst others have been withdrawn from the Assessment

A. SITES IN THE PLANNING PROCESS

1. Bracknell Town Centre

Site ref	Address	Suitability	Availability	Achievability				Total Deliverable/Developable Potential (net dwellings)
				Deliverable	Developable	Developable		
		Assessment	Assessment	0-5 years 2009 - 2014	6-10 years 2014 - 2019	11-15 years 2019 - 2024	16 years+ 2024 +	
47	Bracknell Town Centre	A	A	300	543	200		1,043
	TOTAL			300	543	200		1,043

2. Previously developed land and buildings in defined settlements

Site ref	Address	Suitability	Availability	Achievability				Total Deliverable/Developable Potential[1] (net dwellings)
				Deliverable	Developable	Developable		
		Assessment	Assessment	0-5 years 2009 - 2014	6-10 years 2014 - 2019	11-15 years 2019 - 2024	16 years+ 2024 +	
40	Land off Brants Bridge, Bracknell	A	B	178				178
16	Land at Brakenhale School, Rectory Lane, Bracknell	A	A	63				63
67	The Parks, Broad Lane, Bracknell	A	A	507				507
103	Byways, Crowthorne Road, Bracknell	A	A	13				13

Site ref	Address	Suitability	Availability	Achievability				Total Deliverable/Developable Potential[1] (net dwellings)
				Deliverable	Developable	Developable		
110	78-84 Waterloo Road, Crowthorne	A	A	15				15
104	Half Acre and Netherby, Rectory Lane, Bracknell	A	A	17				17
115	Orchard Lea, Winkfield Lane, Winkfield	A	B	23				23
142	Auto Cross, London Road, Binfield	A	A	21				21
147	Land at Poppletrees, Glenhills, Crowthorne Road, Bracknell	A	A	22				22
192	The Hollies, Milestone, Burnside, London Road, Bracknell	A	A	18				18
235	Land at 127A 129 & 131 Fernbank Road, Winkfield	A	A	14				14
	TOTAL			891	0	0	0	891

3. Other land within defined settlements

Site ref	Address	Suitability	Availability	Achievability				Total Deliverable/Developable Potential (net dwellings)
				Deliverable	Developable	Developable		
		Assessment	Assessment	0-5 years 2009 - 2014	6-10 years 2014 - 2019	11-15 years 2019 - 2024	16 years+ 2024 +	
66	Peacock Farm (now Jennetts Park), Peacock Lane, Bracknell	A	A	955	238			1,193
114	Land at Wykery Copse, Peacock Lane, Binfield	A	A	149				149
289	Land at Warfield Park, off Harvest Ride, Warfield	A	A	9				9
290	Land at Braeside, Binfield	A	A	2				2
	TOTAL			1,115	238	0	0	1,353

4. Extensions to defined settlements

Site ref	Address	Suitability	Availability	Achievability				Total Deliverable/Developable Potential (net dwellings)
				Deliverable	Developable	Developable		
		Assessment	Assessment	0-5 years 2009 - 2014	6-10 years 2014 - 2019	11-15 years 2019 - 2024	16 years+ 2024 +	
220	Land at Amen Corner	A	A	415	310			725

Site ref	Address	Suitability	Availability	Achievability				Total Deliverable/Developable Potential (net dwellings)
				Deliverable	Developable	Developable		
54	Land N of Whitegrove and Quelm Park	A	B		1,100	1,100		2,200
	TOTAL			415	1,410	1,100	0	2,925

B. SITES OUTSIDE THE PLANNING PROCESS

1. Bracknell Town Centre

Site ref	Address	Suitability	Availability	Achievability				Total Deliverable/Developable Potential (net dwellings)
				Deliverable	Developable	Developable		
		Assessment	Assessment	0-5 years 2009 - 2014	6-10 years 2014 - 2019	11-15 years 2019 - 2024	16 years+ 2024 +	
	TOTAL							0

2. Previously developed land and buildings in defined settlements

Site ref	Address	Suitability	Availability	Achievability				Total Deliverable/Developable Potential (net dwellings)
				Deliverable	Developable	Developable		
		Assessment	Assessment	0-5 years 2009 - 2014	6-10 years 2014 - 2019	11-15 years 2019 - 2024	16 years+ 2024 +	
10	125-131 Dukes Ride, Crowthorne	B	B	11				11
15	Adastron House, Crowthorne Road, Bracknell	A	B		18			18
32	104-116 College Road, Sandhurst	B	C		14			14
46	Garth Hill School, Sandy Lane, Bracknell	A	B	49	50			99
68	24-30 Sandhurst Road, Crowthorne	A	C		10			10

Site ref	Address	Suitability	Availability	Achievability				Total Deliverable/Developable Potential (net dwellings)
				Deliverable	Developable	Developable		
95	Land at Battle Bridge House, Warfield House, and garage, Forest Road, Warfield	B	B	14				14
102	Greenacres, Warfield Road, Warfield	A	C					
105	The Haven, Four Oaks and Lyton, Wokingham Road, Bracknell	B	C					
106	Peacock Bungalow, Peacock Lane, Binfield	B	B	23				23
107	Hillcrest , Sundial and Popeswood Garage, London Road, Binfield	B	C		20			20
108	Westwinds, Newlands and Homeleigh, Wokingham Road, Bracknell	B	C		10			10
113	Land at School Hill, Crowthorne	B	B	30				30
123	Farley Hall, London Road, Binfield	B	B		72			72
124	The Western Centre, Land between Western Road/Downmill Road, Bracknell	B	A					
131	1-11 Windlesham Road, Bracknell	A	C			18		18

Site ref	Address	Suitability	Availability	Achievability				Total Deliverable/Developable Potential (net dwellings)
				Deliverable	Developable	Developable		
134	Land at Roebuck Estate, Binfield	A	C					
137	Sandbanks, Longhill Road, Winkfield	B	B	11				11
143	Powell Duffryn House, London Road, Bracknell	A	C					
144	Floringham Lodge, Downshire Way, Bracknell	A	C			22		22
146	44-54 Kings Road, Crowthorne	A	B	17				17
148	Ambulance Station, Downshire Way, Bracknell	A	C					
152	Land at Wildridings , Road, Bracknell	A	C					
154	Humphries Yard, Bagshot Road, Bracknell	A	C		25			25
155	Cressex Lodge, Terrace Road S, Binfield	B	C					
158	Corner of High Street and Lower Broadmoor Road, Crowthorne	A	C					
169	Great Hollands Square, Bracknell	A	C					
172	Birch Hill Neighbourhood Centre, Bracknell	A	C					

Site ref	Address	Suitability	Availability	Achievability				Total Deliverable/Developable Potential (net dwellings)
				Deliverable	Developable	Developable		
173	Harmans Water Neighbourhood Centre, Bracknell	A	C					
191	Reeds Hill Farm, Reeds Hill, Bracknell	A	A	10				10
215	Commercial Centre Bracknell Lane West, Bracknell	A	B		77			77
223	90-94 Yorktown Road, Sandhurst	A	C		17			17
227	1-14 Wokingham Road, Bracknell	A	A	46				46
228	Albert Road Car Park, Bracknell	A	B		40			40
230	Hyperion to Resource House, Old Bracknell Lane West, Bracknell	A	C			60		60
232	48-52 Dukes Ride, Crowthorne	A	C		21			21
249	Wick Hill Centre, Sandy Lane, Bracknell	A	B		73			73
255	Sandhurst Industrial Estate, Swan Lane, Sandhurst	A	A					
286	The Iron Duke, Waterloo Place, Old Bakehouse Court, High Street, Crowthorne	A	B	20				20
	TOTAL			231	447	110		778

3. Other land within defined settlements

Site ref	Address	Suitability	Availability	Achievability				
		Assessment	Assessment	Deliverable 0-5 years 2009 - 2014	Developable 6-10 years 2014 - 2019	Developable 11-15 years 2019 - 2024	15 years+ 2024 +	
17	Bay Drive, Bullbrook, Bracknell	A	A	45				45
19	The Football Ground, Larges Lane, Bracknell	A	B		85			85
36	Land at Opladen Way, Bracknell	B	B		28			28
76	Land S of Cricket Field Grove, Crowthorne	B	B		100			100
190	Land at Florence Road, Sandhurst	A	C			14		14
194	Land N of Cain Road, Binfield	B	B		87			87
216	Bracknell Cricket Ground, Larges Lane, Bracknell	A	C			126		126
238	Land adj Red Tile Cottage, London Road, Bracknell	A	B		12			12
	TOTAL			45	312	140		497

4. Sites adjoining sustainable defined settlements

Site ref	Address	Suitability	Availability	Achievability				Total Potential (net dwellings)
		Assessment	Assessment	Deliverable 0-5 years 2009 - 2014	Developable 6-10 years 2014 - 2019	Developable 11-15 years 2019 - 2024	15 years+ 2024 +	
9	Scotlands Farm, Forest Road, Warfield	C	B	23				23
20	2 Wood Lane and land to the N, Binfield	B	B	18				18

Site ref	Address	Suitability	Availability	Achievability				Total Potential (net dwellings)
				Deliverable	Developable	Developable		
24	Land E of Murrell Hill Lane, S of Foxley Lane and N of September Cottage, Binfield	B	A	25	42			67
28	Land at S of Foxley Lane and W of Murrell Hill Lane (incl. Whitehouse Farm), Binfield	B	A	25	639			664
29	Land N of London Road and W of Murrell Hill Lane, Binfield	C	A	25	505			530
30	Land adj Church Road, Little Sandhurst	C	B	25	118			143
31	Swan Lane Treatment Works, Swan Lane, Sandhurst	B	B					
33	TRL, Old Wokingham Road, Crowthorne	B	A		600	100		700
34	White Cairn, Dukes Ride, Crowthorne	B	B	16				16
44	Whitmoor Bog Sewage Works, Winkfield	C	B			143		143
49	Land E of New Forest Ride, Winkfield	C	C		195	750		945
54E	Land at Hayley Green and Chavey Down, Winkfield and Warfield	C	C		780	780		1560

Site ref	Address	Suitability	Availability	Achievability				Total Potential (net dwellings)
				Deliverable	Developable	Developable		
64	Land N of Newhurst Gardens, Warfield	C	B	25	86			111
70	The Rough, New Road, Winkfield	C	A		284			284
90	Land N of Tilehurst Lane, Binfield	B	B	25	106			131
91	Land N of Herschel Grange, Warfield	C	A	25	34			59
92	Land adj to Newell Hall, Warfield Street, Warfield	B	A	16				16
93	Land at junction of Forest Road with Foxely Lane, Binfield	B	A	25	6			31
94	Swinley Edge, Coronation Road, Winkfield	C	B		94			94
98	Blue Mountain Golf Club, Wood Lane, Binfield	B	A	25	300	335		660
122	Dolhir & Fern Bungalow, London Road, Winkfield	B	C		32			32
163	Land at Goaters Hill, Asher Drive, Winkfield	C	B		29			29
197	Land at Popes Manor, Murrell Hill Lane, Binfield	C	A	25	90			115
204	Land at Bog Lane, New Forest Ride, Winkfield	B	B	25	35			60

Site ref	Address	Suitability	Availability	Achievability				Total Potential (net dwellings)
				Deliverable	Developable	Developable		
257	Broadmoor Hospital, Crowthorne	B	B		300	50		350
284	Land at 152 New Road, Winkfield	B	A		16			16
287	Land between Wokingham Road and Ambarrow Lane, Sandhurst	C	B	25	300	119		444
	TOTAL			373	4591	2277		7241

5. Sites adjoining unsustainable defined settlements and villages

Site ref	Address	Suitability	Availability	Achievability				Total Potential (net dwellings)
				Deliverable	Developable	Developable		
		Assessment	Assessment	0-5 years 2009 - 2014	6-10 years 2014 - 2019	11-15 years 2019 - 2024	15 years+ 2024 +	
2	Land W of Prince Albert Drive, Winkfield	C	A		79			79
3	Land adj 86 Locks Ride, Winkfield	C	A		23			23
5	Land S of junction of Forest Road, with Chavey Down Road, Winkfield	C	A	25	79			104
77	Land adj Elm Lodge/Garden Cottage, North Street, Winkfield	B	C		18			18
79	Land at North Street, Winkfield	B	C		70			70

Site ref	Address	Suitability	Availability	Achievability				Total Potential (net dwellings)
				Deliverable	Developable	Developable		
96	Land at White House Farm, North Street, Winkfield	B	B		28			28
97	Land at White House Farm, North Street, Winkfield	C	A		26			26
125	Land E of Longhill Road, Winkfield	C	B	25	5			30
135 (incl. 201 & 202)	Land between North Street & Hatchet Lane, Winkfield	C	B		140			140
165 (incl within 54E)	Land S of The Limes, Warfield	B	C		10			10
207 (incl within 54E)	Land at North Lodge Farm, Forest Road, Warfield	B	B	28				28
221	Land E of Chavey Down Road, Winkfield	C	A	25	150			175
239	Land at Whitehouse Farm Cottages, Foxley Lane, Binfield	B	B	10				10
251	White Gates, Mushroom Castle, Winkfield	C	B	25	29			54
262 (incl within 54E)	Land W of Chavey Down Road, Winkfield	B	B	10				10

Site ref	Address	Suitability	Availability	Achievability				Total Potential (net dwellings)
				Deliverable	Developable	Developable		
274	Land W of Locks Ride, Winkfield	C	B	25	75			100
285	HFC Bank, North Street, Winkfield	C	B		130			130
	TOTAL			135	852			987

6. Sites in the countryside

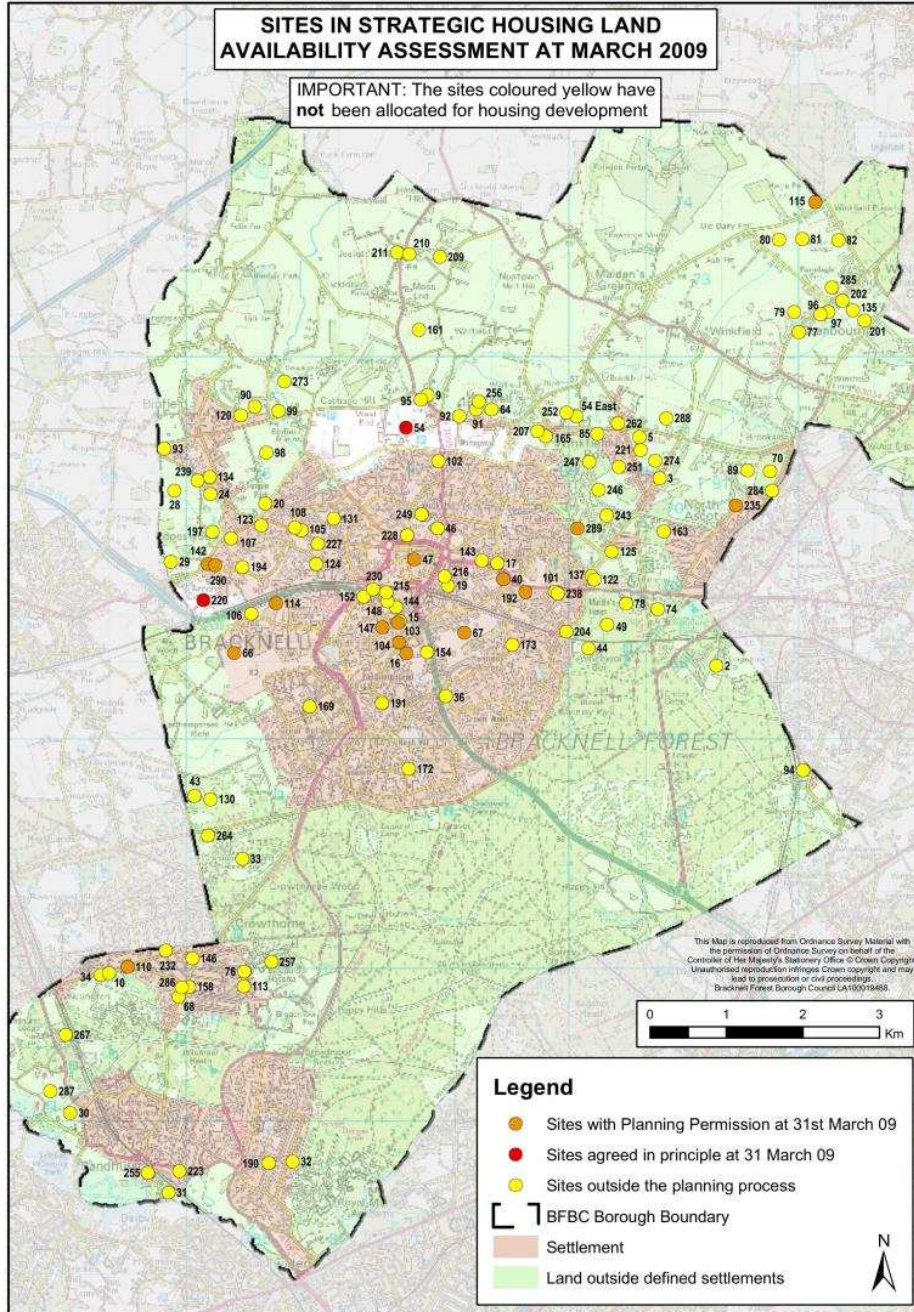
Site ref	Address	Suitability	Availability	Achievability				Total Potential (net dwellings)
				Deliverable	Developable	Developable		
		Assessment	Assessment	0-5 years 2009 - 2014	6-10 years 2014 - 2019	11-15 years 2019 - 2024	15 years+ 2024 +	
43	Easthampstead Sewage Treatment Works, Old Wokingham Road, Bracknell	B	B			57		57
74	Lavender Park Golf Club, Swinley Road, Winkfield	C	B		147			147
78	Land at The Brackens & Pinewood Lodge, Swinley Road/London Road, Winkfield	C	B	25	137			162
80	Land at Winkfield Lane and Crouch Lane, Winkfield	C	C		50	133		183
81	Land at Winkfield Lane and Crouch Lane (inc. Barton Lodge), Winkfield	C	C		50	374		426

Site ref	Address	Suitability	Availability	Achievability				Total Potential (net dwellings)
				Deliverable	Developable	Developable		
82	Barton Lodge, Drift Road/Winkfield Plain, Winkfield	C	C			138		138
85	Winsdene, Forest Road, Warfield	C	B	36				36
89	Land S of Forest Road and E of Coach Road, Winkfield	B	B		222			222
99	Wyevale Garden Centre, Forest Rod, Binfield	C	B	25	49			74
128	Scotlands Farm, Forest Road, Warfield	C	B	25	300	127		452
130	The Hideout, Old Wokingham Road, Bracknell	B	B	25	300	106		431
161	Moss End Farm, Bowyers Lane, Warfield	B	B		300	309		609
209	Jealotts Hill, Warfield	C	B		140			140
210	Land E of Maidenhead Road, Warfield	B	B		42			42
211	Land W of Maidenhead Road, Warfield	B	B		68			68
243	Longcroft, and Whitegates, Longhill Road, Warfield	C	C			14		14
246	Land E of Warfield Park, Warfield	C	B		10			10
247	Land NE of Warfield Park, Warfield	C	A	10				10

Site ref	Address	Suitability	Availability	Achievability				Total Potential (net dwellings)
				Deliverable	Developable	Developable		
252 (incl within 54E)	Land to the rear of the Cricketers PH, off Forest Road/Cricketers Lane, Warfield	C	B	25	32			57
256	Land at Steeple View, Gibbons Lane, Warfield	C	A	25	18			43
264	Land at Western Cottages, Nine Mile Road, Crowthorne	B	B	25	8			33
267	Land at Silverdene, Ambarrow Lane, Crowthorne	B	A	25	43			68
273	Land at Cabbage Hill Lane, Binfield	C	C		20			20
288	Land at Somerton Farm, Forest Road, Winkfield	C	B	25	161			186
	TOTAL			246	2065	1259		3572

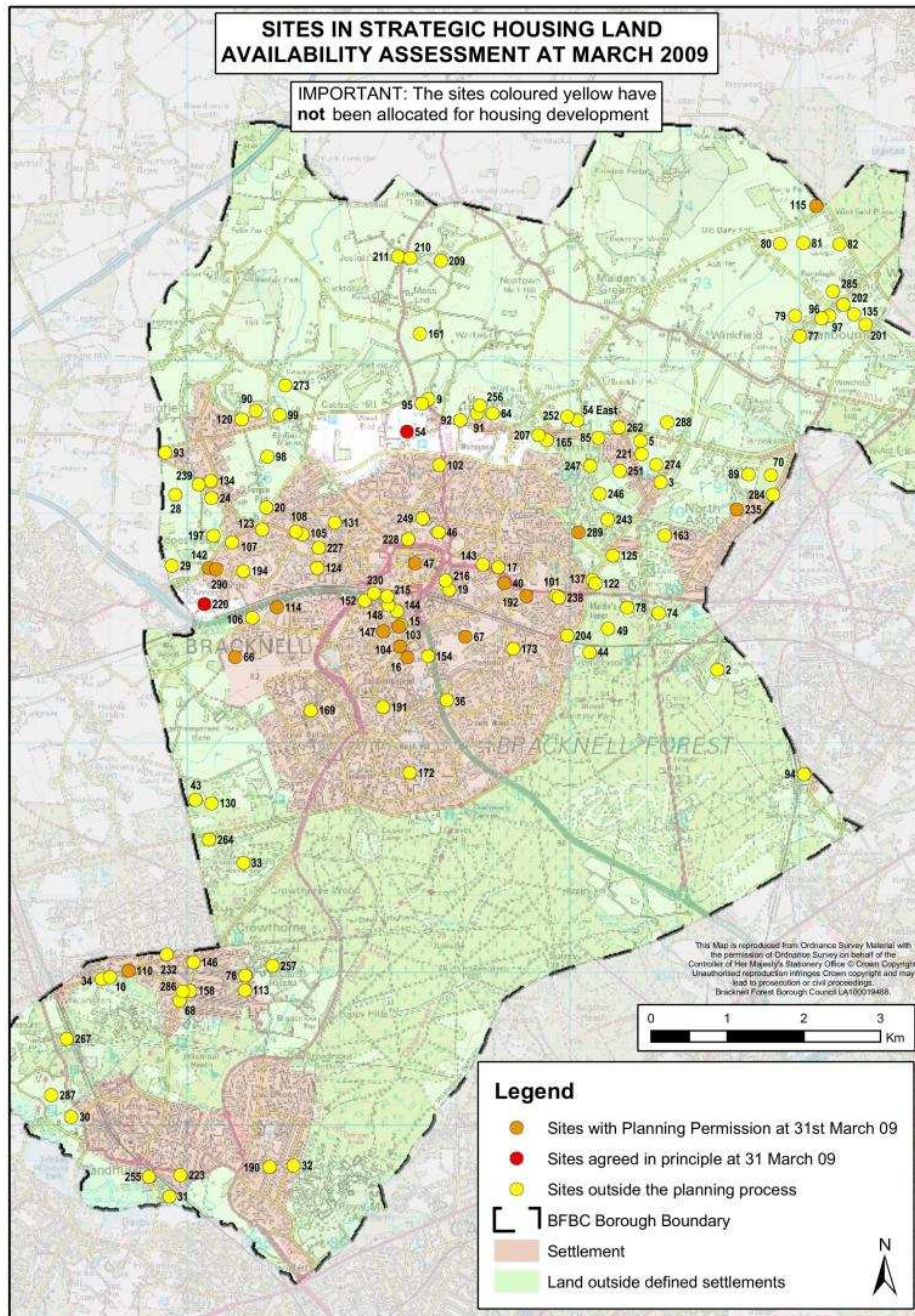
[1] The total potential in respect of 'sites in the planning process' relates to the remaining capacity of the site i.e. does not include completions that occurred on the site before 1st April 2009 as they are taken into account elsewhere.

Map 2 Appendix 7



Appendix 7: Map of Sites in Strategic Housing Land Availability Assessment 2009

Map 3 Appendix 7



Appendix 8: Sustainability of settlements/neighbourhoods in close proximity to SHLAA sites

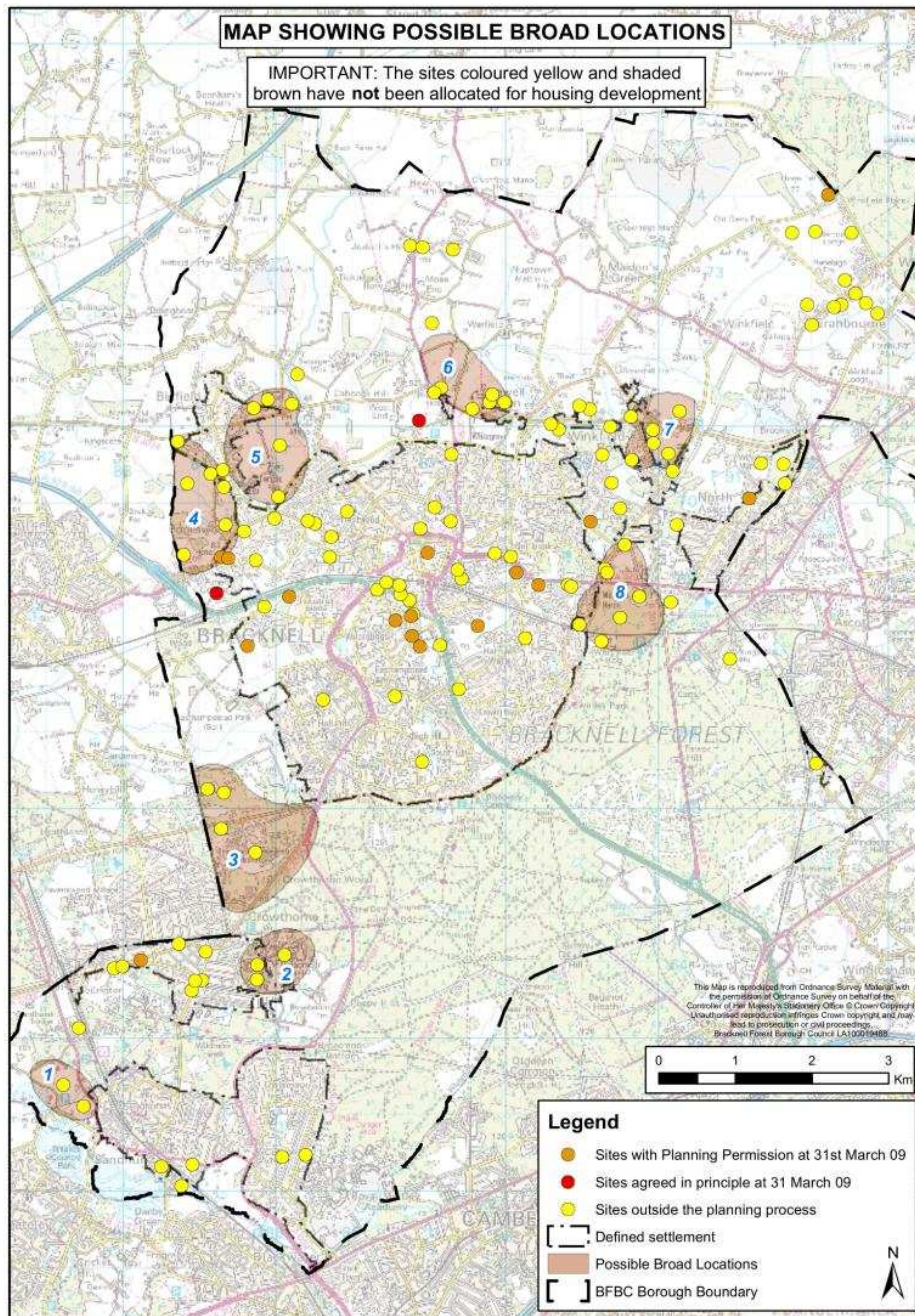
Table 26 Sustainability of settlements/neighbourhoods in close proximity to SHLAA sites

Settlement	Facility											Bus Route (Daytime Service) (1)	
	Primary School	Convenience Store	Post Office/ Banking Facility	Public House	Library	Church	Village Hall/ Community Centre	Doctors Surgery	Dental Surgery				
Binfield	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Bracknell –selected neighbourhoods													
Great Hollands	✓	✓	✓	✓	✓		✓	✓	✓	✓	✓	✓	✓
Priestwood	✓	✓	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓
Whitegrove	✓	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓
Chavey Down/ Long Hill Road	✓						✓						✓
Chavey Down/North Road						✓	✓						
Crowthorne	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Hayley Green													✓
Newell Green (2)				✓			✓						✓
North Ascot	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Sandhurst	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Warfield Street (3)													✓
Green Belt Villages													
North Street, Cranbourne	✓			✓									✓
Prince Consort Drive													

1. Based on 'First' Bus Map (April 2009)
2. Settlement adjoins area agreed for major growth through Core Strategy – Land at Warfield (Policy CS5). Therefore sustainability will change and needs to be considered in the context of proposed development
3. Settlement adjoins area agreed for major growth through Core Strategy – Land at Warfield (Policy CS5). Therefore sustainability will change and needs to be considered in the context of proposed development

Appendix 9: Possible Broad Locations

Map 4 Map showing possible broad locations



Appendix 10: Five year housing land supply

FIVE YEAR SUPPLY AS AT 1ST APRIL 2009

The following table has been prepared to give a statement of the Council's five year supply of deliverable housing sites in accordance with PPS3.

Requirement 2006 - 2026 as set out in South East Plan (May 2009)	12,780
Completions 2006/07	131 (net)
Completions 2007/08	501 (net)
Completions 2008/09	467 (net)
Total Requirement MINUS Completions	11,681
Annual Average over remaining plan period of 17 years	687 per annum (11,681/17)
Requirement over next 5yrs	3,435 (687 x 5)
Deliverable supply	2,871
Requirement over next 5yrs MINUS Deliverable Supply	-564
Supply	4.2yrs

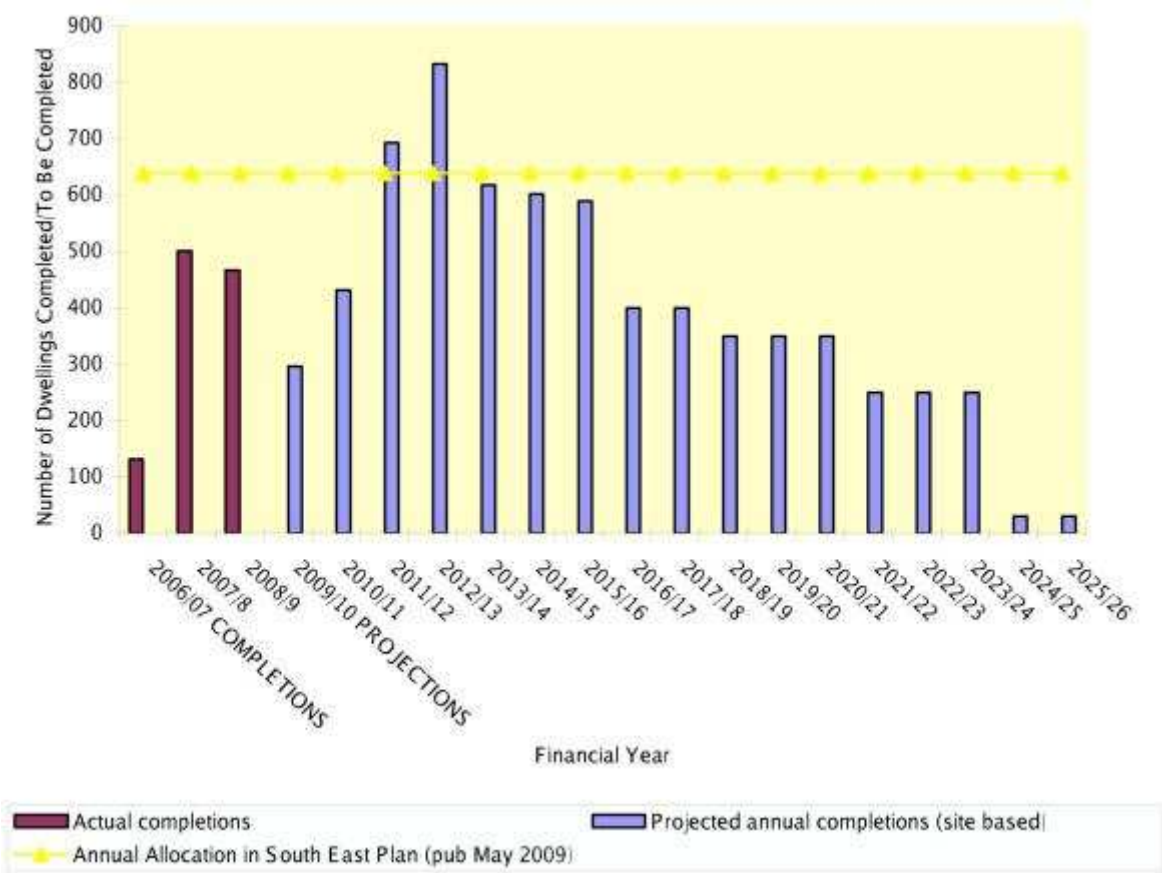
Sources:

South East Plan (May 2009); CLG

Planning Commitments for Housing (March 2006/2007- March 2008/2009); JSPU

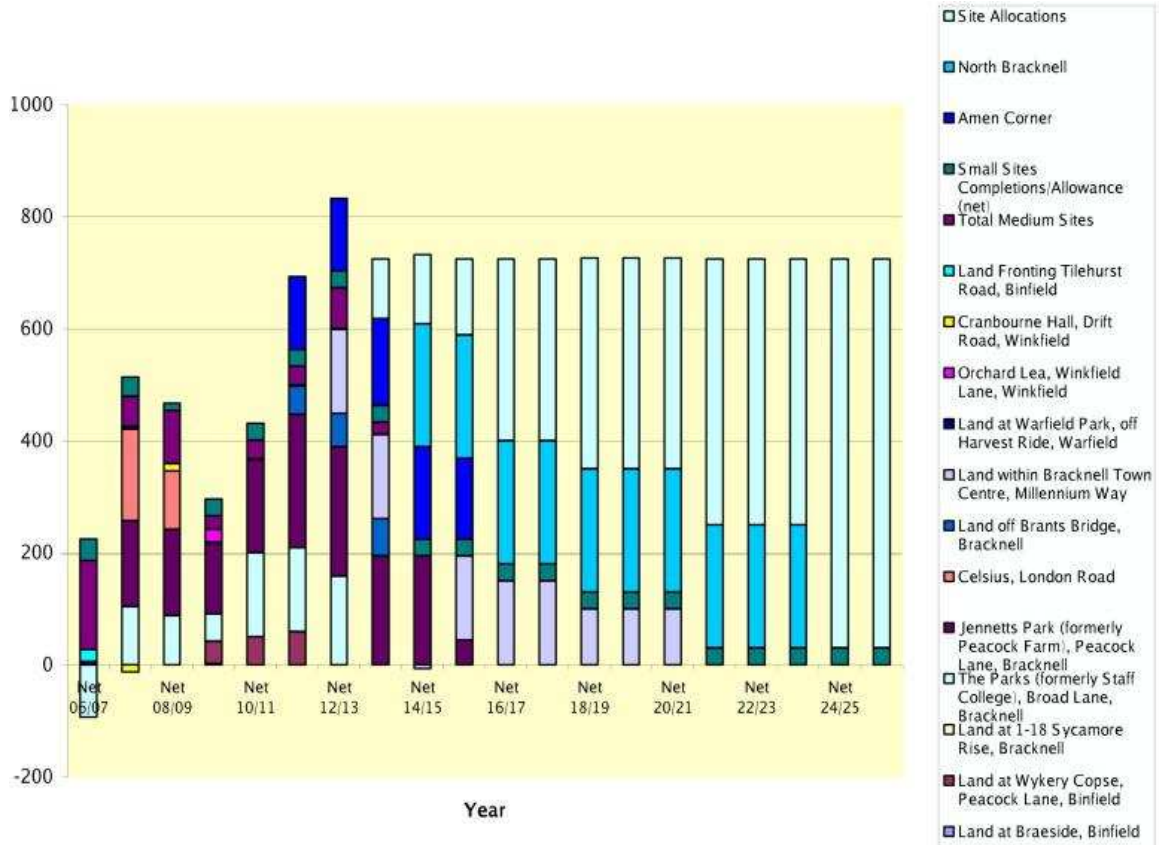
Appendix 11: Housing Trajectory and breakdown of sites

Figure 6 Housing Trajectory 2006-2026



Source: JSPU Planning Commitments for Housing at March 2009 & Bracknell Forest Borough estimates 2009 and South East Plan 2009

Figure 7 Housing Trajectory 2006-2026 by site breakdown



Source: JSPU Planning Commitments for Housing at March 2009, BFBC estimates including developer forecasts.

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Nepali

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

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